



Marion County  
Board of County Commissioners

Growth Services  
2710 E. Silver Springs  
Blvd. Ocala, FL 34470  
Phone: 352-438-2600 Fax:  
352-438-2601

APPLICATION COMPLETE  
DATE COMPLETED 3/01/24  
INITIALS [Signature]  
TENTATIVE MEETING DATES  
P&Z PH 4/29/24  
BCC/P&Z PH 5/21/24

RECEIVED

FEB 28 2024

Marion County  
Growth Service

**SPECIAL USE PERMIT APPLICATION - REGULAR - \$1,000.00**

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: Outside storage of Boats, Recreational Vehicles, and trailers in a B-1 zoning classification.

**Legal Description:** (Please attach a copy of the deed and location map.) **Parcel Zoning:** B-1

**Parcel account number(s):** 35300-215-02

**Property dimensions:** \_\_\_\_\_ **Total acreage:** 15 acres +/-

**Directions:** Take SR 200 SW to SW HWY 484, turn R to subject project on L @ 11374 SW HWY 484

Each property owner(s) MUST sign this application or provide written authorization naming an applicant or agent to act on his behalf. **Please print all information, except for the Owner and Applicant/Agent signature.**

1415 Brothers Holdings, LLC

Tillman & Associates Engineering

**Property Owner name (please print)**

11642 Mockingbird Drive

**Applicant or agent name (please print)**

1720 SE 16th Avenue, Bldg 100

**Mailing Address**

Dunnellon, FL 34432

**Mailing Address**

Ocala, FL 34471

**City, State, Zip code**

NA

**City, State, Zip code**

352-347-4540

**Phone number (include area code)**

Chris@armstronghomes.net

**Phone number (include area code)**

permits@tillmaneng.com

**E-mail address**

[Signature]

**Signature**

**E-mail address**

[Signature]

**Signature**

**PLEASE NOTE:** A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present, the request may be postponed or **denied**. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct and legible to process the Application. Contact Growth Services Planning & Zoning at (352) 438-2675 for more information.

<u>AR: 31245</u>		<b>STAFF/OFFICE USE ONLY</b>		
Project No.: <u>2016040068</u>	Code Case No.: <u>0</u>	Application No.:		
Rcvd by: <u>[Signature]</u>	Rcvd Date: <u>2/28/24</u>	FLUM: <u>RL</u>	Zoning Map No.: <u>96</u>	Rev: 07/1/2019



February 28<sup>TH</sup>, 2024

Marion County Growth Services  
2710 East Silver Springs Blvd.  
Ocala, FL 34470

RE: 1415 Brothers Holdings Boat and RV storage

Please except the following documents in reference to a Land Use Amendment, Rezoning, and Special Use Permit on parcel 35300-215-02.

- Smale scale land use amendment application
- Rezoning application
- Special Use Permit application
- Written Findings and Facts
- Sketch and Legal
- Traffic Statement
- Division of Corporations
- General Warranty Deed
- MCPA property card
- Aerial map of adjacent uses
- Concept Plan
- Check in the amount of \$4,500 (LUA- \$3,000- REZONE/SUP \$1,500)

Should you require additional information, please contact our office.

Thank you for your assistance in this matter.

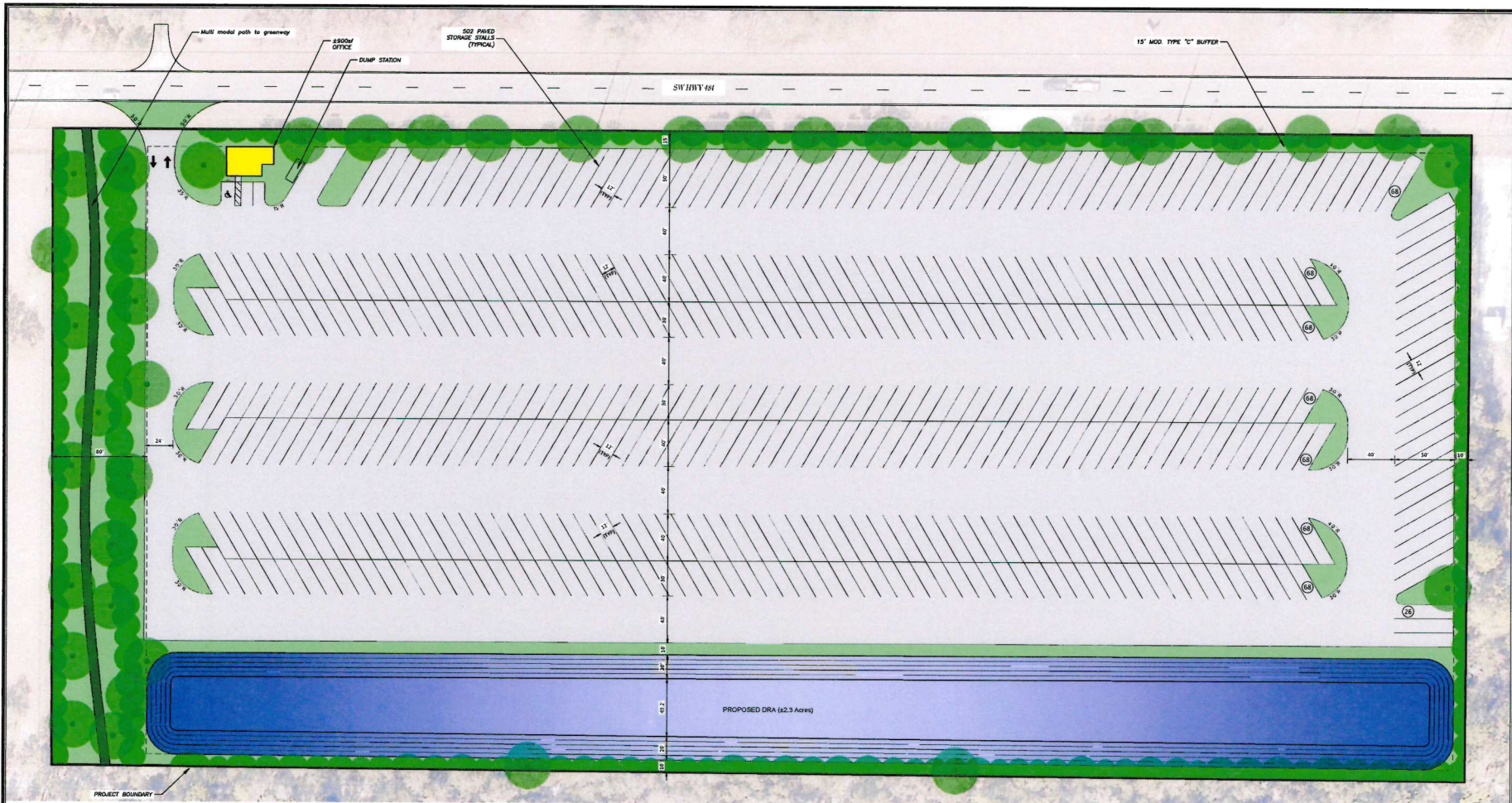
Tillman and Associates Engineering, LLC.

## Attachment A

### Written Findings and Facts for Outside Storage for Boat, RV, and Trailers

- 1) Provision for ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe. **Access to the site will be permitted through Marion County onto SW HWY 484.**
- 2) Provision for off-street parking and loading areas, where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the SUP on adjoining properties and properties generally in the surrounding area. **Ample parking for office and new customers will be provided. Facility will be a parking venue.**
- 3) Provisions for refuse and service area, with particular reference to the items in (1) and (2) above. **Single restroom provided with installed septic tank and well in accordance with FDOH regulations. Dump station with wash off station to be provided.**
- 4) Provision for utilities, with reference to locations, availability and compatibility. **Power provided by Duke Energy, Well and Septic as allowed.**
- 5) Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary. **Project site is adjacent to green-way. Adequate vegetative buffer to be installed.**
- 6) Provision for signs, if any, and exterior lighting with consideration given to glare, traffic safety, economic effects and compatibility and harmony with properties in the surrounding area. **One on site sign to be proposed. Internal directional signs to be provided. All lighting to be shielded as to not cast glare onto adjacent properties.**
- 7) Provision for required yards and other green space. **All setbacks to be observed for structures. Western 80' dedicated to green-way access.**
- 8) Provision for general compatibility with adjacent properties and other property in the surrounding area. **Please see the attached Aerial map.**
- 9) Provision for meeting any special requirements required by the site analysis for the particular use involved. **The applicant is willing to consider any conditions the BCC deems necessary in order to obtain approval.**

# Attachment A



**Tillman & Associates**  
 ENGINEERS, LLC  
 CIVIL ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE, ENVIRONMENTAL  
 1720 SE 16th Ave, Room 100, Ocala, FL 34471  
 Office: (352) 307-4540 Fax: (352) 307-4545

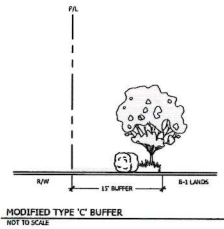
REVISIONS	DATE

HIS BROTHERS HOLDING LLC  
 MARION COUNTY, FLORIDA

**CONCEPT PLAN**

DATE: 02-27-24  
 DRAWN BY: JHB  
 CHECK BY: JHB  
 JOB NO.: 24-9012

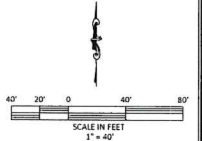
SHEET: 1



**MODIFIED TYPE "C" BUFFER**  
 1. 3 ORNAMENTAL TREES PER 100'  
 2. DOUBLE ROW OF HEDGES TO REACH 8" IN TWO YEARS  
 3. TO BE MAINTAINED 10' HEIGHT

**SITE DATA:**  
 PROJECT LOCATION: SEC 30, TWP 18.3, R10D 20 E  
 PARCEL ID #: 9389-215-02  
 DEVELOPER: HIS BROTHERS HOLDINGS  
 SITE ADDRESS: 11310 SW HWY 484  
 SITE AREA: 115.93 ACRES  
 ZONING: A1  
 LAND USE: RURAL  
 PROPOSED ZONING: B1 WITH SUP  
 PROPOSED LAND USE: COMMERCIAL  
 PROPOSED BUILDING HEIGHT: 30'  
 TOTAL BUILDING SQUARE FOOTAGE: 900 sf

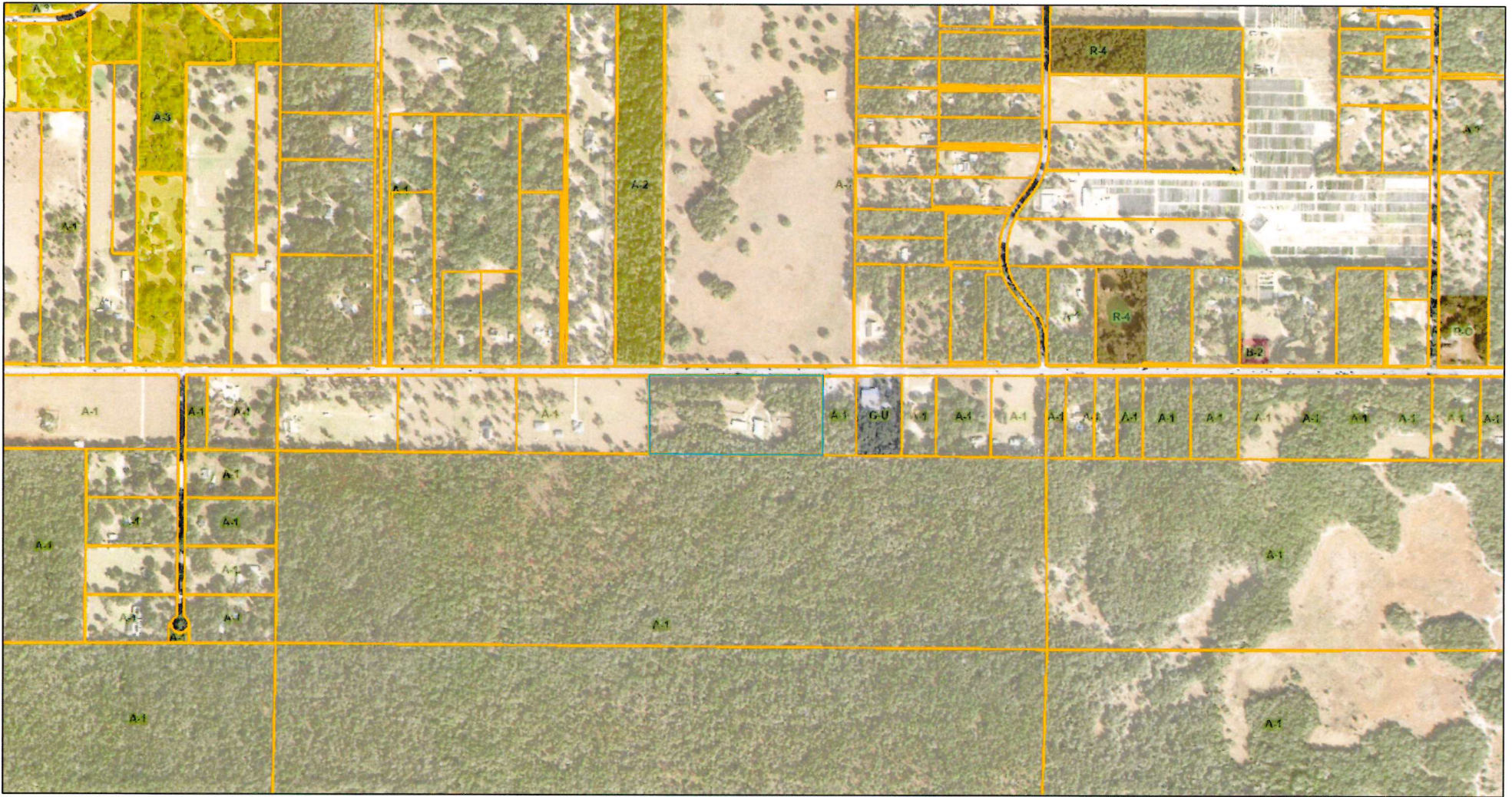
**NOTES:**  
 1. SITE SHALL COMPLY WITH LIGHTING RESTRICTIONS AS STATED IN LOC 6.15  
 2. SIGNS SHALL COMPLY WITH ARTICLE 6, DIVISION 4 OF THE LOC.  
 3. SIGNAGE, BY THE DISCRETION OF THE OWNER, SHALL BE PLACED ALONG SW HWY 484 OR HWY 484 IN LIEU OF OPTION WITHIN THE DEDICATED 15' BUFFER.  
 4. CONCEPT PLAN IS CONCEPTUAL AND SUBJECT TO MODIFICATION BASED ON RESULTS OF FUTURE DATA PROVIDED. OWNER RECOGNIZES THAT SIGNIFICANT CHANGE WILL BE REQUIRED TO MAKE APPLICATION TO ADOPT SUP.



3:\Marion County\Marion County Holdings East and West\Stanger\PLANNING\Concept - 7.dwg, 1/27/2024 1:31:27 PM

# Attachment A

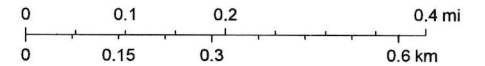
## Marion County Florida - Interactive Map



1/18/2024, 11:28:55 AM

Marion County	A-2	G-U	Aerial 2023
Parcels	A-3	R-4	Red: Band_1
Zoning Classification	B-2	R-O	Green: Band_2
A-1			Blue: Band_3

1:9,028



Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Marion

Marion County Board of County Commissioners  
This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

**Attachment A**

**SKETCH OF DESCRIPTION FOR:  
1415 BROTHERS HOLDINGS LLC  
SECTION 33, TOWNSHIP 16 SOUTH, RANGE 20 EAST,  
MARION COUNTY, FLORIDA**

**DESCRIPTION:**

A PARCEL OF LAND SITUATE IN THE NORTH 1/2 OF THE SOUTHEAST 1/4, LYING SOUTH OF COUNTY ROAD NO. 484 AND SITUATE IN THE NORTH 1/2 OF THE SOUTHWEST 1/4, LYING SOUTH OF COUNTY ROAD NO. 484, OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, SAID CORNER MONUMENTED BY AN IRON PIPE AND CAP STAMPED LB 6895; THENCE N.89 DEG. 59'10"W. ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1550.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89 DEG. 59'10"W. ALONG THE SOUTH BOUNDARY OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4, A DISTANCE OF 1118.60 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, SAID CORNER MONUMENTED BY A CONCRETE MONUMENT NO IDENTIFICATION THEREON; THENCE S.89 DEG. 59'15"W. ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 74.00 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00 DEG. 05'21"W. PARALLEL TO THE EAST BOUNDARY OF SAID SECTION 33, A DISTANCE OF 542.09 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 484 (70.00 FEET WIDE); THENCE N.89 DEG. 27'01"E. ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1192.63 FEET TO THE WEST BOUNDARY OF THE EAST 1550.00 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, SAID POINT MONUMENTED BY A CONCRETE MONUMENT STAMPED MOORHEAD ENG., LS 1577; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE S.00 DEG. 05'21"E., ALONG SAID WEST BOUNDARY OF THE EAST 1550.00 FEET, A DISTANCE OF 553.79 FEET TO THE POINT OF BEGINNING.

**NOTES:**

1. DATE OF SKETCH: FEBRUARY 21, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BASED ON OFFICIAL RECORDS BOOK 8009, PAGE 1277 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.

\*\*NOTE: THIS IS NOT A SURVEY\*\*  
SHEET 1 OF 2  
ONE IS NOT COMPLETE  
WITHOUT THE OTHER

**LEGEND:**

-  LINE BREAK
- R/W RIGHT-OF-WAY
- CONC. CONCRETE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- NO. NUMBER
- CL CENTERLINE
- P.C. POINT OF CURVATURE
- P.I. POINT OF INTERSECTION
- L ARC LENGTH
- R RADIUS
- Δ DELTA (CENTRAL ANGLE)
- CB CHORD BEARING
- CH CHORD DISTANCE
- o CHANGE IN DIRECTION

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553  
OF JCH CONSULTING GROUP, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Drawing name: Z:\Projects\240285 Parcel No 35300-215-02 - Section 33, Township 16, Range 20\DWG\240285SK.dwg SHEET 1 Feb 21, 2024 6:43pm by: Administrator



JCH

CONSULTING GROUP, INC.

LAND DEVELOPMENT - SURVEYING & MAPPING

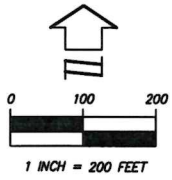
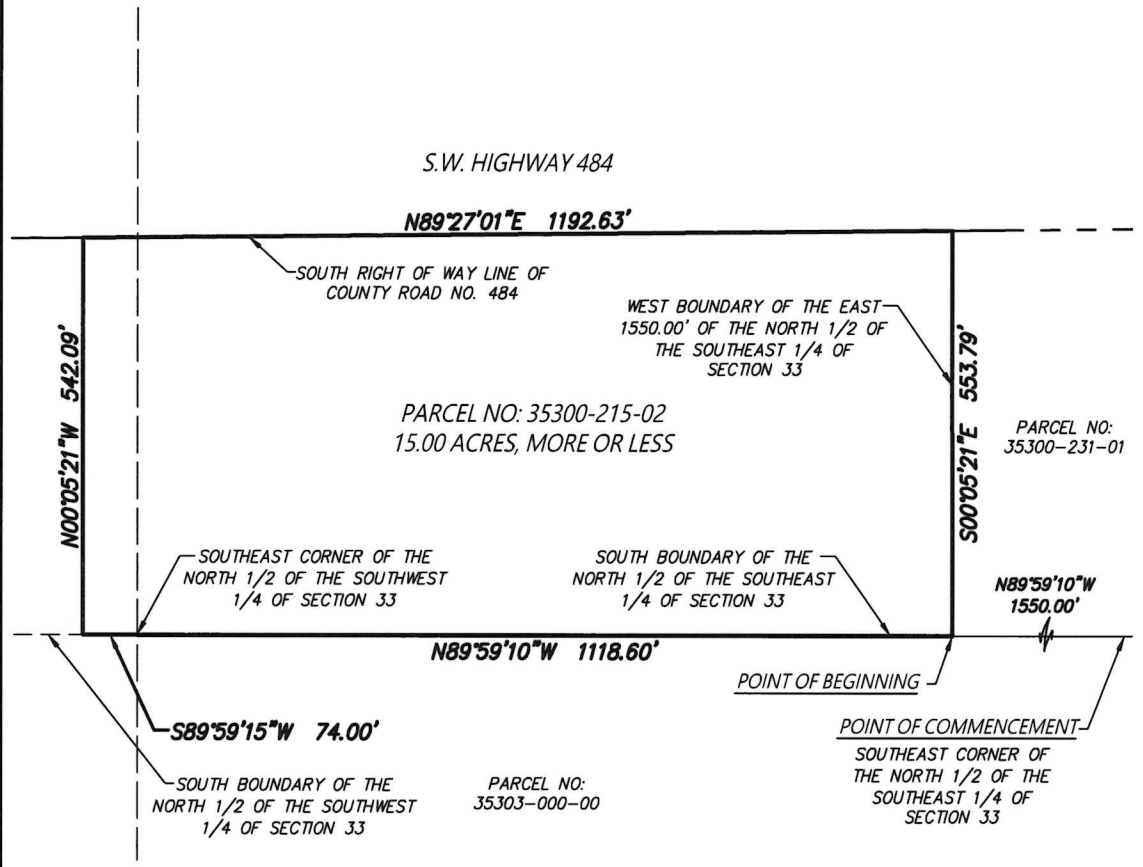
PLANNING - ENVIRONMENTAL - G.I.S.

CERTIFICATE OF AUTHORIZATION NO. LB 8671 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553  
426 SW 13TH STREET, OCALA, FLORIDA 34471  
PHONE: 352-495-1492 FAX: 352-272-4335 www.JCHg.com

DRAWN:	C. J. H.	J.O.# 240285
REVISED:		DWG.# 240285SK
CHECKED:	C. J. H.	SHEET 1 OF 2
APPROVED:	C. J. H.	
SCALE: 1" = 200'		COPYRIGHT © FEBRUARY, 2024

Attachment A

SKETCH OF DESCRIPTION FOR:  
 1415 BROTHERS HOLDINGS LLC  
 SECTION 33, TOWNSHIP 16 SOUTH, RANGE 20 EAST,  
 MARION COUNTY, FLORIDA



**\*\*NOTE: THIS IS NOT A SURVEY\*\***  
 SHEET 2 OF 2  
 ONE IS NOT COMPLETE  
 WITHOUT THE OTHER



**JCH**  
 CONSULTING GROUP, INC.  
 LAND DEVELOPMENT - SURVEYING & MAPPING  
 PLANNING - ENVIRONMENTAL + G.I.S.  
CERTIFICATE OF AUTHORIZATION NO. LB 9071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6531  
 426 SW 13TH STREET, OCALA, FLORIDA 34471  
 PHONE: (352) 899-1852 FAX: (888) 272-8335 www.JCHg.com

DRAWN:	C.J.H.	J.O.# 240285
REVISED:		DWG.# 240285SK
CHECKED:	C.J.H.	SHEET 2 OF 2
APPROVED:	C.J.H.	
SCALE: 1" = 200'		COPYRIGHT © FEBRUARY, 2024

A-7



Jimmy H. Cowan, Jr., CFA  
Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card  
Real Estate

35300-215-02

[GOOGLE Street View](#)

Prime Key: 3810481

[Beta MAP IT+](#)

Current as of 3/1/2024

[Property Information](#)

1415 BROTHERS HOLDINGS LLC  
11642 MOCKINGBIRD DR  
DUNNELLON FL 34432

[Taxes / Assessments:](#)

Map ID: 96

[Millage:](#) 9002 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 99

Acres: 15.00

Situs: 11374 SW HWY 484  
DUNNELLON

[2023 Certified Value](#)

Land Just Value	\$261,900		
Buildings	\$0		
Miscellaneous	\$31,008		
Total Just Value	\$292,908	Impact	(\$230,499)
Total Assessed Value	\$62,409	Land Class Value	\$45,112
Exemptions	\$0	Total Class Value	\$76,120
Total Taxable	\$62,409	<a href="#">Ex Codes:</a>	
School Taxable	\$76,120		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$261,900	\$0	\$31,008	\$292,908	\$62,409	\$0	\$62,409
2022	\$138,516	\$0	\$32,320	\$170,836	\$56,594	\$0	\$56,594
2021	\$116,400	\$0	\$33,372	\$149,772	\$53,897	\$0	\$53,897

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8009/1277</a>	03/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$539,000
<a href="#">6289/1007</a>	10/2015	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$150,000

[Property Description](#)

SEC 33 TWP 16 RGE 20  
A PARCEL OF LAND SITUATE IN N 1/2 OF SE 1/4  
LYING S OF CTY RD 484 & SITUATE IN N 1/2 OF SW 1/4  
LYING S OF CTY RD 484 BEING MORE FULLY DESC AS:  
COM AT SE COR OF N 1/2 OF SE 1/4 OF SEC 33 TH

A-8

Attachment A

N 89-59-10 W 1550 FT TO POB TH N 89-59-10 W 1118.60 FT  
 TH S 89-59-15 W 74 FT TH N 00-05-21 W 542.09 FT TO  
 S ROW LINE OF CTY RD 484 (70 FT WIDE) TH N 89-27-01 E  
 1192.63 FT TO TH S 00-05-21 E 553.79 FT TO POB  
**Parent Parcel:** 35300-215-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5871		.0	.0	A1	12.50	AC						
9902		.0	.0	A1	2.50	AC						

Neighborhood 8484 - CR 484 W OF 200  
 Mkt: 9 70

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
048 SHED OPEN	3,822.00		SF	15	2017	2	0.0	0.0
UDU UTILITY-UNFINS	1,479.00		SF	40	2017	2	0.0	0.0
256 WELL 1-5 BTH	1.00		UT	99	2017	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00		UT	99	2017	2	0.0	0.0
UDC CARPORT-UNFIN	1,800.00		SF	40	2018	2	30.0	60.0

Appraiser Notes

LEFT HANGER  
 LEFT CALL BACK MESSAGE

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
2016120201	12/1/2016	1/1/1900	SFR

# Attachment A

Prepared by:  
Molly Gilligan  
Atlas Title Agency, LLC  
1279 East Silver Springs Boulevard  
Ocala, Florida 34470

File Number: 23-1755

## General Warranty Deed

Made this March 23, 2023 A.D. By **Michael Wheeler and Teresa Wheeler, husband and wife**, hereinafter called the grantor, to **1415 Brothers Holdings, LLC, a Florida limited liability company**, whose post office address is: 11642 Mockingbird Drive, Dunnellon, FL 34432, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

A PARCEL OF LAND SITUATE IN THE NORTH 1/2 OF THE SOUTHEAST 1/4, LYING SOUTH OF COUNTY ROAD NO. 484 AND SITUATE IN THE NORTH 1/2 OF THE SOUTHWEST 1/4, LYING SOUTH OF COUNTY ROAD NO. 484, OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, SAID CORNER MONUMENTED BY AN IRON PIPE AND CAP STAMPED LB 6895; THENCE N.89 DEG. 59'10"W. ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1550.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89 DEG. 59'10"W. ALONG THE SOUTH BOUNDARY OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4, A DISTANCE OF 1118.60 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, SAID CORNER MONUMENTED BY A CONCRETE MONUMENT NO IDENTIFICATION THEREON; THENCE S.89 DEG. 59'15"W. ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 74.00 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00 DEG. 05'21"W. PARALLEL TO THE EAST BOUNDARY OF SAID SECTION 33, A DISTANCE OF 542.09 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 484 (70.00 FEET WIDE); THENCE N.89 DEG. 27'01"E. ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1192.63 FEET TO THE WEST BOUNDARY OF THE EAST 1550.00 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, SAID POINT MONUMENTED BY A CONCRETE MONUMENT STAMPED MOORHEAD ENG., LS 1577; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE S.00 DEG. 05'21"E., ALONG SAID WEST BOUNDARY OF THE EAST 1550.00 FEET, A DISTANCE OF 553.79 FEET TO THE POINT OF BEGINNING.

Parcel ID Number: 35300-215-02

**Subject to covenants, restrictions, easements, limitations and reservations of record (if any) and taxes for the current year.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

DEED Individual Warranty Deed - Legal on Face

Attachment A

Prepared by:  
Molly Gilligan  
Atlas Title Agency, LLC  
1279 East Silver Springs Boulevard  
Ocala, Florida 34470

File Number: 23-1755

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Cynthia J. Martin  
Witness Printed Name Cynthia J. Martin

Michael Wheeler (Seal)  
Michael Wheeler

Molly Gilligan  
Witness Printed Name Molly Gilligan

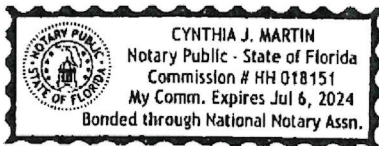
Teresa Wheeler (Seal)  
Teresa Wheeler

Address: 9506 E Baymeadows Drive, Inverness, FL 34450

State of Florida

County of Marion

The foregoing instrument was acknowledged before me this 22nd day of March, 2023, by means of  physical presence or \_\_\_\_\_ online notarization by Michael Wheeler and Teresa Wheeler, husband and wife, who is/are personally known to me or who has produced Driver License as identification.



Cynthia J. Martin  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

DEED Individual Warranty Deed - Legal on Face



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

### Detail by Entity Name

Florida Limited Liability Company  
1415 BROTHERS HOLDINGS LLC

#### Filing Information

**Document Number** L19000123042  
**FEI/EIN Number** 84-1825605  
**Date Filed** 05/07/2019  
**Effective Date** 05/06/2019  
**State** FL  
**Status** ACTIVE

#### Principal Address

1415 SW 17TH ST  
OCALA, FL 34471

#### Mailing Address

1415 SW 17TH ST  
OCALA, FL 34471

#### Registered Agent Name & Address

ARMSTRONG, CHRIS  
1415 SW 17 TH ST  
OCALA, FL 34471

#### Authorized Person(s) Detail

##### **Name & Address**

Title MGR

ARMSTRONG, CHRIS  
1415 SW 17TH ST  
OCALA, FL 34471

Title MGR

ARMSTRONG, SCOTT W  
1415 SW 17TH ST  
OCALA, FL 34471

#### Annual Reports

Report Year	Filed Date
-------------	------------

## Attachment A

2021	03/30/2021
2022	04/20/2022
2023	04/27/2023

### **Document Images**

<a href="#">04/27/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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# Technical Memorandum

February 26, 2024

Project# 30196

To: Chris Armstrong  
 1415 Brothers, LLC  
 1415 SW 17<sup>th</sup> Street  
 Ocala, FL 34471

From: Kok Wan Mah, PE

CC: Peyton Ratto

RE: 1415 Brothers Holdings Boat and RV Storage Traffic Statement

## TRAFFIC STATEMENT

Kittelston and Associates is pleased to provide this Traffic Statement for the Boat and RV Storage facilities located on the south side of CR 484, west of SR 200 in Marion County, Florida. Per Sec. 6.11.3 of the County's Code of Ordinances, a Traffic Statement is required for projects generating fewer than 50 peak-hour trips. Analysis includes a review of site access and access management to support the special use permit being requested by the County.

### Trip Generation

The site is set to include 502 paved storage stalls designated for RVs and boats, as well as an office located in the northwest section of the premises. Please refer to the attached site plan for further details. **Table 1** below shows the estimated trip generation. The number of trips is derived from the ITE Trip Generation Manual 11<sup>th</sup> Edition, utilizing traffic code 151 (mini-warehouse), as there is not an existing code specifically for a boat and RV storage facility. This substitution involves using the mini-warehouse data, with the number of parking spaces serving as the independent variable instead of storage units. The rates for mini-warehouse are calculated based on increments of 100 storage units (equivalent to parking spaces). The mini-warehouse was selected as the best option as the expectation that trip characteristics and hourly patterns throughout the day are likely to be similar, given that people typically visit these facilities only when accessing items stored within their unit, or in this context, when they need to access their boat or RV.

**Table 1 Trip Generation**

Land Use	ITE Code	Intensity	Daily Trip Ends	AM Peak Period			PM Peak Period		
				In Trips	Out Trips	Total	In Trips	Out Trips	Total
Mini Warehouse	151	5.02 Storage Units (100s)	90	3	3	6	4	4	8
<b>Total</b>			<b>90</b>	<b>3</b>	<b>3</b>	<b>6</b>	<b>4</b>	<b>4</b>	<b>8</b>

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual 11<sup>th</sup> Edition

# Attachment A

As shown in **Table 1**, the development is expected to generate 90 daily, 6 AM peak-hour, and 8 PM peak-hour trips. In addition to the weekday peak-hour trip generation, the trip generation for the peak-hour on a weekend was evaluated. Based on a trip generation of 13 for the peak-hour on a Saturday, it can be shown that this would not result in any deficiencies on CR 484. This fulfills the County's requirement for generation of fewer than 50 peak-hour trips. **Table 2** below shows the generated traffic applied to the adjacent roadway, assuming that 100% of the project trips were assigned to the same direction. The County's AADT provided in the Ocala/Marion TPO CMP Database 2023 was used to calculate peak-hour, peak direction (PHPD) volume. K and D factors were taken from Florida's Department of Transportation Online using a count station on the same segment to complete the calculation ( $15,300 * 55.1% * 9%$ ).

# Attachment A

Table 2: Roadway Analysis

<b>PM PEAK HOUR</b>																	
Roadway	No. of Lanes	Adopted LOS	Daily Capacity	2023 AADT	PHPD Capacity	2023 PHPD	Annual Growth Rate	2028 Background Traffic				2028 Background + Project Traffic					
								Daily Volume	PHPD Volume	v/c	Deficient?	Project Volume	PHPD Volume	v/c	Remaining Capacity	Deficient?	Project Deficiency?
CR 484 from SW 140 Ave to SW 105 Av	2	E	29,340	12,000	1,449	595	1.00%	15,300	759	0.52	No	8	767	0.53	682	No	No

Sources: Florida Traffic Online  
Ocala/Marion TPO CMP Database 2023  
Kittelson & Associates, Inc.

As shown in **Table 2**, the roadway volume does not exceed its current capacity in the buildout condition.

## Site Plan

The site plan is being reviewed to provide recommendations to the County related to site access, circulation, and access management. The comments are as follows:

- Access to the site is being provided by a driveway accessible via SW Highway 484.
- A proposed office space is located in the northwest corner of the site, featuring three designated vehicle parking spots, including one ADA space. This office is ancillary to the boat and RV storage business and not an independent use of its own.
- A multi-modal path connecting to the existing greenway is proposed on the western side of the site, where no storage stalls are located.
- Based on a preliminary assessment, there do not appear to be any issues related to sight lines at the driveway. An AUTOTURN analysis was not provided and may be necessary to confirm that vehicles and watercraft of these types can effectively maneuver the storage spaces. However, circulation space for emergency vehicles appears adequate. Additional review comments may be provided by the fire department.
- SW Highway 484 is a two-way undivided highway with a posted speed of 55 miles per hour. Given the low number of trips that enter the site, exclusive left and right turns into the site are not recommended.
- A drainage pond is proposed in the southern part of the site to mitigate the impact of the impervious surface being created.

## Conclusion

The Boat and RV Storage is set to include 502 paved storage stalls, as well as an office located in the northwest section of the premises that will generate 90 daily, 6 AM peak-hour, and 8 PM peak-hour trips. This fulfills the County's requirement for generation of fewer than 50 peak-hour trips. Similarly, the applied trips combined with the expected volume of the current roadway traffic in the buildout year do not exceed the current capacity of the roadway. Regarding these findings, we would appreciate the County's consideration to waive the requirement for a full Traffic Impact Analysis for 1415 Brothers Holdings Boat and RV Storage.

Should you have any questions, please let us know.

