



**Town of Inglis  
Planning Commission  
Inglis Town Hall  
November 5, 2024 @ 6:00 pm**

**Prayer  
Pledge of Allegiance**

**Roll Call:  
Tamara Slagle, Drew White,  
David Waddel, Sue Sims.  
Attorney Fugate**

**Agenda**

1. Review Application Z 24-02 ( Four E LLC, ), an amendment to the Town of Inglis Zoning Map of the Land Development Code. Reading of Resolution No. PC/LPA Z 24-02 and vote.
2. Fence Variance: Richard Foster

**Discussion**

**Adjourn**

LAND DEVELOPMENT REGULATIONS  
APPLICATION SCREENING FORM

Community Name: TOWN OF INGLIS

Application No. \_\_\_\_\_  
(assigned by NCFRPC)

Applicant Name:

N/A If the application will result in an increase in residential density, has the School District reviewed and provided a determination letter?

1. Is the application signed (by both husband and wife if jointly owned)?

2. Is the application dated?

3. Is there proof of ownership (Deed)?

N/A 4. If an agent has been appointed, is there a signed agent letter?

5. Is there legal description enclosed and has it been verified?

6. Is the total acreage provided?

7. Is the Parcel ID provided?

8. What is the current land use classification and zoning district? COMMERCIAL C-2

9. Is the amendment request clear (From C-2 To C-2-A)?

9a. Does the zoning match the land use? YES

10. Is there a map enclosed?

11. Is water and sewer available? WATER ONLY

Notes:

REQUEST TO CHANGE ZONING FROM COMMERCIAL C-2 TO  
HIGHWAY COMMERCIAL C-2A

**TOWN OF INGLIS**  
**LAND DEVELOPMENT REGULATIONS AMENDMENT**  
**APPLICATION**

Application No. \_\_\_\_\_  
(assigned by NCFRPC)

Name of Applicant(s): DAVID C ECKER FOR FOUR E, LLC

Address: 5603 RIVERSIDE DRIVE

City, State, Zip Code: YANKEETOWN, FL 34498

Telephone: 770-352-4803

Name of Applicant's Agent (if applicable): N/A

Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

Please complete the following for proposed amendments to the Official Zoning Atlas.  
For amendments to the text of the Land Development Regulations, which do not require an  
Official Zoning Atlas amendment, please omit responses to Part I and complete Part II of this  
Application.

---

**PART I**

Legal Description: PARCEL ID 1247400000  
LOTS 3 AND 4,

Total acreage of land to be considered under this amendment: 2.5

Zoning District:

Present: COMMERCIAL C-2

Requested: HIGHWAY COMMERCIAL C2A

Future Land Use Plan Map Category: \_\_\_\_\_

APPLICATION FOR AMENDMENT  
OF THE LAND DEVELOPMENT REGULATIONS

PART II

For amendments to the text of the Land Development Regulations, please provide in the space provided below (or on separate pages to be attached and made a part herewith) the text of the proposed amendment. *N/A*

APPLICATION FOR AMENDMENT  
OF THE LAND DEVELOPMENT REGULATIONS

A previous application for amendment to the Land Development Regulations:

\_\_\_\_\_ was made with respect to these premises, Application No. \_\_\_\_\_

was not made with respect to these premises.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

If title holder(s) are represented by an agent, a letter of such designation from the title holder(s) addressed to the Land Development Regulations Administrator must be attached.

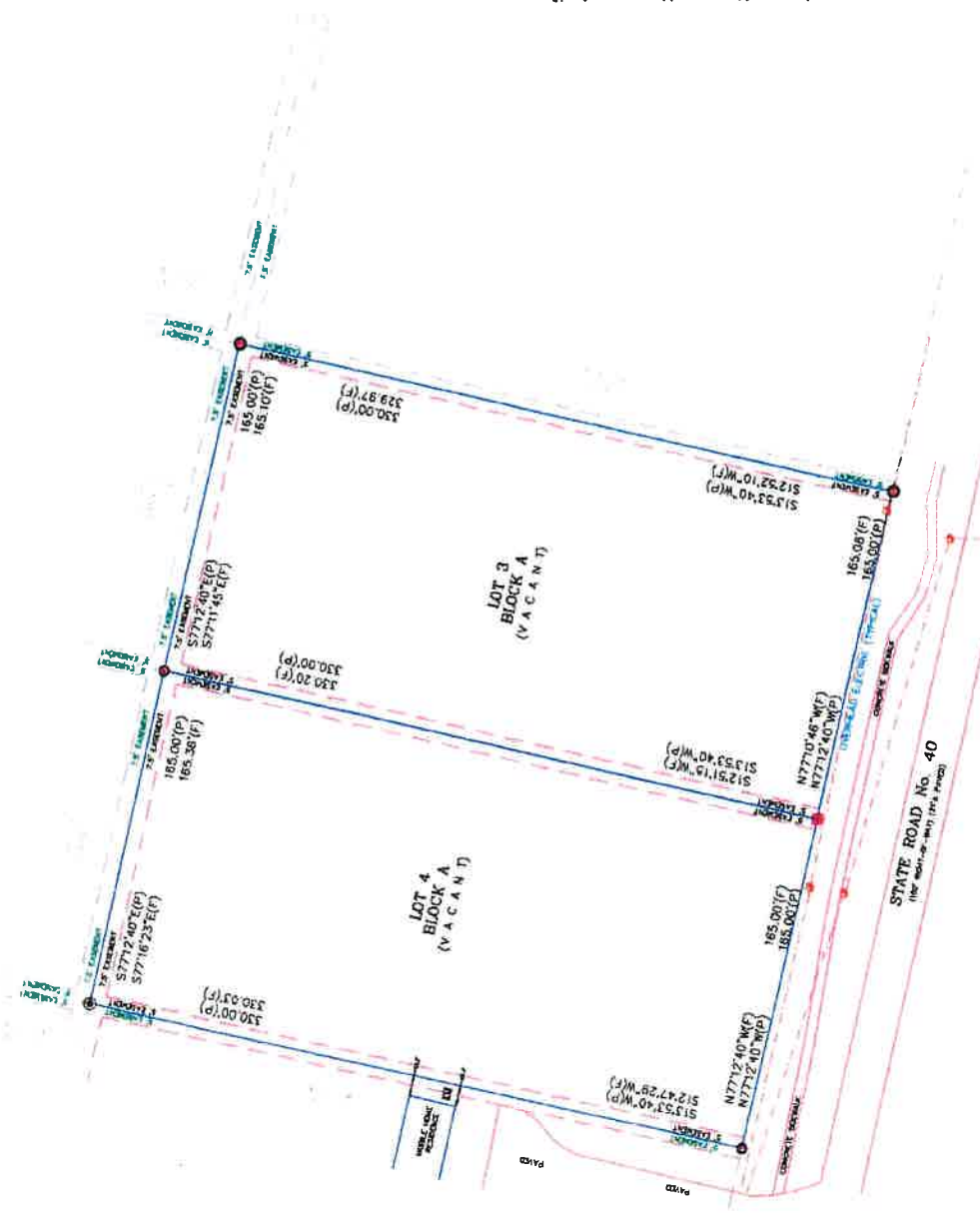
DAVID C ECKEL  
Applicant/Agent Name (Type or Print)

[Signature]  
Applicant/Agent Signature

8/20/24  
Date

FOR OFFICE USE ONLY

Date Filed: \_\_\_\_\_  
Application No: \_\_\_\_\_  
Fee Amount: \_\_\_\_\_  
Receipt No. \_\_\_\_\_  
Date of Planning Commission Public Hearing: \_\_\_\_\_  
Date notice published: \_\_\_\_\_  
Newspaper: \_\_\_\_\_  
Date of Local Planning Agency Public Hearing: \_\_\_\_\_  
Date notice published: \_\_\_\_\_  
Newspaper: \_\_\_\_\_  
Date(s) of Town Commission Public Hearing(s): (1) \_\_\_\_\_ (2) \_\_\_\_\_  
Date(s) notice published: (1) \_\_\_\_\_ (2) \_\_\_\_\_  
Newspaper: \_\_\_\_\_  
Date Notice of Enactment of Ordinance published: \_\_\_\_\_  
Newspaper: \_\_\_\_\_  
Town Commission decision: \_\_\_\_\_  
(Granted/Denied)



**LEGAL DESCRIPTION:**

Lot 3 AND 4, Block A, CASON'S INGLIS ACRES UNIT 1, according to the plat thereof recorded in Plat Book 4, pages 41, 41A and 41B, of the Public Records of Levy County, Florida.

**SURVEYORS NOTES:**

- The bearings shown hereon are based on the Plat of CASON'S INGLIS ACRES UNIT 1, as recorded in Plat Book 4, page 41A with the Southerly boundary line of Lot 4, shown hereon bearing of N 77°12'40" W.
- This survey is not intended to locate any underground foundations, underground utilities, or other improvements including utilities, except as shown. Additional sub-surface utilities or structures may exist.
- No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
- The land bound by this survey may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.

- LEGEND:**
- Orange dot: 3/4" CONCRETE MONUMENT (with 1/2" iron rod)
  - Red dot: 1/2" IRON ROD
  - Black dot: (NO IDENTIFICATION) Except as noted.
  - Circle with cross: SET IRON ROD & CAP (LR 7314)
  - Triangle: DISCREPANCY POINT (NOT FOUND, NOT SET)
  - Circle with dot: ELECTRIC METER
  - Square with dot: UTILITY POLE
  - Circle with cross: ROAD MEASURED
  - Circle with dot: LICENSED BUSINESS

Certified To:  
1. Four E, LLC.

Combined Parcel Number 1247400000

**FLOOD STATEMENT:**

The land bound by this survey is located in Flood Zone "A" (no base flood elevation). Per Flood Insurance Rate Map number 2075C, 0641 P, EFFECTIVE DATE: November 02, 2012.

**BOUNDARY SURVEY FOR  
FOUR E, LLC.**

**LEVY COUNTY, FLORIDA**  
Project No.: 15432    File No.: 103/44    Date: 06/22/2018  
Scale: 1" = 40'    Field Date: 05/11/2018    Sheet: 1 of 1

**GulfWest Surveying, Inc.**  
Professional Surveyors and Mappers  
9469 W Green Bay Lane  
Crystal River, Florida 34428  
Ph: 352.563.1292 Fax: 352.563.1253

Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc.  
Florida Surveyor and Mapper registration no. 5832  
Florida licensed business number 7314  
Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

INSTR # 629246, OR BK: 1431 PG: 951, Recorded 8/22/2017 3:50 PM

Rec: \$18.50 Deed Doc: \$420.00 Danny J. Shipp, Clerk of the Circuit Court Levy FL Deputy Clerk MBASS

R

**Prepared by and Return To:**

Kelley Paul  
Wollinka Wike Title Insurance Agency, a division of  
LandCastle Title Group, LLC  
7076 W. Gulf to Lake Highway  
Crystal River, FL 34429

Order No.: CR311707074

For Documentary Stamp Tax purposes the  
consideration is \$60,000.00

APN/Parcel ID(s): 12473-000-00

**WARRANTY DEED**

THIS WARRANTY DEED dated 8/14/2017, by Joseph S. Zeigler, hereinafter called the grantor, to Four E, LLC, a Florida Limited Liability Company, whose post office address is 3727 SW 100th Street, Gainesville, FL 32608, hereinafter called the grantee:

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Levy, State of Florida, to wit:

Lot 3, Block A, Cason's Inglis Acres Unit 1, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 41, of the Public Records of Levy County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being conveyed/mortgaged hereby, is vacant land and, to the best of grantor's knowledge, has never been improved with a structure that could have been utilized as a residence and/or mobile home. The property is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2016.

**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

*Kristin Fox*  
Witness Signature

Kristin FOX  
Print Name

*Phyllis Fischer*  
Witness Signature

PHYLLIS FISCHER  
Print Name

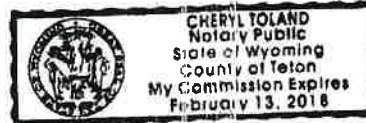
*Joseph S. Zeigler*  
Joseph S. Zeigler  
Address: C/O Colonial RV Park and Motel, 4631  
Memorial Hwy  
Mandan, ND 58554

State of Wyoming  
County of Teton

The foregoing instrument was acknowledged before me this 14 day of August, 2017  
by Joseph S. Zeigler, to me known to be the person(s) described in or who has/have produced  
Drivers license as identification and who executed the foregoing instrument and he/she/they  
acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 14 day of  
August, 2017.

*Cheer Toland*  
NOTARY PUBLIC  
My Commission Expires:





Prepared by:  
 Tracy Kjos, an employee of  
 Express Title Services of Citrus, Inc.,  
 730 N. Suncoast Blvd., Suite B  
 Crystal River, Florida 34429

RECORD & RETURN TO:  
 GRANTEE

Consideration: \$50,000.00  
 File Number: 15-0250

**General Warranty Deed**

Made this January 4, 2016 A.D. By

Joseph S. Zeigler, 8709 W. Riverwood Dr., Crystal River, Florida 34428, hereinafter called the grantor, to

Four E, LLC, a Florida Limited Liability Company, whose post office address is: 3150 Buck Branch Rd., Conyers, Georgia 30094, 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 Levy County, Florida, viz:

Lot 4, Block A of CASON'S INGLIS ACRES UNIT 1, according to the Plat thereof as recorded in Plat Book 4, Page(s) 41,41A&41B, of the Public Records of Levy County, Florida.

Parcel ID Number: 12474-000-00

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, 2015.

Prepared by:  
Tracy Kjos, an employee of  
Express Title Services of Citrus, Inc.,  
730 N. Suncoast Blvd., Suite B  
Crystal River, Florida 34429

RECORD & RETURN TO:  
GRANTEE

Consideration: \$50,000.00  
File Number: 15-0250

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:

Witness Sign: [Signature]  
Witness Printed Name: Lanying Zeigler

[Signature] (Seal)  
Joseph S. Zeigler  
Address: 8709 W. Riverwood Dr., Crystal River, Florida 34428

Witness Sign: [Signature]  
Witness Printed Name: Holly Lozier

\_\_\_\_\_  
Address:

State of Florida  
County of Citrus Lee

The foregoing instrument was acknowledged before me this 4th day of January, 2016, by Joseph S. Zeigler, who is/are personally known to me or who has produced Florida Drivers License identification.

AFFIX NOTARY SEAL:














[Signature]  
Notary Public  
Print Name: Tonya Cox  
My Commission Expires: \_\_\_\_\_



Overview



Legend

-  Parcels
- Parcel Lines**
-  Construction
-  Easement
-  Lot
-  Miscellaneous
-  Parcel
-  Private Road
-  Road Right of Way
-  Subdivision
-  Water
-  <all other values>
- Roads**
- City Labels**

Parcel ID	1247400000	Physical Address		Building Value	\$0	Last 2 Sales			
Property Use	0000 - VACANT	Mailing Address	FOUR E LLC	Extra Feature Value	\$0	Date	Price	Reason	Qual
Taxing District	INGLIS		3150 BUCK BRANCH RD CONYERS GA 30094	Market Land Value	\$46,000	1/4/2016	\$50000	01	Q
Acres	2.5			Ag Land Value	\$46,000	9/27/2010	\$54300	05	U
				Just Value	\$46,000				
				Assessed Value	\$46,000				
				Taxable Value	\$46,000				

Date created: 8/20/2024  
 Last Data Uploaded: 8/19/2024 7:55:26 PM

# Inglis Mini Storage

Re-Zoning Request and Proposal

Inglis Planning Commission

# Table of Contents

- Introduction
- Proposed Services
- Facility Location
- Market Analysis
  - Demand
  - Competitive Landscape
- Implementation Timeline
- Conclusion

# Introduction

We are Yankee town residents with over 20 years experience developing and managing commercial properties including:

- Traditional office spaces
- Medical office buildings
- Self storage facilities

Proposed development of a new mini storage facility in Inglis:

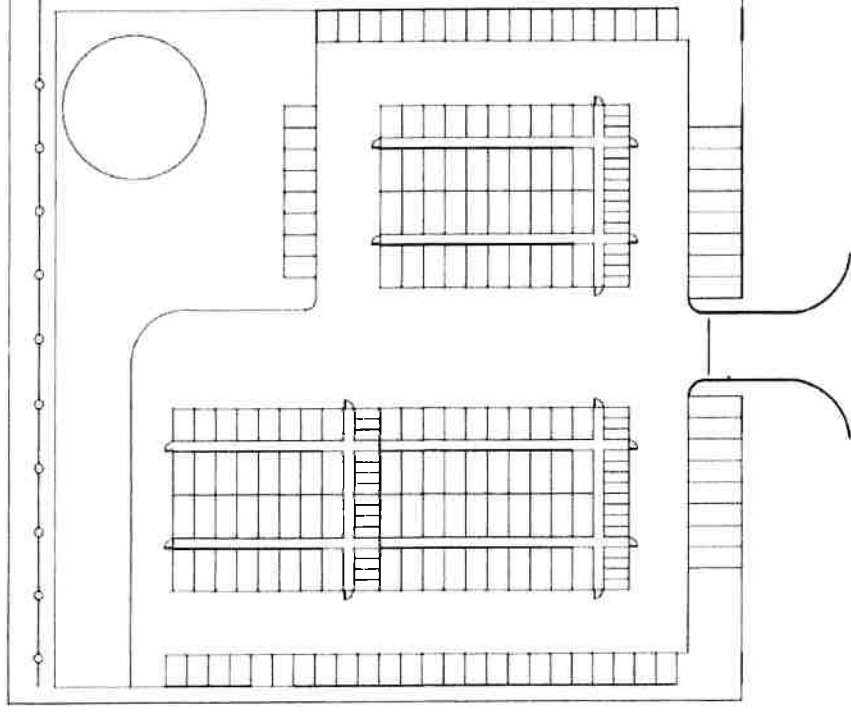
- Request zoning change for parcel 1247400000
- Current Zoning: C-2 Commercial
- Requested Zoning: C-2-A Highway Commercial
- Benefits: Greater Floor Area Ratio (FAR) to allow us to construct more units to better serve the community

We are excited to expand and bring more industry to Inglis.

# Proposed Services

At Inglis Mini Storage, we will prioritize customer satisfaction and convenience. Our state-of-the-art mini storage facility in Inglis will feature:

- Climate controlled and non-climate controlled units, to protect belongings from the Florida climate
- 24/7 security monitoring and personalized gate codes to ensure peace of mind for all customers
- Online booking and payment to streamline the rental process for maximum convenience
- Wide range of unit sizes and parking options to accommodate various storage needs and budgets



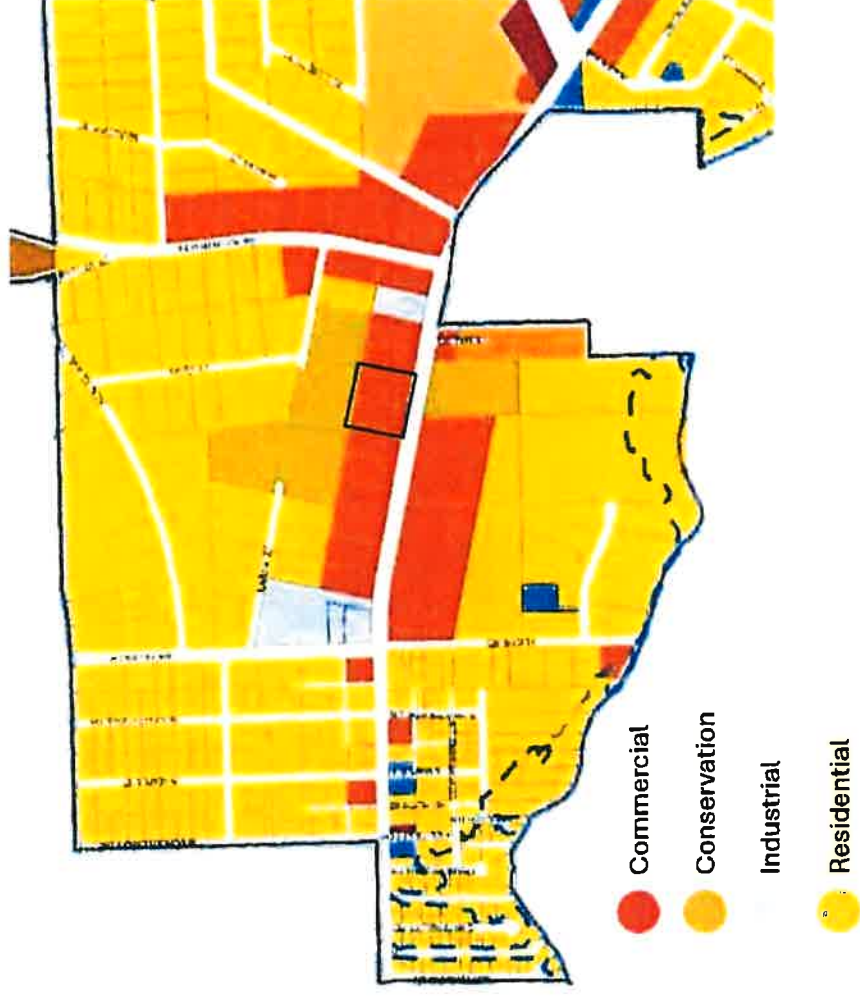
*Proposed facility layout if re-zoning is approved*

# Facility Location

The facility is to be built on two commercial lots equaling 2.5 acres.

Benefits of this location:

- Easy access off US 40, close to US Hwy 19
- No residential lots surrounding the facility, removing any disruption for local residents
- Stimulates the local economy by attracting more visitors to the area





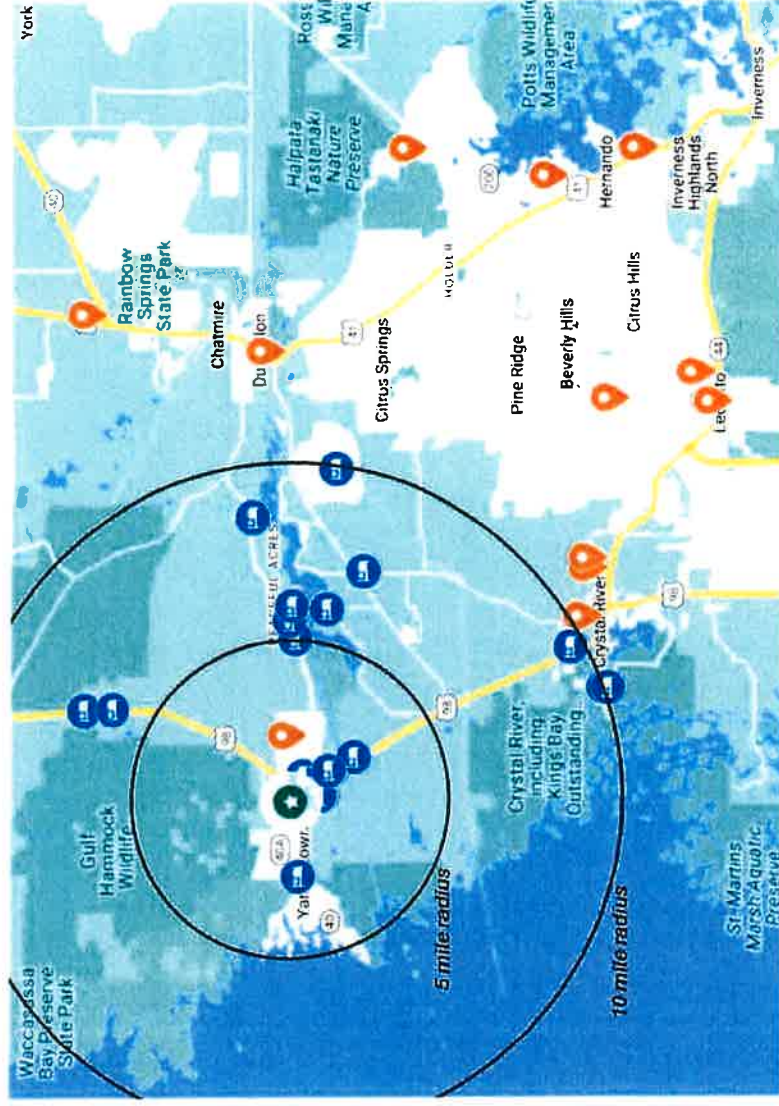
# Market Analysis | Demand

- **Hurricane preparedness:** A secure location constructed to the latest building code standards to safeguard valuable items is essential during hurricane season. This facility will give peace of mind during the unknown.
- **Recreational storage:** As a hub for outdoor enthusiasts, our facility accommodates the storage needs of boats, RVs, and other recreational equipment needed to get the most out of the Nature Coast
- **Seasonal tourism:** With an annual influx of winter tourists, our storage solutions offer convenience for temporary residents seeking to store belongings during their stay and while they are gone in the summer months

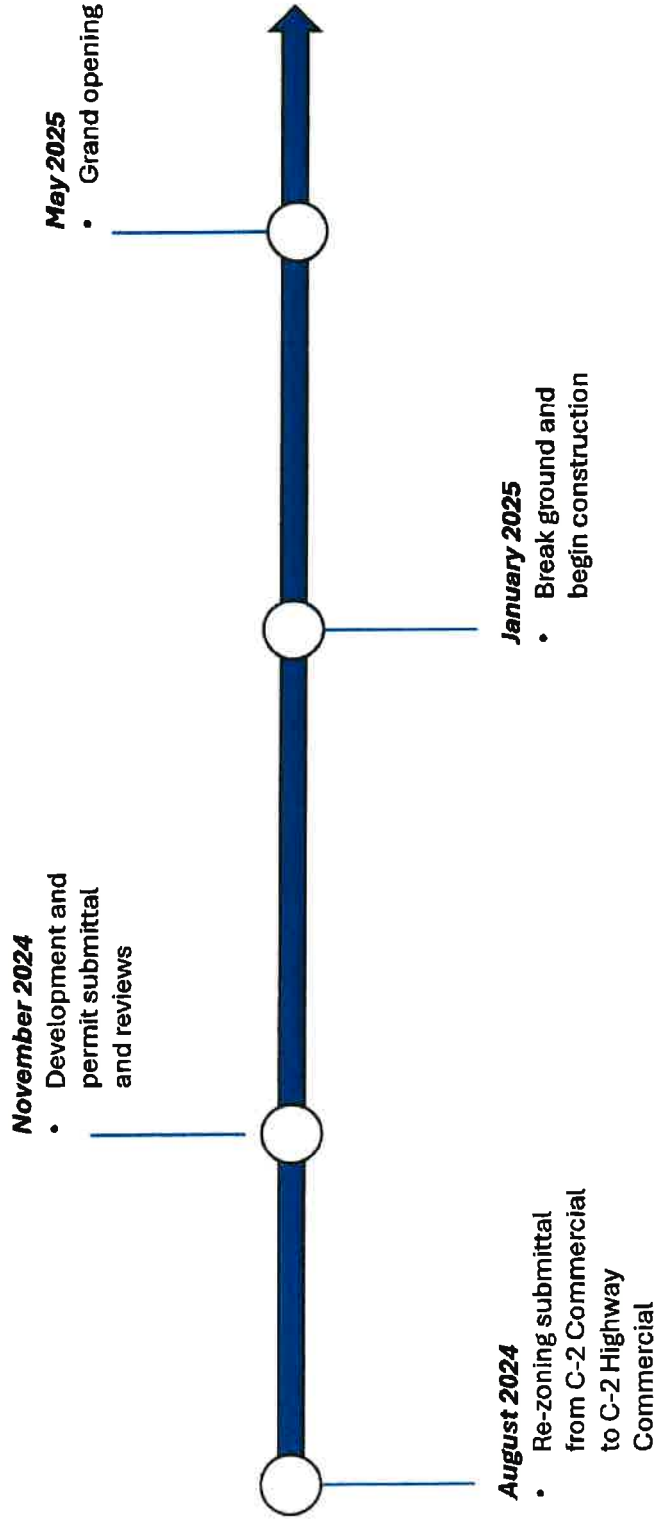
# Market Analysis | Competitive Landscape

While home to 18 RV parks, the 10-mile radius surrounding Inglis only has one current mini storage option with limited availability and no climate-controlled options

- Most RV parks are completely booked November through March
- Over half the customers in the closest RV parks are annual visitors
- RV sites have limited storage for recreational equipment and personal property



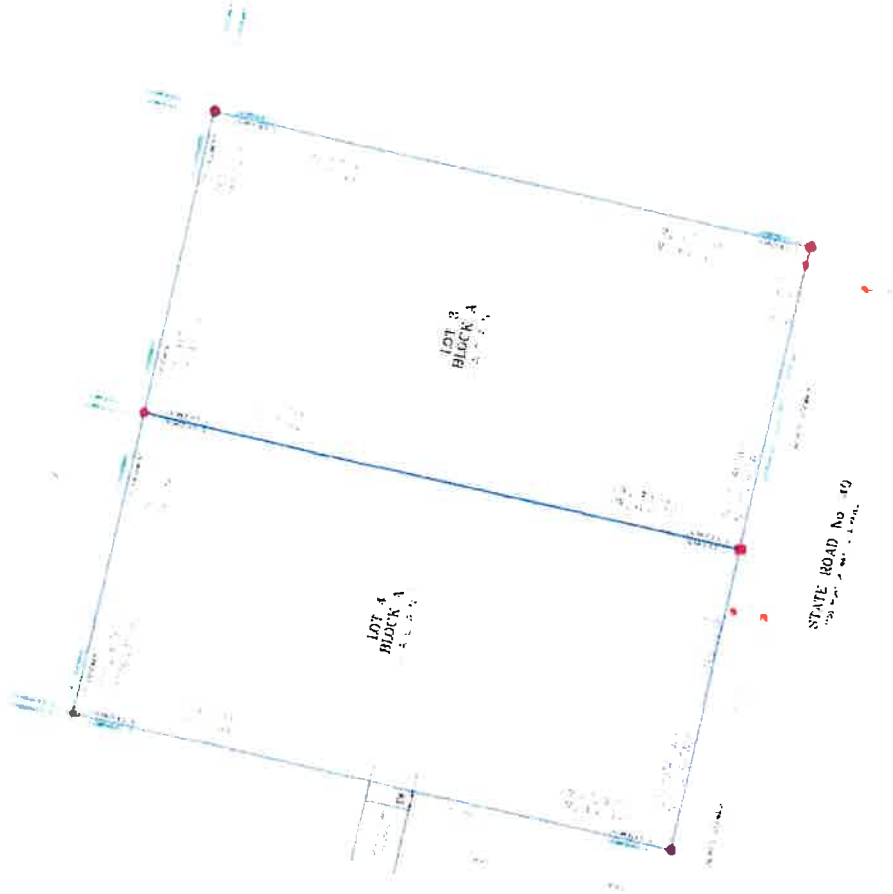
# Implementation Timeline



# Conclusion

Approving this rezoning change for parcel 124740000 from C-2 Commercial to C-2-A Commercial will unlock the full potential of the land.

This adjustment promises to deliver long-awaited services and convenience to both local residents and tourists, while simultaneously boosting revenue for the town of Inglis.



RESOLUTION NO. PC/LPA Z 24-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF INGLIS, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE TOWN OF INGLIS, FLORIDA, RECOMMENDING TO THE TOWN COMMISSION OF THE TOWN OF INGLIS, FLORIDA, APPROVAL OF AN AMENDMENT OF LESS THAN TEN CONTIGUOUS ACRES OF LAND TO THE ZONING MAP OF THE TOWN OF INGLIS LAND DEVELOPMENT CODE, PURSUANT TO AN APPLICATION BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR CHANGING THE ZONING DISTRICT FROM COMMERCIAL (C-2) TO HIGHWAY COMMERCIAL (C-2-A) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE TOWN OF INGLIS, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town of Inglis Land Development Code, as amended, hereinafter referred to as the Land Development Code, empowers the Planning Commission of the Town of Inglis, Florida, hereinafter referred to as the Planning Commission, to recommend to the Town Commission of the Town of Inglis, Florida, hereinafter referred to as the Town Commission, approval or denial of amendments to the Land Development Code, in accordance with said regulations;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the Town of Inglis, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the Town Commission approval or denial of amendments to the Land Development Code, in accordance with said statute;

WHEREAS, an application for an amendment, as described below, has been filed with the Town;

WHEREAS, the Planning Commission has been designated as the Local Planning Agency;

WHEREAS, pursuant to the Land Development Code and Section 163.3174, Florida Statutes, as amended, the Planning Commission, serving also as the Local Planning Agency, held the required public hearing, with public notice, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the Planning Commission, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the Planning Commission, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, is consistent with Section 34-209 of the Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF INGLIS, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE TOWN OF INGLIS, FLORIDA, THAT:

Section 1. Pursuant to an application, Z 24-02, by Four E LLC, to amend the Zoning Map of the Land Development Code by changing the zoning district on certain lands, the Planning Commission, serving also as the Local Planning Agency, recommends to the Town Commission that the zoning district be changed from COMMERCIAL (C-2) to HIGHWAY COMMERCIAL (C-2-A) on property described, as follows:

A parcel of land lying within Section 34, Township 16 South, Range 16 East, Levy County, Florida. Being more particularly described, as follows: Lots 3 and 4 of Block A of Cason's Inglis Acres Unit 1 Subdivision, as recorded in the Public Records of Levy County, Florida.  
 Containing 2.50 acres, more or less.

Section 2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Planning Commission, serving also as the Local Planning Agency, this 5th day of November 2024.

PLANNING COMMISSION OF THE  
 TOWN OF INGLIS, FLORIDA,  
 SERVING ALSO AS THE  
 LOCAL PLANNING AGENCY OF THE  
 TOWN OF INGLIS, FLORIDA

Attest:

\_\_\_\_\_  
 Cery Logeman, Secretary to the  
 Planning Commission

\_\_\_\_\_  
 Drew White, Chair

**Inglis Planning Commission Agenda Item Request:**

The agenda request forms facilitate efficient conduct of Planning Commission meetings. All agenda request must be submitted to the Town Clerk no less than 5 business days prior to the date of the meeting requested.

Planning Commission agenda items are broken into two (2) categories, **Action Items** and **Discussion Topics**. An **Action Item** is a specific request for the Planning Commission to take an action. It must be something for which the Planning Commission is the appropriate jurisdiction and authority. A **Discussion Topic** would be any item that IS NOT an **Action Item** the individual wants to bring to the Planning Commission's attention.

I hereby request that the following item be added to the meeting agenda for the Inglis Planning Commission for the meeting date of \_\_\_\_\_.

Requested by: Richard Foster (Print Name) Date of Request 10/29/24 (Requested Date)

Telephone # where you can be reached: 315 515 8975  
E-mail address if you have one: None

This request is for: (Please check Appropriate Items and include appropriate information)

\_\_\_ **Action Item** to request the Planning Commission to: (Include a brief description of the action desired. Please note that this description is for agenda planning only and WILL NOT satisfy any application or submittal requirements of the Inglis Land Development Code.)

Short Description of Action Requested: Variance for Solid wood fence between 65 Park St and 77 Park St. to Property front Line  
(1) Safety from rats because of all the Trash and Litter in yard.  
(2) fearful of all the violence and all the fighting with in the residence that take place in the yard and street  
(3) fearful of all the drug dealing taking place day & night at 77 Park St.

\_\_\_ Applications for this action were submitted on 10/29/24 (Date Application Submitted)

\_\_\_ **Discussion topic only:** Discussion topics are limited to 10 minutes for the individual making the request to address the Planning Commission, and a total of 10 minutes for discussion from the Commissioners and the floor. Therefore, it is suggested that printed materials be provided in advance of the meeting. Discussion topics will follow all other business on the meeting's agenda.

Short Description of Discussion Topic:

\_\_\_ Printed materials were provided to Town Clerk.