



**Marion County
Board of County Commissioners**

Growth Services

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**PLANNING & ZONING SECTION
STAFF REPORT**

Public Hearing Dates	P&Z: 1/27/2025	BCC: 2/17/2025 and 2/18/2025
Case Number	250204SU	
CDP-AR No.	32251	
Type of Case: Special Use Permit	Office building and warehouse facility with outdoor material storage.	
Owner	Sumter Electric Cooperative, Inc. (previously Southern Hills Limited, Inc., Nan P. Bonfield, and Bryan Laura Trust)	
Applicant	Victoria Diaz, Bowman	
Street Address	12644, 12830, and 12940 SW 16 th Avenue	
Parcel Number	41200-012-00, 41200-020-00, and 41200-020-01	
Property Size	±39.20, ±20.00, and ±20.00 acres, totaling ±79.20 acres	
Future Land Use	Employment Center (EC)	
Zoning Classification	Community Business (B-2) [Based on an approval for Zoning Case No. 250203ZC representing ±39.20 acres of the ±79.20-acre site.]	
Overlays Zones & Special Areas	Outside Urban Growth Boundary (UGB), Marion Oaks/I-75 & Hwy 484 Urban Area, Secondary Springs Protection Zone (SSPZ), Marion County Utilities SW Service Area, and CR 475A Visual Enhancement Gateway Development Overlay (<i>CR 475A Overlay</i>)	
Staff Recommendation	DENIAL	
P&ZC Recommendation	TBD	
Project Planner	Christopher D. Rison, AICP, Senior Planner	
Related LU & Zoning Case(s)	250203ZC: General Agriculture (A-1) to Community Business (B-2)	
Related Code Case(s)	N/A	

I. ITEM SUMMARY

Victoria Diaz, with Bowman Consulting, filed a Special Use Permit Application on behalf of Sumter Electric Cooperative, Inc. (SECO Energy), to propose an office, warehouse, and outdoor equipment/materials storage “lay-down yard” on a ±79.20-acre site zoned Community Business (B-2). The site consists of three parcels identified as Parcel Identification Number(s) 41200-012-00, 41200-020-00, and 41200-020-01; the respective parcel addresses are 12644, 12830, and 12940 SW 16th Avenue, Ocala, and the legal description is provided within the application materials (see Attachments A, B, and C). A concurrent Rezoning Application (250203ZC) for the north ±39.20-acres of this overall site was submitted to unify the site under a Community Business (B-2) zoning classification. The site is located outside the Urban Growth Boundary (UGB) - in the Marion Oaks/I-75 & Hwy 484 Urban Area, in the Secondary Springs Protection Zone (SSPZ), in the Marion County Utilities SW Regional Service Area, and in the CR 475A Visual Enhancement Gateway Development Overlay (CR 475A Overlay). Following Figure 1 shows an aerial of the site and the immediate surroundings.

Figure 1
Aerial Photograph of Subject Property



This Special Use Permit Application has been submitted as storage warehousing and general outdoor storage which are not permitted uses in a Community Business (B-2) zoning classification. Land Development Code (LDC) Section 4.2.18.A states:

“The Community Business classification provides for the shopping and limited service needs of several neighborhoods, a community, or a substantial land area. Retail stores are intended to include general merchandise, fashion, durable goods, and personal services. All commercial activity involving retail sales or rentals shall take place in a completely enclosed building.”

Further, LDC Section 5.8.4.C regarding permitted uses in the CR 475A Overlay states:

"Commercial uses will be limited to those uses permitted within the B-2 "Community Business", P-RV "Recreational Vehicle Park", and RR "Recreational Resort" Zoning Districts, any proposed industrial uses may only be permitted by Special Use Permit, as set forth in Article 2, Division 8, only in order to review for compatibility with the surrounding agricultural, residential, and commercial uses within the overlay."

The overall proposal is to establish operational offices for SECO Energy with a series of warehouse structures, some enclosed, some covered materials, and some covered vehicles along with other outdoor storage areas "lay-down" yards surrounding the centralized structure improvements. Following Figure 1 shows

II. STAFF SUMMARY RECOMMENDATION

Staff recommends **DENIAL** as specified in Section VII.B. of this Staff Report. The recommended denial is based on failure to comply with the requirements of Land Development Code (LDC) Sections 2.8.2.D and 2.8.3.B, and 5.8.4.C. In the event the Commission or Board elects to disagree with the staff recommendation and act affirmatively regarding this application, staff has provided Alternative Approval Conditions for use in consideration of such an affirmative recommendation.

III. NOTICE OF PUBLIC HEARING

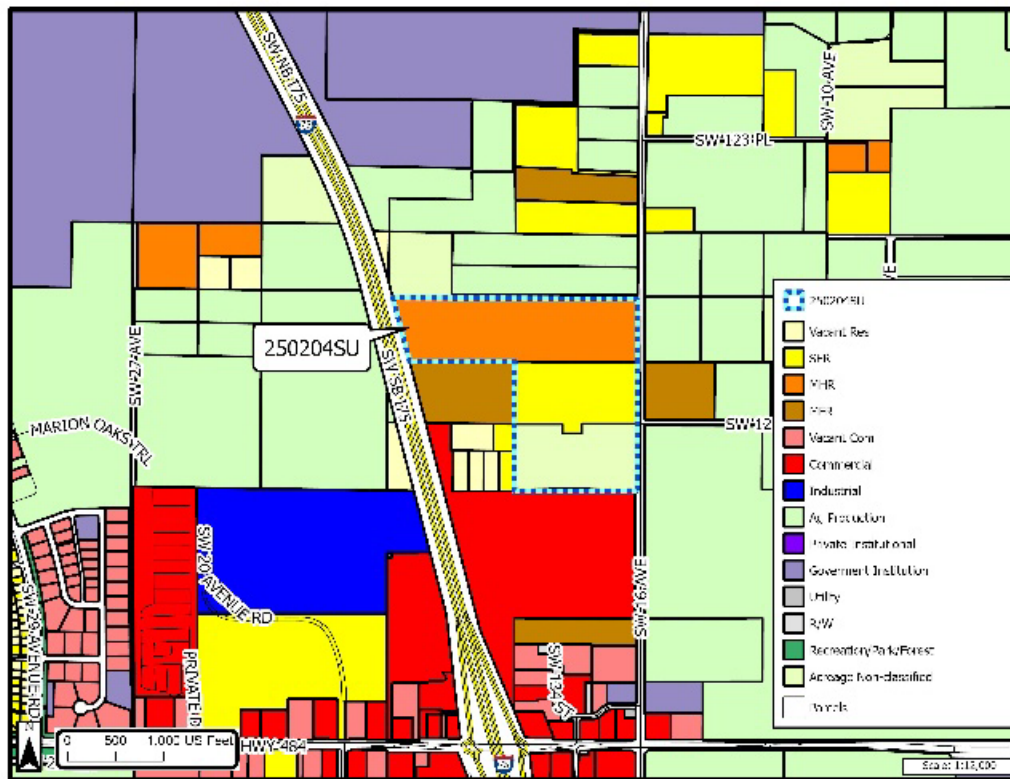
Consistent with Land Development Code (LDC) Section 2.7.3.C., notice of public hearing was mailed to all property owners (13) within 300 feet of the subject property on January 10, 2025. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property the week of January 13, 2025, and consistent with LDC Section 2.7.3.E(1), due public notice was published in the Ocala Star-Banner on January 13, 2025. Evidence of the above-described public notices are on file with the Growth Services Department and is incorporated herein by reference. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received.

IV. BACKGROUND/CHARACTER OF THE AREA

A. *Existing Site and Surroundings Conditions.* The property consists of three (3) parcels in a series along the west side of SW 16th Avenue (aka CR Hwy 475A), with the northern property extending fully west to I-75, and the two southern properties extending $\pm 1/4$ mile west from SW 16th Avenue towards I-75, but leaving an enclave area between the Special Use Permit site and I-75. Each of the parcels were historically farms, with the northern parcel including the remains of a former horse track. The two southern parcels appear to have also been one farm that was divided into north and south halves at some time in the past. Few trees are located on the main area of the site, with some trees near the perimeter, but some appear to be intended for removal given the conceptual plan provided (see Attachment B). The different properties include various residences, some currently occupied while others appear unoccupied, and barns. The southern property formerly included an arena ("Lucky 7 Arena") that appears to have been dismantled with the properties' recent ownership change.

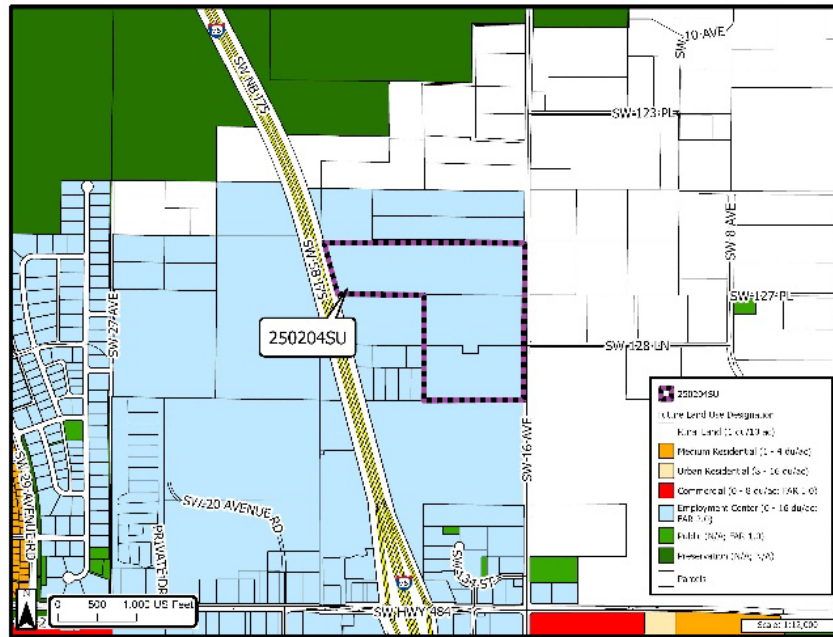
The site's south boundary is SW 130th Street Road that separates the site from the General RV Dealership location to the south. SW 130th Street Road is a substandard private historic access that follows along the southern boundary of the site was used for the arena's access, and it is the access to series of seven (7) parcels to the west that form an "enclave" surrounded by I-75 to the west, General RV to the west and south, and this application site to the east and north. Prior Figure 1 and following Figure 2 shows the overall surrounding uses including the seven "enclave" parcels wherein two are occupied by individual single-family residences while one is occupied by two manufactured homes (single-family home and family/guest residence); each of the three main residences are directly across an unpaved portion of SW 130th Street Road wherein they face the functional "rear" of this proposed Special Use Permit site (see Attachment I). East across CR 475A are a series of acreage tracts with various farms, including the northwestern portion of the Good Chance Farm that occupies a significant portion of the northeast corner of the CR 475A and CR 484 intersection.

Figure 2
Existing Uses Per Property Appraiser's Property Use Code



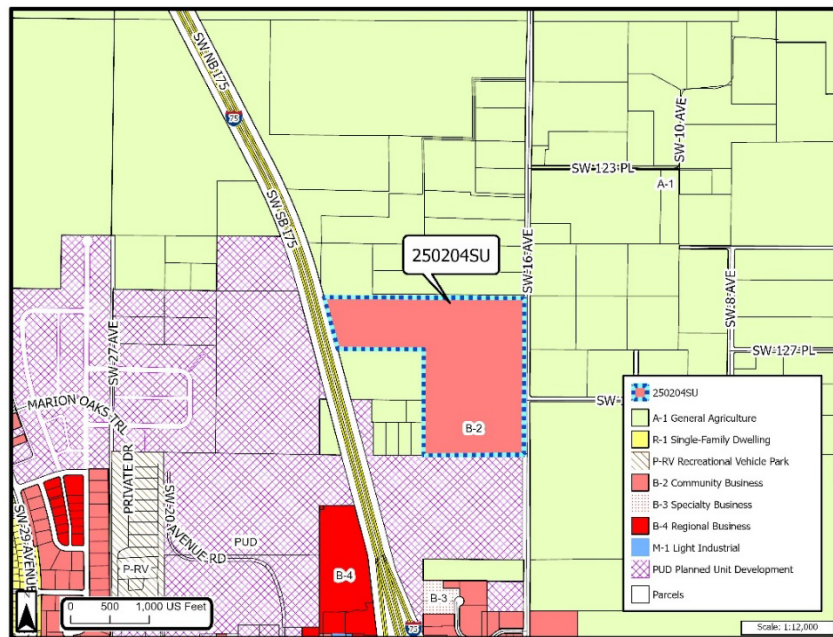
B. *Future Land Use Map (FLUM) Designation.* Following Figure 3 is the FLUMS and it shows that the subject property and the lands to the north and south of the site are designated Employment Center (EC) that allows residential development up to 16 dwelling units per acre, or non-residential uses with a maximum floor area ratio (FAR) of 2.0. East across CR 475A, the lands are designated as Rural Lands.

**Figure 3
FLUMS Designations**



C. *Zoning District Map.* Following Figure 4 shows the subject property is zoned Community Business (B-2). East across CR 475A, and the enclave area west/south of the site are General Agriculture (A-1) zoned properties. South of the site is the General RV Dealership that is subject to a Planned Unit Development (PUD) zoning, wherein up to three potential outparcel areas with cross access have been provided in that sites southeast corner along CR 475A.

**Figure 4
Zoning Designation Map**

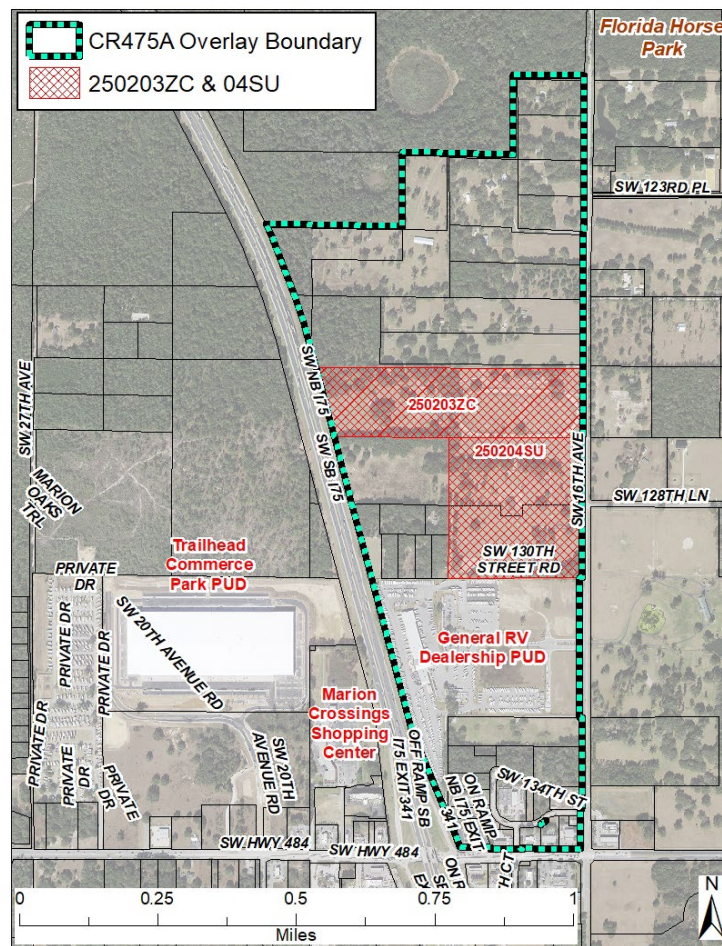


D. **CR 475A Overlay.** The site is in Marion County’s CR 475A Visual Enhancement Gateway Development Overlay (CR 475A Overlay) as shown in following Figure 5. The CR 475 Overlay is surrounded by I-75 to the west, the Cross-Florida Greenway to the north, CR 475A to the east, and Hwy 484 to the south (see Attachments F and G). LDC Section 5.8.1 states the purpose and intent of the CR 475A Overlay as:

“Develop overlay standards from the Florida Horse Park to CR 484 that create an attractive an efficient development pattern in a defined portion of southern Marion County and regulate the intensity of use.”

The CR 475A Overlay limits the range of uses to those listed in the Community Business (B-2) zoning unless considered by Special Use Permit or Planned Unit Development Applications, and establishes enlarged buffer and sidewalk/trail requirements, along with encouraging the provision of a decorative “board fence” along CR 475A.

Figure 5
CR 475A Visual Enhancement Gateway Development Overlay



The Special Use Permit Application site represents 24% of the CR 475A Overlay and 33% of the northeast quadrant of the I-75 & Hwy 484 Employment Center along CR 475A. Combined with the existing General RV Dealership PUD, the two sites represent 43% of the CR 475A Overlay and 59% of the northeast quadrant of the I-75 & Hwy 484 Employment Center along CR 475A.

E. *Summary.* Table A following summarizes the above area characteristics, from items A, B, and C. The subject site is a former farm proposed to be a limited office complex with significant storage facilities and outdoor storage or “lay-down” areas. The site is former farms, and is surrounded to the north, east, and southwest by other farm and/or residential sites.

Direction	FLUM Designation	Zoning Classification	Existing Use per Property Appraiser Code
North	Employment Center (EC)	General Agriculture (A-1)	Farms and/or residences
South-West	Employment Center (EC)	General Agriculture (A-1)	Farms and/or residences (w/residential enclave)
South-East	Employment Center (EC)	Planned Unit Development (PUD)	General RV Dealership
East	Rural Land (RL)	General Agriculture (A-1)	Farms and/or residences, incl. Good Chance Farm
West-North	Employment Center (EC)	Planned Unit Development (PUD)	Trailhead Commerce Park
West-South	Employment Center (EC)	General Agriculture (A-1)	Farms and/or residences (w/residential enclave)

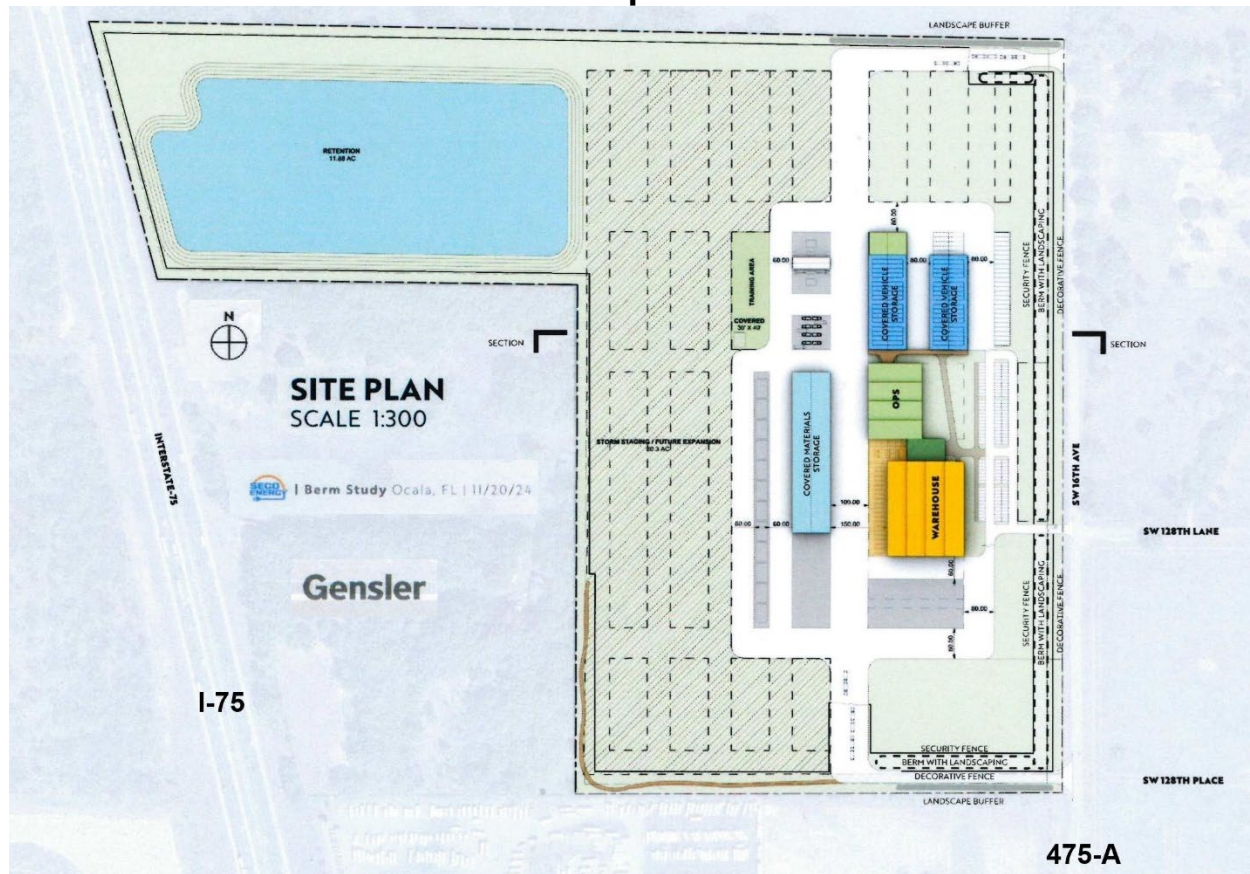
F. *Special Use Permit Proposal.*

Following Figure 2 shows the main Concept Plan provided with the Special Use Permit Application (see Attachment B). The central building (green) will be a personnel & business office, the south building (orange) will be a warehouse, the north structures (darker blue) will be covered vehicle storage, and the western structures (light blue) will be covered materials storage. Parking areas will be located between the office, warehouses, and northern covered parking. Then outdoor storage or “lay-down” areas for various equipment materials and supplies for SECO Energy’s operations will surround the structures to the north and west. A training area with a small shelter will be northwest of the covered materials storage area. A stormwater retention area is proposed at the west end of the northern part of site, along I-75. A reverse L-shaped area is shown at the site’s southeast corner at CR 475A and SW 130th Street Road, but the intended purpose/use of that area is not indicated; however, the Traffic Methodology “Site Plan” submitted for the methodology review identifies that area as “Future Expansion Area” without further qualification.

Three site access points are proposed – two direct driveways to CR Hwy 475A with one at the north end of the site (identified as Fleet and Truck Access on the Traffic Methodology “Site Plan”) and the other being a south-central access aligning with SW 128th Lane to the east across CR Hwy 475A (identified as Employee and Visitor/Vendor Access on the Traffic Methodology “Site Plan”). A third driveway (identified as Fleet and Truck Access on the Traffic Methodology “Site Plan”) is proposed to SW 130th Street Road that separates the site from the General RV Dealership location to the south. SW 130th Street Road is a historic access that follows along the southern boundary of the site that then provides historic access to a series of seven (7) parcels to the west that form an “enclave” surrounded by I-75 to the west, General RV to the west and south, and this application site to the east and north. Figure 3 following shows the seven parcels wherein two are occupied by individual single-family residences while one is occupied by two

manufactured homes (single-family home and guest residence); each of the three main residences are directly across an unpaved portion of SW 130th Street Road wherein they face the functional “rear” of this proposed Special Use Permit site (see Attachment I).

**Figure 2
Concept Plan**



Staff notes that while the concept plan provided is “to scale” few, if any, specific measurements are indicated – primarily for vehicle driving aisles and a berm/buffer height along CR 475A. The plan proposes a series of buffers that focus along CR Hwy 475A and the eastern ends of the overall north and south site boundaries. No other buffers are indicated, particularly to the noted enclave area’s existing residences that face the rear of the site. Along CR 475A, a 3-foot high berm topped with 3-foot bush height as one of the few specific measurements indicated, along with what appear to be “trees” among the shrubs, presumably to satisfy Marion County’s required C-Type Buffer that must be increased to 20’ wide due to the site’s location in the CR 475A Overlay. No specifics are indicated for the limited buffers at the east ends of the north and south boundaries. Staff notes that the immediately adjoining properties north, south, and west are either developed with single-family homes and/or in agricultural use with General Agriculture (A-1) zoning. Commercial use of the site is required to provide a B-Type Buffer to single-family uses and a D-Type Buffer to agricultural uses; both the B-Type and D-Type Buffers require the provision of a minimum 6-foot high wall along the interior side of the buffer, and no wall is indicated by the concept plan. In regards to the proposed structures, while a berm and plantings are proposed along CR 475A, staff notes that the proposed warehouse would be in direct alignment with the buffer opening for the driveway aligning

with SW 128th Lane, so traffic at the future “intersection” would be able to view directly into the site to the warehouse structure.

G. Conclusion.

As noted, the site is in the CR 475A Overlay that is intended to support a gateway presentation to, and host facilities that support, the Florida Horse Park and the Cross-Florida Greenway, such the CR 475A Landbridge Trailhead. The proposed use will occupy a significant location with substantial frontage on CR 475A and while a berm/buffer will be provided, no functional buffers are proposed to the north and southwest for existing farms and residences, that would then provide buffers to future CR 475A Overlay development, potentially detracting from the effort to support the noted gateway and tourism support desired. Further, the proposed berm/buffer will present open “gaps” to CR 475A for both local residents (such as opposite SE 128th Lane) and travelers visiting the area. As such, staff does not support the proposed Special Use Permit as being compatible with the existing and surrounding uses, or the CRA 475A Overlay.

V. ANALYSIS

LDC Section 2.8.2.D requires that in making a recommendation to the Board, the Planning and Zoning Commission shall make a written finding the SUP addresses nine (9) specific requirements. LDC Section 2.8.3.B requires consistency with the Comprehensive Plan. Staff’s analysis of compliance with these ten (10) requirements is addressed below.

A. *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.*

The site fronts along CR 475A, a paved Collector roadway that parallels I-75 extending south from Ocala, crossing Hwy 484, and then turning east to proceed to CR Hwy 475 and US Hwy 301. The applicant has submitted a Traffic Methodology for the proposed facility (AR# 32365, see Attachment E) that is currently undergoing staff review. Three access points are proposed, and are being evaluated in conjunction with the methodology review. However, the final placement and design of the site’s access will be subject to compliance with the LDC, and the outcome of the final Traffic Study based on a finally approved methodology. Growth Services is not opposed to the “center” access’ alignment with SE 128th Lane; however, staff is particularly concerned about the potential view into the site from CR 475A as the intent of the CR 475A Overlay is create a welcoming gateway effect related to the Florida Horse Park’s public access, as well as for the Cross-Florida Greenway’s CR 475A Landbridge Trailhead. Staff notes that provision of the southern access using the SW 130th Street Road alignment will require improving that route as required by the LDC, which will provide for improved access for the residential enclave to the west, but the improvements will likely necessitate the removal of multiple trees along the route to accommodate SECO vehicles, equipment, and materials and comply with safety requirements.

- B. Provision for off-street parking and loading areas, where required, with particular attention to the items in (A) above and the economic, noise, glare, or odor effects of the SUP on adjoining properties and properties generally in the surrounding area.*

The concept plan illustrates various parking areas and covered parking structures, along with sizeable on-site vehicle aisles that will be provided to support SECO vehicles and the necessary movements of products and materials around the “lay-down” yard. The concept plan notes that 8-foot high security fencing is proposed to control site access, and the placement of gates will need to comply with LDC requirements to ensure vehicles do not obstruct CR 475A traffic when queuing at the gates as well as providing for emergency access for emergency services.

The proposed SECO facility will include a significant outdoor storage “lay-down” yard that is not typically paved, but is instead stabilized, often with gravel and/or lime rock to an extent, which may lead to generating dust and noise as vehicles and equipment are delivered, removed, or re-arranged on the site which will generate noise as well with the site’s active access. Additionally, as a primary facility, the areas may be accessed at various times, including in the evening and/or overnight in the event of outages and/or emergency situations that may create significant light/glare impacts from the site. Immediately west of the main “lay-down” yard are three single-family homes where very little to no screening is currently present, and neither the concept plan or applicant’s findings propose any buffering to those residences or adjoining farms – wherein the LDC ordinarily requires either B-Type or D-Type Buffers that must include a minimum 6-foot high wall. The lack of buffer proposals for existing adjoining residences and/or farms is a significant deficiency for the proposal. Additionally, staff’s site inspection notes that the site includes varying elevations and appears to slope upwards from the existing residential enclave to the west. The placement of walls and/or berms along that shared boundary may then fail to adequately screen the activity to block noise, light, sound, and potential windborne dust/debris from the site being directed to the adjoining properties unless the wall and/or berms height is based on the site’s “lay-down” yard’s finished elevation that are unknown at this time. Staff recommends that this item has not been adequately addressed at this time.

- C. Provisions for refuse and service area, with particular reference to the items in (A) and (B) above.*

Neither the concept plan or findings address provisions for refuse service; however, staff notes such uses are considered commercial uses that are subject to contracting for disposal services consistent with Marion County’s Code of Ordinances (COO) and providing for screening of such collection/storage locations per the LDC. The proposed enclosed, covered, and outdoor storage “lay-down” yard areas will be access via the previously noted driving aisles, that appear to be sufficiently sized for servicing the proposed facilities, vehicles, equipment, and materials for storage/staging. Staff recommends that this item has not been adequately addressed at this time.

D. Provision for utilities, with reference to locations, availability and compatibility.

The site is developed with a single-family residence and accompanying accessory structures that have been utilizing on-site potable water and sanitary sewer facilities. Marion County Utilities currently provides sanitary sewer service to the General RV Dealership south of the site, and a sanitary sewer force main is located within the CR 475A right-of-way, extending north past the site to the Florida Horse Park. Marion County Utilities currently provides potable water service to the General RV Dealership as well. Development/use of the site will be required to provide for connection to Marion County Utilities consistent with the LDC's connection requirements. Staff recommends that this item has not been adequately addressed at this time.

E. Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary.

The site consists of former farm properties with limited trees and screening vegetation; additionally, given the proposal for an ultimately extensive "lay-down" yard and the need to accommodate the maneuvering of vehicles, equipment, and stored materials, typical of such industrial-type storage yards, vegetation is discouraged which is a significant concern for staff. Aerial observations of a similar SECO Energy facility in Sumterville, FL supports this concern (see Attachment J). An extensive open area unobstructed by buffers or on-site vegetation may enable windborne dust and debris to be generated from the site. Further, as discussed in prior Item C, the lack of interior vegetation and complete buffers may enable noise, glare/light, and dust to be generated from the site, potentially affecting CR 475A, I-75, and particularly properties along the north and west boundaries where buffers including walls are ordinarily required by the LDC, representing a significant concern for staff. Staff recommends that this item has not been adequately addressed at this time.

F. 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.

Neither the concept plan, or the preliminary site plan from the Traffic Methodology, identified proposed signs/signage for the site. The CR 475A Overlay includes specific sign requirements for sign placements along CR 475A and compliance will be required if/when signs are proposed for the project. As noted previously, the outdoor storage "lay-down" yard represents a significantly large open space with limited, if any, internal obstructions to limit noise, light/glare, and dust from the site. The incomplete site buffers, and limited details regarding the overall site are a concern. Staff recommends that this item has not been adequately addressed at this time.

G. Provision for required yards and other green space.

As previously noted, the land use buffers proposed do not address all site boundaries, and staff notes the site is proposed to include a significantly large

outdoor storage “lay-down” yard, limiting the amount of managed open green space. Further, the unknown status of the site’s finished final grade elevations in regard to the surroundings is a concern for adjoining farms and residences. Potential setback and buffer areas are indicated, but no labels or dimensions are provided. For the CR 475A frontage, decorative board fence along with a minimum 3-foot high berm topped with 3-foot high shrubs, potentially viburnum odoratissimum (Sweet Viburnum) but unspecified, along with unknown “trees”. The timing of the hedge installation and size at time of planting is a concern, particularly given the open nature of site and the intended use of outdoor storage “lay-down” yard. Staff recommends that this item has not been adequately addressed at this time.

H. Provision for general compatibility with adjacent properties and other property in the surrounding area.

The preceding items review and summarize staff concerns for potential impacts to the adjoining and surrounding properties, along with CR 475A and potentially I-75. Staff recommends that this item has not been adequately addressed at this time.

I. Provision for meeting any special requirements required by the site analysis for the particular use involved.

The Applications’ concept plan was accompanied by an illustrated east-to-west cross-section for a portion of the project site. The illustration was scaled, but no measurements were provided, and the cross-section did not illustrate the full site extent, instead it begins with CR 475A and ends with a general view of the proposed cover parking/material storage buildings, failing to extend fully across the site to the west property boundary where existing residences adjoin the site. The portion of the illustration provided appears to reflect an intent for the site grading to result in a “flat level” surface, typical of outdoor storage yards, which is a concern as residences exist west of the site and may be “below” the finished grades as previously noted. The Application’s findings did not propose any other special proposals for the site, nor did the findings speak to any special requirements that may be required under the review and consideration of this Application. Staff recommends that this item has not been adequately addressed at this time.

J. Consistency with the Comprehensive Plan.

1. FLUE Policy 1.1.6: Buffering of Uses – The County shall require new development or substantial redevelopment to provide buffering to address compatibility concerns and reduce potential adverse impacts to surrounding properties, as further defined in the LDC.

Analysis: The project will result in an extensive outdoor storage “lay-down” yard along with covered and/or enclosed warehouse structures along with a limited office. The buffering illustrated by the concept plan focuses on CR 475A but that timing/size of buffer installations is a concern. Further, no buffering details are provided for the site’s remaining boundaries to

adjoining farms, residences, or I-75. Staff recommends that this policy has not been adequately addressed at this time.

2. FLUE Policy 2.1.5: Permitted & Special Uses – The county shall identify permitted and special uses for each land use designation and zoning classification, as further defined in the Comprehensive Plan, Zoning, and LDC.

Analysis: The project proposes uses not ordinarily permitted in the site's Community Business (B-2) zoning, and uses not encouraged in the CR 475A Overlay. However, consistent with County practices and the CR 475A Overlay provisions, the proposed storage warehouses and outdoor storage "lay-down" yard is eligible for consideration through the Special Use Permit consideration process, consistent with this policy.

3. FLUE Policy 8.1.1: Protection of Existing Residential Development – The County shall recognize existing residential development and require that new development address issues of compatibility through implementation and maintenance of LDC that address density and intensity of impacts of new development to the surrounding area and uses.

Analysis: The project will result in an extensive outdoor storage "lay-down" yard along with covered and/or enclosed warehouse structures along with a limited office. The buffering illustrated by the concept plan focuses on CR 475A but that timing/size of buffer installations is a concern. Further, no buffering details are provided for the site's remaining boundaries to adjoining farms, residences, or I-75. Staff recommends that this policy has not been adequately addressed at this time.

4. FLUE Objective 10.4 on Innovative Planning Strategies provides, "To develop and enforce innovative planning techniques and LDC designed to protect residential neighborhoods, enhance the economic viability of the community, promote the efficient use of infrastructure, preserve natural resources, reinforce the market area concepts, and reduce the proliferation of urban sprawl."

Analysis: The project is in the CR 475A Overlay established to focus on the site's unique location between the I-75/Hwy 484 interchange and the Florida Horse Park and the Cross-Florida Greenway 475A Landbridge Tailhead. Use limitations and design provisions for enlarged roadside buffers and sidewalk/trails along CR 475A are required to support the gateway appearance for the corridor and the connectivity between the interchange area and the Florida Horse Park and Landbridge Trailhead facilities. The indicated CR 475A buffering is concern due to limited details and the potential for views into the site through buffer openings. Further, the lack of additional buffer details and final site preparation information are a concern. Staff recommends that this policy has not been adequately addressed at this time.

Based on the above findings, staff concludes the SUP is not consistent with the noted Comprehensive Plan provisions as required by LDC Sections 2.8.2.D and 2.8.3.B along with LDC Division 5.8.

VI. ALTERNATIVE RECOMMENDATIONS

- A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to the Board of County Commissioners to **DENY** the special use permit amendment.
- B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, and make a recommendation to the Board of County Commissioners to adopt a proposed Ordinance to **APPROVE AS CONDITIONED** the special use permit.
- C. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, amend the findings and conclusions contained herein so as to support the approval of the Ordinance with amended conditions and make a recommendation to the Board of County Commissioners to adopt a proposed Ordinance to **APPROVE WITH AMENDED CONDITIONS** the special use permit.
- D. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, identify any additional data and analysis needed to support a recommendation on the proposed Ordinance, and make a recommendation to the Board of County Commissioners to **TABLE** the application for up to two months in order to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

VII. STAFF RECOMMENDATION

- A. Staff recommends **DENIAL** of the applicant's request as reasoned in Section V. of this report above wherein the proposed use is **not consistent** with each of the required Special Use Permit Findings and is therefore **not consistent** the Comprehensive Plan as required in LDC Sections 2.8.2.D and 2.8.3.B along with LDC Division 5.8.
- B. Should the Commission and/or Board make a finding that the applicant's request is consistent with each of the required Special Use Permit Findings and is therefore consistent the Comprehensive Plan as required in LDC Sections 2.8.2.D and 2.8.3.B along with LDC Division 5.8. staff has provided the following list of potential development conditions regarding the proposed use for reference and guidance:
 - 1. The site shall be operated consistent with the submitted conceptual plan and conditions as provided with this approval.
 - 2. This Special Use Permit shall run with Sumter Electric Cooperative, Inc. (aka SECO Energy) and not the property.

3. The site's three parcels shall be combined into, and maintained as, a single ±79-acre parcel owned and controlled by Sumter Electric Cooperative, Inc.
4. In the event the united property is later re-divided or subdivided into separate ownership(s) from its ±79-acre size, the Special Use Permit shall terminate for any portion sold to a separate entity in the event the bulk of the remaining facilities continue to be owned by Sumter Electric Cooperative, Inc. for use as part of the Special Use Permit authorized office, warehouse, and outdoor storage ("lay-down" yard) use. This provision's intent is to accommodate an opportunity for Sumter Electric Cooperative, Inc. to sell a portion of the site, such as along CR 475A, to enable that sold site's development or redevelopment for uses consistent with the site's then current zoning classification and the Marion County CR 475A Visual Enhancement Gateway Development Overlay (CR 475A Overlay).
5. Development of the site shall be subject to the LDC Buffer requirements, including the provision of B-Type and D-Type Buffers and their required minimum 6-foot high walls along the north boundary and the south/west boundaries abutting the residential enclave between the site, the General RV Dealership, and I-75; the walls shall not be eligible for LDC Waivers in regard to exchanging the walls for opaque fencing, but may be exchanged for the installation of landscape berms a minimum of 6-foot in height (in lieu of the wall, but the same height) and to include the required landscape planting for the respective buffer types per the LDC. The measurement of the minimum wall or berm height shall be based on and measure from the finished grade elevation of the subject site's outdoor storage "lay-down" yard areas to screen those areas in the event the finished grades have been elevated in relation to the site's surrounding and adjoining property lines.
6. All site buffers shall be completed, including the berm(s) and full planting of all vegetation prior to the initiation of any use of the site, and shall be maintained consistent with LDC requirements in perpetuity. Installed shrub/hedge vegetation shall be a minimum of 3-feet in height at the time of planting; and all landscaping shall be installed with an irrigation system that shall be maintained and operated in perpetuity for the site.
7. At a minimum, all internal site vehicle driving aisles shall be paved and maintained with an asphalt or concrete surface, inclusive of the site's personnel and vehicle parking areas and the access aisles throughout the outdoor materials storage "lay-down" yard. The intent is to ensure the regularly traveled surfaces focused on the movement of vehicles to, from, and servicing the site and the "lay-down" yard are permanent surfaces to limit on-site dust generation that could become airborne, and potential tracking from vehicles exiting the site.
8. The placement/layout of the proposed office, warehouse, and covered vehicle parking shall be revised to ensure that the site's central access aligning with SE 128th Lane (identified as Employee and Visitor/Vendor Access on the Traffic Methodology "Site Plan") consistent with one of the following options to ensure a non-monolithic structure is presented and visible to CR 475A as follows:
 - a. The north-to-south order of the proposed office, warehouse and covered vehicle parking shall be reversed and/or revised to ensure the office is the primary structure centered on the central access aligning with SE 128th Lane, or

- b. The proposed warehouse shall present visually as a fully enclosed structure on its east, south, and north walls directed to CR 475A. No door/equipment openings shall be presented to CR 475A, while door/equipment openings for the north or south sides of the warehouse may be opened for active access and remain closed at other times to contain potential noise, etc. generated from within the warehouse. Further, the finished appearance of the warehouse shall not be a metal/corrugated siding or similar industrial appearance, with the north, south, and east facades architecturally finished to present a resemblance to an office type building, including apparent glass facades, and generally consistent with the intended office building.
9. Outdoor lighting shall fully comply with Marion County LDC Division 6.19 – Outdoor Lighting and shall not be eligible for LDC Waivers in regards that division. Further, no outdoor lighting shall exceed 20-feet in height (rather than the 30-feet in height listed in LDC Section 6.19.6.E(4)).
10. The Special Use Permit shall expire on February 28, 2030; wherein the owner/applicant may submit for consideration a New/Extension of this Special Use Permit, including demonstrating compliance with the required development conditions, and proposing an extension of the Special Use Permit and/or a proposal for no further expiration.

VIII. PLANNING AND ZONING COMMISSION RECOMMENDATION

To be determined.

IX. BOARD OF COUNTY COMMISSIONERS' ACTION

To be determined.

X. LIST OF ATTACHMENTS

- A. SUP Application and ownership information, filed September 25, 2024, as subsequently revised.
- B. SUP Conceptual Plan with Traffic Methodology Preliminary Site Plan.
- C. SUP Finding of Facts.
- D. DRC Staff Review Remarks.
- E. SECO Energy Traffic Methodology AR# 32365.
- F. LDC Division 5.8 – CR 475A Overlay provisions.
- G. June 7, 2016 BCC Minutes – establishment of the CR 475A Overlay
- H. Site Survey.
- I. Site and Sign Pictures.
- J. Google 2025 Aerial view of SECO Energy Sumterville Facility