



**Marion County
Board of County Commissioners**

Growth Services

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Ocala, FL 34470
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**PLANNING & ZONING SECTION
STAFF REPORT**

P&Z Date: 5/27/2026	BCC Date: 6/16/2026
Case Number	260601SU
EPL Number	PL SUP-000446-2026
Type of Case	Special Use Permit for parking of <u>four (4) tractor trailers*</u>
Owner	Juan Carlos Diaz Marrero & Yelaine Trujillo Ravelo
Applicant	N/A
Street Address/Site Location	13660 SE 80 th Avenue, Summerfield, FL 34491
Parcel Number(s)	45453-000-00
Property Size	±4.83 AC**
Future Land Use	Rural Land (RL)
Existing Zoning Classification	General Agriculture (A-1)
Overlays Zones/Special Areas	Secondary Springs Protection Zone (SSPZ) & Flood Prone Areas
Staff Recommendation	DENIAL
P&Z Recommendation	DENIAL (3-1 VOTE)
Project Planner	Jared Rivera-Cayetano
Related Cases	Code Case No. CE26-0831 (on-hold) – Parking of six (6) commercial vehicles on agriculturally-zoned property

I. ITEM SUMMARY

Juan Carlos Diaz Marrero and Yelaine Trujillo Ravelo filed a Special Use Permit (SUP) application for a ±4.83-acre** property in Summerfield, FL with a zoning classification of General Agriculture (A-1). The subject property is located at 13660 SE 80th Street, Summerfield, FL. The Parcel Identification Number for the subject property is 45453-000-00. Located outside an existing subdivision, the legal descriptions are provided within the rezoning application (see Attachment A). The site is located outside the Urban Growth Boundary (UGB) and within the Secondary Springs Protection Zone (SSPZ). The intention of this Special Use Permit request is to allow parking of four (4) tractor trailers*. The Special Use Permit request is in response to County-initiated Code Case No. CE26-0831.

Figure 2 provides the submitted concept plan for the requested use, including the proposed parking area towards the rear of the subject property. The applicant proposes four (4) tractor trailers (see Attachment A for vehicle documentation, including identification numbers). Staff notes all four (4) tractor trailers are owned by the subject property owners, who also reside within the subject property; however, most commercial vehicles are operated by family members related to the subject property owner but otherwise residing elsewhere. The applicant has indicated that drivers pick up and drop off the tractor trailers on the subject property. The submitted concept plan proposes one (1) driveway for commercial vehicle access and one (1) driveway for resident access. The subject property is also used for agricultural activity (related to farm animals including goats and chickens).

Section 4.3.21 of the Marion County Land Development Code (LDC) limits the number of commercial vehicles in all agriculturally-zoned properties less than five (5) acres in size to one (1) commercial vehicle over 16,000 pounds through an approved Special Use Permit. The applicant includes a request for four (4) tractor trailers on a 4.83-acre property.

This report was significantly edited following the Planning & Zoning (P&Z) Commission hearing to reflect Staff recommendation for approval. To reflect major changes since the Planning and Zoning Commission hearing, sections highlighted in Green have been added and ~~sections highlighted in red have been removed~~.

**This Special Use Permit was advertised as a request for five (5) tractor trailers. Prior to the Planning and Zoning Commission hearing, the applicant has clarified the request is specifically for four (4) tractors and four (4) trailers, with the applicant now intending to sell the fifth tractor. The applicant has provided an updated application form for clarity (see Attachment A).*

***Acreage is based on boundary survey by licensed surveyor, dated August 11, 2025 (see Attachment A).*

II. STAFF SUMMARY RECOMMENDATION

Staff recommends **DENIAL**. Although the vehicle owners reside within the subject property, a request for four (4) tractor trailers on a 4.83-acre property and otherwise operated by individuals other than the property owners exceed LDC provisions—constituting a commercial business that otherwise would only be permitted in more intensive commercial zoning classifications. Staff therefore finds the request is not consistent with the Marion County Comprehensive Plan, not compatible with the surrounding area, and will adversely affect the public interest.

Alternatively, to address compliance with LDC Sections 2.8.2.D and 2.8.3.B, Staff may recommend approval of *one (1)* tractor trailer. The conditions in Section VII of this report are recommended to address compliance with the requirements in the Marion County Land Development Code (LDC) Sections 2.8.2.D and 2.8.3.B.

Figure 1
General Location Map

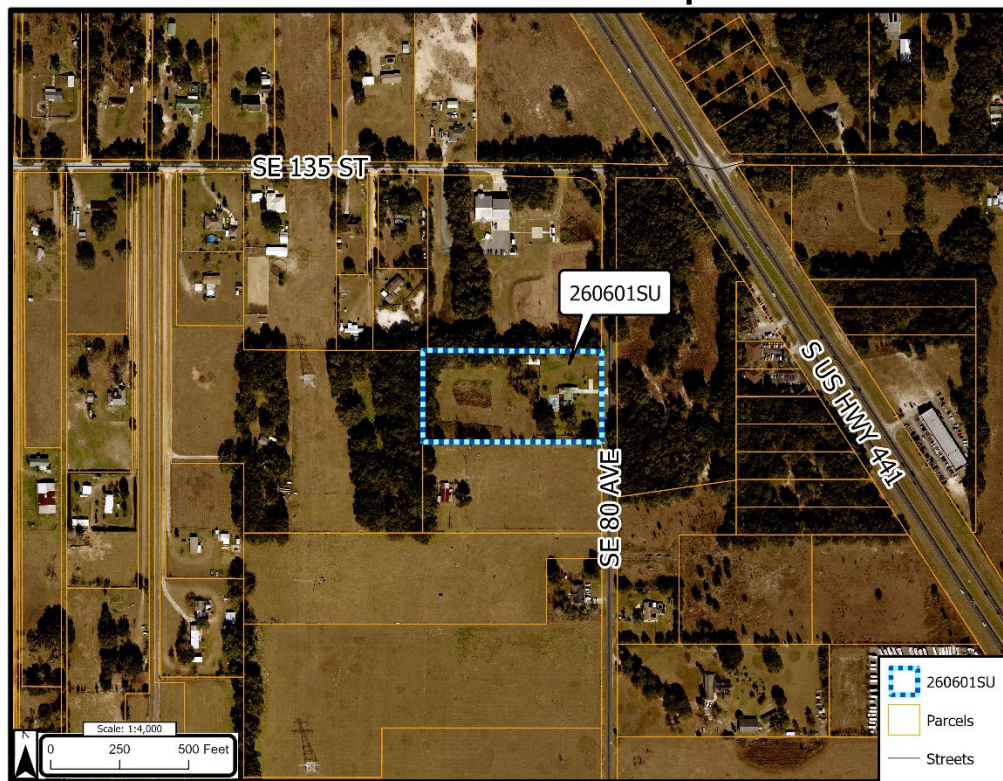
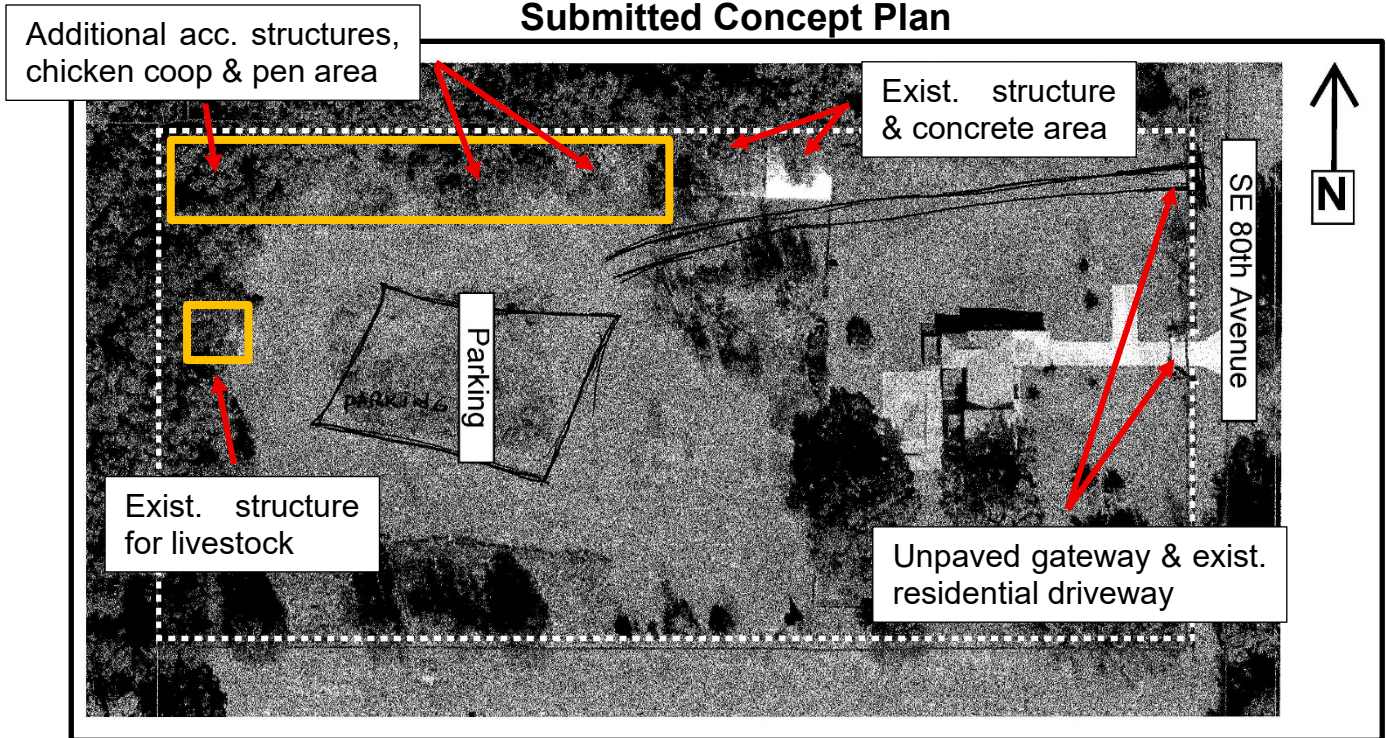


Figure 2
Submitted Concept Plan



III. NOTICE OF PUBLIC HEARING

The Growth Services Director has interpreted the requirements of Land Development Code (LDC) Sections 2.7.3.C, 2.7.3.B and 2.7.3.E to apply to SUP applications. Consistent with LDC Section 2.7.3.B., notice of public hearing was mailed to all property owners (8 owners) within 300 feet of the subject property on May 8, 2026. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on May 8, 2026, and consistent with LDC Section 2.7.3.E., public notices were published through the Marion County website on May 11, 2026 for the Planning and Zoning Commission. 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, a letter of non-objection signed by seven (7) residents has been received.

IV. BACKGROUND/CHARACTER OF AREA

A. *Existing Site Conditions.*

Figure 1, above, is a general location aerial displaying existing and surrounding site conditions. Figure 3 displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC).

In general, the surrounding properties are characterized predominantly by low-density development. Staff notes several properties classified as agricultural

production to the southwest of the subject property, with low-density residential development to the northwest and across S US Highway 441 to the northeast. Spruce Creek Fire Station #30, directly to the north of the subject property, is classified as government institutional.

Staff notes that S US Highway 441 to the east of the subject property is characterized predominantly as an area of potential or pre-existing commercial development; that said, Staff notes that certain properties in the northeast have a Rural Land (RL) Future Land Use (FLU) designation that would otherwise prohibit commercial development (see Figure 5).

Staff conducted a site visit on May 1, 2026. An additional site visit was conducted on May 8, 2026. Staff found that the subject property contains one (1) single-family residence with a pool/deck. Staff notes a paved driveway located along the center of the subject property frontage on SE 80th Avenue that serves as the primary residential entrance. A separate gate along SE 80th Avenue currently exists along the northeastern corner of the subject property, which has been used as the primary driveway for commercial vehicle activity. Some signs of wear were observed along the unimproved gateway.

The entire subject property is delineated by a decorative fence. Staff notes several trees along the fence directly adjacent to SE 80th Avenue and throughout the front yard of the property. Staff notes a cluster of trees and shrubs, as well as a second fence line to the rear of the existing single-family residence, which delineates the western half of the subject property. Personal recreational vehicles and a boat were parked behind this tree/shrub line.

Within the vacant western half of the subject property, Staff observed several areas of limestone paving. At least three (3) inoperable tractors were found within the subject property. An additional three (3) flatbed trailers were observed on-site. A small number of goats were observed grazing. A large coop containing several chickens is located along the northwestern property boundary, with an additional pen for geese located directly at the northwestern corner of the subject property.

In addition, Staff notes a small accessory structure/barn along the northern property boundary and an additional small accessory structure/barn, used for the goats and pigs, further towards the rear of the subject property. Staff observed several shipping containers on-site, with many of them used to store agricultural materials including animal feed.

Staff observed a select number of small trees along the western and northern subject property boundaries—although Staff does note that the chicken coop, pen area, and several other accessory structures are all located either directly along or within twenty-five (25) feet of the subject property boundaries. Most trees/underbrush are actually located to the north and west of the subject property on *adjacent* properties, with a robust tree canopy to the west of the subject property and a significant shrub line immediately to the north of the shared property boundary with the Spruce Creek Fire Station property. Light vegetation was

observed within subject property boundaries. There are some vegetation gaps along the southern subject property boundary, with agricultural structures located within PID 45456-000-00 to the south of the subject property actually visible from the parking area.

B. *Zoning Classification.*

Figure 4 displays the existing zoning classifications for the subject property in relation to the existing zoning classifications of the surrounding properties. In general, most properties to the west and south of the subject property are agriculturally zoned. Regardless of FLU designation, select commercially-zoned properties are located along Highway 441. Within a one-mile radius from the subject property, the Carissa Oaks development project along SE 132nd Street Road to the northwest and the Del Webb's Spruce Creek Golf and Country Club development project along S Highway 441 to the east are zoned as primarily residential Planned Unit Development (PUD) projects. Spruce Creek Fire Station #30, zoned for government use, is directly to the north of the subject property.

C. *FLUM Designation.*

Figure 5 displays the existing Future Land Use (FLU) designation for the subject property in relation to the existing FLU designation of the surrounding properties. In general, properties to the west and south of the subject property, as well as select properties across S US Highway 441 to the northeast, are designated as Rural Land (RL). Spruce Creek Fire Station #30, directly to the north of the subject property, is designated as Public (P).

Staff notes that properties along S US Highway 441 are generally designated as Commercial (COM), with select properties to the west of the intersection of S US Highway 441 and SE 132nd Street Road designated as Employment Center (EC)/Commerce District (CD). Properties within the Del Webb's Spruce Creek Golf and Country Club development project are primarily designated as Medium Residential (MR).

Table 1, below, assembles the information in Figures 3, 4, and 5 in tabular form. Site photos are attached to this report (see Attachment C).

TABLE 1. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUM Designation	Zoning Classification	MCPA Existing Use
Subject Property	Rural Land (RL)	General Agriculture (A-1)	Single Family Residential
North	Public (P)	Government Use (G-U)	Government Institutional
South	Rural Land (RL)	General Agriculture (A-1)	Ag Production
East	Right-of-Way & Rural Land (RL)	Right-of-Way & General Agriculture (A-1)	Right-of-Way & Acreage Non-Classified
West	Rural Land (RL)	General Agriculture (A-1)	Ag Production

Figure 3
Existing Use per Property Appraiser Property Code

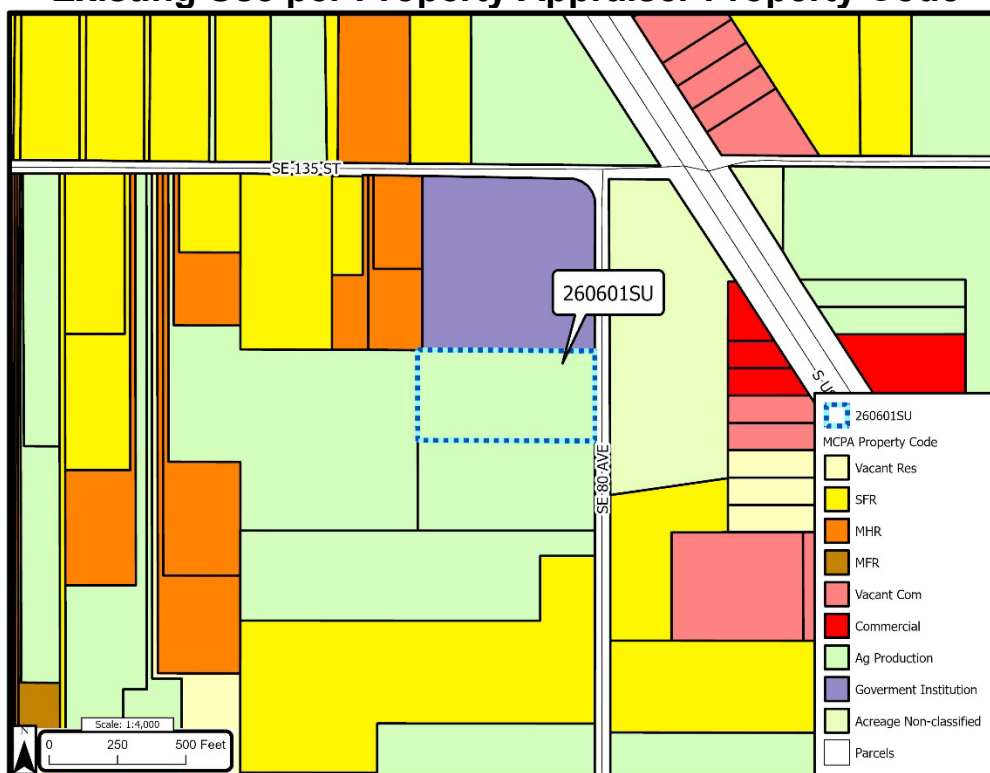


Figure 4 Zoning Classification

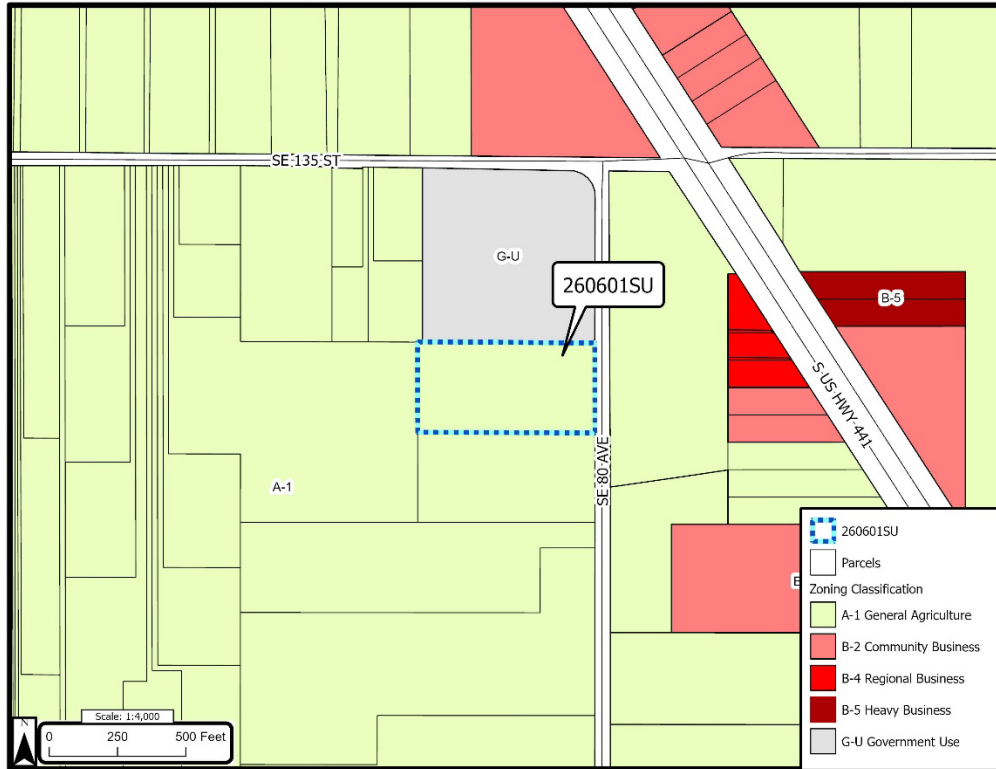
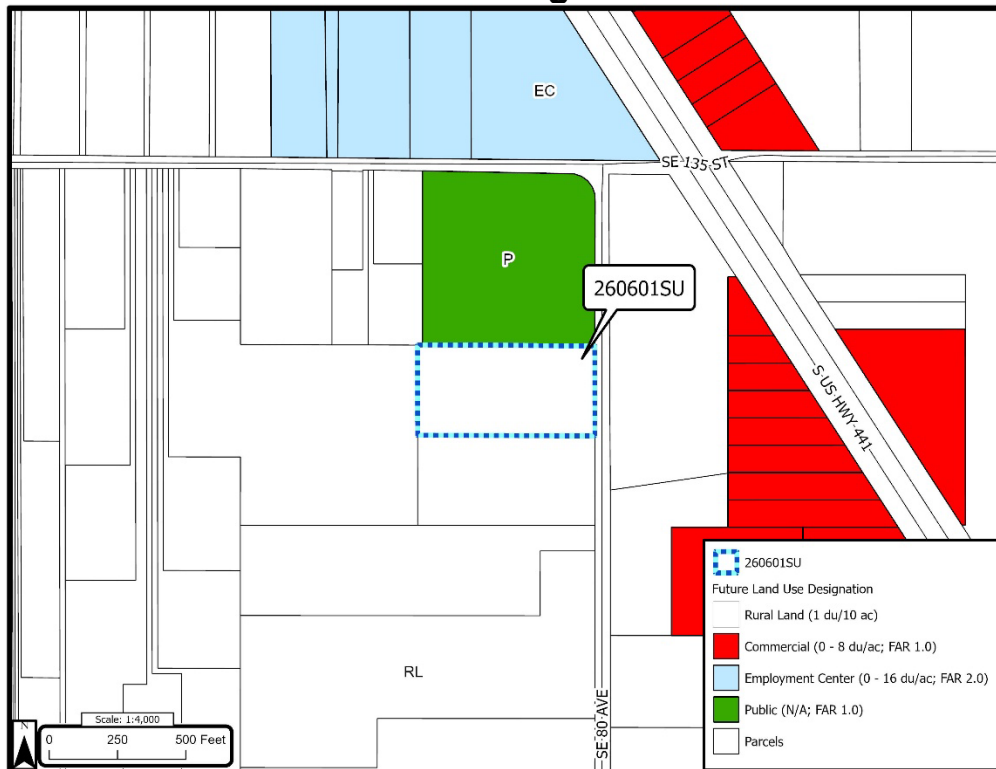


Figure 5 FLUMS Designation



V. ANALYSIS

LDC Section 2.8.2.D provides that in making a recommendation to the Board, the Commission shall make a written finding that granting the SUP will address nine specific requirements. LDC Section 2.8.3.B requires consistency with the Comprehensive Plan. Staff's analysis of compliance with these ten (10) requirements are 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.*

Analysis: The subject property currently has one (1) paved driveway, located along the center of the subject property frontage on SE 80th Avenue; that said, a separate gate along SE 80th Avenue currently exists along the northeastern corner of the subject property and has been used as the primary driveway for commercial vehicle activity.

Staff has concerns with the number of commercial vehicles—more than 16,000 pounds each—and use of the unimproved gateway for access. Office of the County Engineer (OCE) staff indicates that SE 80th Avenue and SE 135th Street, both Major Local roadways maintained by Marion County, have not been designed to support routine heavy vehicle traffic from a trucking business (i.e. more than one commercial vehicle operated from subject property). Some signs of wear were observed along the unimproved gateway.

Staff therefore finds the application **is not consistent** with provisions for ingress and egress. However, in the event that the Special Use Permit request is approved, Staff recommends the following condition(s) to mitigate ingress and egress concerns:

- *The subject property shall be limited to one (1) driveway only, which shall be constructed to commercial driveway standards.*
 - *If the existing paved driveway along SE 80th Avenue, which serves as the primary residential entrance, is used for ingress and egress of commercial vehicle(s), the unpaved gateway currently used by commercial vehicles shall no longer be used for commercial vehicle access.*
 - *If the existing gateway is used for all ingress and egress, the existing paved driveway along SE 80th Avenue shall no longer be used for residential access and shall be blocked/removed.*

- B. *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.*

Analysis: Although the vehicle owners reside within the subject property, the applicant has verbally indicated that most commercial vehicles are operated by individuals other than the subject property owners. The applicant has indicated that drivers pick up and drop off the tractor trailers on the subject property. The submitted concept plan indicates a designated parking area for commercial vehicles within the vacant western half of the subject property. The applicant has verbally indicated that all drivers park their personal vehicles within the western half of the subject property. A concrete area adjacent to an existing storage structure currently exists and may serve as an alternative parking area for *personal* vehicles.

Second, although the applicant has indicated otherwise, Staff nonetheless notes the potential for loaded vehicles on the subject property. The increased weight of loaded vehicles would impose additional strain on SE 80th Avenue and SE 135th Street, which have otherwise not been designed to support heavy vehicle traffic.

Staff therefore finds the application **may be consistent** with provisions for off-street parking and loading. In the event that the Special Use Permit request is approved, Staff recommends the following condition(s) to mitigate parking and loading concerns:

- *All commercial vehicles shall be parked within the designated parking area at all times.*
 - *A paved parking area shall accommodate all commercial vehicles.*
 - *In the case that additional commercial vehicles are approved, each additional tractor trailer beyond the tractor trailer owned and operated by the subject property owner shall be accompanied by a paved parking space for the personal vehicle of the respective operator, with dimensions consistent with LDC Section 6.11.8.C.*
- *Loaded vehicles shall not be permitted on the subject property. Commercial vehicles shall be unloaded prior to entering the subject property.*

C. *Provisions for **refuse and service area**, with particular reference to the items in (1) and (2) above.*

Analysis: The applicant indicates all waste will be handled from the container used for regular residential waste, to be collected by contractor.

That said, upon inspection of the subject property, Staff observed at least three (3) inoperable tractors on-site, as well as commercial vehicle parts (i.e. engine, tires, etc.) stored outside. Additional commercial vehicle parts (i.e. seats, tires, etc.) were found stored within existing accessory structures.

Staff concludes that the application **is not consistent** with LDC provisions for refuse and service areas. However, in the event that the Special Use Permit

request is approved, Staff recommends the following condition(s) to mitigate refuse and service area concerns:

- *All inoperable commercial vehicles and commercial vehicle parts stored outside shall be removed from the subject property within fourteen (14) days of approval by the Board of County Commissioners.*
- *No mechanical repairs or maintenance of commercial vehicles shall occur within the subject property.*

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

Analysis: The subject property is currently served by Seco Energy for electricity. The subject property is within the Marion County Utilities service area; however, the primary residence is currently outside connection distance for central water and wastewater service. The applicant indicates the property is served by well and septic system. Staff notes that any new wells and septic systems would be required to meet County, Department of Health (DOH), and Department of Environmental Protection (DEP) standards at the time of permit review.

Staff therefore concludes that the application is **consistent** with LDC provisions for utilities.

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

Analysis: LDC Section 4.3.21(1) provides standards for commercial vehicles on residentially- or agriculturally-zoned properties less than five (5) acres in size, which requires that commercial vehicles be stored within an enclosed structure, *or* that opaque screening be provided to adjacent properties and any right-of-ways serving the subject property.

The applicant currently indicates that all commercial vehicles will be parked to the rear of the existing single-family residence, within the western half of the subject property.

Staff does note a cluster of trees and shrubs to the rear of the existing single-family residence, which partially screens the western half of the subject property from SE 80th Avenue. Staff further observed a robust tree canopy to the west of the subject property and a significant shrub line immediately to the north of the shared boundary with the Spruce Creek Fire Station property, which could provide an effective “enclosure” to the parking area only if undisturbed. That said, Staff notes that most vegetation is actually located outside the subject property within the *adjacent* properties. Only light vegetation was observed within subject property boundaries. Furthermore, Staff notes select vegetation gaps along the southern subject property boundary, with existing agricultural structures located within the western half of PID 45456-000-00 to the south of the subject property visible from the proposed parking area.

Staff therefore finds the application **may not be consistent** with provisions for screening and buffering for four (4) tractor trailers. However, in the event that the Special Use Permit request is approved, Staff recommends the following condition(s) to mitigate screening and buffering concerns:

- *The designated parking area shall be screened from the west, north, south, and east through the use of an opaque fence at least six (6) feet in height.*
 - *In the case that additional commercial vehicles are approved, the designated parking area shall be screened from PID 45456-000-00 to the south through the use of an opaque fence at least eight (8) feet in height.**
- *Consistent with Figure 6, below, the designated parking area shall be buffered from the south and east through the use of a fifteen (15) natural buffer. This condition shall not prohibit the applicant from providing a fence at any location between the designated parking area and subject property boundaries, provided that the required buffers remain undisturbed and maintained in accordance with these conditions.*
 - *In the case that additional commercial vehicles are approved, the natural buffer shall be~~to be~~ supplemented by hedgerows capable of reaching six (6) feet in height within three (3) years along existing vegetation gaps.**

**Condition was amended following the Planning & Zoning Commission hearing to clarify specific screening/buffering measures necessary if additional commercial vehicles are approved.*

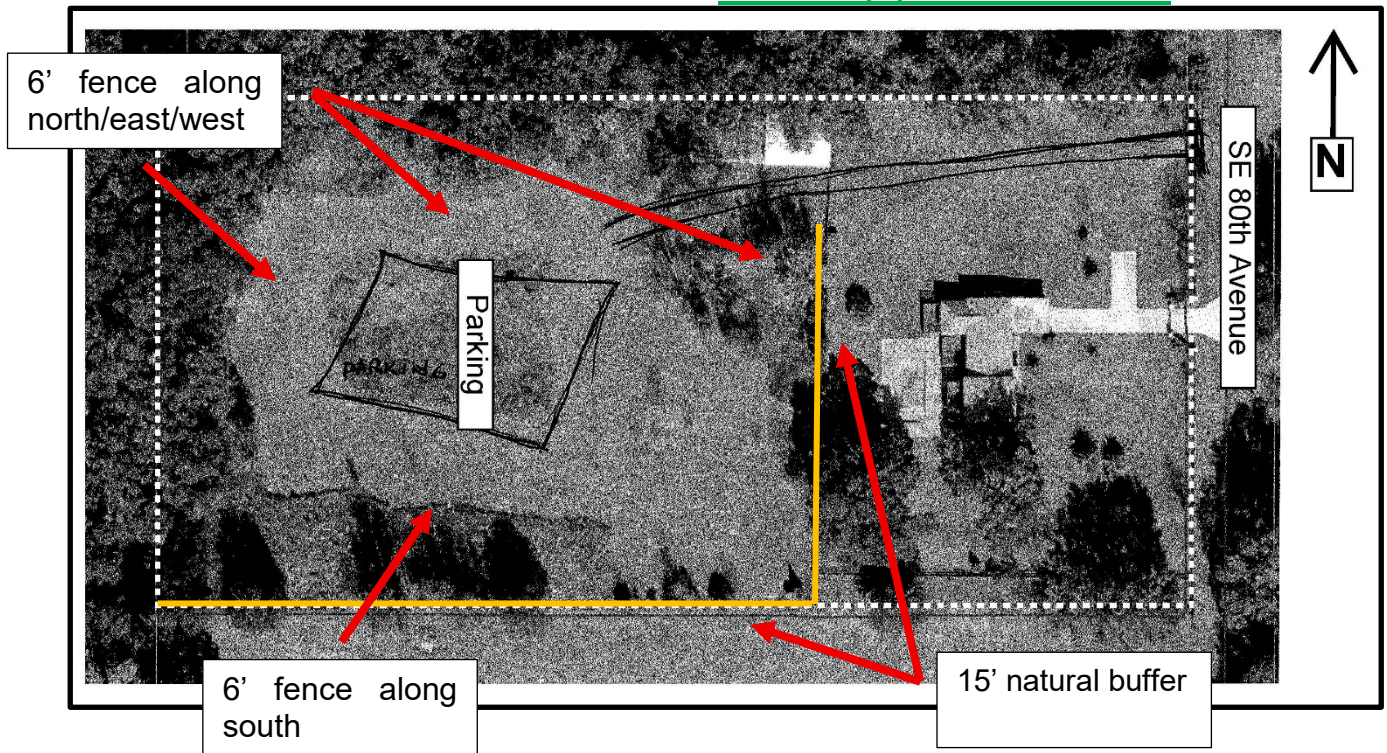
- F. *Provision for **signs**, if any, and **exterior lighting** with consideration given to glare, traffic safety, economic effects, and compatibility and harmony with properties in the surrounding area.*

Analysis: No commercial signage currently exists directly along SE 80th Avenue, nor is one proposed, within the subject property. Staff therefore concludes that the application **is consistent** with LDC provisions for signage.

The applicant has indicated that minimal exterior lighting is proposed and will only be limited to what is necessary for the “safety and security” of the commercial vehicles and property at-large. The applicant has indicated that no high-intensity or flood lighting is planned. Staff therefore concludes that the application **is consistent** with LDC provisions for exterior lighting, provided that the following condition(s) are met:

- *Outdoor ground and building lighting shall not cast direct light on adjacent properties.*

Figure 6
Recommended Buffers for One (1) Tractor Trailer



G. Provision for required yards and other green space.

Analysis: According to Marion County Property Appraiser (MCPA) records, the subject property currently contains approximately 8,483 square feet of impervious surfaces. Upon the time that impervious coverage exceeds 9,000 square feet, the applicant must apply for a Major Site Plan or a stormwater compliance waiver to ensure that excess impervious surfaces are evaluated according to County stormwater management standards and adequate storage for excess stormwater run-off is provided.

Florida Statutes generally exempt any structure used for bona fide purposes on agricultural lands from local regulations. That said, Staff notes that if any structures containing *non-agricultural* materials related to the existing commercial vehicles on-site (see Attachment C) are located within twenty-five (25) feet of subject property boundaries, A-1 zoning standards would be violated.

Staff therefore concludes that the application **may not be consistent** with LDC provisions for green space and required yards. In the event that the Special Use Permit request is approved, Staff recommends the following condition(s):

- *Any non-agricultural accessory structure related to commercial vehicle(s) (i.e. for storage of seats, etc.) shall meet a minimum setback of twenty-five (25) feet as required by the General Agricultural (A-1) zoning classification.*

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

Analysis: "Compatibility" is defined in Chapter 163.3164(9) of the Florida Statutes, under the Community Planning Act, as "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition." Figure 1 is a general location aerial displaying existing and surrounding site conditions. Figure 3 displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC).

Staff notes select potential/pre-existing commercial uses along S US Highway 441 to the east of the subject property. That said, in general, the surrounding properties are characterized predominantly by low-density development. Staff notes several agricultural production properties to the southwest of the subject property, with relatively low-density residential development to the northwest and across S US Highway 441 to the northeast.

In comparison, the applicant includes a request for multiple commercial vehicles on a 4.83-acre property. Staff notes that the parking of multiple commercial vehicles primarily operated by individuals other than the subject property owner, thus constituting a commercial business otherwise allowed only in more intensive commercial and industrial zoning classifications.

Staff therefore finds the application, as currently proposed, **is not consistent** with provisions for compatibility. However, in the event that the Special Use Permit request is approved, Staff recommends the following condition(s) to mitigate compatibility concerns:

- *The site shall be developed and operated consistent with the concept plan. Any required improvements shall be provided within ninety (90) days of approval.*
- *The Special Use Permit shall run with the property owner(s), Juan Carlos Diaz Marrero and Yelaine Trujillo Ravelo, for the subject property only.*
- *The Special Use Permit shall expire on June 20, 2029*

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

Analysis: Staff notes that LDC Section 4.2.3 on the General Agriculture (A-1) Classification explicitly lists commercial vehicle parking as a Special Use, further providing that such uses in agriculturally-zoned properties less than five (5) acres in size are required to meet LDC Section 4.3.21.A.

LDC Section 4.3.21.A requires that—unless otherwise approved by the Board of County Commissioners—all commercial vehicles over 16,000 pounds must be at

least 100 feet from the nearest residential structure. Staff finds that the proposed parking area is more than 100 feet from any existing residential unit within neighboring properties.

That said, LDC Section 4.3.21.A also explicitly indicates that only one (1) commercial vehicle over 16,000 pounds may be allowed in agriculturally-zoned properties less than five (5) acres in size, unless otherwise approved by the Board of County Commissioners (BCC). The applicant includes a request for four (4) tractor trailers on a 4.83-acre property.

Furthermore, LDC Section 4.3.21.A requires that the owner and operator of the commercial vehicle reside onsite. Staff notes all requested vehicles are owned by the subject property owners, who also reside within the subject property; however, most commercial vehicles are operated by other individuals.

This application as submitted **is thus not consistent** with LDC provisions on the parking of commercial vehicles. However, in the event that the Special Use Permit request is approved, Staff recommends the following condition(s), consistent with LDC Section 4.3.21:

- *This Special Use Permit shall be limited to one (1) tractor and one (1) flatbed trailer, which shall be owned and operated by the subject property owner and to be provided to the Growth Services Department Director within fourteen (14) days of the approval of this Special Use Permit.*
 - *The owner/operator of the commercial vehicle shall reside on-site.*
 - *The parking of refrigerated trailer unit(s), or refer unit(s), shall be prohibited.*

J. Consistency with the Comprehensive Plan.

1. **FLUE Policy 2.1.5** on Permitted and Special Use provides, “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: Staff notes that LDC Section 4.2.3 on the General Agriculture (A-1) Classification explicitly lists commercial vehicle parking as a Special Use, further providing that such uses are required to meet LDC Section 4.3.21., including a maximum of one (1) commercial vehicle over 16,000 pounds in all agriculturally-zoned properties less than five (5) acres in size. The applicant includes a request for four (4) tractor trailers on a 4.83-acre property.

Unless all previously-listed conditions are met, this application as submitted **is not consistent** with FLUE Policy 2.1.5.

2. **FLUE Policy 2.1.16** on Rural Land (RL) provides, "This land use designation is intended to be used primarily for agricultural uses, associated housing related to farms and agricultural-related commercial and industrial uses. The base density shall be (1) dwelling unit per ten (10) gross acres, and the designation is a Rural Area land use."

Analysis: LDC Section 4.2 explicitly includes the parking of one (1) commercial vehicle as a special use for A-1 zoning, which is consistent with the Rural Land designation. That said, the subject property is designated as Rural Land and the applicant is requesting four (4) tractor trailers on a 4.83-acre property. Although all requested commercial vehicles are owned by the subject property owners; most commercial vehicles are operated by other individuals, thus constituting a commercial business otherwise allowed in more intensive commercial and industrial zoning classifications.

Therefore, unless previously-listed conditions are met, this use does not align with the intent of Rural Land use and **is thus not consistent** with Policy 2.1.16.

3. **FLUE Policy 3.1.4** on Rural Area outside the UGB provides, "The lands outside of the UGB shall generally be referred to as the Rural Area and development in this area shall be guided by the following principles and as further defined in the LDC:

- (1) Protect the existing rural and equestrian character of the area and acknowledge that a certain portion of the County's population will desire to live in a rural setting.
- (2) Promote and foster the continued operation of agricultural activities, farms, and other related uses that generate employment opportunities in the Rural Area.
- (3) Establish a framework for appropriate future opportunities and development options including standards that address the timing of future development.
- (4) Create a focused strategy for the regulation of mining and resource extraction activity.
- (5) Allow for new Rural Land and Rural Activity Center Future Land Use designations with a Comprehensive Plan Amendment (CPA), as further allowed in this Plan and as further defined in the LDC."

Analysis: LDC Section 4.2 explicitly includes the parking of one (1) commercial vehicle as a special use for A-1 zoning, which is consistent with the Rural Land designation. That said, the applicant is requesting four (4) commercial vehicles on a 4.83-acre property. Given the number of commercial vehicles, this use is not consistent with the site's Rural Land (RL) designation and **is thus not consistent** with FLUE Policy 3.1.4.

Based on the above findings, staff concludes the SUP **is not consistent** with LDC Sections 2.8.2.D and 2.8.3.B. Alternatively, Staff may recommend approval of one (1) tractor trailer provided that the conditions in Section VII of this report are met.

VI. ALTERNATIVE ACTIONS

- 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 **DENY** the Special Use Permit.
- B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein so as to support the approval of the Ordinance with conditions, and make a recommendation to the Commission to adopt a proposed Ordinance to **APPROVE WITH CONDITIONS** the Special Use Permit.
- C. 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, make a recommendation 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

Staff recommends **DENIAL** of the Special Use Permit request. Staff finds the requested special use, unless previously-listed conditions are met, is not compatible with the surrounding area, is not consistent with the Comprehensive Plan, and will adversely affect the surrounding area.

Alternatively, to address compliance with LDC Sections 2.8.2.D and 2.8.3.B, Staff may recommend approval of *one (1)* tractor trailer, provided that the following conditions are met:

1. *The site shall be developed and operated consistent with the concept plan. Any required improvements shall be provided within ninety (90) days of approval.*
2. *The Special Use Permit shall run with the property owner(s), Juan Carlos Diaz Marrero and Yelaine Trujillo Ravelo, for the subject property only.*
3. *This Special Use Permit shall be limited to one (1) tractor and one (1) flatbed trailer, which shall be owned and operated by the subject property owner and to be provided to the Growth Services Department Director within fourteen (14) days of the approval of this Special Use Permit.*
 - a. *The owner/operator of the commercial vehicle shall reside on-site.*
 - b. *The parking of refrigerated trailer unit(s), or refer unit(s), shall be prohibited.*

4. All inoperable commercial vehicles and commercial vehicle parts stored outside shall be removed from the subject property within fourteen (14) days of approval by the Board of County Commissioners.
5. Loaded vehicles shall not be permitted on the subject property. Commercial vehicles shall be unloaded prior to entering the subject property.
6. No mechanical repairs or maintenance of commercial vehicles shall occur within the subject property.
7. Outdoor ground and building lighting shall not cast direct light on adjacent properties.
8. All commercial vehicles shall be parked within the designated parking area at all times.
 - a. A paved parking area shall accommodate the entire commercial vehicle.
 - b. In the case that additional commercial vehicles are approved, each additional tractor trailer beyond the tractor trailer owned and operated by the subject property owner shall be accompanied by a paved parking space for the personal vehicle of the respective operator, with dimensions consistent with LDC Section 6.11.8.C.
9. The designated parking area shall be screened from the west, north, south, and east through the use of an opaque fence at least six (6) feet in height.
 - a. In the case that additional commercial vehicles are approved, the designated parking area shall be screened from PID 45456-000-00 to the south through the use of an opaque fence at least eight (8) feet in height.
10. Consistent with Figure 6, above, the designated parking area shall be buffered from the south and east through the use of a fifteen (15) natural buffer. This condition shall not prohibit the applicant from providing a fence at any location between the designated parking area and subject property boundaries, provided that the required buffers remain undisturbed and maintained in accordance with these conditions.
 - a. In the case that additional commercial vehicles are approved, the natural buffer shall be ~~to be~~ supplemented by hedgerows capable of reaching six (6) feet in height within three (3) years along existing vegetation gaps.
11. Any non-agricultural accessory structure related to commercial vehicles (i.e. for storage of seats, etc.) shall meet a minimum setback of twenty-five (25) feet as required by the General Agricultural (A-1) zoning classification.
12. The subject property shall be limited to one (1) driveway only, which shall be constructed to commercial driveway standards.
 - a. If the existing paved driveway along SE 80th Avenue, which serves as the primary residential entrance, is used for ingress and egress of commercial vehicle(s), the unpaved gateway currently used by commercial vehicles shall no longer be used for commercial vehicle access.
 - b. If the existing gateway is used for all ingress and egress, the existing paved driveway along SE 80th Avenue shall no longer be used for residential access and shall be blocked/removed.
13. The Special Use Permit shall expire on June 20, 2029.

VIII. PLANNING & ZONING COMMISSION RECOMMENDATION

DENIAL (3-1 VOTE).

IX. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined. Scheduled on June 16, 2026 at 2:00 PM.

X. LIST OF ATTACHMENTS

- A. Application
- B. DRC Comments Letter
- C. Site Photos
- D. Code Case No. CE26-0831