



**Marion County
Board of County Commissioners**

Growth Services

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**PLANNING & ZONING SECTION
STAFF REPORT**

Public Hearings:	P&Z Date: 07/27/2026	BCC Date: 08/18/2026
Case Number:	260804SU	
EPL Plan Number:	PL SUP-000812-2026	
Type of Case – Special Use Permit:	Warehouse with accessory office space and parking in a B-4 zone	
Owner	2745 PDH Extension LLC	
Applicant	Kevin Steiner / Perfect Deed Homes LLC	
Street Address	No address assigned; north side of Chestnut Road, ±520' west of SE 58 th Avenue (Baseline Road)	
Parcel Identification Account Number (PID)	9024-0565-06	
Property Size	±1.23 acres	
Future Land Use	Commercial (COM)	
Zoning Classification	Regional Business (B-4)	
Overlay Zone / Scenic Area	Primary Springs Protection Zone, Urban Growth Boundary	
Staff Recommendation	Approval with Conditions	
P&ZC Recommendation	TBD	
Project Planner	Xinyi Cindy Chen	
Related Case(s)	None	
Code Cases	None	

Staff recommend **APPROVAL WITH CONDITIONS** due to the request being consistent with the Marion County Comprehensive Plan, compatible with the surrounding area, and will not adversely affect the public interest specified in Section VI.B. of this Staff Report. The recommended conditions are being imposed to address compliance with the requirements in LDC Sections 2.8.2.D and 2.8.3.B.

III. NOTICE OF PUBLIC HEARING

The Growth Services Director has interpreted the requirements of Land Development Code (LDC) Sections 2.7.3.C and 2.7.3.B to apply to SUP applications. LDC Section 2.7.3.C requires notice of public hearing to be mailed to all property owners within 300 feet of the subject property and notice was mailed to 18 property owners on 07/10/2026. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on 07/16/2026, and consistent with LDC Section 2.8.3.E. due public notice was published online on Marion County's website under Legal Notices on 07/13/2026. Evidence of the above-described public notices is on file with the Growth Services Department and is incorporated herein by reference.

IV. BACKGROUND/CHARACTER OF THE AREA

- A. *Existing site conditions.* Figure 2 shows the FLUM designation for the area while Figure 3 shows the area zoning classification information. Figure 4 illustrates the existing uses of the surrounding area based on the Marion County Property Appraiser (MCPA) property use code. Table 1 summarizes the information illustrated in Figures 2, 3, and 4. Staff note that immediately adjoining the site's north and west boundaries are Silver Springs Shore lots that were acquired by the Florida Department of Transportation (FDOT) for use as water retention areas (WRA) for the widening of SE 58th Avenue to a four-lane divided roadway.

A site visit was conducted on 07/16/2026 to post public notice and photograph the property (Attachment B). The subject parcel is vacant with general groundcover and limited vegetation; no buildings, structures, or improvements are on-site. Access to the parcel from Chestnut Road has not yet been established. The parcel has a narrow configuration of ±110-feet wide by ±485.7-feet deep. The parcel has not previously undergone major site plan or development review.

- B. *FLUMS designation.* Figure 2 is the FLUM and shows the subject property designated as Commercial (COM) (0-8 du/ac; 1.0 FAR). Adjacent parcels to the east and west are also designated Commercial (COM). Properties to the north feature a Public (P) designation. Properties south across Chestnut Road are designated High Residential (HR). Properties further east along the east side of SE 58th Avenue are designated Commerce District (CD).
- C. *Zoning district map.* Figure 3 shows the subject property is zoned Regional Business (B-4). Adjacent properties to the east and west are also zoned B-4. Properties to the north are zoned Multiple-Family Dwelling (R-3). South across Chestnut Road, Single-Family Dwelling (R-1) zoning is to the southwest while R-3 zoning is to the southeast. Properties further east along the east side of SE 58th Avenue are zoned Heavy Business (B-5).

Staff note that a SUP (No. 231202SU, Resolution No. 23-R-683, see Attachment D) for a development including warehouse, office, and retail uses was granted for a site one-lot-away to the west on PID 9024-0565-08. A Major Site Plan (AR 31078) was reviewed and approved for the site by the DRC on 9/9/2024; however, no building permit applications for the site have been filed to date.

Figure 2
Future Land Use Map Series

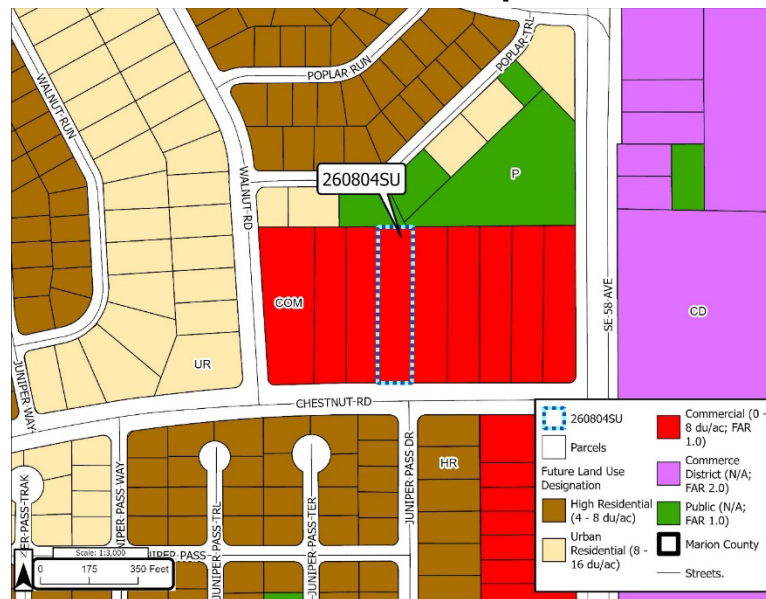


Figure 3
Zoning Classification

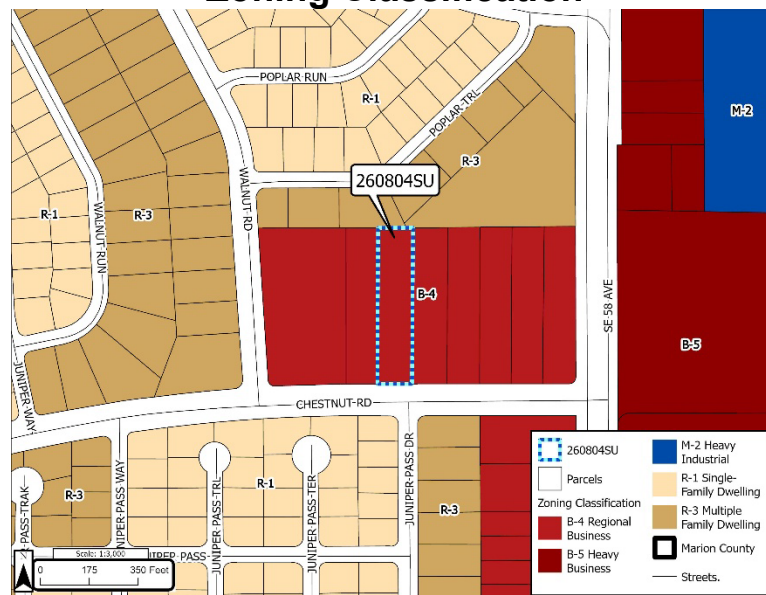


Figure 4
MCPA Property Uses

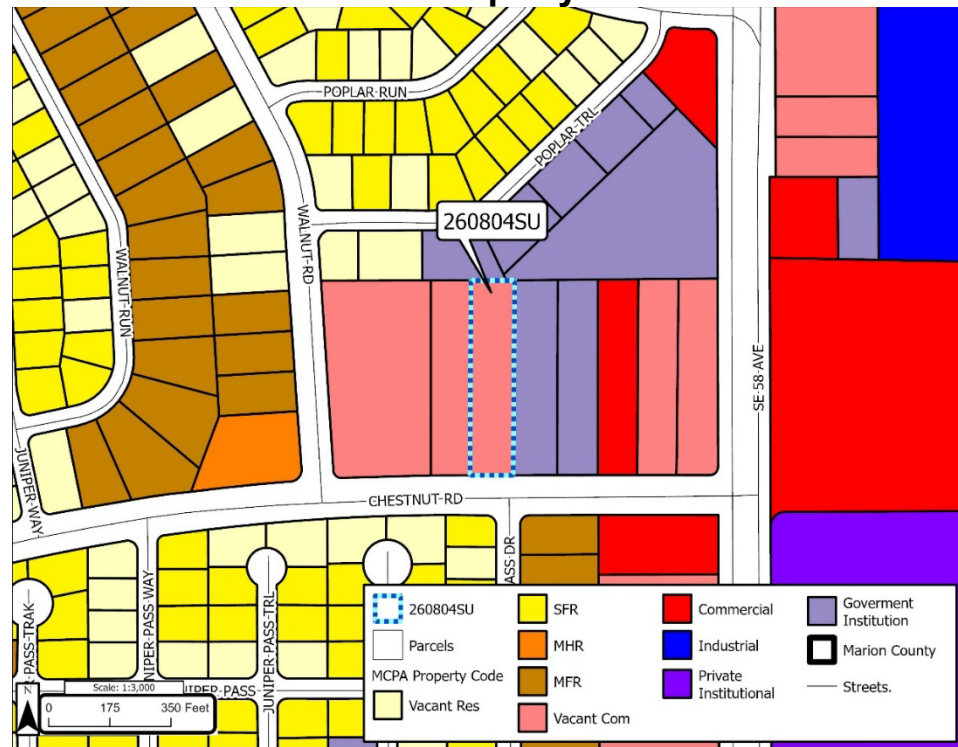
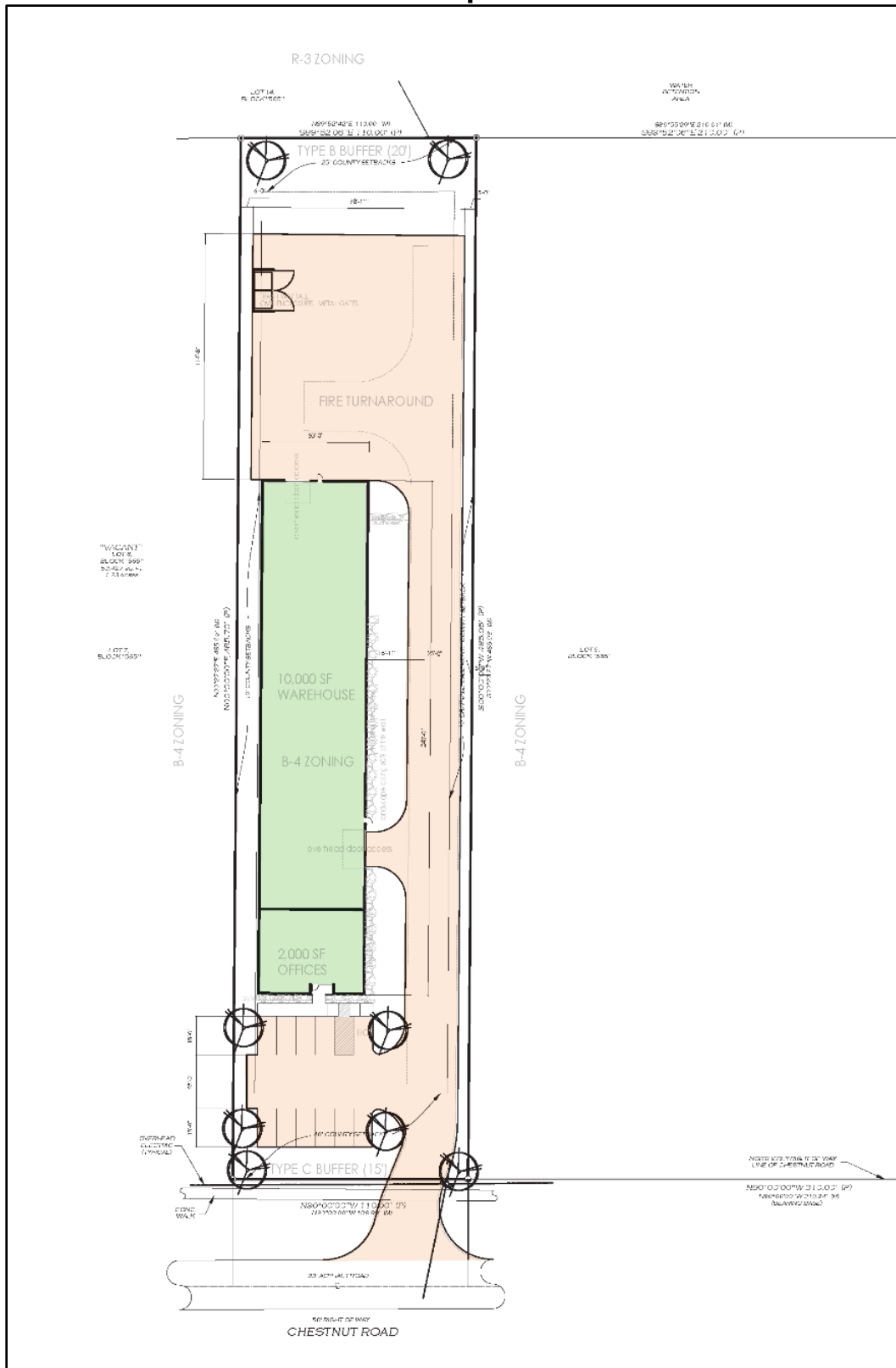


TABLE 1. SITE AND ADJACENT PROPERTY CHARACTERISTICS

Direction	FLUMS	Zoning	Existing Use
Site	Commercial (COM)	Regional Business (B-4)	Vacant Commercial
North	Public (P)	Multiple-Family Dwelling (R-3)	Gov – FDOT DRA
South	High Residential	Single-Family Dwelling (R-1) Multiple-Family Dwelling (R-3)	SFR MFR - Duplex
East	Commercial (COM)	Regional Business (B-4)	Gov – FDOT DRA
West	Commercial (COM)	Regional Business (B-4)	Vacant Commercial

- D. *Proposed use.* The proposed use is a 12,000 square foot (SF) structure consisting of a 10,000 SF warehouse with an accessory 2,000 SF office, as illustrated in the Concept Plan (see Attachment B) shown in Figure 5. The site's B-4 zoning classification does not permit warehouse uses except for mini-storage warehousing but allows for the consideration of general storage warehouses under the SUP process.

Figure 5 Concept Plan



V. ANALYSIS

LDC Section 2.8.2.D provides 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 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: A single driveway entrance from Chestnut Road will provide ingress and egress to the site, with the access drive extending along the east (right) property line to the rear of the building, widening into a service, loading, and turnaround area expected to be capable of accommodating fire apparatus. The site driveway and overall access will be required to comply with the provisions of the LDC and the conditions of this SUP. Per Development Review Committee (DRC) staff review comments provided by the Office of the County Engineer, a cross-access easement along Chestnut Road is recommended as that roadway is a Major Local Road that serves as a key access route into the Silver Springs Shores subdivision areas to the west, as well as the Emerald Shores Elementary School. A condition has been added accordingly. Staff conclude that the application **is consistent** with provisions for ingress and egress as recommended.

- **Cross access for and parallel to Chestnut Road shall be required with the site's development, with the final design subject to the County Engineer's review and approval.**

- 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: The concept plan (see Attachment B) depicts off-street parking including a handicapped accessible space on a paved surface in front of the building, screened from Chestnut Road by a 15-foot Type C landscape buffer. Loading and service access occurs at the side and rear of the building via the extended access drive and rear paved area. The concept plan indicates paved areas encroaching into established easements, which must be appropriately corrected as part of the development review process to either remove/adjust the paved areas or achieve suitable easement encroachment authorizations, or vacations of the easements. The amount and form of the site parking will be required to comply with the provisions of the LDC and the conditions of this SUP. The proposed warehouse with office use is not anticipated to generate significant noise, glare, or odor impacts to surrounding properties *as an enclosed facility*. Staff note the side and rear loading access doors are a possible concern if on-site activities take place with the doors open or if there is site activity in the early morning or late evening

hours; however, the adjoining properties north and east of those doors are part of the FDOT's SE 58th Avenue WRA. Motion-activated exterior lighting is proposed which may serve to reduce possible off-site glare; however, staff note all site lighting will be required to comply with the provisions of the LDC and the conditions of this SUP. The application is **consistent** with provisions for off-street parking and loading areas and will be required to comply with the provisions of the LDC and the conditions of this SUP.

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

Analysis: The Findings of Facts (FOF, see Attachment B) state that solid waste collection will be provided by WastePro. A dumpster will be located at the rear of the site, enclosed within a 6-foot concrete masonry unit (CMU) wall with metal opaque gates; however, the concept plan shows the facility encroaching into the required 10-foot side setback (as well as into the site's 7.5-foot drainage and utility easement) which must be appropriately corrected as part of the development review process to adjust the location more internally. Generally, once adjusted, the rear placement and screening treatment will be consistent with LDC requirements and adequately screen the refuse area from public view and adjacent properties. The application is **consistent** with this provision.

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

Analysis: The FOF state electrical service will be provided by Duke Energy. The applicant proposes water and sewer connections through the City of Belleview municipal system. Per DRC staff review comments (Utilities, completed 05/22/2026), the parcel is within the City of Belleview Utilities Service Area but outside city limits, making it a county parcel subject to the County's LDC. Marion County Utilities would enforce the connection requirement upon receipt of a letter of availability and capacity from City of Belleview Utilities. Staff conclude the application is **consistent** with the provision of utilities.

- **The applicant shall coordinate with City of Belleview and Marion County Utilities regarding the water and sewer service availability and capacity prior to site plan approval. Any required utility extensions or agreements shall be in place prior to issuance of a Certificate of Occupancy.**

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

Analysis: The Findings of Facts letter states that landscaping will comply with the Marion County Landscape Ordinance. Landscape coverage is provided along approximately 60% of the building's front and east exterior walls. The concept plan depicts a 15-foot Type "C" Buffer along Chestnut Road. The concept plan references a Type "B" Buffer along the north boundary as the adjoining property is zoned R-3, with no buffers indicated along the east and west sides where the

adjoining properties are commercially zoned. However, the north and east property boundaries adjoin the public purpose FDOT SE 58th Avenue WRA where only a Type “C” Buffer is required. Across the FDOT WRA to the east is an older developed commercial site and other vacant commercial parcels forming the northwest corner of the SE 58th Avenue & Chestnut Road intersection. To the north there are existing single-family homes located ±134-feet across the open FDOT WRA. *While the concept plan and FOF do not indicate any outdoor storage is proposed*, the site’s rear loading and access areas will be visible to the north across the open FDOT WRA, and staff recommends adding a minimum 6-foot-high solid opaque privacy fence (not consisting of chain-link with fabric, mesh, or slats, etc.) to be provided and maintained along the interior side of the north boundary’s Type “C” Buffer to further deter any light, sound, dust, or debris from escaping the site in to or across the FDOT WRA. Staff note compliance with LDC landscape requirements, including buffer width, plant species, and spacing, and the conditions of this SUP must be demonstrated and confirmed through site plan review. As referenced and recommended, the buffers to be provided will ensure the application is **consistent** with the provision of screening and buffering.

- **A Type “C” Buffer (minimum 15 feet) shall be provided and maintained along the site’s the Chestnut Road frontage, and no waivers to that buffer may be permitted, except the buffer shade trees may be provided as accent/ornamental trees consistent with the LDC due to the presence of overhead powerlines along the Chestnut Road frontage.**
- **A Type “C” Buffer (minimum 15 feet) shall be provided and maintained along the site’s north and east property boundaries. Further, along the north property boundary a minimum 6-foot-high solid opaque privacy fence (not chain-link or similar open pattern fencing with fabric, mesh, or slats, etc.) to be provided and maintained along the interior side of the north boundary’s Type “C” Buffer to further deter any light, sound, dust, or debris from escaping the site in to or across the FDOT WRA.**
- **No outdoor storage shall be permitted, except for the site’s enclosed dumpster/refuse area being provided consistently with the concept plan and Findings of Fact.**

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: A single wall-mounted business sign is proposed on the front building elevation. No freestanding signs are proposed. Motion-activated security lighting is proposed around the warehouse building. Staff note all signage and lighting must comply with the LDC regarding placement and design, including providing a photometric plan and cut-off fixtures, etc. to avoid glare onto adjacent or surrounding properties and the right-of-way, along with complying with the conditions of this SUP. It is concluded that the application is **consistent** with the signs and exterior lighting requirements of this section.

G. *Provision for **required yards and other green space**.*

Analysis: The building will comply with all required B-4 setbacks (40-foot front, 25-foot rear, 10-foot sides) and height limits as depicted on the concept plan. Pursuant to the Silver Springs Shore Unit 24 Subdivision Plat, the site is subject to a standard 7.5-foot-wide drainage and utilities easement along its front, rear, and side lot lines; further, the east boundary is subject to a lot-specific 10-foot-wide drainage easement (overlapping the noted 7.5-foot easement) that is referenced on the concept plan. As noted previously, the paved areas encroaching into established easements, which must be appropriately corrected as part of the development review process to either remove/adjust the paved areas or achieve suitable easement encroachment authorizations, or vacations of the easements. The dumpster/refuse location will also require final adjustment and correction to ensure there is no encroachment into required setbacks or any easements. The site's Major Site Plan will be required to resolve the final design adjustments through the development review process and demonstrate compliance with the LDC and the conditions of this SUP. As compliance with the LDC development review process and the recommended SUP conditions will necessary as noted, it is concluded that the application **is consistent** with the required yards and other green space requirements of this section.

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 an aerial photograph displaying the subject property and surrounding area. Figure 4 displays the same properties based on their use code per the Marion County Property Appraiser (MCPA). The proposed warehouse use with accessory office is comparable to a SUP granted for a site to the west (see Attachment E) and will provide for use of the site that is a uniquely arranged lot due to its limited width and extended depth. Staff note a variety of small-scale warehouse style uses are located along the east side of SE 58th Avenue further north and south fronting on SE 58th Avenue and off Aspen Road on Aspen Avenue to the north. Large-scale warehouse operations are then located east of SE 58th Avenue. Adjacent and nearby uses include Moody Aero-Graphics to the east and B-5/M-2 uses in the Baseline Commerce Center complex east of SE 58th Avenue. The nearest residential uses areas are separated from the subject parcel by Chestnut Road and Walnut Road and the FDOT WRA. The required and recommended landscape buffers address the relationship between the proposed commercial use and residential areas to the north.

Staff also note that changes to the use of the site may be proposed over time, for instance a future tenant may desire to increase the extent of office square footage and decrease the extent of warehouse square footage, or a new use may be proposed to take place or be added to the structure. Such changes may take place, subject to compliance with the site's then existing zoning classification and then applicable LDC's provisions regarding such changes, including items such as parking requirements, use specific requirements, buffers, etc. Staff have no objection to such potential changes being undertaken consistently with LDC, and as such staff does not recommend limiting the site's use solely to warehouse with the accessory office uses as presented with this application and further discussed in Section I following. Staff find the proposed use to be compatible with the surrounding land uses, and it **is consistent** with this section.

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

Staff note that unlike a variance, which runs with the land and is recorded in the public records, a SUP is not ordinarily recorded. The applicant has stated willingness to comply with any special conditions necessary to receive the Special Use Permit. Further, the applicant has proposed an additional condition stating: "The Special Use Permit shall be effective for a period of 50 years. The Special Use Permit may be renewed for two additional 20-year periods by the Director of Growth Services."

Marion County has granted SUPs that establish conditions based on the status of several factors such as the SUP site's owner, applicant, occupant/tenant, duration, status, ability to divide, and various combinations of these factors. The applicant's 50-year and two 20-year renewals request is a concern as changes in ownership and/or tenants over that extensive timeframe are expected. The site's unique physical arrangement will impact the range of uses suitable for the site. Changes in tenants can be particularly challenging when some form of approval is not required for that change (e.g., building permit). Further, staff note that when there is a violation of an SUP, the property owner is the party subject to code enforcement actions regardless of the tenancy. In relation to this SUP and the site's unique design, staff recommends that SUP be enabled to "run with the land" rather than an owner or tenant, while establishing parameters to address potential changes in use or modifications of the site, provided the changes conform to the LDC in effect at the time of the change, including the site's zoning, parking, buffers, etc.

- **The Special Use Permit (SUP) authorizes a maximum 12,000 square foot warehouse building with office space (10,000 square foot warehouse and 2,000 square foot office) on Parcel 9024-0565-06. Any increase in the gross building square footage or changes in SUP conditions shall require consideration via new Special Use Permit for potential approval.**
- **This site shall be developed in conformance with the proposed concept plan and the SUP conditions provided, along with conforming to the**

Marion County Land Development Code (LDC) as applicable at the time of site plan application.

- **Any material change to the building's use(s) that change the extent of warehouse and/or office space, including the introduction of potential new uses within the building, shall be subject to conformance with the LDC as applicable at the time of application, such as parking, buffering, etc. provided such uses are permissible under the site's then zoning classification.**
- **The Special Use Permit runs with the land and not solely with the applicant or property owner.**

The subject property will require site plan review prior to construction, during which full compliance with all applicable LDC standards will be verified. Staff conclude that the recommended conditions will ensure this application **is consistent** with this section.

J. *Consistency with the Comprehensive Plan.*

1. 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: LDC Section 4.2.20 allows storage warehouse uses in the Regional Business (B-4) zoning classification if approved by a Special Use Permit as referenced in Table 4.2-5 "Commercial Zoning Classification Permitted and Special Uses Table." Thus, the application is **consistent** with FLUE Policy 2.1.5.

Based on the above findings, staff conclude the SUP is consistent with the COM Future Land Use designation, with LDC Sections 2.8.2.D and 2.8.3.B, and with the recommended conditions to attempt to address the ten (10) requirements imposed.

VI. STAFF RECOMMENDATION

Staff recommend **APPROVAL WITH CONDITIONS** of the proposed SUP request. To support this recommendation, staff provide the following findings.

The proposed 12,000 square foot building with 10,000 square foot warehouse space and 2,000 square foot office space:

- A. Is consistent with the Marion County Comprehensive Plan, specifically the following,
 1. FLUE policy 2.1.5
- B. Will not adversely affect the public interest, and
- C. Is compatible with the surrounding area.

To address compliance with LDC Sections 2.8.2.D and 2.8.3.B, the following conditions are imposed:

1. The Special Use Permit (SUP) authorizes a maximum 12,000 square foot warehouse building with office space (10,000 square foot warehouse and 2,000 square foot office) on Parcel 9024-0565-06. Any increase in the gross building square footage or changes in SUP conditions shall require a new Special Use Permit.
2. The site shall be developed in conformance with the proposed concept plan and the SUP conditions provided, along with conforming to the Marion County Land Development Code (LDC) as applicable at the time of site plan application.
3. Any material change to the building's use(s) that change the extent of warehouse and/or office space, including the introduction of potential new uses within the building, shall be subject to conformance with the LDC as applicable at the time of application, such as parking, buffering, etc. provided such uses are permissible under the site's then zoning classification.
4. The Special Use Permit runs with the land and not solely with the applicant or property owner.
5. Cross access for and parallel to Chestnut Road shall be required with the site's development, with the final design subject to the County Engineer's review and approval.
6. A Type "C" Buffer (minimum 15 feet) shall be provided and maintained along the site's the Chestnut Road frontage, and no waivers to that buffer may be permitted, except the buffer shade trees may be provided as accent/ornamental trees consistent with the LDC due to the presence of overhead powerlines along the Chestnut Road frontage.
7. A Type "C" Buffer (minimum 15 feet) shall be provided and maintained along the site's north and east property boundaries. Further, along the north property boundary a minimum 6-foot-high solid opaque privacy fence (not chain-link or similar open pattern fencing with fabric, mesh, or slats, etc.) to be provided and maintained along the interior side of the north boundary's Type "C" Buffer to further deter any light, sound, dust, or debris from escaping the site in to or across the FDOT WRA.
8. No outdoor storage shall be permitted, except for the site's enclosed dumpster/refuse area being provided consistently with the concept plan and Findings of Fact.
9. The applicant shall coordinate with City of Belleview and Marion County Utilities regarding the water and sewer service availability and capacity prior to site plan approval. Any required utility extensions or agreements shall be in place prior to issuance of a Certificate of Occupancy.

VII. PLANNING AND ZONING COMMISSION RECOMMENDATION

To be determined.

VIII. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

IX. LIST OF ATTACHMENTS

- A. SUP Application Material.
- B. Concept Plan and Findings of Facts.
- C. DRC Comments.
- D. Site Photos.
- E. Special Use Permit 231202SU, Resolution 23-R-683.