



**Marion County
Board of County Commissioners**

Growth Services

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**PLANNING & ZONING SECTION
STAFF REPORT**

P&ZC Date: 10/27/2025	BCC Date: 11/17/2025
Case Number:	251101SU
CDP-AR:	32159
Type of Case:	Special Use Permit: For parking one commercial vehicle (Tractor & Trailer) in A-1 Zoning
Owner	Thomas Grimes
Applicant	Same
Street Address	14612 SE 80 th Ave, Summerfield, FL, 34491
Parcel Number	46072-001-08
Property Size	±3.24 acres
Future Land Use	Rural Land (RL)
Zoning Classification	General Agriculture (A-1)
Overlay Zone/Scenic Area	Secondary Springs Protection Zone
Staff Recommendation	APPROVAL WITH CONDITIONS
P&ZC Recommendation	APPROVAL WITH CONDITIONS (ON CONSENT)
Project Planner	Sarah Wells
Related Case(s)	Code Case 988535: CE Commercial Vehicle

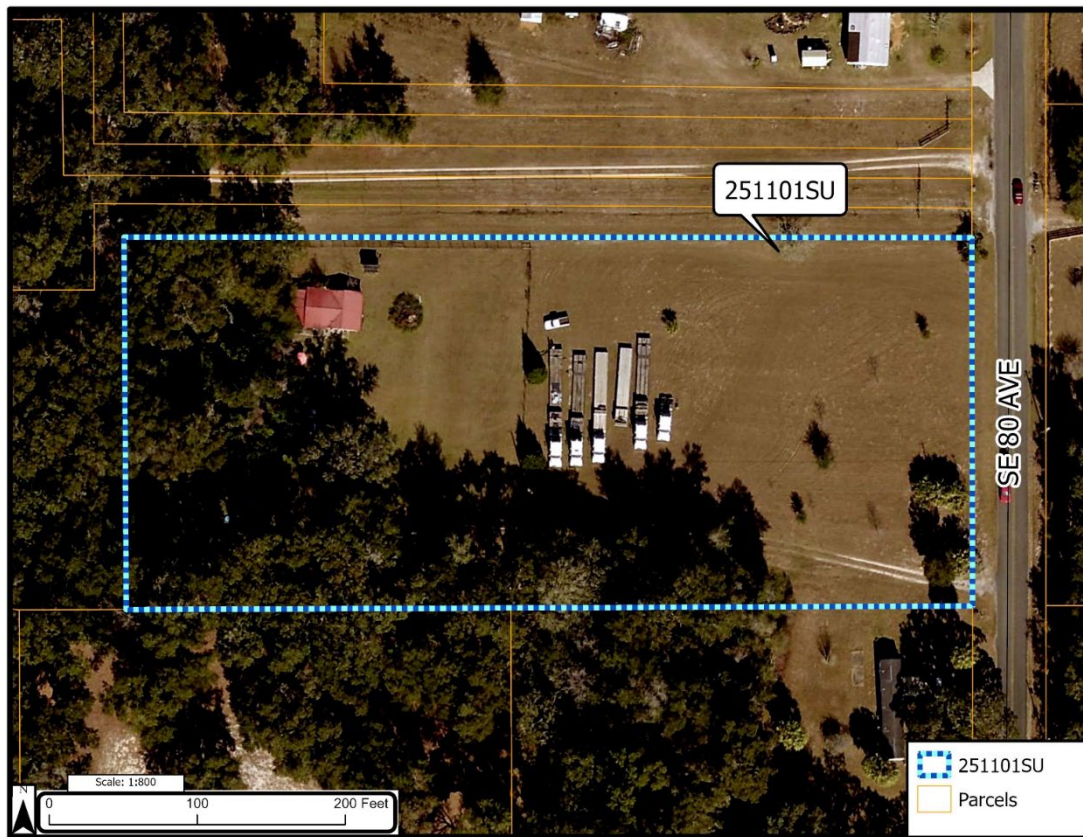
I. ITEM SUMMARY

Thomas Grimes, owner of the subject property and applicant, has filed an application for a Special Use Permit (SUP) to allow for the parking of one (1) commercial vehicle (Semi-Truck and trailer, see figure 6) with a weight greater than 16,000 Pounds on a property with a zoning of General Agriculture (A-1) (See attachment A). Figure 1 is an aerial photograph showing the general location of the subject property. The Parcel Identification Number associated with the property is 46072-001-08 and the street address is 14612 SE 80th Ave, Summerfield, FL, 34491. The legal description is displayed in the deed included in the application (See Attachment A). The subject property is a 3.24-acre parcel located within the Secondary Springs Protection Zone (S-SPOZ) and outside of the Urban Growth Boundary. The applicant is applying for a special use permit that would allow the parking of one truck and one trailer when the truck is not in use. Currently, the truck is used for weeks at a time, where it is on the road, until the owner, Thomas Grimes, returns home until the next route is assigned.

The Special Use Permit was requested because of code case number 988535. On June 24, 2025, while Code Enforcement Officer Scott Anderson was patrolling his area, he noticed that the applicant had two white semi-trucks with trailers located on the parcel. On September 3, 2025, Code Enforcement notes that upon a site visit, the two trucks and trailers were present on the property. The 2024 aerial images available on Marion Counties Interactive Map (see figure 1) depict the presence of up to six (6) trucks with and without trailers. Staff notes that the most recent areal imagery provided by Marion County Property Appraiser's 2025 Pictometry Oblique Imagery, dated May 16, 2024, (see figure 7) shows only one (1) truck. The applicant has stated that they drive only one truck, and that he had previously been allowing his employer to park trucks on his property but will no longer be doing so. The applicant also stated that he had been parking his truck on his property for over thirty years and was unaware that it was not allowed.

Staff is recommending approval because the requested use is compatible with the surrounding area, will not adversely affect the public interest, and is consistent with the Marion County Comprehensive Plan.

Figure 1
Aerial Photograph of Subject Property



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS** due to the analysis provided within this staff report. If approved, staff recommends the conditions specified in Section VII.B. of this Staff Report. The recommended conditions are being imposed to address compliance with the requirements in Land Development Code (LDC) Sections 2.8.2.D and 2.8.3.B, and 4.2.6(f).

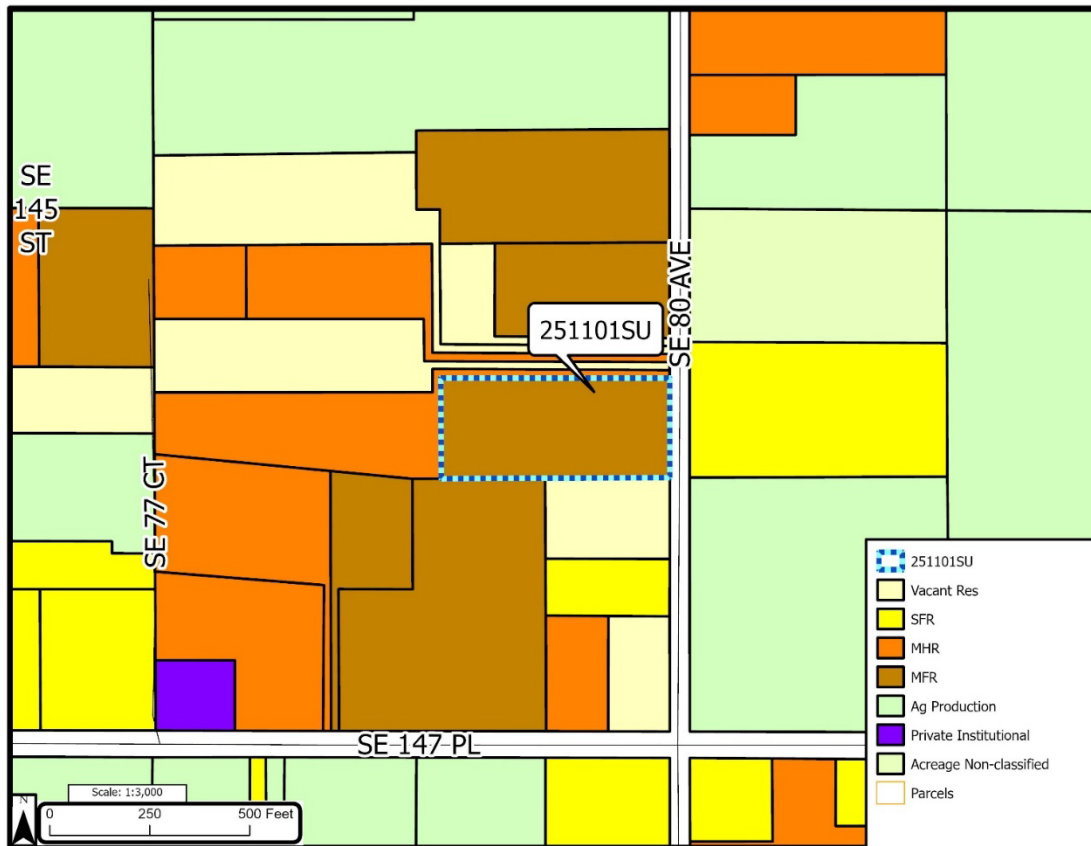
III. NOTICE OF PUBLIC HEARING

Consistent with LDC Section 2.7.3.C, notice of public hearing was mailed to all property owners (14 property owners) within 300 feet of the subject property on October 10th, 2025. Consistent with LDC Section 2.7.3.B, public notice was posted on the subject property on October 8th, 2025, where site photos were also collected (Attachment B) and consistent with LDC Section 2.7.3.E due public notice was published in the Ocala Star-Banner on October 13, 2025. As of the date of the initial distribution of this staff report, no letters of opposition have been received. Evidence of the above-described public notices are on file with the Growth Services Department and are incorporated herein by reference.

IV. BACKGROUND/CHARACTER OF THE AREA

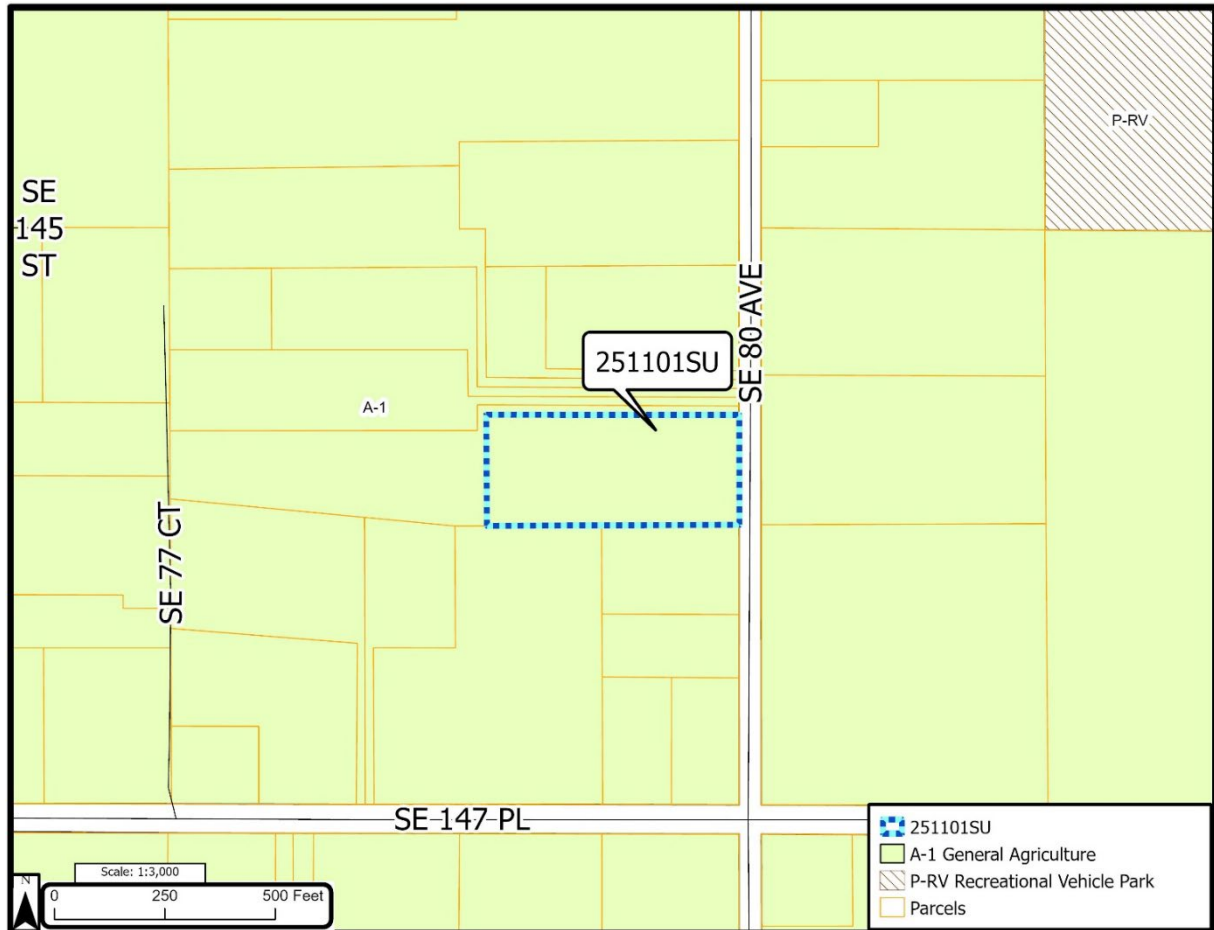
A. *Existing site conditions.* Figure 3 shows that the property is currently listed as Multifamily residential by the Marion County Property Appraiser's Office. To the north, the property abuts Manufactured Home Residential and Vacant Residential flags, and a Multifamily Residential parcel. To the south, the property abuts Multifamily Residential and Vacant Residential. The east of the subject property abuts the SE 80th Ave ROW, followed by Single-Family Residential, Ag production, and Acreage Non-classified. Finally, the west of the property abuts Manufactured Home Residential, Multifamily Residential, and Vacant Residential properties.

Figure 2
Existing Conditions Map



- B. *Zoning district map.* Figure 3 shows the subject property is classified as General Agriculture (A-1). This is the property's initial zoning classification. No agricultural exemption has been filed for the subject parcel.

Figure 3
Zoning Classification



- C. *FLUMS designation.* Figure 4 is the FLUMS which shows the subject property is designated Rural Land (RL), allowing a maximum development of one dwelling unit per 10 acres. This is the property's initial land use designation.

Figure 4
FLUMS Designations

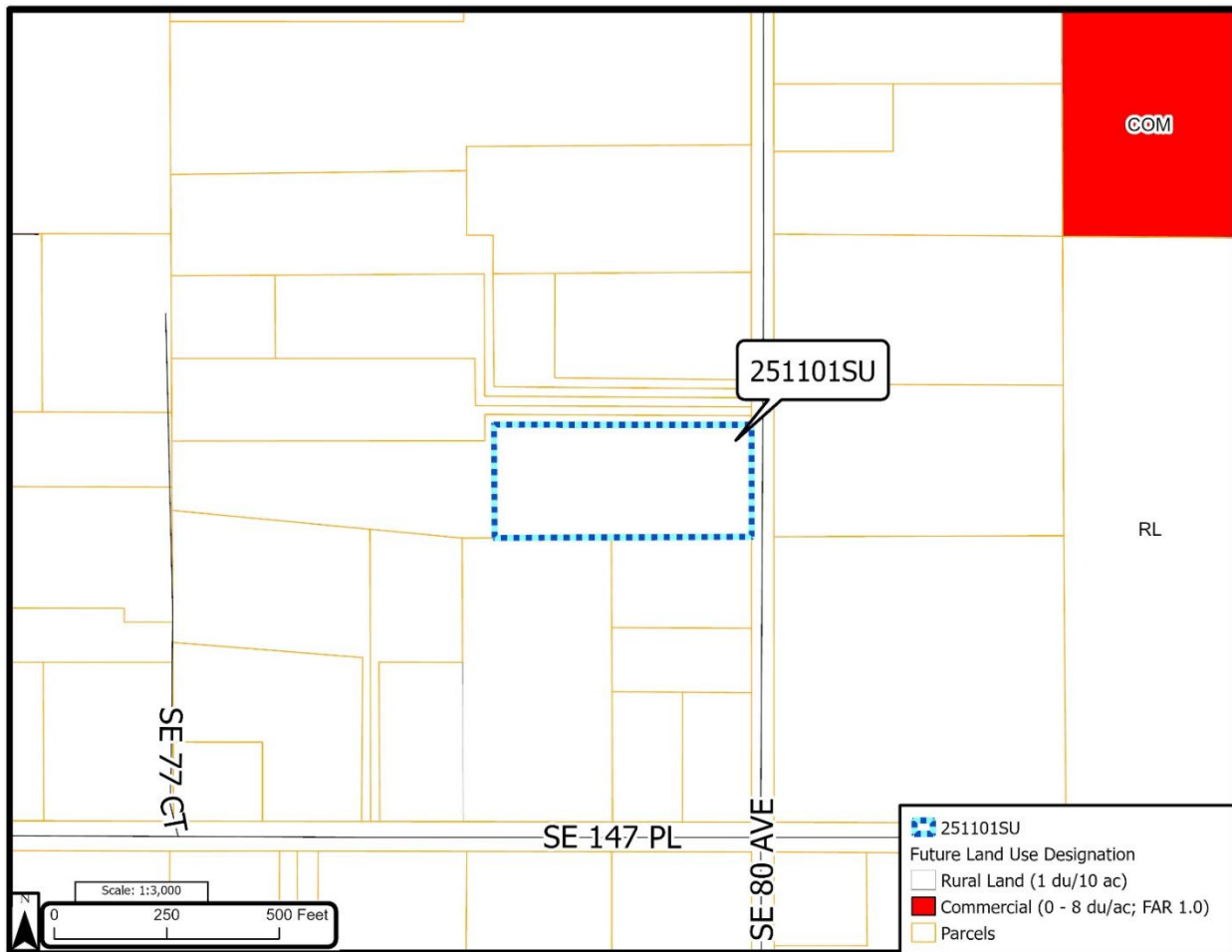


Figure 5
Conceptual Plan



Figure 6
Proposed Truck and Trailer



Figure 7
Marion County Property Appraiser Pictometry Imagery



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 reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.*

Analysis: Small vehicular ingress/egress currently accesses SE 80th Ave. Commercial vehicle access is proposed to utilize the same access point. A DRC comment received from OCE is as follows: "This parcel is located on SE 80th Avenue which is a Major Local roadway. There is currently a single unpaved driveway providing access to the parcel. The Special Use Permit shall limit the parcel to a single driveway. That driveway shall be paved to meet County commercial driveway standards. Driveway may be relocated from its current location, if so, the existing driveway must be removed, and the right-of-way must be restored by sodding the disturbed areas." Due to the comments received by staff, the following conditions are imposed:

- *Commercial vehicle ingress/egress shall only utilize the access point on SE 80th Ave.*
- *The Applicant shall construct a commercial driveway apron that will be permitted through the Office of the County Engineer.*

- 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: All parking spaces is contained on the subject parcel. The parking area for the commercial vehicle will be to the center of the parcel, facing SE 80th Avenue. The home on this parcel faces south, placing the parking area on the side of the home. See Figure 5 for the conceptual site plan, visualizing the proposed parking of the truck and trailer.

- *The parking of the truck and trailer shall be contained on the subject parcel and shall be consistent with the submitted Conceptual Site Plan*

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

Analysis: No additional refuse or service area is mentioned within this application. Notwithstanding, the following condition is imposed.

- *No mechanical repairs or maintenance on the commercial vehicle(s) shall take place on-site.*

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

Analysis: The property currently is connected to well & septic, and the requested special use will not impose a burden that would require any additional water or power generation.

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

Analysis: The west and south boundaries of the parcel are heavily vegetated, however, eastern boundary of the parcel fronts SE 80th Ave and does not currently have screening.

- *The eastern boundary of the parcel shall be buffered with a 6' opaque fence.*

- 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: The application makes no reference to signs being placed on the property, or the addition of extra lighting.

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

Analysis: The special use permit will not trigger any need to increase additional green space at this time.

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

Analysis: Compatibility is defined 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 existing and surrounding properties. At this time, there are several large lot agricultural/residential properties, both vacant and improved. The following condition is imposed.

- *This special use permit runs with the owner and not property. Any sale of the property will void this special use.*

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

Analysis: Staff notes that unlike a variance which runs with the land and is recorded in the public records, a special use permit is not recorded. As a result, a subsequent owner will not have notice of the requirements. Staff has recommended a condition that will void the SUP if the property changes hands. To ensure that the SUP stays in compliance and has a system of periodic reviews, Staff recommends a list of conditions provided at the end of this report to mitigate the possibility of any negative impacts from this special use. Notwithstanding, staff imposes the following condition:

- *This special use permit will allow for one (1) commercial vehicle combo with a weight of 16,000 pounds or more. If the following vehicle is replaced, the applicant shall notify the Marion County Planning Department immediately to record the new VIN as part of this SUP.*
 - *Tractor: 2019 Freightliner, VIN# 3AKJGNDR4KDKU0130*
 - *Trailer: VIN# 4U3J04821CL012295*

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 4.3.21 requires a Special Use Permit for the parking of a commercial vehicle with trailer on an A-1 zoned property that is 5 acres or less adhering to specific conditions. Thus, the application is consistent with FLUE Policy 2.1.5.

Based on the above findings, Staff concludes the SUP is **consistent** with LDC Sections 2.8.2.D and 2.8.3.B provided conditions to address the eight (8) requirements are imposed.

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, 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.
- 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, 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 the Planning and Zoning Commission 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 **APPROVAL WITH CONDITIONS** the special use permit.
- B. To address compliance with LDC Sections 2.8.2.D and 2.8.3.B, the following conditions are imposed:
 - 1. *Ingress/Egress shall continue to utilize SE 80th AVE. only.*
 - 2. *The Applicant shall construct a commercial driveway apron, to be permitted through the office of the county engineer, within 180 days.*
 - 3. *The parking of the truck and trailer shall be contained on the subject parcel and shall be consistent with the submitted Conceptual Site Plan.*
 - 4. *The eastern boundary of the parcel shall be buffered with a 6' opaque fence within 90 days.*
 - 5. *No unloading or loading of materials/junk shall take place on the subject property.*
 - 6. *No mechanical repairs or maintenance on the commercial vehicle(s) shall take place on site.*
 - 7. *This special use permit runs with the owner and not property. Any sale of the property will void this special use.*

8. *This special use permit will allow for one (1) commercial vehicle with a weight of 16,000 pounds or more. If the following vehicle is replaced, the applicant shall notify the Marion County Planning Department immediately to record the new VIN as part of this SUP.*
 - *Tractor: 2019 Freightliner, VIN# 3AKJGNDR4KDKU0130*
 - *Trailer: VIN# 4U3J04821CL012295*
9. *The Special Use Permit shall expire on November 21, 2030; however it may be renewed administratively three times for up to 5 years each by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:*
 - *There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the permit,*
 - *Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or*
 - *The Growth Services Manager determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).*

VIII. PLANNING AND ZONING COMMISSION RECOMMENDATION

Approval as conditioned (on consent).

IX. BOARD OF COUNTY COMMISSIONERS' ACTION

TBD

X. LIST OF ATTACHMENTS

- A. SUP application filed on August 12, 2025
- B. Site Photos
- C. DRC Comments.