



**Marion County
Board of County Commissioners**

Growth Services

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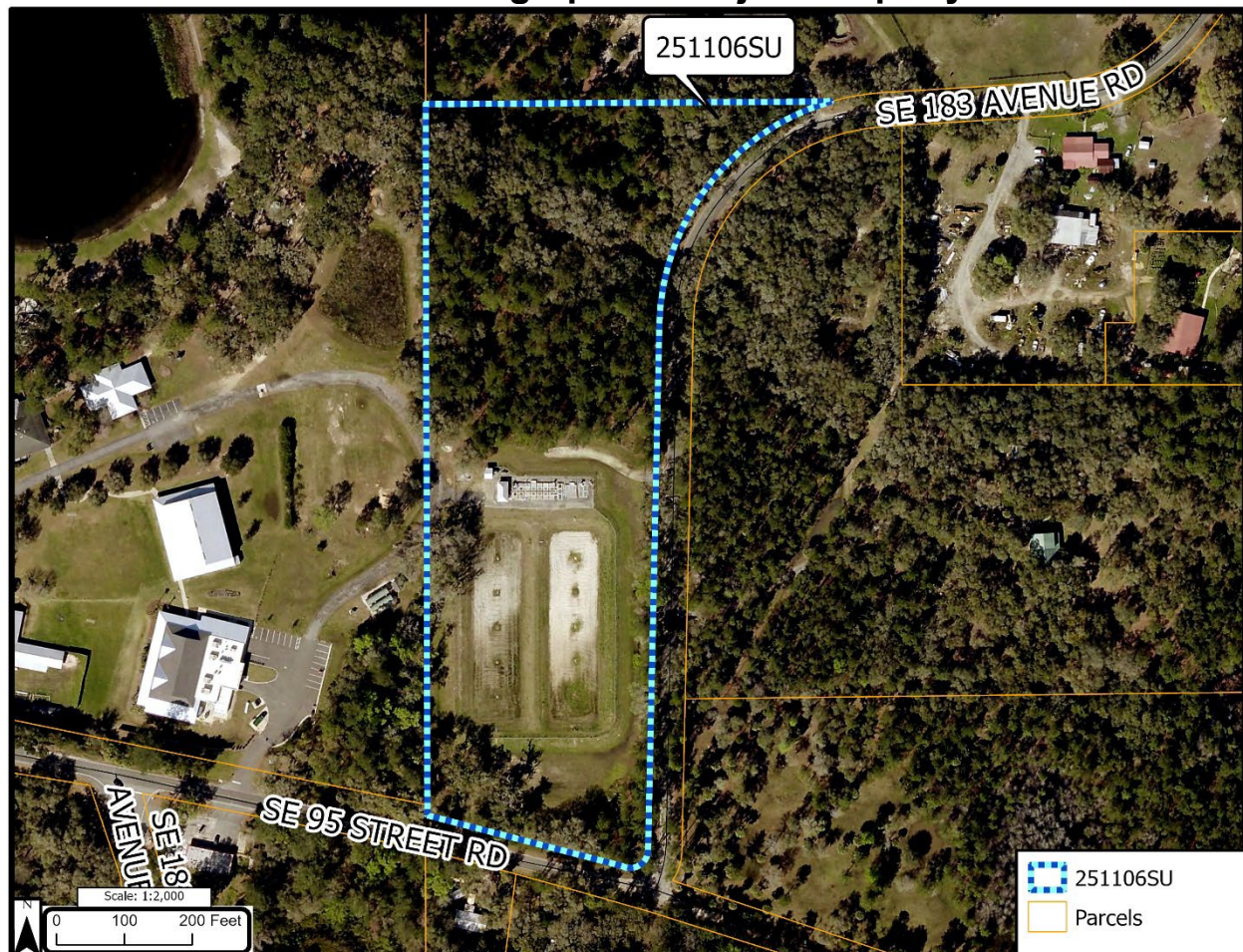
**PLANNING & ZONING SECTION
STAFF REPORT**

Hearing Dates	P&Z: 10/27/2025	BCC: 11/17/2025
Case Number	251106SU	
CDP-AR	33284	
Type of Case – Special Use Permit (SUP)	Modification to Special Use Permit 210110SU-B / Resolution 21-R-083 to add new maintenance building and access (for existing recreation camp facility; conversion of farm structure) in a General Agriculture (A-1) zone.	
Owner	Young Life, Inc.	
Applicant	Brian Tofflemire	
Street Address	9596 SE 183 rd Ave Rd, Ocklawaha, FL 32179	
Parcel Number	40263-001-00	
Property Size	±8.8 acres	
Future Land Use	Rural Land	
Zoning Classification	General Agriculture (A-1)	
Overlay Zone / Scenic Area	Outside Urban Growth Boundary (UGB), In Countywide Secondary Springs Protection Overlay Zone (SSPOZ), In Environmentally Sensitive Overlay Zone (ESOZ)	
Staff Recommendation	Approval with Conditions	
P&ZC Recommendation	Approval with Conditions (ON CONSENT)	
Project Planner	Christopher D. Rison, Senior Planner, AICP, FRA-P	
Related Case(s)	20160205SU / 16-R-084 (Camp-wide SUP, remains in effect) 20191008SU / 19-R-438 (Initial/1 st WWTP SUP, replaced by 2nd) 20210110SU-B / 21-R-083 (2 nd WWTP SUP)	

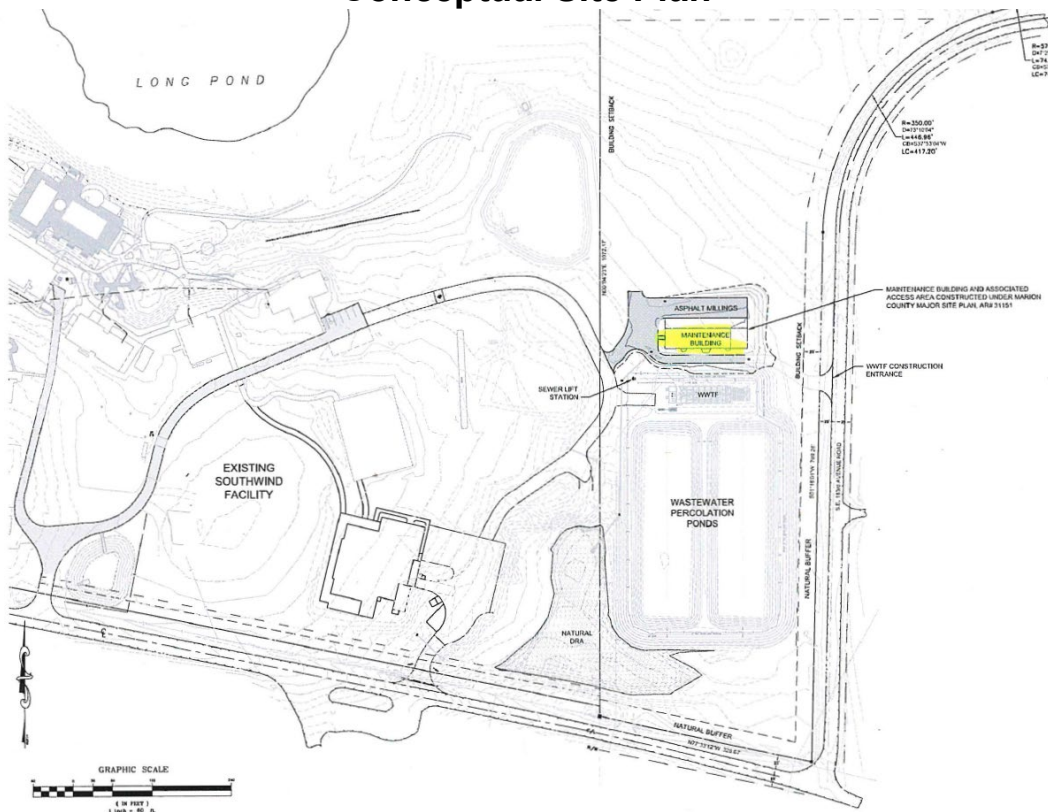
I. ITEM SUMMARY

Brian Tofflemire, on behalf of Young Life, Inc., filed an application for Modification to Special Use Permit (SUP) number 210110SU-B / Resolution 21-R-083 to add a new maintenance building and access for the existing Young Life Southwind recreation camp facility by converting an existing ag/farm structure on ± 8.8 acres with a zoning of General Agriculture (A-1). Figure 1 is an aerial photograph showing the general location of the subject property and Figure 2 shows the proposed concept plan, while Figure 3 shows the proposed buildout of the new maintenance building. The Parcel Identification Number associated with the property is 40263-001-00 and the street address is 9596 SE 183rd Avenue Road, Ocklawaha, FL 32179. The property is one of multiple parcels that form the overall Young Life Inc. Southwind Camp complex located in southeastern Marion County. The site currently includes the existing Young Life Southwind Camp wastewater treatment plant facility. The property is located outside the Urban Growth Boundary (UGB), within the Countywide Secondary Springs Protection Zone (S-SPOZ), and includes an Environmentally Sensitive Zone (ESOZ) that is a northern extension of the Ocklawaha River ESOZ area to the south. The legal descriptions are included in Attachment A.

Figure 1
Aerial Photograph of Subject Property



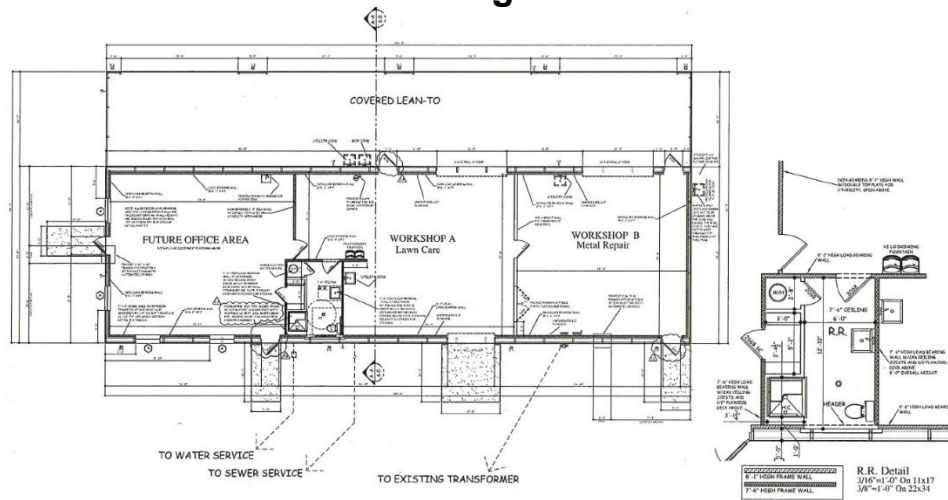
**Figure 2
Conceptual Site Plan**



**Figure 3
ESOZ PLAN**



**Figure 4
Building Plan**



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS** following 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, 2.8.3.B, and 4.2.2 & 3.

III. NOTICE OF PUBLIC HEARING

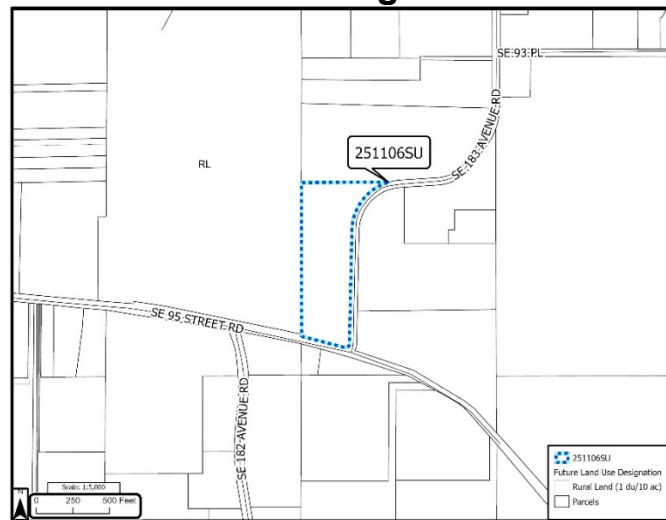
“Due Public Notice” of the public hearing was provided pursuant to LDC Section 2.8.3.D, as listed in following Table A. As of the issuance of this report, no letters expressing opposition or support have been received.

TABLE A. PUBLIC NOTICE SUMMARY			
METHOD	FORMAT	DATE	LDC Section(s)
Newspaper Legal Notice	Display Ad	Ad Run: 10/13/2025	Division 1.4 and Section 2.8.3.D.
Sign	Special Use Permit	Posted: 10/7/2025	Division 1.4 and Section 2.8.3.D.
300-foot Mail Notice	SPO Letter 8 - owners	Mailed: 10/10/2025	Division 1.4 and Section 2.8.3.D.

IV. BACKGROUND/CHARACTER OF THE AREA

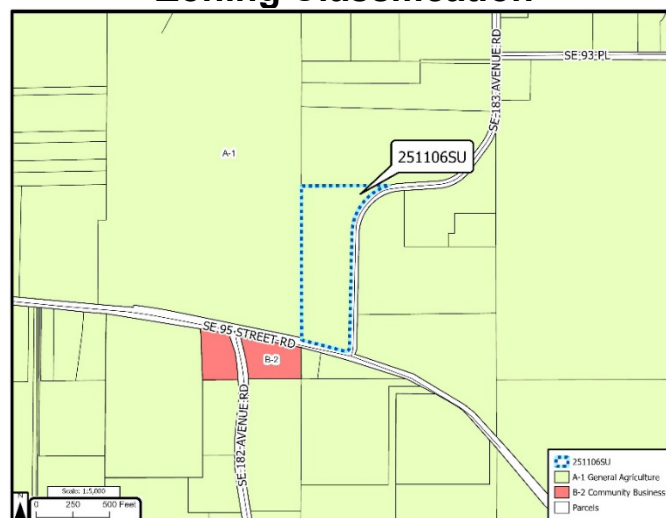
- A. *FLUMS designation.* Figure 5 provides the Future Land Use Map Series (FLUMS) that shows the site's future land use designation is Rural Land (RL) that allows for agricultural, recreational, and residential uses up to a maximum development density of one dwelling unit per 10 acres. This is the property's initial land use designation; the main body of the historic camp to the west is a qualified pre-existing use under Comprehensive Plan Future Land Use Element (FLUE) Policy 10.1.5.

Figure 5
FLUMS Designations



- B. *Zoning district map.* Figure 6 shows the subject property is classified as General Agriculture (A-1). Staff notes, the site, along with other commonly owned properties to the west, have been the historic and continuing location of the Young Life Southwind recreational camp; the main body of the historic camp is a qualified pre-existing use under FLUE Policy 10.1.5.

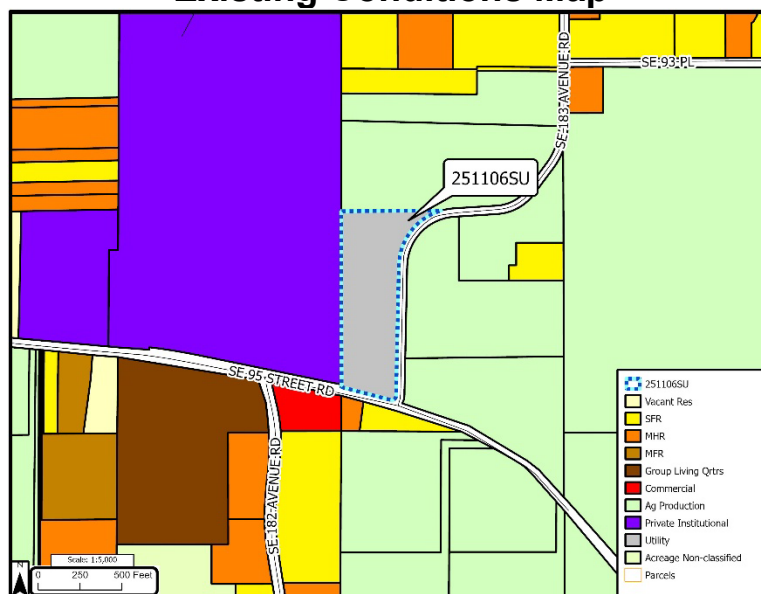
Figure 6
Zoning Classification



C. *Existing site conditions.* PID 40263-001-00 currently includes the Young Life Southwind Camp's wastewater treatment plant consistent with the approved 2021 SUP in effect for the site. The parcel also includes a large structure permitted as an ag/farm building for limited use in maintaining the site and overall camp's grounds. The application proposes conversion of the structure into a formal maintenance building, fulfilling its current duties and expanding its use in providing supporting camp facility maintenance. A previous temporary construction driveway is also proposed as an additional entrance, to enable deliveries directly to the proposed maintenance building. Traffic Engineering has not objected to the added access, noting that primary access for the facility is expected to be from/through the camp to the west (see Attachment B).

Figure 7 shows the site is surrounded by agricultural properties, single-family residences, manufactured home residences, some "multiple-family" residences (usually a residence and family/guest unit), and the institutional use of the existing camp facilities to the west. The surrounding uses have not changed significantly since the historic SUP's consideration.

Figure 7
Existing Conditions Map



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. *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: The subject property is zoned A-1. Under LDC Section 4.2.3, public parks may be considered by SUP. Additionally, as noted, the site functions as part of the recognized Southwind Camp under FLUE 10.1.5, wherein one site use is the wastewater treatment facility supporting the camp and the proposed use is a maintenance building to also support the camp. The original SUP enabled a walking trail on the portion of the site north of the proposed maintenance building; while not indicated on the concept plan, staff anticipates that activity will continue and does not object to that continuation.

Based on these findings, the requested special use permit is inconsistent with the Comprehensive Plan.

B. *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: Private vehicular access to the site is currently provided via driveways extending from existing camp to the west. A prior construction driveway is proposed as added access to SE 183rd Avenue Road. Staff does not object to the added access subject to compliance with the LDC including County Engineer approval which is recommended as the following condition:

- *Ingress/egress shall be via SE 95th Street Road via the existing driveway entrances through the existing main camp to the west, or by SE 183rd Avenue Road, subject to review and approval by the County Engineer.*

C. *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: Parking is currently provided on-site for the subject and adjoining camp parcel and will continue in that form. The added access will enable treatment plant and maintenance building deliveries to be brought directly to the facilities rather

than through the camp's grounds where young patrons may be present. As noted above, staff have no objection to the added access subject to the previously noted condition.

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

Analysis: The Applicant states that refuse will continue to be centrally collected by the camp with its current adjoining facilities.

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

Analysis: The proposed maintenance building is currently served by supporting utilities, including the on-site facilities serving the camp. No changes in those services are proposed.

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

Analysis: The Applicant notes screening and buffering is provided for the site, and will be maintained, except for the opening for the formal driveway. Staff notes natural vegetation was essentially preserved to form the buffers along SE 95th Street Road and SE 183rd Avenue Road. No additional buffers/screening are recommended.

- G. *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 Applicant notes minimal exterior lighting is installed at each of the existing building to become the camp maintenance building. No signs are proposed, except for an existing information sign posted on the SE 183rd Avenue Road gate. The LDC Section 4.2.2.C(3) does provide that lighting shall not cast direct light on adjacent properties, and no deviation from the standard is requested.

- H. *Provision for **required yards and other green space**.*

Analysis: The existing structure is setback in excess of 25' from the site's property line share with SE 183rd Avenue Road, in full compliance with the setback requirements of General Agriculture (A-1) zoning.

- I. *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. Figures 2, 3 and 7 shows the site's existing and proposed uses and the existing uses on the surrounding properties. The proposed

maintenance building is in place and is constructed in a form similar to other agricultural structures found on various farms. The structure is currently used for the camp's ground maintenance activities equipment as an ag/farm structure, and the expanded use options are not expected to significantly modify the operational characteristics of the site. Staff notes that should concerns arise, the site will be subject to the County's Noise and Vibration Control Ordinance.

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

Analysis: Staff notes that use of the site is proposed in support of the adjoining historic Young Life Southwind Camp, and the current SUP (20160205SU / 16-R-084) conditions linking the site with the camp, and the renewal and expiration provisions are proposed to remain unchanged. Staff notes the site's wastewater treatment plant (WWTP) represents a significant investment and the WWTP is subject to permitting and monitoring through the Florida Department of Environmental Protection (FDEP). Conditions related to the installation and operation of the WWTP were initially established by the SUP; however, as the facility is subject to FDEP jurisdiction and permitting and the site is not in a Primary Springs Protection Overlay Zone (P-SPOZ) or Basin Management Action Plan (BMAP) area, both Growth Services and Utility Department staff support deletion of prior conditions #4 and #5 as identified in struck-through italics below. As such, staff recommend the following conditions:

- The site shall be developed and operated for a wastewater treatment plant (WWTP) and camp maintenance building, consistent with the attached plan set (Concept Plan, ESOZ Plan, and camp maintenance building plan; further, a, and nature walking trail may be provided north of the maintenance building consistent with the historic conceptual plan of record submitted for Special Use Permit No. 20191008SU, Resolution No. 19-R-438.
- In lieu of a minor site plan for the WWTP, an Environmentally Sensitive Overlay Zone Plan must be submitted and maintained. This may occur in conjunction with the building permits for the facility.
- ~~The owner/operator shall coordinate with Marion County Utilities to determine whether a plan for long-term operation and maintenance is required. Such determination must be provided in writing within 120 days of approval of the SUP.~~
- ~~Quarterly water quality sampling will be required, and results shall be submitted to the Growth Services Department.~~
- Expansion or modification of the type, size or location of any of the proposed uses/operations beyond those indicated in the application materials or shown on the conceptual plan or ESOZ site plan is prohibited; however, a new Special Use Permit application may be submitted for consideration to expand the uses/operations. This prohibition does not apply to use of the site for other uses permitted by the site's A-1 (General Agriculture) zoning such as agricultural structures (e.g., horse barns), subject to compliance with the Land Development Code (LDC), but ensuring all other conditions of this Special Use Permit continue to be satisfied for their respective use(s).
- **This Special Use Permit shall run with the owner (Young Life, Inc. a Florida Corporation) and not the property.** In the event the property is sold, the Special Use Permit shall terminate. A Special Use Permit Application for consideration to reassign, renew/extend and/or modify this Special Use Permit may be

submitted in the future, subject to then review and approval considerations as provided in the Marion County Land Development Code.

- The Special Use Permit shall **expire on January 15, 2031**; however, it may be renewed administratively up to three times, for up to **10 years each for a maximum total of 40 years**, by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
 - a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit,
 - b. 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
 - c. 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).
- Special Use Permit 210110SU-B, Resolution Number 21-R-083 is hereby repealed and replaced by this Special Use Permit.

Based on the above findings, Staff concludes the requested SUP is **consistent** with FLUE Policy 2.3.21 and recommends **APPROVAL with Conditions** to ensure the requested SUP complies with LDC Sections 2.8.2.D and 2.8.3.B.

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 with findings to the Board of County Commissioners to **DENY** the proposed special use permit application.
- B. 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 act to **TABLE OR CONTINUE** 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.
- C. 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 **APPROVE WITH CONDITIONS** the special use permit application.
- D. 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 application.

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 recommend **APPROVAL with Conditions** for the SUP.
- B. Staff recommends the following updated and revised SUP conditions to replace prior SUP 210112SU-B/Resolution 21-R-083 to ensure the requested SUP Modification complies with LDC Section 2.8.2.D and 2.8.3.B, as follows:
1. The site shall be developed and operated for a wastewater treatment plant (WWTP) and camp maintenance building, consistent with the attached plan set (Concept Plan, ESOZ Plan, and camp maintenance building plan; further, a, ~~and~~ nature walking trail may be provided north of the maintenance building consistent with the historic conceptual plan of record submitted for Special Use Permit No. 20191008SU, Resolution No. 19-R-438.
 2. Ingress/egress shall be via SE 95th Street Road via the existing driveway entrances through the existing main camp to the west, or by SE 183rd Avenue Road, subject to review and approval by the County Engineer.
 3. In lieu of a minor site plan for the WWTP, an Environmentally Sensitive Overlay Zone Plan must be submitted and maintained. This may occur in conjunction with the building permits for the facility.
 4. Expansion or modification of the type, size or location of any of the proposed uses/operations beyond those indicated in the application materials or shown on the conceptual plan or ESOZ site plan is prohibited; however, a new Special Use Permit application may be submitted for consideration to expand the uses/operations. This prohibition does not apply to use of the site for other uses permitted by the site's A-1 (General Agriculture) zoning such as agricultural structures (e.g., horse barns), subject to compliance with the Land Development Code (LDC), but ensuring all other conditions of this Special Use Permit continue to be satisfied for their respective use(s).
 5. **This Special Use Permit shall run with the owner (Young Life, Inc. a Florida Corporation)** and not the property. In the event the property is sold, the Special Use Permit shall terminate. A Special Use Permit Application for consideration to reassign, renew/extend and/or modify this Special Use Permit may be submitted in the future, subject to then review and approval considerations as provided in the Marion County Land Development Code.
 6. The Special Use Permit shall **expire on January 15, 2031**; however, it may be renewed administratively up to three times, for up to **10 years each for a maximum total of 40 years**, by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
 - a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit,
 - b. 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
 - c. 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).
 7. Special Use Permit 210110SU-B, Resolution Number 21-R-083 is hereby repealed and replaced by this Special Use Permit.

VIII. PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission, on motion by Commissioner Behar, second by Commissioner Bonner, voted to agree with staff's findings and recommendation of approval with conditions for the application request on the consent agenda with a vote of 4-0.

IX. BOARD OF COUNTY COMMISSIONERS' ACTION

TBD

X. LIST OF ATTACHMENTS

- A. SUP Application
- B. SUP Conceptual / ESOZ Plan with Building Plan
- C. SUP 210110SU-B, Resolution No. 21-R-083
- D. SUP 191008SU, Resolution No. 19-R-438
- E. DRC Comments
- F. Photo Set