



# Marion County Board of County Commissioners

Date: 10/4/2021

P&Z: 9/27/2021 BCC: 10/19/2021

**Item Number**  
211002SU

**Type of Application**  
Special Use Permit

**Request**  
Park a tractor and trailer on A-1: General agriculture parcel.

**Owner/ Applicant**  
Morejon, Ismael

**Agent**  
Hernandez, Yenev

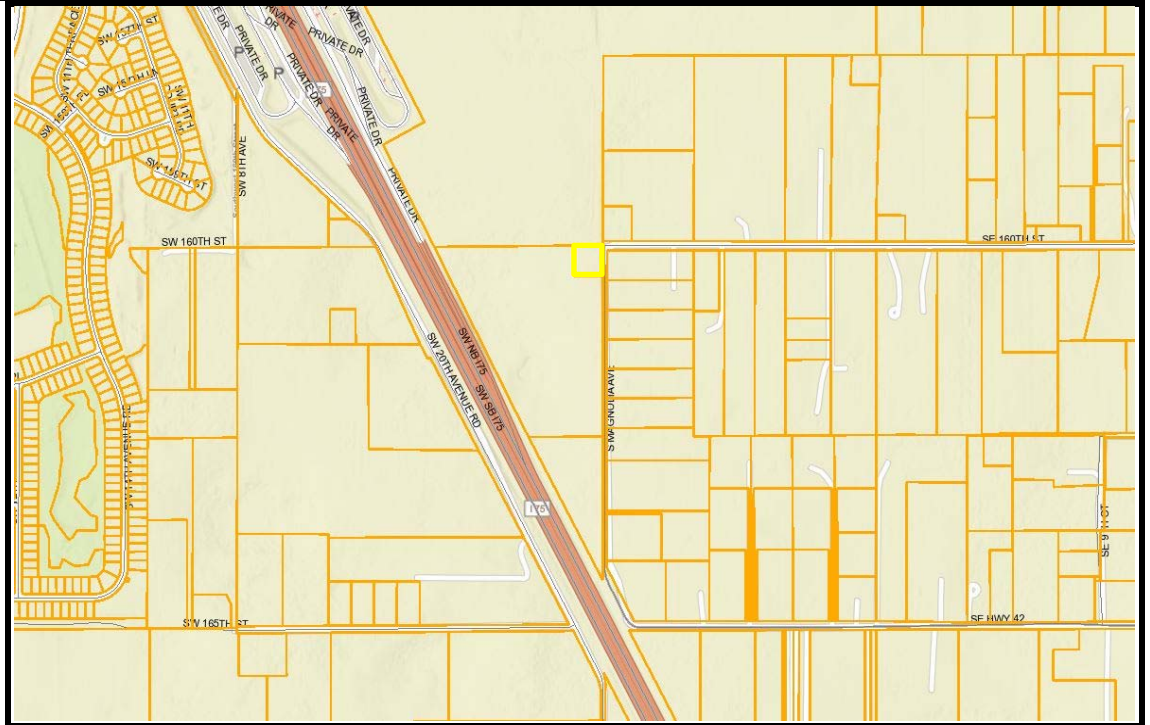
**Parcel #/Acreage**  
44840-001-00/1.07

**Future Land Use**  
Rural Land

**Existing Zoning**  
A-1: General Agriculture

**Staff Recommendation**  
Approval with Conditions

**P&Z Recommendation:**  
Approval with Conditions  
(ON CONSENT)  
**Project Planner**  
Kenneth Odom,  
Transportation Planner



## Item Summary

Staff is recommending **Approval with Conditions** of a special use permit for parking one commercial tractor (VIN# 1FUJGLDR5DLBZ6947) and trailer (VIN# 1592A822M006025) in A-1 General Agriculture, on approximately 1.07 acres in accordance with Marion County Land Development Code, Article 2, Division 8, "Special Use Permit."

## Location

The subject parcel is located at 16000 South Magnolia Avenue in Summerfield, FL. It is located approximately 0.20 miles east of I-75, 0.50 miles north of CR 42 at the intersection of SE 160<sup>th</sup> Street and Magnolia Ave.

## Public Notice

Notice of public hearing was mailed to 7 property owners within 300 feet of the subject property. No written comments have been received in support of or opposed to this zoning change.

**Additional Information**  
N/A

**Comprehensive Plan Amendment:**  
N/A

**Code Case:**  
857711 – Commercial Vehicles Parked in A-1

The following table summarizes adjacent future land use designations, zoning districts and existing uses:

<b>ADJACENT PROPERTY CHARACTERISTICS</b>			
<b>Direction of Adjacency</b>	<b>Future Land Use Designation</b>	<b>Zoning</b>	<b>Existing Use/MCPA Property Class</b>
<b>North</b>	Rural Land	A-1 General Agriculture	(51-53) Cropland
<b>South</b>	Rural Land	A-1 General Agriculture	(01) Improved Residential & (60-65) Grazing
<b>East</b>	Rural Land	A-1 General Agriculture	(01) Improved Residential
<b>West</b>	Rural Land	A-1 General Agriculture	(01) Improved Residential & (60-65) Grazing

**Request**

The applicant is requesting a Special Use Permit to park one commercial tractor and trailer on A-1. The applicant has only recently begun parking his commercial vehicle onsite in the last few months as he only acquired the property in June of 2021.

This area of Marion County is rural and nature with a predominance of large acre parcels, most of which are zoned A-1. This area has frequently seen similar requests to park commercial vehicles on A-1 parcels. There are ten such requests that have occurred within two miles of the subject parcel since 1994.

- 940804-SU: Park two commercial vehicles in A-1
- 980308-SU: Park two tractor/trailers in A-1
- 990502-SU: Park one commercial vehicle in A-1
- 031002-SU: Park one commercial vehicle in A-1
- 040801-SU: Park one commercial vehicle in A-1
- 101206-SU: Operate land scape business/Park commercial vehicles in A-1
- 120507-SU: Park two tractor/trailers in A-1
- 210211- SU: Park one tractor/trailer in A-1
- 210212-SU: Park two tractor/trailer in A-1
- 210710-SU: Park two tow trucks in A-1

## Utilities

Water and sewer service is available through well and septic only. Electrical service is provided by Sumter Electric Cooperative.

## Traffic

The rural nature of both SE 160<sup>th</sup> Street and Magnolia Avenue does not necessitate traffic counts on these corridors. Single freight vehicle access or passage at this location will not significantly impact these corridors.

## Analysis

In reaching its decision, the Board of County Commissioners will find:

**a. Granting the proposed Special Use Permit will not adversely affect the public interest.**

Freight vehicle Special Use Permits in A-1: General Agriculture in this area of Marion County have been frequently approved. The surrounding area is rural with large lots providing additional spacing between residential buildings. The special use permit request would not adversely affect the public interest.

**b. The proposed Special Use Permit is consistent with the current Comprehensive Plan.**

The Marion County 2045 Future Land Use Map indicated that the subject property is Rural Land. The proposed special use is consistent with the Comprehensive Plan Policy 2.1.5 and in accordance with the Land Development Code, Article 2, Division 8.

**c. The proposed Special Use Permit is compatible with land uses in the surrounding area.**

The subject property is surrounded by A-1 zoning. The proposed use is compatible with land uses in the surrounding areas given the proposed request in relation to the characteristics of surrounding areas.

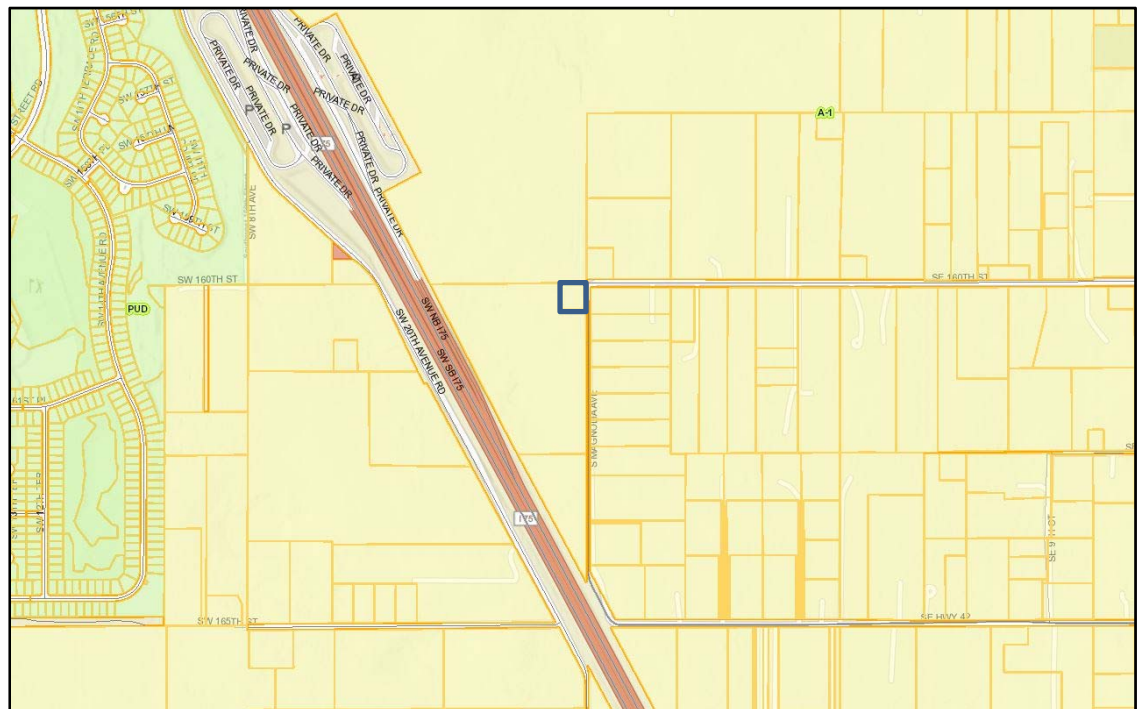
## Staff Recommendation: Approval with Conditions

1. The site shall be developed and operated consistent with the submitted conceptual plan and the conditions as provided with this approval.
2. The Special Use Permit is limited to one commercial tractor (VIN# 1592A822M006025) and trailer (VIN# 2FWYKDYB8XAA66971) to be parked on-site.
3. No mechanical repair/maintenance on the commercial vehicle shall take place on site.
4. Parking/storage of vehicles of any size with actively operating (running) cab or refrigerating cooling units are prohibited.
5. No parking of the commercial vehicle shall be allowed within 100 feet from the nearest neighboring residential structure.
6. The owner/operator of the commercial vehicle shall reside onsite.

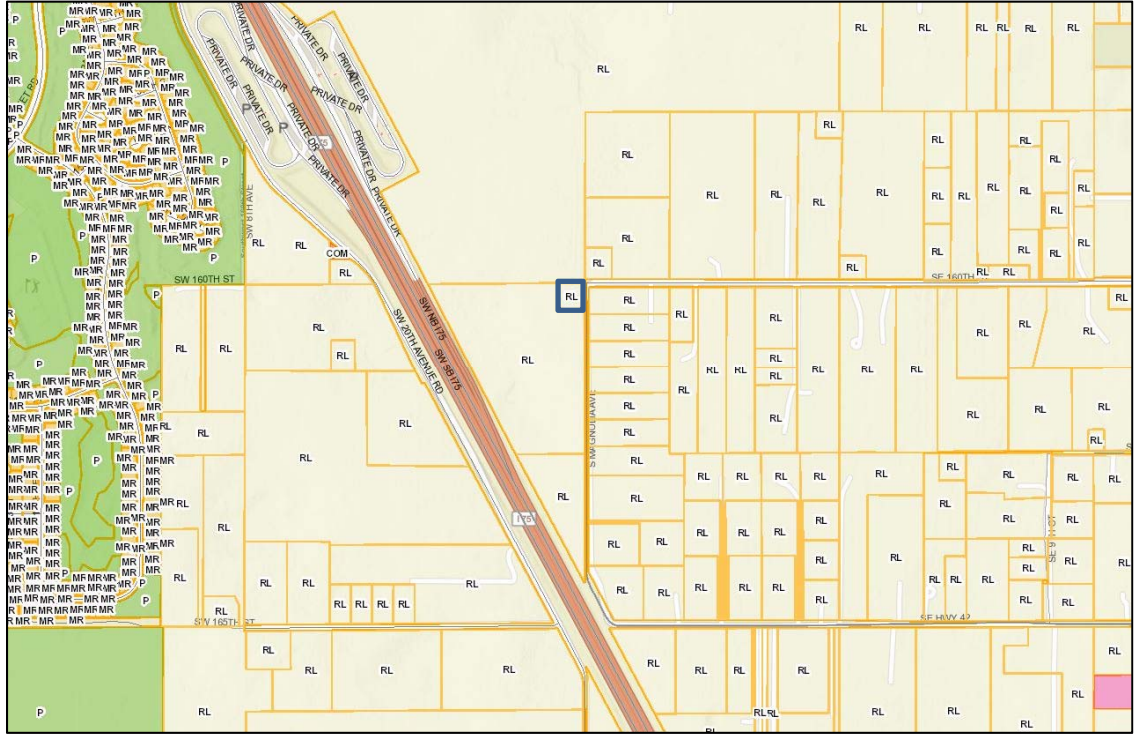
7. The ingress/egress shall be limited to Magnolia Ave.
8. The Special Use Permit shall run with the owner/operator and not with the property.
9. An engineer certified major site plan will be required to be submitted within 180 days in order to accommodate for storm water mitigation due to the existing impervious surface that was created by the addition of the driveway area.
10. The paved driveway turnout, driveway and gate will need to be permitted and inspected by the Marion County Building Department.
11. The Special Use Permit shall expire on October 19, 2026; however it may be renewed administratively up to three times, in five-year increments, 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).

## Zoning

The subject parcel is A-1: General Agriculture surrounded by A-1.



# Land Use



The subject parcel is Rural Land surround by Rural Land.

**Photos**



Tractor & Trailer On Paved Area (Millings)



Tractor & Trailer On Paved Area (Millings)



Paved Area (Millings) & Gate Interior



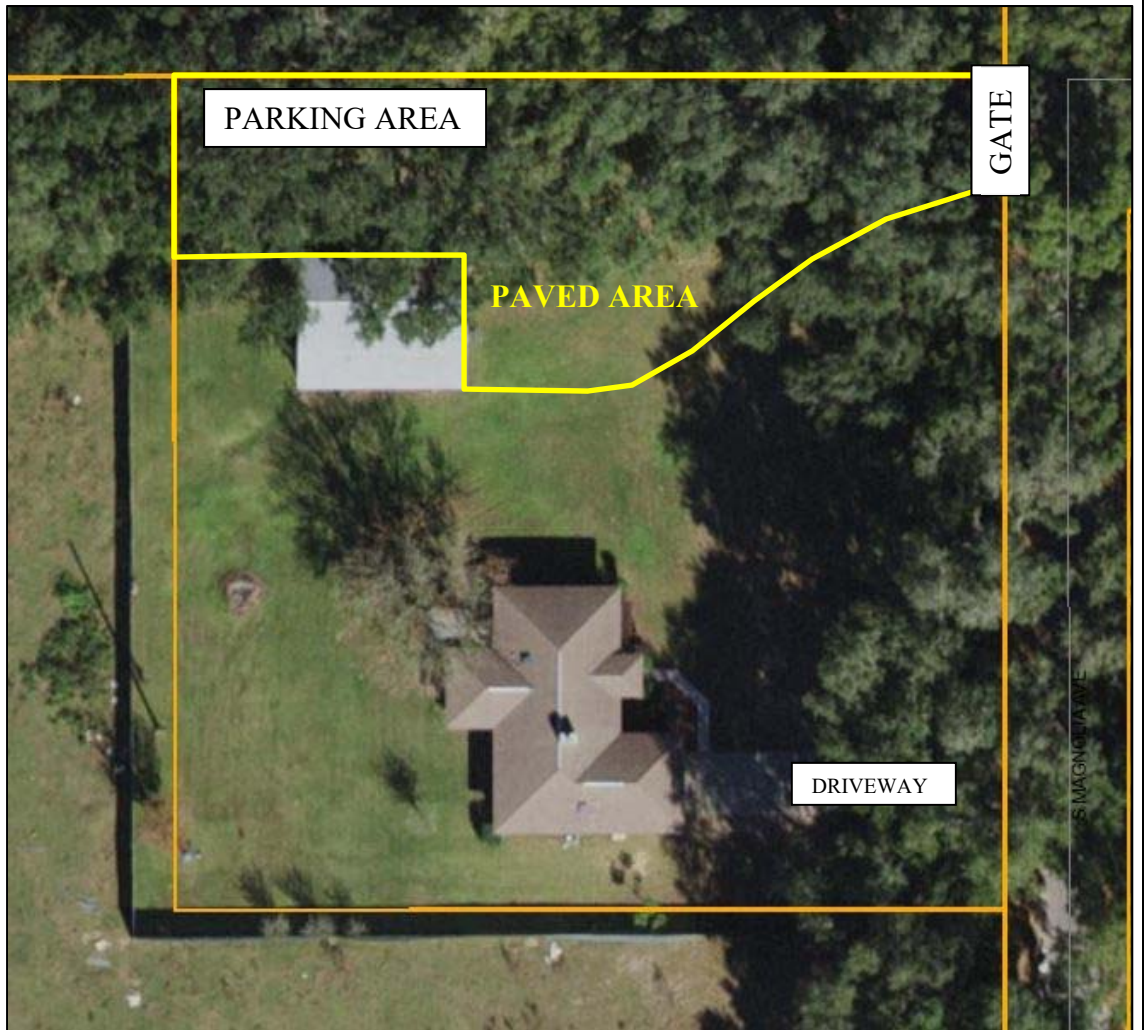
Exterior of Gate (Converted Garage Door)



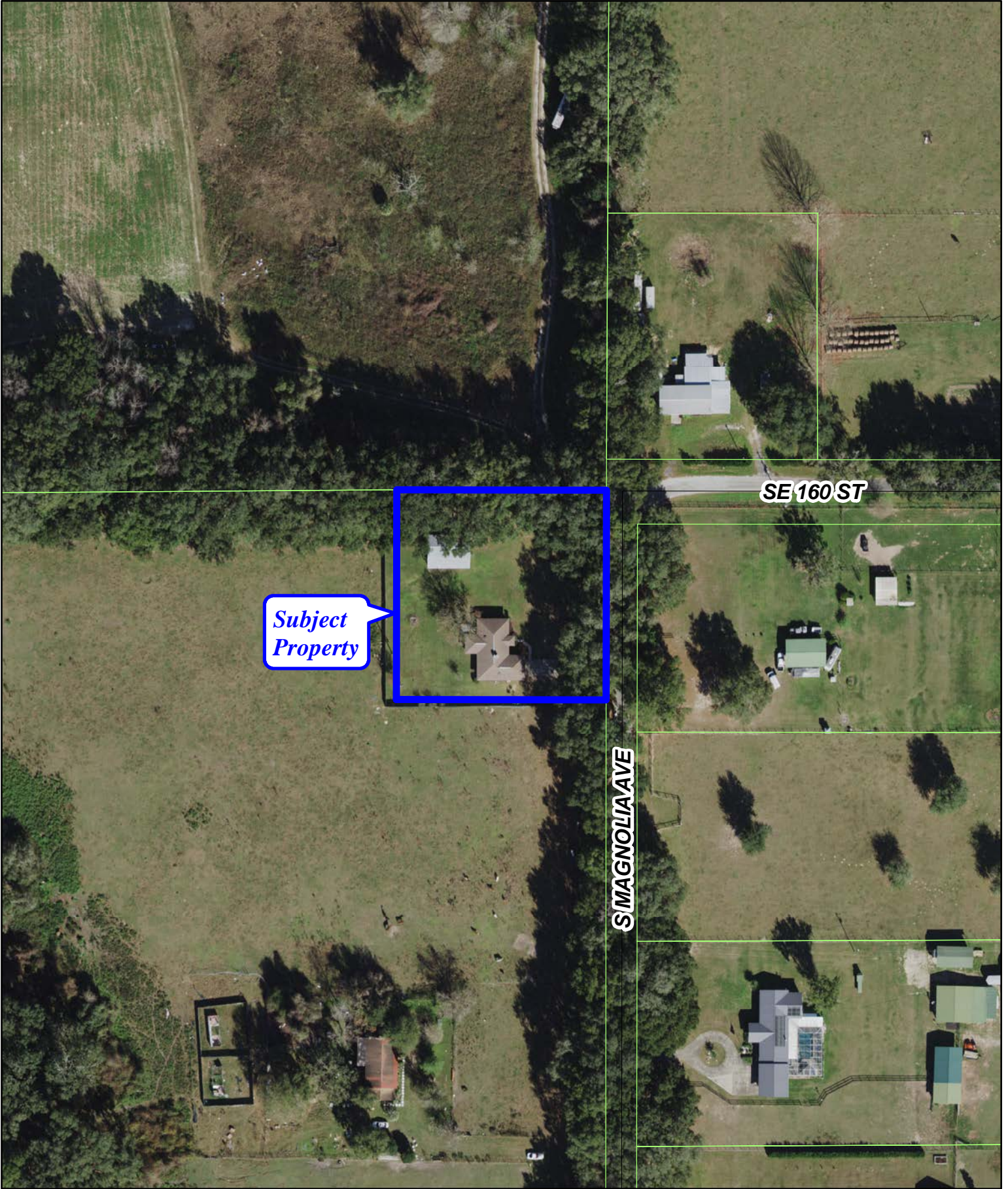
Paved Parking Area



Primary Structure (Residence)



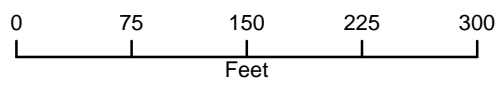
*Aerial: 211002SU*



*Subject  
Property*

*SE 160 ST*

*MAGNOLIA AVE*





# 21100250

AR#: 27177

PA#: 44840-001-00



Marion County Board of County Commissioners

Growth Services 2710 E. Silver Springs Blvd. Ocala, FL 34470 Phone: 352-438-2600 Fax: 352-438-2601

SPECIAL USE PERMIT APPLICATION - REGULAR - \$1,000.00

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: Parking for a Truck Comm. Tractor and Trailer

Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: A1

Parcel account number(s): 4484000100

Property dimensions: Total acreage: 1.07

Directions: 16000 S Magnolia Ave Summerfield FL 34491

Each property owner(s) MUST sign this application or provide written authorization naming an applicant or agent to act on his behalf. Please print all information, except for the Owner and Applicant/Agent signature.

Ismael Morejon Gonzalez General Hernandez Yoney

Property Owner name (please print) 16000 S Magnolia Ave

Applicant or agent name (please print) 16000 S Magnolia Ave

Mailing Address Summerfield FL 34491

Mailing Address Summerfield FL 34491

City, State, Zip code 786 325 0026

City, State, Zip code 786 325 0026

Phone number (include area code) Ismael 1382 @ yahoo.com

Phone number (include area code) Ismael 1382 @ yahoo.com

E-mail address

E-mail address

Signature

Signature

PLEASE NOTE: A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present, the request may be postponed or denied. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct and legible to process the Application. Contact Growth Services Planning & Zoning at (352) 438-2675 for more information.

Table with 3 columns: Project No., Code Case No., Application No., Rcvd by, Rcvd Date, FLUM, Zoning Map No., Rev. Includes handwritten values like 2019100474, 857711 LR, 27177, KB, 8/4/2021, RL, 07/1/2019.

Sec. 30-17-22

**SPECIAL USE PERMIT – REGULAR APPLICATION**  
**SUBMISSION CHECKLIST & GENERAL INFORMATION**

**APPLICATION FINDINGS OF FACTS REQUIREMENTS**

The application must include a written description addressing the following findings, either on the Concept Plan or in a separate written description. The P&Z may make further written findings that the specific requirements, if any, governing the individual SUP, excluding towers, have been made concerning the following matters, where applicable:

- 1) 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.
- 2) 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.
- 3) Provisions for refuse and service area, with particular reference to the items in (1) and (2) above.
- 4) Provision for utilities, with reference to locations, availability and compatibility.
- 5) Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary.
- 6) 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.
- 7) Provision for required yards and other green space.
- 8) Provision for general compatibility with adjacent properties and other property in the surrounding area.
- 9) Provision for meeting any special requirements required by the site analysis for the particular use involved.

**ADVISORIES:**

- 1) If approved, the Special Use Permit will NOT become effective until 14 days AFTER the final decision is made by the Marion County Board of County Commissioners.
- 2) A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present and additional information is required, the request may be postponed or denied.

Answers are in the following  
page →

1) TRUCK will be parked next to the shop as shown in the photos. Exterior lights outside of farm. No danger surrounding TRUCK parking.

## Finding facts.

- 1- The Truck enter and exit from Magnolia Ave and 42.
- 2- NW corner of the Shop inside fence of the Property
- 3- Service Provider Florida Express Environmental weekly.
- 4- Utilities is provide for Resident home.
- 5- Fencing screen purchased from truck area and planning plants for privacy.
- 6- No sign and lights for special use
- 7- Parking at Residence not required green space
- 8- Personal truck leaving and enter daily minimal change to traffic.

9. And special prohibition for  
permit we will - mat. We  
can complete and required.

# MCBCC Interactive Map - Internal

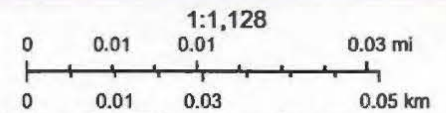
#21100250



8/3/2021 11:59:06 AM

Address Points

- |                                  |                                      |  |
|----------------------------------|--------------------------------------|--|
| Structure - Addressed            | Lift Station - Confidential Address  | Telephone Equipment - Confidential Address |
| Structure - Confidential Address | Miscellaneous - Confidential Address | Vacant - Confidential Address              |
| Gate - Confidential Address      | Cemetery - Confidential Address      | Electric Meter                             |
|                                  | Tower - Confidential Address         | Elevator                                   |



Marion County IT/GIS, E911, and Office of the County Engineer, Marion County IT GIS Team, Marion County Property Appraiser, FEMA, Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Map layer by Esri, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N

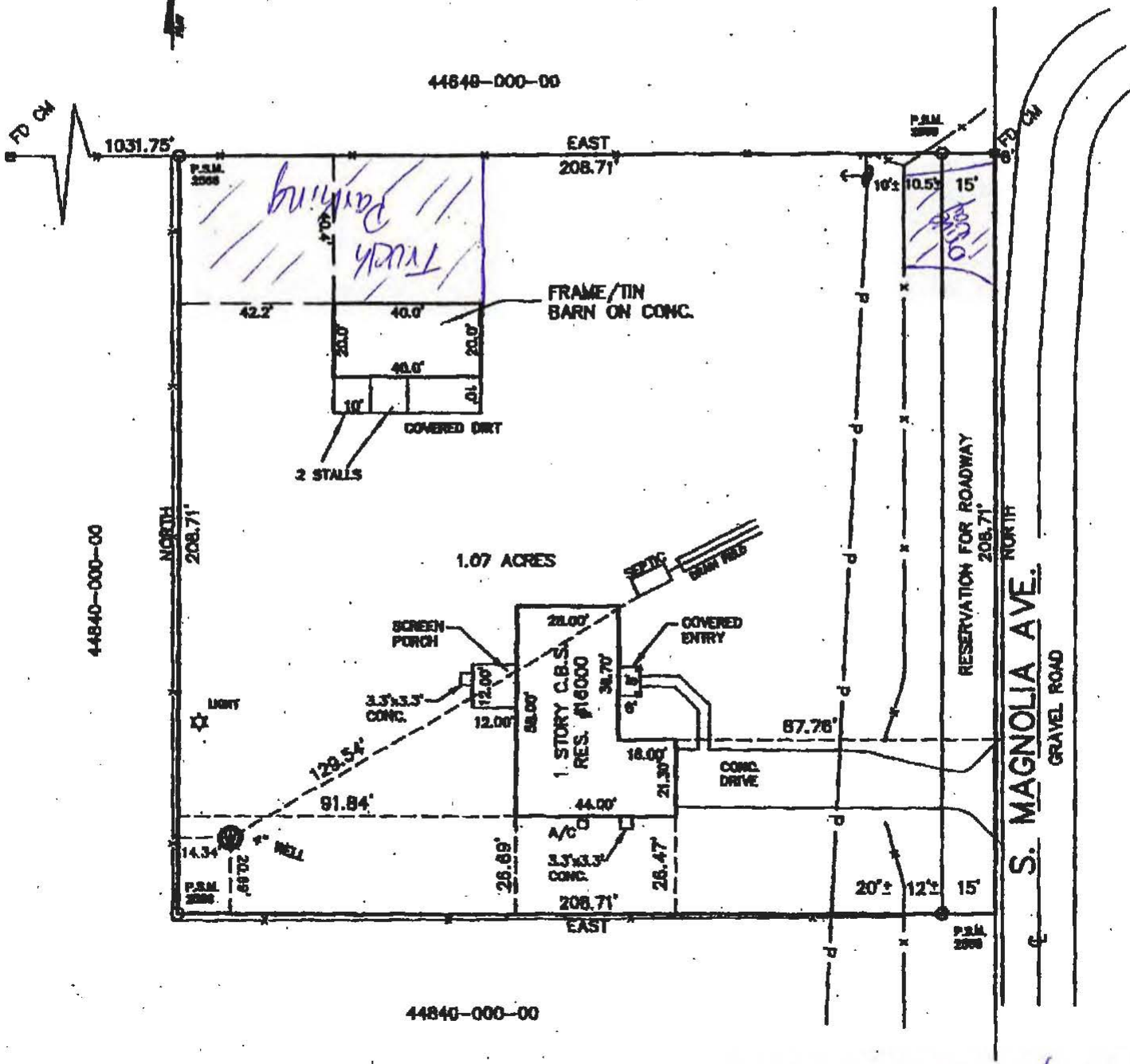
MCBCC IT/GIS

FOR INTERNAL COUNTY USE ONLY: MAY CONTAIN CONFIDENTIAL INFORMATION. IMPROPER DISCLOSURE MAY RESULT IN CRIMINAL PENALTIES (F.S.119.10).

#2110025U

BOUNDARY AND IMPROVEMENT SURVEY  
RICHARD A. WISHAM  
SURVEYING INC.

9080 SE 181 LANE  
SUMMERFIELD, FLORIDA 34481  
352/245-5318  
SCALE: 1" = 40'



44840-000-00

44840-000-00

44840-000-00

CERTIFICATION SPECIFICALLY APPLIES TO:  
TYLER MOORE

16000 S Magnolia Ave  
Summerfield FL 34491



GONZALEZ #211002SU

Public Notification

44649-000-00

44663-000-00

44663-001-00

44840-001-00

44822-000-01

44827-000-00

44822-000-02

44840-000-00

44822-000-03

200ft

-82.136 28.989 Degrees



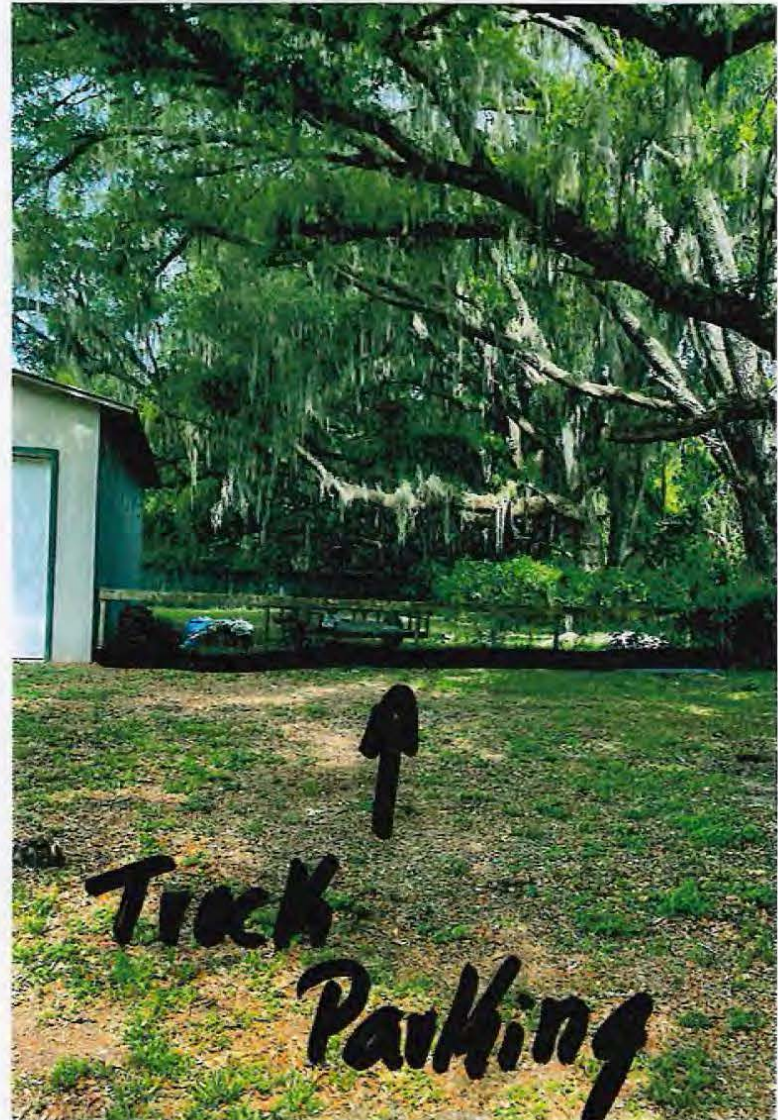
#211002SU



**2013 Frht 125**  
VIN: 1FUJGLDR5DLBZ6947

**2005 J& Trailer**  
VIN: 1592A28225M006025





Track

Parking

