



**Marion County
Board of County Commissioners**

Growth Services

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

**PLANNING & ZONING SECTION
STAFF REPORT**

Hearing Dates	P&Z: 08/25/2025	BCC: 09/15/2025
Case Number:	250902SU	
CDP-AR:	32993	
Type of Case:	Special Use Permit: For parking seven (7) trucks & nine (9) trailers in A-1 zoning	
Owner	Cesar E. Amparo	
Applicant	N/A	
Street Address	14290 S Hwy 475 Summerfield, FL 34491	
Parcel Number	44602-000-01	
Property Size	±1-acre	
Future Land Use	Rural Land (RL)	
Zoning Classification	General Agriculture (A-1)	
Overlay Zone/Scenic Area	Secondary Springs Protection Zone	
Staff Recommendation	Denial	
P&ZC Recommendation	Denial (6-0)	
Project Planner	Erik Kramer	
Related Case(s)	2025, Open, 986703: Unauthorized Commercial Vehicles Operations in an Agricultural Zone 2020, Closed, 830218: Unauthorized Commercial Vehicles Operations in an Agricultural Zone	

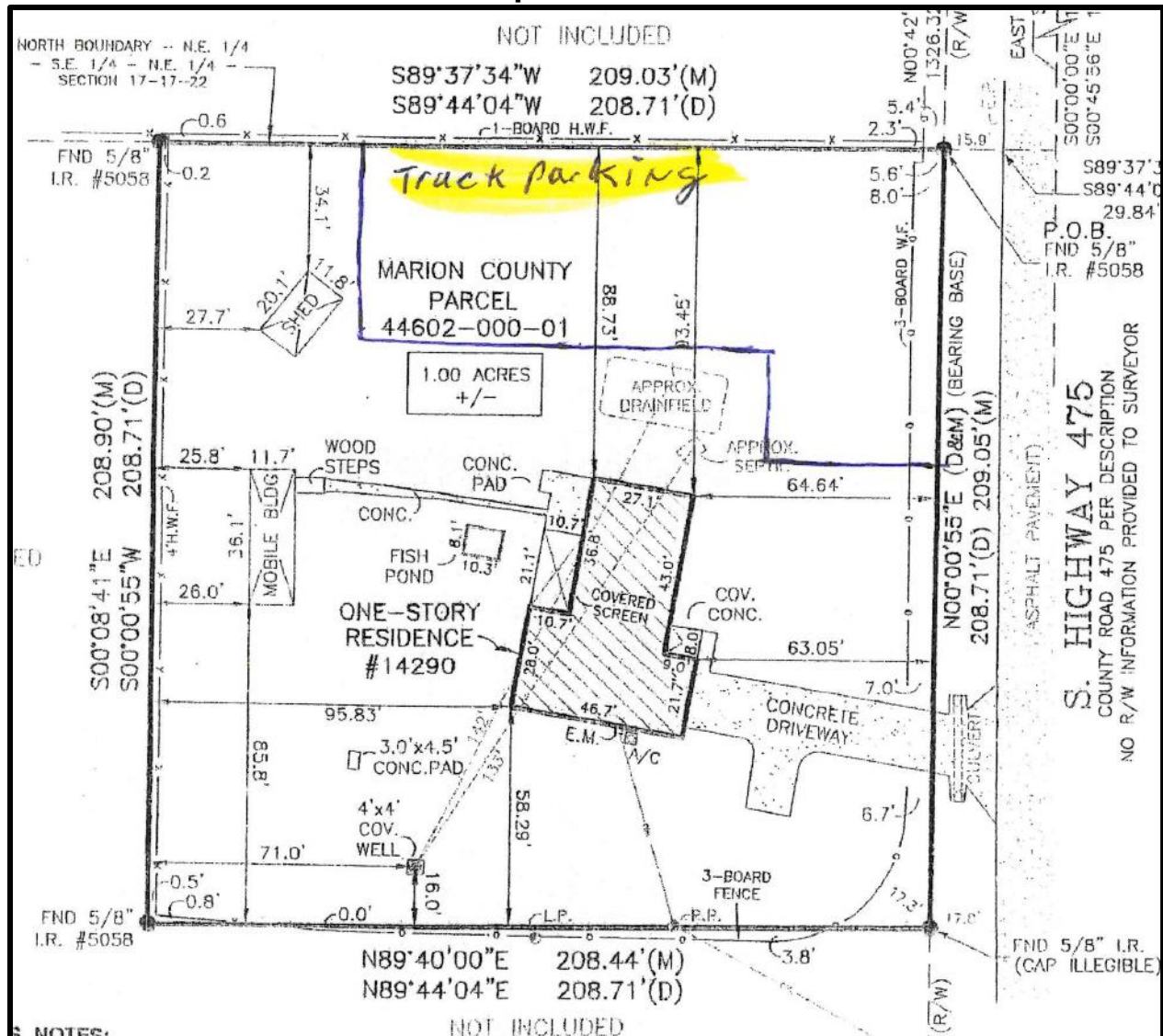
I. ITEM SUMMARY

Cesar E. Amparo, owner of the subject property, filed for an application for a Special Use Permit (SUP) to allow for the parking of seven (7) commercial vehicles/tractors and nine (9) trailers on a property 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. The Parcel Identification Numbers associated with the properties are 44602-000-01, and the street address is 14290 S Hwy 475, Summerfield, FL 34491. The property is located within the Secondary Springs Protection Zone. The legal descriptions are included in Attachment A. LDC Sec. 4.3.21 - Parking of Commercial Vehicles, only allows for one (1) vehicle on properties greater than five (5) acres with a special use permit when associated the truck is used for a non-agricultural commercial use. This request exceeds the acceptable number of vehicles/trailers by 15. Staff is recommending **DENIAL**.

Figure 1
Aerial Photograph of Subject Property



Figure 2
Conceptual Site Plan



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **DENIAL** 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

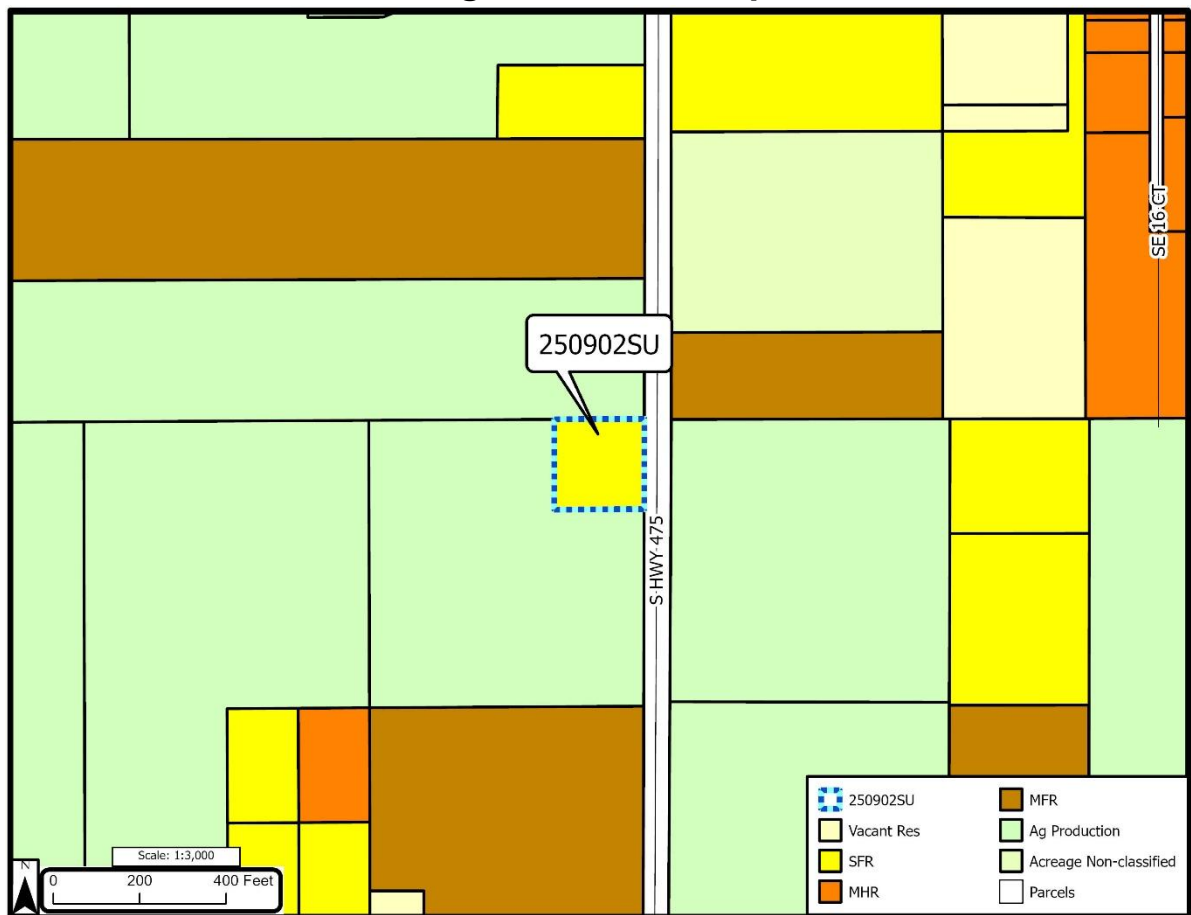
Consistent with LDC Section 2.7.3.C, notice of public hearing was mailed to all property owners (5 property owners) within 300 feet of the subject property on August 8th, 2025. Consistent with LDC Section 2.7.3.B, public notice was posted on the subject property on August 13th, 2025, where site photos were also collected (Attachment D) and, consistent with LDC Section 2.7.3.E, due public notice was published in the Ocala Star-Banner on August 11th, 2024. As of the date of the initial distribution of this staff report, one letter of

opposition and one letter of support have been received. 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

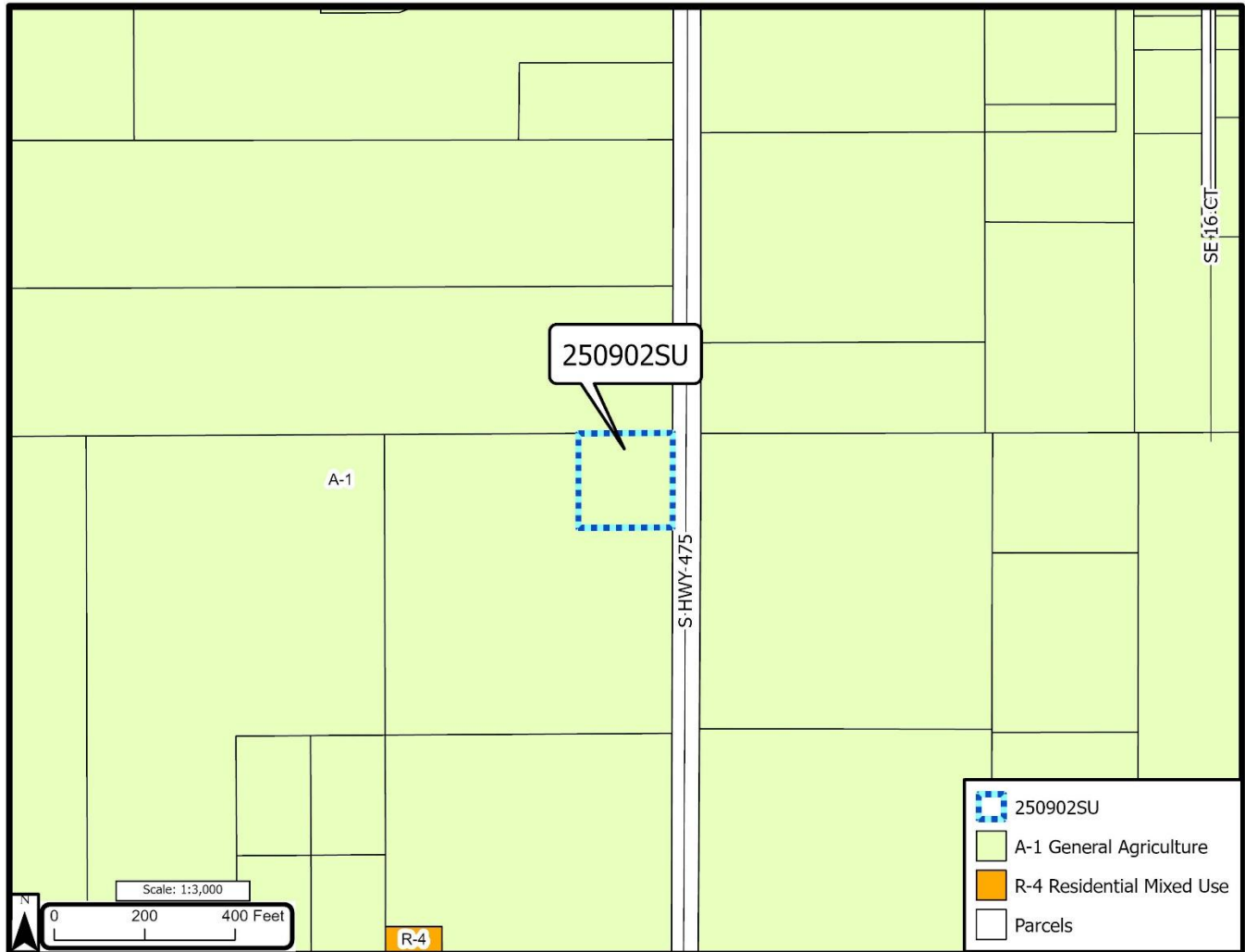
A. *Existing site conditions.* PID 3496-003-011 contains one site-built residence on a 1-acre lot. The site is surrounded by agricultural properties and S HWY 475, AKA CR 475. Large lot agricultural, single-family residential, and multiple-family residential properties are in the vicinity.

Figure 3
Existing Conditions Map



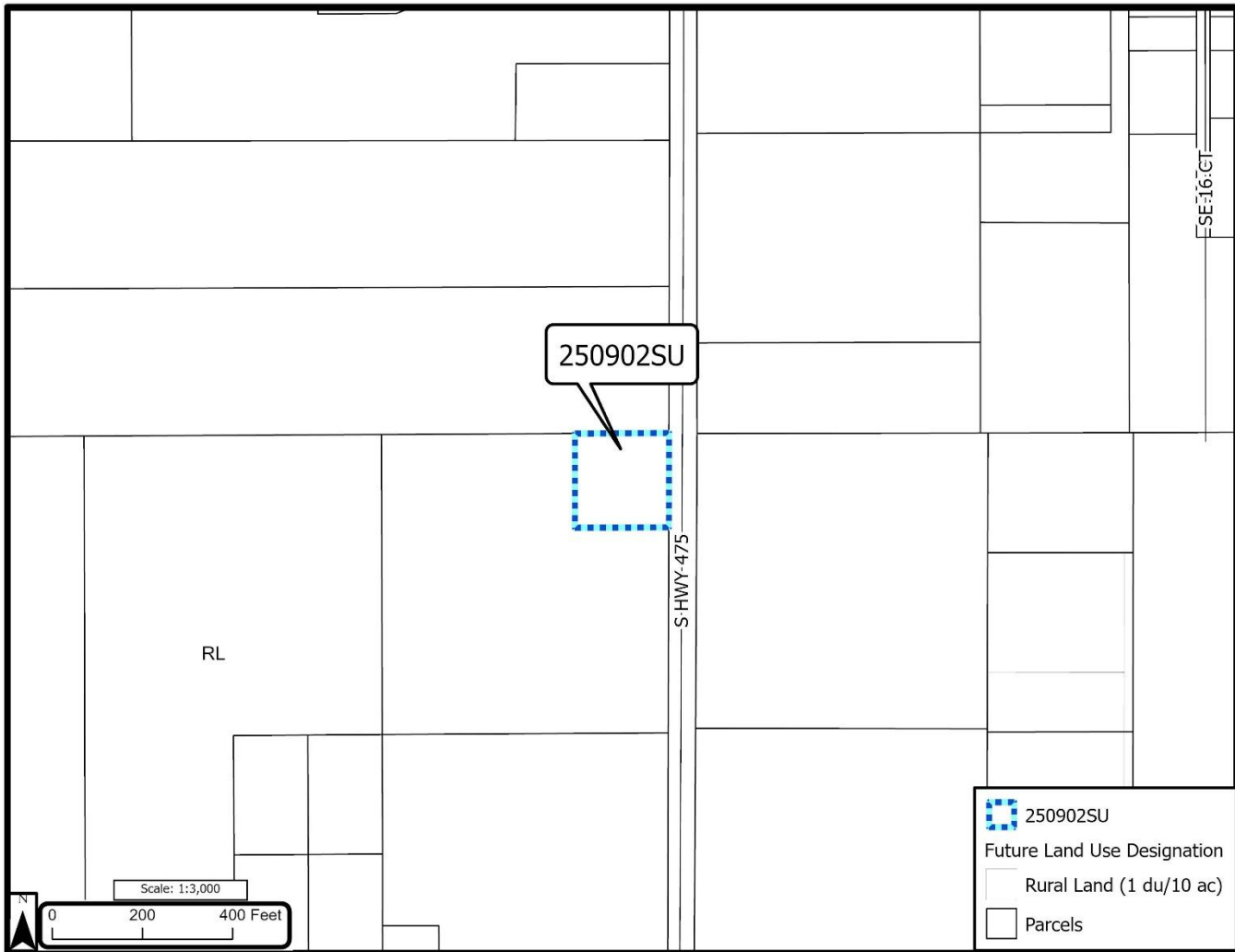
- B. *Zoning district map.* Figure 4 shows that the subject property is classified as General Agriculture (A-1).

Figure 4
Zoning Classification



- C. *FLUMS designation.* Figure 5 is the FLUMS, which shows the subject properties are 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 5
FLUMS Designations



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 that 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 is 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, parking of commercial vehicles is permitted with a valid special use permit. For A-1 properties smaller than 5 acres, LDC Section 4.2.31 establishes additional criteria for such permits, including a limit of one commercial vehicle over 16,000 pounds—provided all other conditions are met.

This application proposes parking seven (7) commercial trucks/tractors and nine (9) trailers, exceeding the allowable limit. Based on verbal communication, the Applicant sold one trailer, so there are currently eight (8) trailers. Traffic engineers from the Office of the County Engineer recommend denial, citing concerns that the volume of vehicles would impede traffic flow along S HWY 475. See Attachment C for the full development review staff comments.

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

- 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 a driveway connecting to S HWY 475. The commercial vehicles proposed under this SUP would also use this driveway for access.

As such, if the SUP is approved, staff recommends the following conditions:

- *Commercial vehicle ingress/egress shall only utilize the existing access point on S HWY 475.*
- *The Applicant shall upgrade the existing driveway with sufficient radii accommodate the proposed commercial usage. The physical characteristics shall be dictated by the Office of the County Engineer and the Marion County Building Department. The Applicant shall be required to initiate this process within ninety days of approval of this SUP.*

- 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 contained on the subject parcel and is proposed to continue under the SUP. The applicant is currently requesting to park up to seven (7) commercial vehicles and nine (9) trailers on site at any given time. Based on notes and photos taken during the initial code case visit, there are currently several

damaged or disabled tractor-trailers parked on site. Planning staff's site visit confirms that several tractors and trailers need repairs, see attachment D, some of which are currently parked outside the proposed parking area.

As such, if the SUP is approved, staff recommends the following conditions:

- *All tractor-trailer parking will be contained on parcel 44602-000-01.*
- *All disabled or inoperable tractor-trailer combinations will be removed from the property within thirty days of the approval of the SUP.*
- *All disassembled tractor-trailer combinations and tractor-trailer parts will be removed from the property within thirty days of the approval of the SUP.*
- *Loaded vehicles and storage of commercial freight are not permitted on the subject property at any time.* The commercial vehicles must be unloaded upon entering the property.

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

Analysis: The Applicant states that there are four (4) trash cans available on site for the removal of trash and affirms that no mechanical work will occur on the property.

As such, the staff recommends the following conditions:

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

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

Analysis: The property currently is connected to a well & septic, and the requested special use will not impose a burden that would require any additional water or power generation. However, as part of the DRC review, the Department of Health commented for the Applicant to "protect [the septic] drainfield area from trucks" (see Attachment C).

As such, staff recommends the following conditions:

- *No commercial vehicles shall traverse over, nor park within, the septic drainfield area located on site.*

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

Analysis: The application states that the front, side, and back of the property will be landscaped with grass, bushes, trees, and fences around the property. LDC Sec. 4.3.21.A.(1)(c) requires adequate screening of the commercial vehicles.

As such, staff recommends the following conditions:

- *A solid opaque privacy fence, a minimum of 6' in height shall be provided and maintained along the north, west, and south side of the vehicle parking area, consistent with other conditions of this SUP. To the east of the parking area, an opaque gate shall be provided and maintained. All screening shall be installed within 60 days of approval of this SUP.*

- 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 application indicates that a business sign will be placed in the front yard. However, under LDC Sec. 4.4.4.G, signage on agriculturally zoned properties is limited to farms, home occupations, and agriculturally related non-residential or community facility uses with an approved Special Use Permit. A logistics business does not qualify under these categories. Additionally, the application does not address exterior lighting.

As such, staff recommends the following conditions:

- *Exterior lighting on any accessory structure related to commercial vehicles shall be installed in a manner that is non-obtrusive and not directed toward adjacent properties or the roadway.*
- *There shall be no advertising signs on the subject property.*

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

Analysis: The application's conceptual plan proposes a portion of the commercial vehicle parking in the front yard area. Under LDC Sec. 4.3.21.A.(1)(b), commercial vehicles must be parked in the side or rear yard and must be located at least 100 feet away from neighboring residences. The proposed parking area is over 100 feet away from the nearest residence, but does not meet the front yard parking restriction.

As such, staff recommends the following condition(s):

- *There shall be no parking of tractor-trailers within the front yard of the property.*

- 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. Figure 2 shows the existing uses on the surrounding properties. At this time, there are several large lot agricultural/residential properties, both vacant and improved. The application proposes to park seven commercial vehicles exceeding 16,000 pounds used for a business that does not conduct operations on-site (e.g., manufacturing, packaging, loading). If approved, the requested special use permit would allow the applicant to park commercial vehicles (7) and trailers (9) associated with his established logistics company – Family Amparo Transportation, LLC. This use would only be permitted by right in Regional Business (B-4) and Heavy Business (B-5) zoning districts. A regional/heavy business use that is not associated with bona-fide agricultural uses in the middle of a Rural Area without a special use permit would be inconsistent with Future Land Use Element policy 2.1.16 of the Marion County Comprehensive Plan, covering Rural Lands future land use. Planning staff find that this use is not compatible with the surrounding area.

If approved, staff recommends the following condition(s):

- *This SUP runs with the property owner (Cesar Amparo) and not with the subject property. Any sale of the property will void this SUP.*
- *The owner of the commercial vehicles (Cesar Amparo) shall reside on site.*

J. *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.

The applicant has not provided a written plan to reduce the number of trucks down to one (1) to comply with Land Development Code Sec. 4.3.21. Although the Applicant verbally explained his intention to reduce the number of tractors and trailers on his property through selling or recycling, ultimately reducing the number to one (1) tractor. He also stated that he permanently removed one (1) trailer (last 6 digits 006252) from his property between filing the SUP application on June 23, 2025, and staff's site visit on August 13, 2025.

As such, staff recommends the following conditions:

- *Vehicles of any size with actively operating (running) cab or that have refrigerating cooling units are prohibited.*

- *No mechanical repairs/maintenance on the commercial vehicles shall take place on site.*
- *Seven tractors and nine trailers may be parked on site for the first active 60 days of the SUP. The number will be reduced to one tractor by the end of the 60-day period. The property owner (Cesar Amparo) will submit the VIN number of the tractor to remain on site by the end of the 60-day period. The VIN number will be submitted in writing or by email to Growth Services. The initial permitted commercial vehicles shall only include:*

Semi-Truck/Tractors**Trailers**

- | | |
|--|---|
| • 2011 Freightliner VIN #1FUJGLDR9BSAU6004 | • 2016 WABASH 1JJV532B0GU412329 |
| • 2012 Freightliner VIN #1FUJGLDRCSBF7116 | • 2016 TRAILER S/N 527SR5328GL006252 |
| • 2012 Freightliner VIN #1FUJGLDRCSBE2556 | • 2018 VIN #1JJV532B7JL063367 |
| • 2012 Freightliner VIN #1FUJGLDRCSBF6910 | • 2019 VIN #1JJV532BXJL084293 |
| • 2012 Freightliner VIN #1FUJGLDRCSBC3950 | • 2016 UTILITY S/N 1UYVS2538GU412329 |
| • 2012 Freightliner VIN #1FUJGLDR3CLBH5153 | • 2016 UTILITY S/N 1UYVS2534GM615993 |
| • 2019 Freightliner VIN #3AKJHHDR9KSJX0456 | • 2015 VT SPECIALIZED S/V
5261621F000322 |
| | • 2010 UTILITY S/N 1UYVS2533AM933904 |
| | • 2016 WABASH S/N 1JJV532B0GL947868 |
-
- *The SUP shall expire on September 15, 2030, and will not be eligible for administrative renewal. The Applicant may submit a new SUP application for Board of County Commissioners' consideration to renew and extend this permit in the future.*
 - *Any violation of these conditions may serve as grounds for revocation of this Special Use Permit (SUP), as initiated by the Growth Services Director. In addition, the SUP may be subject to revocation under the following circumstances:*
 - *There are unresolved violations of the Land Development Code, the County Code of Ordinances, and/or the conditions of this SUP.*
 - *Property owners within 300 feet of the subject property have submitted complaints to Growth Services or other relevant departments regarding activities conducted under this SUP.*

Based on the above findings, Staff concludes the requested SUP is **not consistent** with FLUE Policy 2.3.21 or LDC Sections 2.8.2.D and 2.8.3.B, and staff recommends **DENIAL**. However, should the Board of County Commissioners or the Planning & Zoning Commission disagree with the recommendation by staff,

the following conditions in **Section VII. STAFF RECOMMENDATION** has been provided to address the eight (8) requirements, and staff recommend that they be imposed to mitigate impacts to the surrounding properties.

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 **APPROVE WITH CONDITIONS** 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 that 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 **DENIAL** of the special use permit.
- B. In the event that the Commission disagrees with the staff recommendation, to address compliance with LDC Sections 2.8.2.D and 2.8.3.B, staff recommends that the following conditions be imposed:
 - 1. *Commercial vehicle ingress/egress shall only utilize the existing access point on S HWY 475.*
 - 2. *The Applicant shall upgrade the existing driveway with sufficient radius to accommodate the proposed commercial usage. The physical characteristics shall be dictated by the Office of the County Engineer and the Marion County Building Department. The Applicant shall be required to initiate this process within ninety days of approval of this SUP.*
 - 3. *All tractor-trailer parking will be contained on parcel 44602-000-01.*
 - 4. *All disabled or inoperable tractor-trailer combinations will be removed from the property within thirty days of the approval of the SUP.*
 - 5. *All disassembled tractor-trailer combinations and tractor-trailer parts will be removed from the property within thirty days of the approval of the SUP.*

6. *Loaded vehicles and storage of commercial freight are not permitted on the subject property at any time. The commercial vehicles must be unloaded upon entering the property.*
7. *No mechanical repairs or maintenance on the commercial vehicle(s) shall take place on-site.*
8. *No commercial vehicles shall traverse over, nor park within, the septic drainfield area located on site.*
9. *A solid opaque privacy fence, a minimum of 8' in height, shall be provided and maintained along the north, west, and south sides of the vehicle parking area, consistent with other conditions of this SUP. To the east of the parking area, an opaque gate shall be provided and maintained. All screening shall be installed within 60 days of approval of this SUP.*
10. *Exterior lighting on any accessory structure related to commercial vehicles shall be installed in a manner that is non-obtrusive and not directed toward adjacent properties or the roadway.*
11. *There shall be no advertising signs on the subject property.*
12. *There shall be no parking of tractor-trailers within the front yard of the property.*
13. *Vehicles of any size with an actively operating (running) cab or that have refrigerating cooling units are prohibited.*
14. *This SUP allows seven (7) tractors and nine (9) trailers to be parked on site for the first active 60 days of the SUP. The number will be reduced to one tractor by the end of the 60-day period. The property owner (Cesar Amparo) will submit the VIN number of the tractor to remain on site by the end of the 60-day period. The VIN number will be submitted in writing or email to Growth Services. The initial permitted commercial vehicles shall only include:*

Semi-Truck/Tractors**Trailers**

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| | • 2010 UTILITY S/N 1UYVS2533AM933904 |
| | • 2016 WABASH S/N 1JJV532B0GL947868 |

15. *The SUP shall expire on September 15, 2030, and will not be eligible for administrative renewal. The Applicant may submit a new SUP application for the Board of County Commissioners' consideration to renew and extend this permit in the future.*

16. *Any violation of these conditions may serve as grounds for revocation of this Special Use Permit (SUP), as initiated by the Growth Services Director. In addition, the SUP may be subject to revocation under the following circumstances:*

- *There are unresolved violations of the Land Development Code, the County Code of Ordinances, and/or the conditions of this SUP.*
- *Property owners within 300 feet of the subject property have submitted complaints to Growth Services or other relevant departments regarding activities conducted under this SUP.*

VIII. PLANNING AND ZONING COMMISSION RECOMMENDATION

Denial (6-0)

IX. BOARD OF COUNTY COMMISSIONERS' ACTION

TBD

X. LIST OF ATTACHMENTS

- A. SUP Application
- B. Surrounding Property Notification
- C. Site Photos
- D. DRC Comments
- E. Code Enforcement Report