



**Marion County
Board of County Commissioners**

Growth Services

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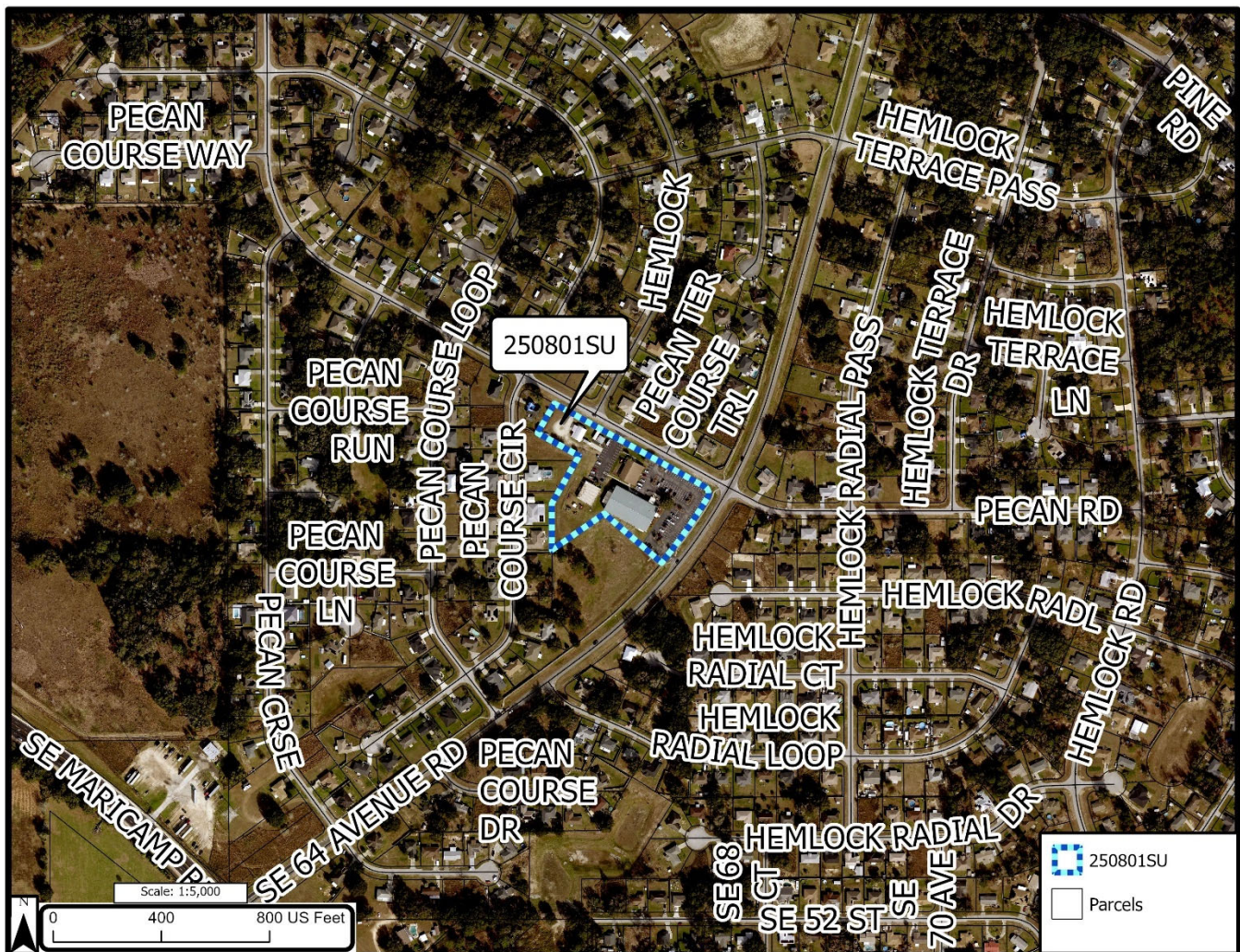
**PLANNING & ZONING SECTION
STAFF REPORT**

P&ZC Date: 7/28/2025	BCC Date: 8/19/2025
Case Number:	250801SU
CDP-AR:	32753
Type of Case:	Special Use Permit: Operating a K-5 school with a maximum of 120 students.
Owner	Wings of Faith Church
Applicant	Pastor Rocky Shrable
Street Address	5066 SE 64 th Avenue Road
Parcel Number	9021-0000-03
Property Size	4.10 Acres
Future Land Use	High Residential (HR)
Zoning Classification	Singel Family Dwelling (R-1)
Overlay Zone/Scenic Area	Primary Springs Protection Zone
Staff Recommendation	APPROVAL WITH CONDITIONS
P&ZC Recommendation	TBD
Project Planner	Kenneth Odom
Related Case(s)	110605SU – 2011 (Day Care Facility) 130603SU – 2013 (Food Pantry)

I. ITEM SUMMARY

Pastor Rocky Shrable, on behalf of the applicant Wings of Faith Church, has filed for a Special Use Permit (SUP) to allow for the foundation of a one hundred and twenty student (120) K-5 private educational facility on the church campus. Wings of Faith was approved, through Special Use Permit 110605SU (SUP), to offer daycare services for up to seventy children in June 2011, and they also operate a food pantry under SUP 130603SU since July of 2013. Both operations have been in operation without any reported incident. The only situation known to arise was with the food pantry lines, on occasion disrupting traffic with some queues extending onto the surrounding roadways. However, the applicant was able to rectify this situation, on their own, by coordinating all vehicle stacking onsite in order to alleviate any impacts to the surrounding neighborhood roadways. Figure 1 is an aerial photograph showing the general location of the subject property. The Parcel Identification Number associated with the property is 9021-0000-03, and the street address is 5066 SE 64th Avenue Road, Ocala, FL 34472. The property is located within Primary Springs Protection Zone. The legal description is included as Attachment A. Staff is recommending **APPROVAL**

Figure 1
Aerial Photograph of Subject Property



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL** 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 (96 property owners) within 300 feet of the subject property on July 11th, 2025. Consistent with LDC Section 2.7.3.B, public notice was posted on the subject property on July 17th, 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 July 14th, 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 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 3 shows that the property is currently listed as Single-Family Dwelling (R-1) by the Marion County Property Appraiser's Office. The site is part of the Silver Springs DRI, specifically Unit 21.

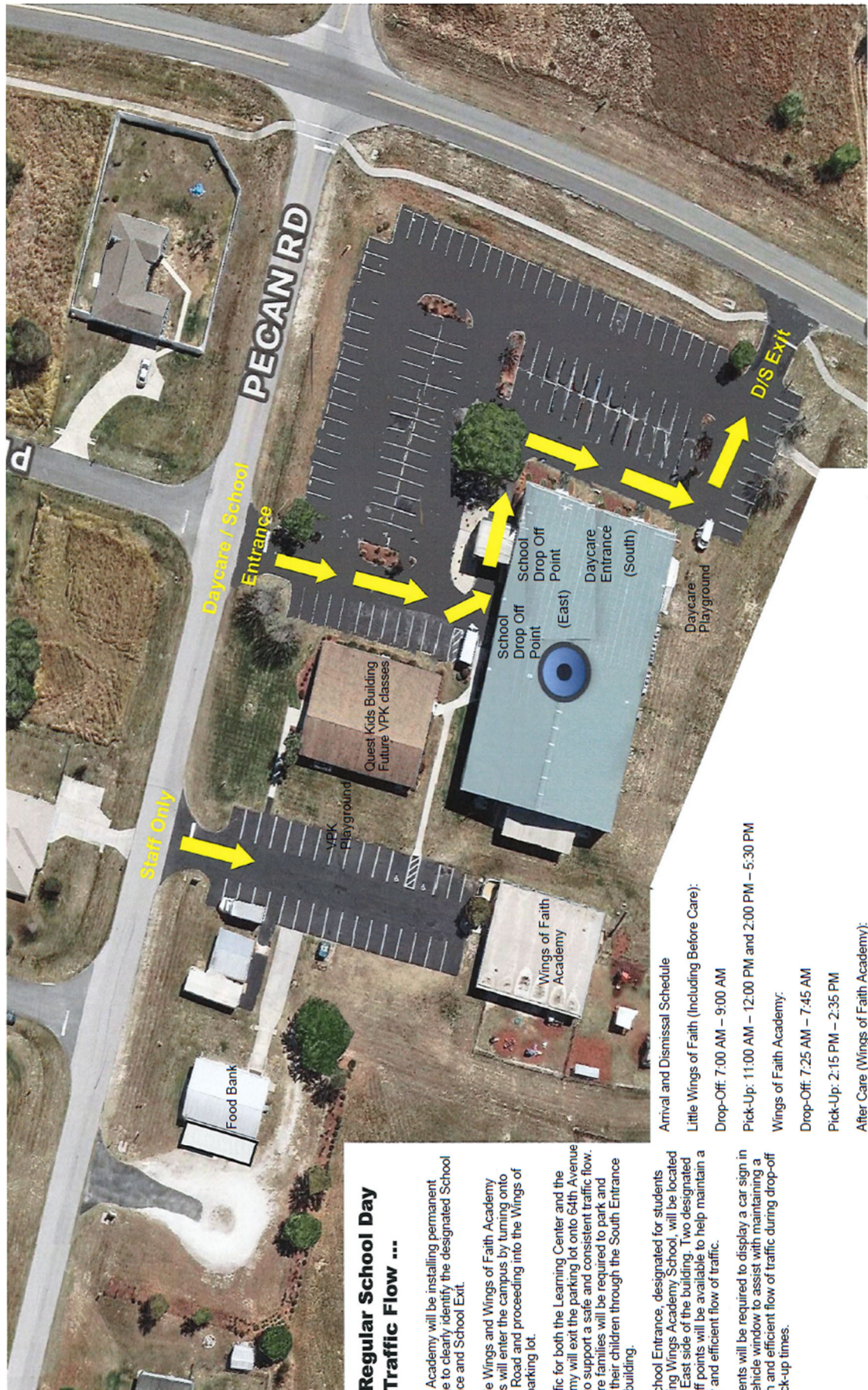
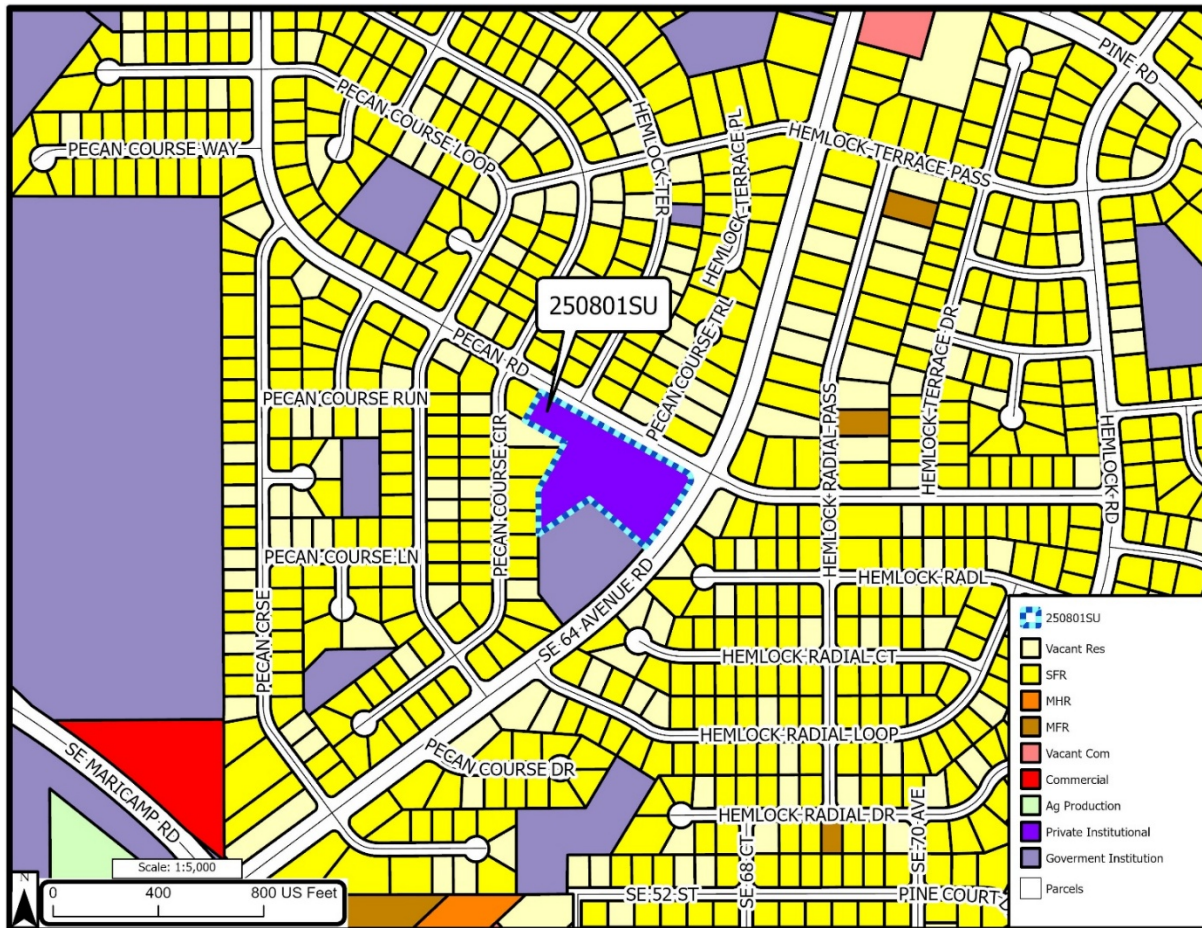
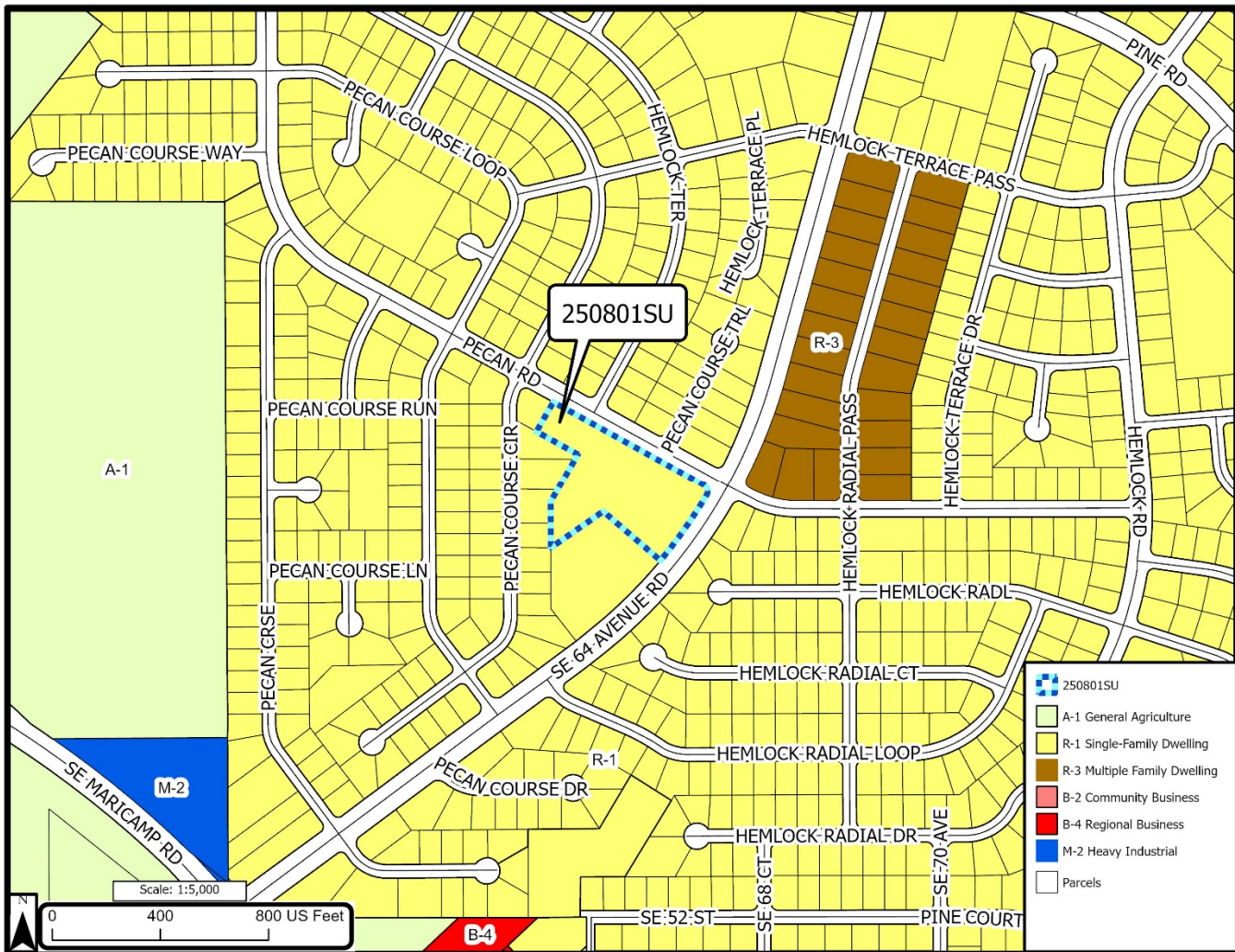


Figure 2
Existing Conditions Map



- B. *Zoning district map.* Figure 3 shows the subject property is classified as Single-Family Dwelling (R-1). The Single-Family Dwelling Classification is intended to provide areas for medium-density residential development. The majority of all surrounding parcels are also (R-1) with some Multiple Family Dwelling (R-3); however, all of the (R-3) assigned properties are improved as Single-Family Dwelling.

Figure 3
Zoning Classification



- C. *FLUMS designation.* Figure 4 is the FLUMS, which shows the subject property is designated High Residential (HR). This land use designation is intended to recognize areas suited for a mixture of single-family and multi-family residential units in existing and new development that is located within the Urban Growth Area (UGB). The density range shall be four (4) dwelling units to eight (8) dwelling units per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use.

Figure 4
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. *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: Access to the Academy will be from Pecan Road. There is an existing driveway and parking lot next to the modular building that will contain the school.

- 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 will be contained on site. There are currently thirty-six (36) existing paved spaces on the rear of the property. Additional overflow in the Sanctuary parking lot is comprised of one hundred thirty parking spaces. The applicant has agreed to provide a traffic control plan that will allow for all queuing to be contained on site. Daycare, VPK, and school arrival and departure times will have staggered pick-up/drop-off times in order to ensure efficient operations are contained on-site.

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

Analysis: Established dumpster locations exist on the site currently. Commercial pick up of refuse occurs weekly.

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

Analysis: Septic and well services exist on the site currently. The requested special use permit will not require hookup to municipal water or sanitary sewer services.

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

Analysis: To buffer the three single-family residences on the west side of the Wings of Faith Campus (9021-0413-08, 9021-0413-09, and 9021-0413-11), the applicant shall install a six-foot vinyl opaque fence with a solid hedgerow on the interior of the existing fence line. The buffer shall be installed prior to the beginning of operations of the school.

- 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: Any additional signage to be included as part of the establishment of the school will adhere to Marion County Land Development Code.

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

Analysis: Fenced playground areas exist at two locations on the property currently. Now, new, additional, improved space will be required to accommodate the proposed use.

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

Analysis: The daycare activities (up to seventy (70) children), first approved in November of 2011 under SUP 110605SU and food pantry activities, first approved in July 2013 under SUP 130603SU, have adhered to all required conditions, produced no negative impacts of notes and have incurred no code enforcement violations. The additional activities proposed with a K-5 school will have a larger impact than the other two activities combined, but that impact is projected to be minimal, and the applicant has shown that they are capable of operating efficiently within the SUP process.

- 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:

- 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: Article 4: ZONING / Division 3.: - SPECIAL REQUIREMENTS / Sec. 4.3.8. - Nursery schools, day schools and kindergartens. Nursery schools, day schools, child day care centers, and kindergartens shall comply with the following requirements.

- A. Total tract area shall not be less than 15,000 square feet, and tract width shall not be less than 100 feet.
- B. A fenced play area must meet State Regulations.
- C. No portion of the fenced play area shall be closer than 20 feet to any residential tract line.
- D. A noise buffer such as a solid masonry wall or vegetative screening shall be required between fenced play areas and residential tract lines.
- E. All outdoor play activities shall be conducted within the fenced play area, and no outdoor play activity shall be conducted before 8:00 a.m. or after 8:00 p.m.

A buffer wall and shrubbery hedgerow shall be installed between the existing homes on the west side of the church and the new student recreation area. This new recreation will be at least thirty feet away from the border of any adjoining property.

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 595-27-8632

- 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. The Special Use Permit shall run with the (Wings of Faith Church). Should the property be sold, the Special Use Permit shall be terminated.
 - 2. A buffer shall be installed on the west side of the Wings of Faith Campus adjacent to the three single-family residential dwellings (9021-0413-08, 9021-0413-09, and 9021-0413-11). The buffer shall consist of a six-foot vinyl opaque fence on the exterior with a single line hedgerow (to reach six feet within three years) on the interior of the opaque fence.
 - 3. The private school facilities shall be limited to a maximum of forty (40) students in the first year encompassing Kindergarten and 1st Grade. Each successive year shall allow

the addition of one grade and twenty students, up to 5th Grade and a total of one hundred and twenty (120) students total. This capacity is only assigned to K-5 students. It does not include VPK or daycare students. Only existing structures on site currently shall be utilized for the private school. Any increase in the number of students or buildings will require obtaining a new/revised Special Use Permit.

4. A traffic study will be required to be submitted and approved prior to commencement of K-5 operations.
5. This Special Use Permit does not grant extension to daycare operations under SUP 110605SU or food pantry activities under SUP 130603SU.
6. A traffic control plan shall be submitted to Marion County Engineering and Growth Services and approved prior to K-5 operations commencing. This plan will specifically detail the requirement of maintaining all queuing vehicles for daycare, food pantry, and K-5 operations on-site without overflow onto the local roadways.
7. The Special Use Permit shall expire August 18, 2030; however, it may be renewed administratively for up to 3 consecutive times 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 Director 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

TBD

IX. BOARD OF COUNTY COMMISSIONERS' ACTION

TBD

X. LIST OF ATTACHMENTS

- A. SUP application filed on April 15, 2025.
- B. Site Photos
- C. DRC Comments
- D. Site Plan