



**Marion County
Board of County Commissioners**

Growth Services

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**PLANNING & ZONING SECTION
STAFF REPORT**

P&Z Date: 7/28/2025	BCC Date: 8/19/2025
Case Number	250803SU
CDP-AR	32731
Type of Case	Special Use Permit for the ongoing use of the temporary golf pro-shop at Juliette Falls.
Owner	Vikings, L.L.C.
Applicant	Ardurra Group, Inc.
Street Address/Site Location	6933 SW 179 th Avenue Road, Dunnellon, FL 34432
Parcel Number(s)	34546-123-00 & 34546-122-00
Property Size	±1.77 AC
Future Land Use	Low Residential (LR)
Existing Zoning Classification	Planned Unit Development (PUD)
Overlays Zones/Special Areas	Primary Springs Protection Zone (PSPZ)
Staff Recommendation	APPROVAL WITH CONDITIONS
P&Z Recommendation	APPROVAL WITH CONDITIONS (BY CONSENT)
Project Planner	Jared Rivera-Cayetano
Related Cases	Special Use Permit (SUP) Request No. 070606SU, 100709SU, 150602SU & 200601SU

I. ITEM SUMMARY

Ardurra Group, Inc., on behalf of Vikings, L.L.C, filed a Special Use Permit (SUP) application for a ± 1.77 -acre property with a zoning classification of Planned Unit Development (PUD), Case No. 050422Z (see Attachment D for the approved 2005 Master Plan). The subject property is located at 6933 SW 179th Avenue Road, Dunnellon, FL. The Parcel Identification Numbers for the subject property is 34546-123-00 & 34546-122-00. Located within the Juliette Falls subdivision—and its subsequent replatting—the legal descriptions are provided within the Special Use Permit application (see Attachment A). The site is located outside the Urban Growth Boundary (UGB) and within the Primary Springs Protection Zone (PSPZ). The intention of this Special Use Permit request is to allow the ongoing use of a temporary golf pro-shop at Juliette Falls. No changes in operations nor increase in impervious surface is proposed at this time. In the long term, the owner intends to construct a larger clubhouse facility to the east of the subject property (PID 34546-000-01), which would be permitted by the Juliette Falls Planned Unit Development (PUD) zoning classification. Special Use Permits for the requested use have previously been approved (see Attachments E, F, G and H). Staff conditions for this Special Use Permit request have been updated for the consideration of the Marion County Board of County Commissioners since the initial conditions heard by the Planning and Zoning (P&Z) Commission on July 28, 2025.

Figure 1
General Location Map



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS**. Staff believes a temporary golf pro-shop is appropriate because the subject property itself is located adjacent to a large golf course. Special Use Permits for the requested use have been previously approved. Staff believes the request is consistent with the Marion County Comprehensive Plan, compatible with the surrounding area, and will not adversely affect the public interest. The conditions in Section VII of this report are recommended to address compliance with the requirements in the Marion County Land Development Code (LDC) Sections 2.8.2.D and 2.8.3.B.

III. NOTICE OF PUBLIC HEARING

The Growth Services Director has interpreted the requirements of Land Development Code (LDC) Sections 2.7.3.C, 2.7.3.B and 2.7.3.E to apply to SUP applications. Consistent with LDC Section 2.7.3.B., notice of public hearing was mailed to all property owners (23 owners) within 300 feet of the subject property on July 11, 2025. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on July 18, 2025, and consistent with LDC Section 2.7.3.E., due public notice was published in the Ocala Star-Banner on July 14, 2025. Evidence of the above-described public notices are on file with the Growth Services Department and is incorporated herein by reference. As of the date of this staff report, one (1) letter of support have been received.

IV. BACKGROUND/CHARACTER OF AREA

A. *Existing Site Conditions.*

Figure 1, above, is a general location aerial displaying existing and surrounding site conditions. Figure 2, below, displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC).

The area surrounding the subject property is primarily residential. Specifically, properties sitting to the North, West, and South are a mix of single-family residential and vacant residential. There is a large property (PID 34546-000-01) directly to the East that is characterized as commercial. This specific property contains a parking lot, several golf courses, and other open/recreational spaces.

Staff conducted a site visit on July 18, 2025 and found that the entrance to the temporary golf pro-shop building itself is located on a cul-de-sac along SW 179th Avenue Road. The golf pro-shop is located in a large residential structure with an enclosed patio serving as the dining area for a restaurant that is also within the building. The subject property is highly landscaped. Site photos are attached to this report (see Attachment C).

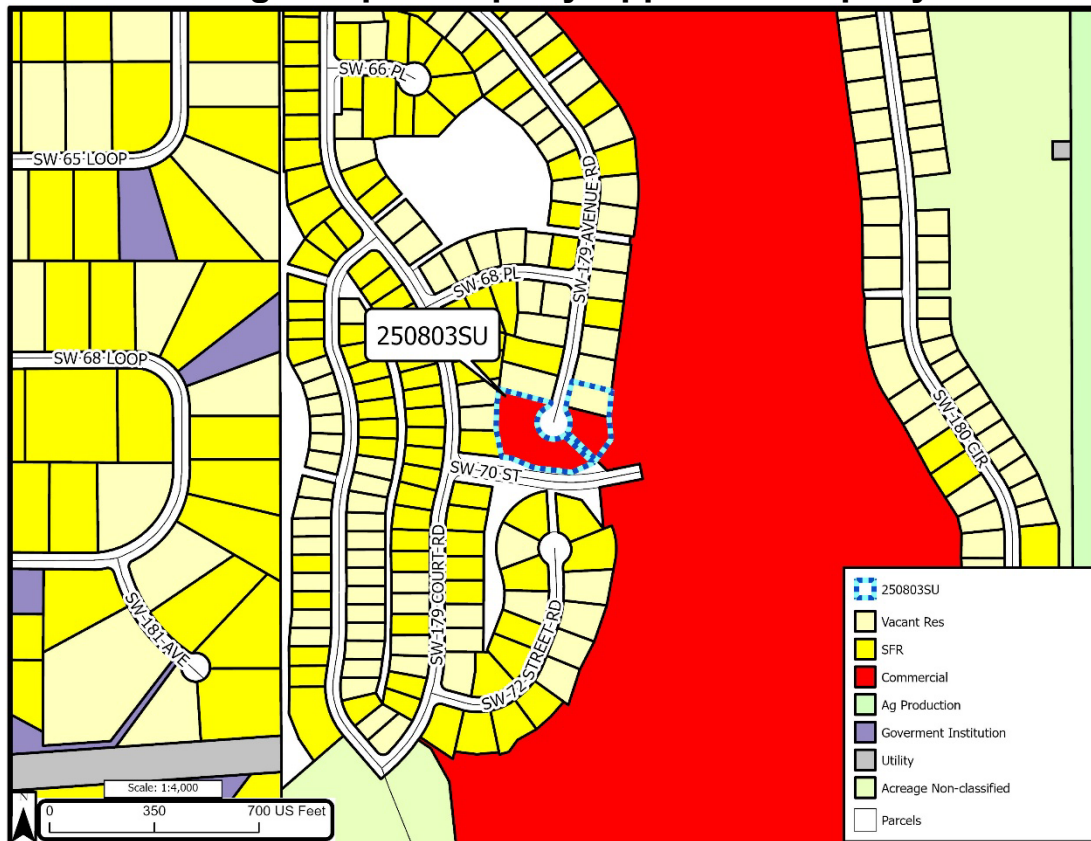
No parking is allowed on the cul-de-sac along SW 179th Avenue Road. Automobile and golf cart access to the shop (including parking) is located along SW 70th Street.

A driveway-like extrusion is located at the northwestern corner of the parking lot at the site. There is past evidence of vehicle traffic to SW 179th Court Road, which would cross multiple residential lots to the West of the subject property. However, single-family residential units have since been built on these lots and block any access to SW 179th Court Road.

There is evidence of vehicle traffic through another property (PID 34546-127-00) to the North of the subject property. This specific lot has since been sold for residential development and will no longer be included in this Special Use Permit application. A single-family home is intended to be constructed on this northern lot; however, there is no construction activity at this time.

Figure 3 provides zoning classification information while Figure 4 provides Future Lane Use (FLU) designation information for the area.

Figure 2
Existing Use per Property Appraiser Property Code

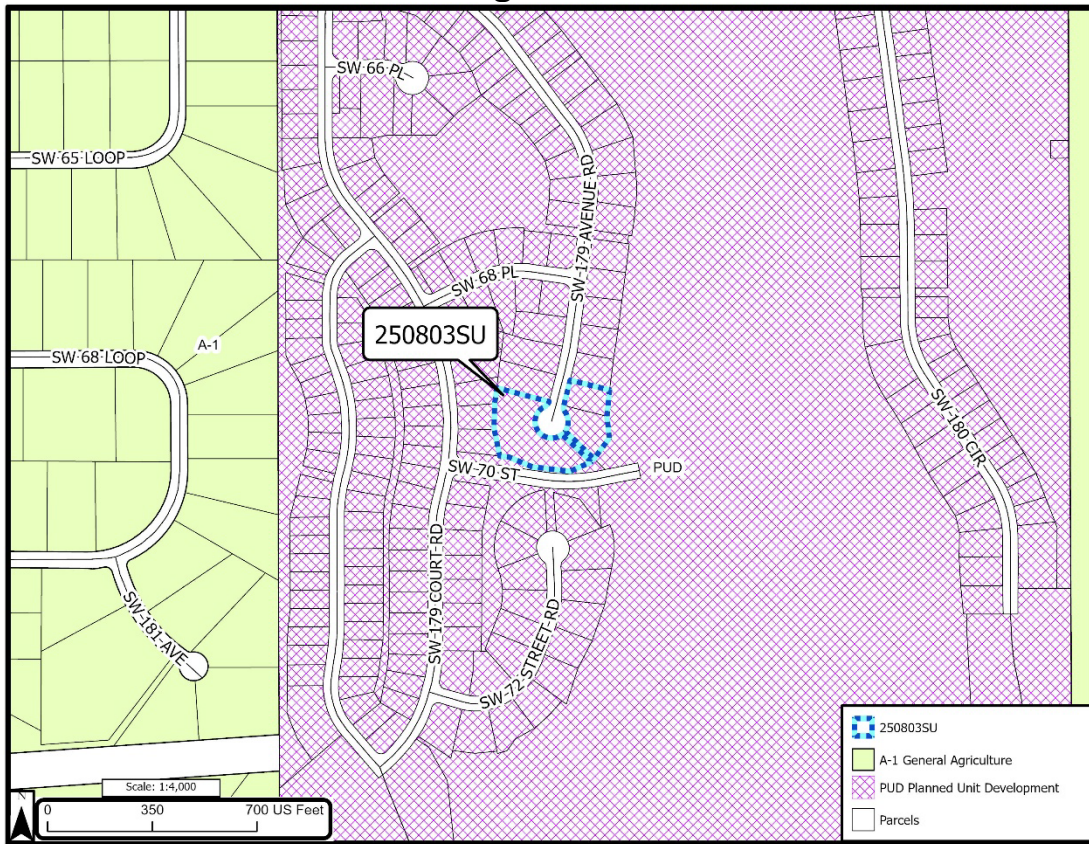


B. Zoning Classification.

Figure 2, below, displays the existing zoning classifications for the subject property in relation to the existing zoning classifications of the surrounding properties. All nearby properties are zoned Planned Unit Development (PUD), Case No. 050422Z. The zoning allows up to 542 residential units within Juliette Falls, as well as several hundred acres of recreation/open space, including an area intended for

a clubhouse facility. The subject property is located adjacent to an area intended for a large golf course. Attachment D provides a copy of the 2005 PUD Master Plan for Juliette Falls.

Figure 3
Zoning Classification



C. *FLUM Designation.*

Figure 4, below, displays the existing Future Land Use (FLU) designation for the subject property in relation to the existing FLU designation of the surrounding properties. All nearby properties are designated as Low Residential (LR), which is intended for a density up to one (1) dwelling unit per acre.

The subject property is within the Primary Springs Protection Overlay Zone (PSPOZ) and outside the Urban Growth Boundary (UGB).

**Figure 4
FLUMS Designation**

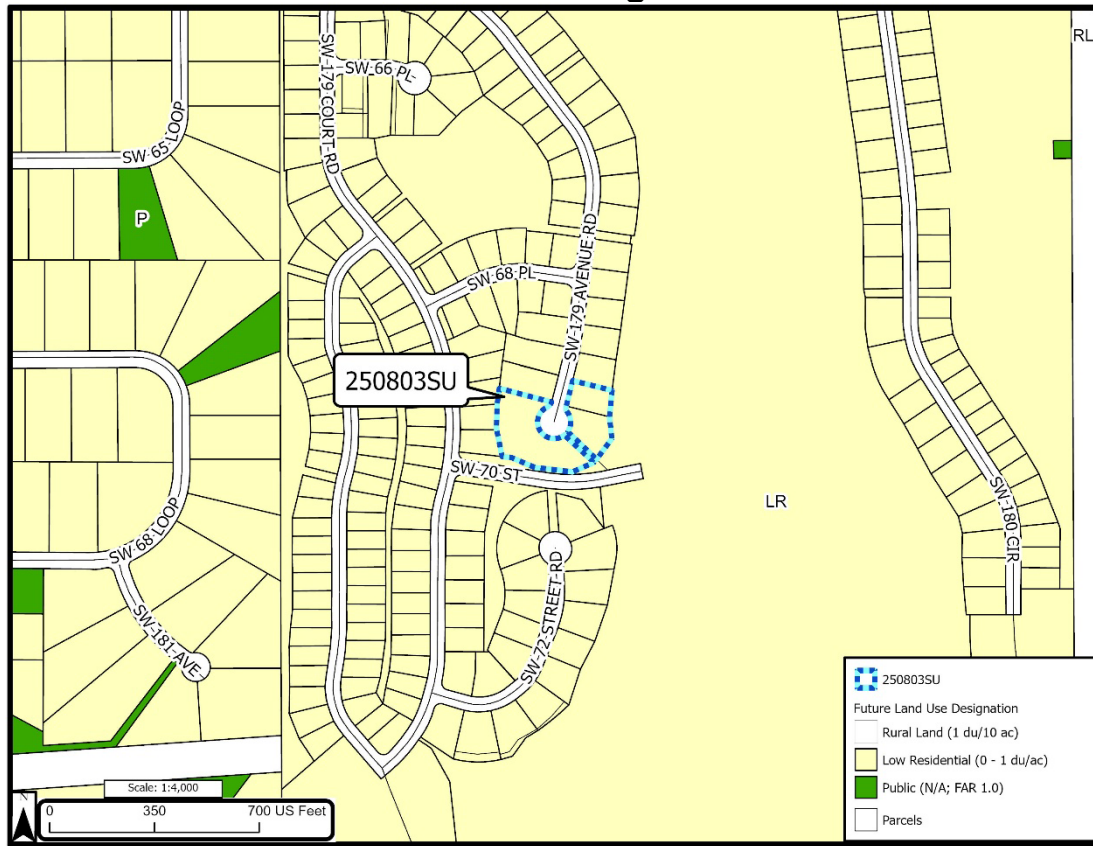
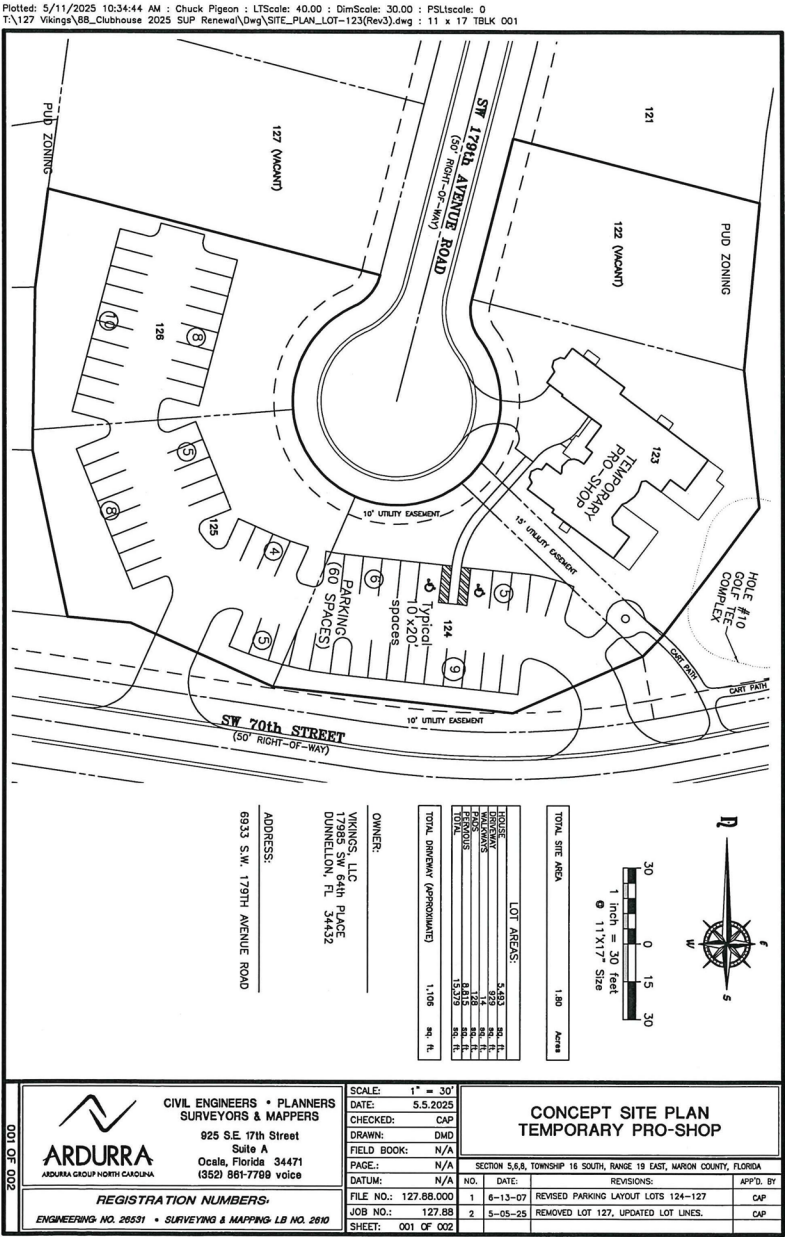


Table A, below, assembles the information in Figures 2, 3, and 4 in tabular form. Figure 6 provides a concept plan for the requested use.

TABLE 1. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUM Designation	Zoning Classification	MCPA Existing Use
Subject Property	Low Residential (LR)	Planned Unit Development (PUD)	Commercial
North	Low Residential (LR)	Planned Unit Development (PUD)	Vacant Residential, Single Family Residential
South	Right-of-Way, Low Residential (LR)	Right-of-Way, Planned Unit Development (PUD)	Single Family Residential
East	Low Residential (LR)	Planned Unit Development (PUD)	Commercial

West	Low Residential (LR)	Planned Unit Development (PUD)	Vacant Residential, Single Family Residential
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Figure 5
Concept Plan



V. ANALYSIS

LDC Section 2.8.2.D provides that in making a recommendation to the Board, the Commission shall make a written finding that granting the SUP will address nine 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 particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.*

Analysis: Ingress and egress to the temporary golf pro-shop is provided along SW 70th Street. Two (2) driveways are provided for automobiles. A separate path for golf carts is also provided.

There is evidence of vehicle traffic through a property (PID 34546-127-00) to the North of the subject site, which is located on a residential cul-de-sac along SW 179th Avenue Road. A dirt road exists on this lot; however, this lot has since been sold to a private owner and a single-family house is intended to be constructed. Given that no construction activity is present on the lot at this time, staff recommends the following condition to mitigate ingress and egress concerns:

- *The ingress/egress shall be limited to existing driveways off NW 70th Street and shall maintain paved aprons consistent with Land Development Code requirements.*

- 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: Sixty (60) parking spaces for automobiles are provided within the subject property. Space for golf carts is directly adjacent to the golf pro-shop for convenience purposes. Highly landscaped areas surround the parking lot. Although certain loading activity (i.e. catering) may occur along the cul-de-sac at SW 179TH Avenue Road, most activity occurs to the south of the golf pro shop. Based on the amount of parking provided and loading activity, staff concludes that the application is consistent with LDC provisions for off-street parking and loading.

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

Analysis: A garbage collection area is located within the parking lot and is screened in accordance with LDC provisions. Waste removal has been provided by Florida Express Waste and Recycling since 2005. Staff therefore concludes that the application is consistent with LDC provisions for refuse and service areas.

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

Analysis: The subject property is located within Florida Governmental Utility Authority (FGUA) service area for water and wastewater. Since the subject property currently has access to utility services including potable water, wastewater, telephone, gas, and electric, staff finds that the application is consistent with LDC provisions for utilities provided that the following condition is met:

- *No change in operations or services provided shall be proposed.*

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

Analysis: Buffers currently exist along most of the property boundaries. The subject property is highly landscaped, including the area between the golf pro-shop parking lot and the SW 179th Avenue Road cul-de-sac. The garbage collection area is screened in accordance with LDC provisions.

That said, since the initial distribution of this report, Staff notes that there are major gaps in landscaping at the northwestern corner of the parking lot, due to previous unauthorized access from SW 179th Avenue Road (and SW 179th Court Road). Multiple single-family homes—including the vacant residential lot to the North of the subject property—are visible from the subject property and may potentially be exposed to vehicle activity.

Therefore, Staff finds that the application is consistent with LDC provisions for screening and buffering, provided that the following condition is met:

- *The existing buffer along the property shall be maintained. Landscaping shall be extended to the northwestern corner of the parking lot to buffer adjacent residential properties. A combination of a four (4) foot opaque fence or any equivalent form of screening may be used to supplement the landscaped buffer.*

*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: No major signage currently exists, nor is one proposed, within the subject property. Additional lighting has been not proposed, but if it is found that lighting needs to be added, a photometric plan will be provided in accordance with the Marion County LDC. Staff therefore concludes that the application is consistent with LDC provisions for signs and exterior lighting.

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

Analysis: PUD Case No. 050422Z establishes minimum standards related to recreational and open space. Open space as required by the PUD zoning and the Marion County Land Development Code generally will be reviewed during the development review process. Staff therefore concludes that the application is consistent with LDC provisions for green space.

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

Analysis: "Compatibility" is defined in Chapter 163.3164(9) of the Florida Statutes, under the Community Planning Act, 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 a general location aerial displaying existing and surrounding site conditions.

Figure 2 displays the subject and surrounding properties' existing uses as established by the Marion County Property Appraiser Office's Property Code (PC). The surrounding properties are characterized primarily by residential uses, while the shop itself is located in a large residential structure. Furthermore, both the nearby vacant residential properties and the large commercial property containing a parking lot, several golf courses, and other open/recreational spaces are owned by the applicant. Staff recommends the following conditions to mitigate further compatibility concerns:

- *The site shall be developed and operated consistent with the concept plan provided for Special Use Permit requests 070606SU, 100709SU, 150602SU, and 200601SU.*
- *Any expansion of building structures or impervious areas beyond that permitted by the concept plan shall require a new/revised Special Use Permit.*

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

Analysis: Staff notes that this request for a Special Use Permit (SUP) is the fourth extension to Request No. 070606SU, and fifth overall request related to the golf pro-shop on property zoned Planned Unit Development (PUD), Case No. 050422Z. The zoning includes an area for a permanent clubhouse facility, intended to serve as an amenity in Juliette Falls. Although the applicant indicates that several factors have significantly impacted the budget for the permanent clubhouse facility, Staff notes that the original SUP Request No. 070606SU was approved to temporarily allow the use of a golf pro-shop on lots otherwise designated for single-family residential development. Staff therefore recommends the following conditions:

- *The Special Use Permit shall terminate upon closure or sale of the business.*
- *The Special Use Permit shall expire on August 18, 2030; the applicant shall submit a new Special Use Permit application to continue the uses in the future.*

Staff notes that, unlike a variance which runs with the land and is publicly recorded by the Clerk of Courts, a Special Use Permit is not recorded. Consequently, any subsequent owner will not have notice of SUP requirements. Any additional development will thus be subject to the applicable development review and permitting processes. Such a review will ensure that the development is consistent with the County Land Development Code.

J. Consistency with the Comprehensive Plan.

1. FLUE Policy 2.1.5 on Permitted and Special Use provides, “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: PUD Case No. 050422Z allows up to 542 residential units within Juliette Falls, as well as several hundred acres of recreation/open space, including an area intended for a clubhouse facility. Although the applicant proposes the golf pro-shop within an area ultimately intended for residential development, this facility is also located adjacent to an area intended for a large golf course. The facility is temporary and will provide some of the same amenities as the clubhouse facility area indicated by the 2005 PUD Master Plan. This application is thus **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. The conditions in Section VII of this report are recommended to further address compliance.

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 to **DENY** the Special Use Permit.
- B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein so as to support the approval of the Ordinance with amended conditions, and make a recommendation to the Commission 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, make a recommendation 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

Staff recommends the Planning & Zoning (P&Z) Commission 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 **APPROVE WITH CONDITIONS** the Special Use Permit based on compatibility in the area, compliance with the Comprehensive Plan, and a lack of adverse impacts to the surrounding area.

To further address compliance with LDC Sections 2.8.2.D and 2.8.3.B, the following conditions are recommended in the event that the Board chooses to agree with staff recommendation and approve the requested special use with the conditions that:

- 1. The site shall be developed and operated consistent with the concept plan provided for Special Use Permit requests 070606SU, 100709SU, 150602SU, and 200601SU.*
- 2. Any expansion of building structures or impervious areas beyond that permitted by the concept plan shall require a new/revised Special Use Permit*
- 3. The ingress/egress shall be limited to existing driveways off NW 70th Street and shall maintain paved aprons consistent with Land Development Code requirements.*
- 4. No change in operations or services provided shall be proposed.*
- 5. The existing buffer along the property shall be maintained. Landscaping shall be extended to the northwestern corner of the parking lot to buffer adjacent residential properties. A combination of a four (4) foot opaque fence, or any equivalent form of screening, may be used to supplement the landscaped buffer.**
- 6. The Special Use Permit shall terminate upon closure or sale of the business.*
- 7. The Special Use Permit shall expire on August 18, 2030; the applicant shall submit a new Special Use Permit application to continue the uses in the future.**

**Conditions were updated following the Planning & Zoning (P&Z) Commission hearing on July 28, 2025.*

VIII. PLANNING & ZONING COMMISSION RECOMMENDATION

APPROVAL WITH CONDITIONS (By Consent).

IX. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined. Scheduled for August 19, 2025 at 2:00 PM.

X. LIST OF ATTACHMENTS

- A. Application
- B. DRC Comments Letter
- C. Site Photos
- D. Ordinance No. 05-10 (PUD Case No. 050422)
- E. Resolution No. 07-R-263 (SUP Case No. 070606SU)
- F. Resolution No. 10-R-276 (SUP Case No. 100709SU)
- G. Resolution No. 15-R-186 (SUP Case No. 150602SU)
- H. Resolution No. 20-R-225 (SUP Case No. 200601SU)