



**Marion County
Board of County Commissioners**

Growth Services

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**PLANNING & ZONING SECTION
STAFF REPORT**

P&ZC Date: 05/27/2026	BCC Date: 06/16/2026
Case Number:	260605SU
Plan Number:	PL SUP-000535-2026
Type of Case:	Special Use Permit: to allow dog events and RV parking in a General Agriculture (A-1) zone
Owner	Greater Ocala Dog Club Inc.
Applicant	Phil Briasco
Street Address	10205 NW Gainesville Rd., Ocala, FL., 34482
Parcel Number	12686-001-00, 12686-003-00, and 12686-003-01
Property Size	±40.0- acres
Future Land Use	Rural Land
Zoning Classification	General Agriculture (A-1)
Overlay Zone/Scenic Area	Secondary Springs Protection Zone
Staff Recommendation	Approval with Conditions
P&ZC Recommendation	TBD
Project Planner	Sarah Wells
Related Case(s)	150302SU Dog events and RV parking, renewal of original Special Use Permit-Approved, and 100307SU original Special Use Permit application to allow dog events and RV parking-Approved

I. ITEM SUMMARY

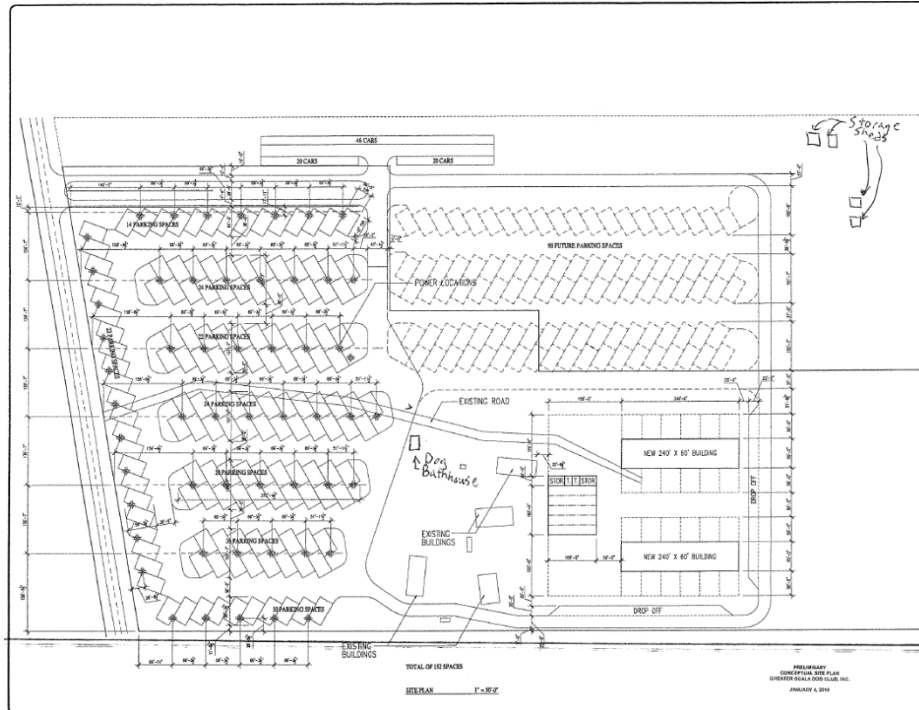
Phil Briasco, on behalf of the owner, Greater Ocala Dog Club Inc., has filed an application for a Special Use Permit request to allow dog events with associated RV parking (145 spaces) on a 40.0-acre, General Agriculture(A-1) zoned parcel. Figure 1 is an aerial photograph showing the general location of the subject property. The Parcel Identification Numbers associated with the property are 12686-001-00, 12686-003-00, and 12686-003-01, and the street address is 10205 NW Gainesville Rd., Ocala, FL., 34482. The parcel is located about halfway between Ocala and Reddick. The legal description is displayed in the deed included in the application (See Attachment A). The parcel is located outside of the Urban Growth Boundary, within the Farmland Preservation Area and within the Secondary Springs Protection Zone. The future land use designation for the parcel is Rural Land. Figure 2 shows the conceptual plan provided by the applicant. The Conceptual Site Plan shows the layout of the current and proposed operation. Staff is recommending **Approval with Conditions** of the Special Use Permit request.

The request would renew a previously approved Special Use Permit, case 150302SU which was approved in 2015 and expired on March 16th, 2025 (see attachment D). The original Special Use Permit was first approved in 2010, case 100307SU (see attachment E). Per the applicant, this use has been in operation since the 1970's. In that time, there have been no complaints from neighbors, and no code cases have been generated from this use. The application proposes continuing utilizing the parcel for dog show events, which will mainly take place from November through December, with a maximum of 60 days a year. The applicant is also requesting to continue to allow RV parking for the duration of these events. The RV's will not be serviced by well and septic and will instead utilize temporary sanitary sewer services.

Figure 1
Aerial Photograph of Subject Property



Figure 2
Conceptual Site Plan Submitted by Applicant



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **Approval with Conditions** as 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, in the event of approval.

III. NOTICE OF PUBLIC HEARING

Consistent with LDC Section 2.7.3.C, notice of public hearing was mailed to 14 property owners within 300 feet of the subject property on May 8, 2026. Consistent with LDC Section 2.7.3.B, public notice was posted on the subject property on May 5, 2026, 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 May 11th, 2026. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received. Evidence of the above-described public notices are on file with the Growth Services Department and are incorporated herein by reference.

IV. BACKGROUND/CHARACTER OF THE AREA

- A. *Existing site conditions.* Figure 4 shows the property in its existing condition. The site is currently being utilized under the proposed use, for dog shows and events which include RV parking for 145 RVs. Figure 5 shows the existing uses per the Marion County Property Appraiser. Lots to the north and west of the parcel are residential uses, which include Manufactured Homes, Single-Family, and Multi-Family classifications. There are parcels classified as ag production to the north, south, and west of the subject parcel. There is an industrial use to the south of the subject parcel, "SG Sales" which is listed as a used truck dealer. To the west of subject parcel, the use is classified as Government Institution, which is currently used as a prison, "Lowell Correctional Institution".

Figure 4
Existing Conditions Map

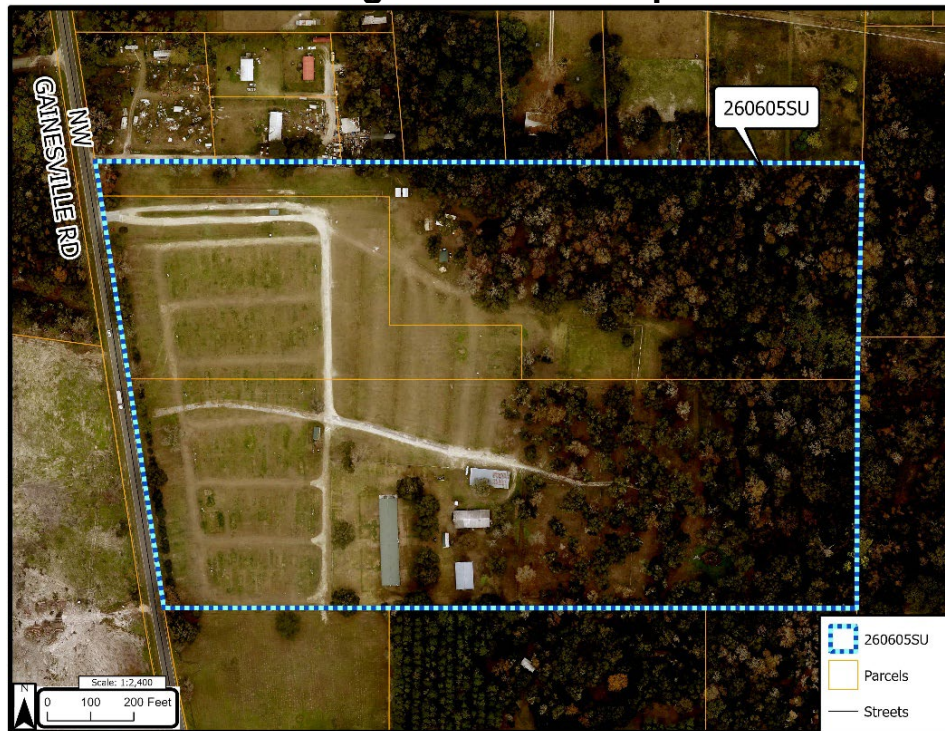


Figure 5 MCPA Existing Uses

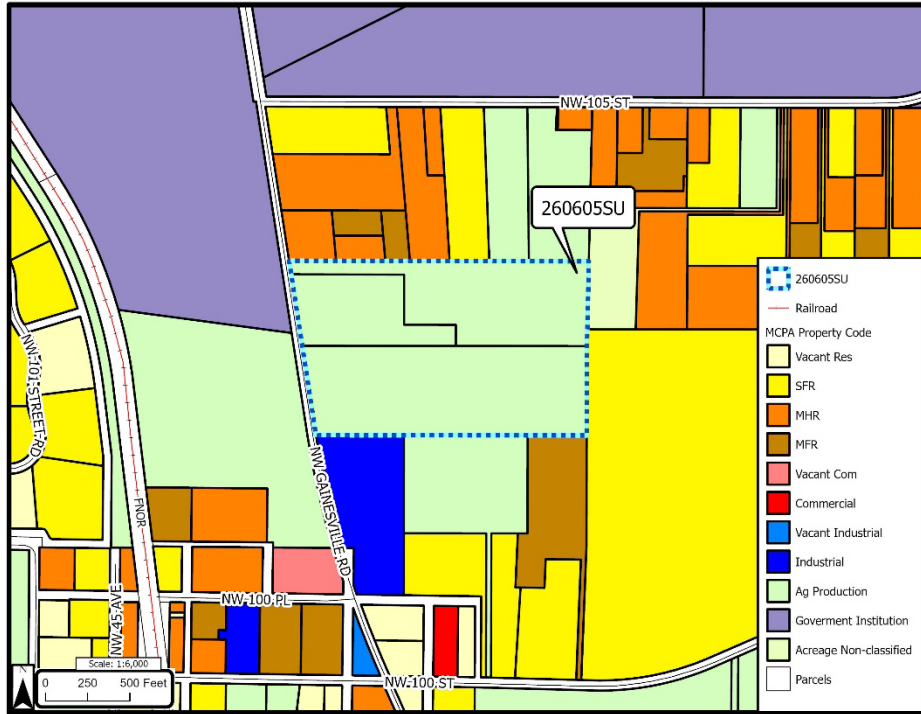
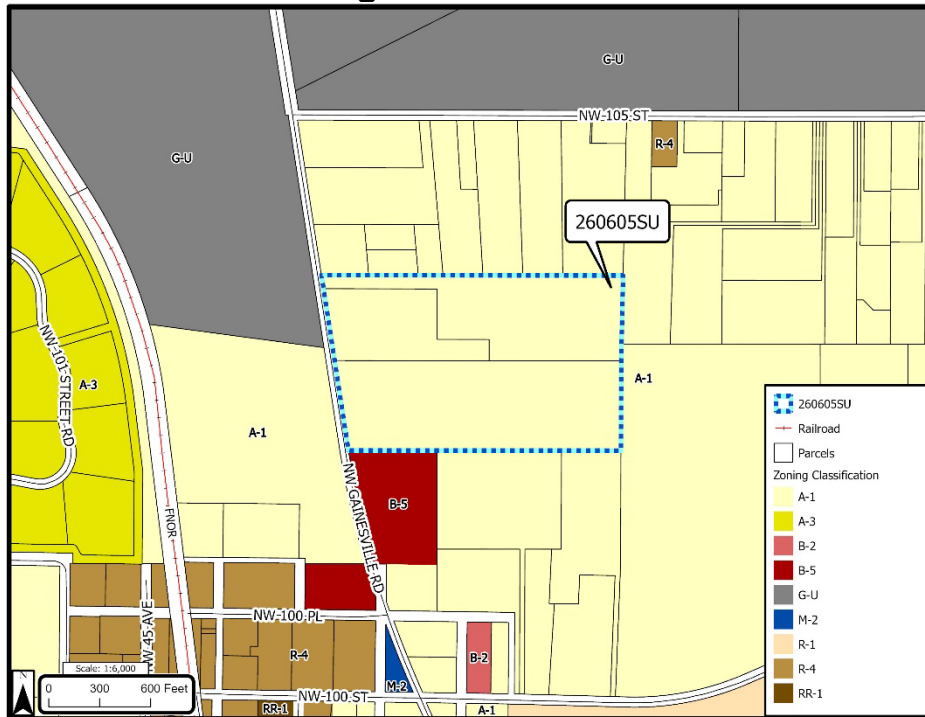
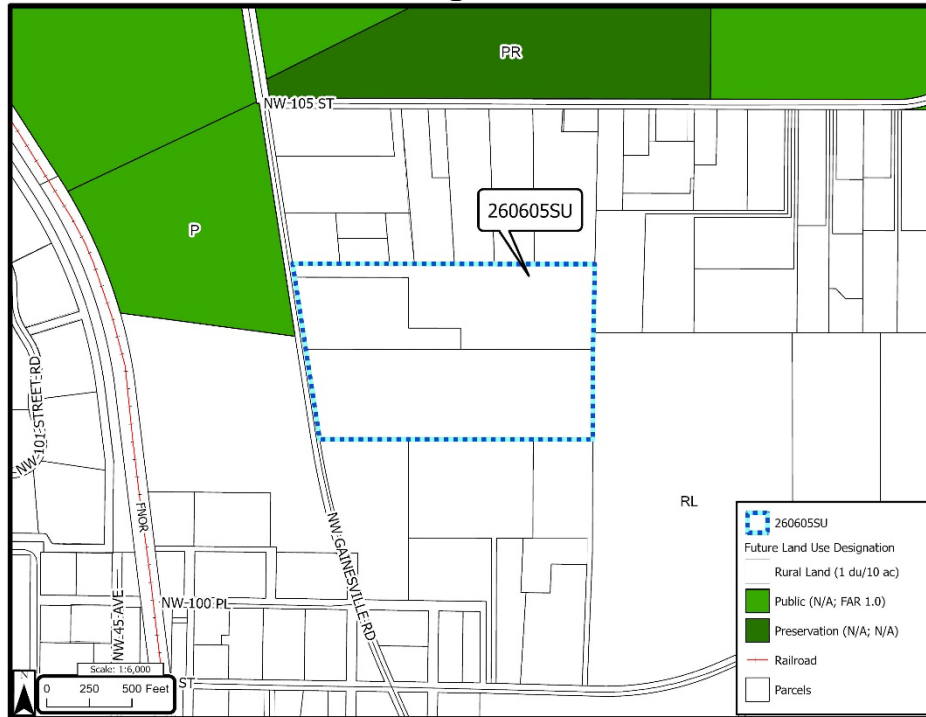


Figure 6 Zoning Classification



- B. *Zoning district map.* Figure 6 shows the subject property currently has General Agriculture (A-1) zoning, along with adjacent parcels to the north, south, east, and west. There is also a Heavy Business (B-5) parcel to the south and Government Use (G-U) parcel to the west.

Figure 7
FLUMS Designations



- C. *FLUMS designation.* Figure 7 is the FLUMS and it shows that the subject property and abutting properties to the north, south, east, and west are designated Rural Land (RL). The Rural Land use allows for a density of one (1) dwelling unit per ten (10) acres. To the west of the parcel there is also a land use designation of Public (P).

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: LDC Section 4.2.3 requires a special use permit to allow dog show events and RV parking within an A-1 zone. A Conceptual Site Plan is provided by the applicant in Attachment A, and in figure 2.

B. *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: There is an existing ingress/egress to the location which the applicant proposes to continue using without modification. The existing ingress and egress are located on NW Gainesville Rd. and is a single controlled entrance and exit in accordance with the provided conceptual plan, shown in figure 2. The included conceptual plan provides for internal vehicle and pedestrian safety and convenience, traffic flow and access in case of fire or catastrophe. Access to NW Gainesville Road will be controlled and limited to the single access point depicted on the conceptual site plan. Staff concludes that the application **is consistent** with provisions for ingress and egress.

- The ingress/egress shall be from NW Gainesville RD using a paved driveway apron.

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: Per the findings of fact, the conceptual plan provides adequate provisions for off-street parking and loading areas. Orientation of on-site parking and loading with adjoining properties minimizes noise, glare, and odor effects on adjoining properties. The applicant proposes to continue utilizing 145 RV parking spaces during events only. The parking spaces are not connected to well or septic and will be in use during "season"-which takes place from November through

December. Staff concludes that the application is **consistent** with provisions for off-street parking and loading areas. Staff imposes the following condition:

- Use of the RV facilities and parking spaces shall be permitted only in conjunction with the presentation of dog shows.
- Operation of the site for dog shows and any associated RV parking shall be limited to a maximum of 60 days per calendar year.

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

Analysis: Per the findings of fact, the applicant proposes that solid waste will be handled by contract on-site waste collection and removal activities for each event, which adequately provides for refuse and service areas, and minimizes the impact of collection and removal of refuse on adjoining properties and properties in the surrounding area. Staff finds this **to be consistent** with the provisions for refuse and service area.

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

Analysis: Per the findings of fact, the applicant proposes no modifications to already existing water and septic. Per Marion County Utilities Parcel 36459-001-00 is located within the Marion County Utilities (MCU) service area but no central water or sewer available. SUP does not impact connection requirements. For the proposed and existing event usage, temporary sanitary sewer services will be provided with capacity for projected attendance at each event.

- If public water or sewer becomes available from the public utility provider, connection will be required to services within 365 days of notification.

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

Analysis: Per the Findings of Facts submitted by the applicant, no additional buffering is proposed as the site has been used for the same special events (dog shows) for approximately thirty-seven (37) years. Staff finds that the existing buffering has been well maintained and as such the condition of the previous special use permit shall remain.

- A Type “E” Buffer (minimum 5’ wide, minimum 4 trees per 100 LF, and a continuous double-staggered hedgerow to be 60” high in 2 years) shall be maintained along the property’s NW Gainesville Road frontage. Existing vegetation along the property’s frontage may be used to satisfy the buffering requirements with additional vegetation planting provided to “fill-in” gap, etc. in the existing vegetation.

- 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: No additional signage or lighting is proposed with this application. Staff finds the application is **consistent** with the provision for signs and exterior lighting.

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

Analysis: Per the findings of fact, the applicant proposes to use existing green spaces with no further modifications.

- 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. The proposed special use on A-1 zoning is compatible with adjacent and surrounding properties classified as ag production, industrial, and residential, as depicted and discussed in figure 5. Due to the short event season and lack of any complaints from adjacent properties since the special use permit was first acquired in 2010, staff finds the application is **consistent** with the provision for general compatibility with adjacent properties and other properties in the surrounding area.

- J. *Provision for meeting any **special requirements** required by the site analysis for*

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 recommends the following conditions that will void the SUP if the property changes hand.

- Operation of the site for dog shows and any associated RV parking shall be limited to a maximum of 60 days per calendar year.
- Prior to commencement of any dog show events, the owner shall notify the Marion County Zoning Division, Fire Services, and the Public Information Officer in writing a minimum of 10 working days in advance, and provide the event title/name, duration, and estimated number of visitors for the event along with an event coordinator name and contact information.
- A Special Event Permit shall be obtained for any other events held on-site not consistent with this Special Use Permit approval.

- The development and construction of RV facilities is limited to the provisions of electrical utility services and supporting driveway/parking improvements only. No other utility services for the RV facilities (e.g., sanitary sewer or potable water) shall be provided.
- The Special Use Permit shall run with the owner/operator and not the property.
- The Special Use Permit shall expire on June 16th, 2031; however, it may be renewed administratively three times for up to 5 years each 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 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).

Based on the above findings, Staff concludes the SUP is consistent with LDC Sections 4.2.28 provided conditions to address the ten (10) 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

- 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 **APPROVE WITH CONDITIONS** the special use permit.

To address compliance with LDC Sections 2.8.2.D and 2.8.3.B, the following conditions are imposed:

1. The site shall be developed and operated with the submitted conceptual plan and conditions as provided with this approval.
2. Use of the RV facilities and parking spaces shall be permitted only in conjunction with the presentation of dog shows.
3. Operation of the site for dog shows and any associated RV parking shall be limited to a maximum of 60 days per calendar year.
4. If public water or sewer becomes available from the public utility provider, connection will be required to services within 365 days of notification.
5. Prior to commencement of any dog show events, the owner shall notify the Marion County Zoning Division, Fire Services, and the Public Information Officer in writing a minimum of 10 working days in advance, and provide the event title/name, duration, and estimated number of visitors for the event along with an event coordinator name and contact information.
6. A Special Event Permit shall be obtained for any other events held on-site not consistent with this Special Use Permit approval.
7. The development and construction of RV facilities is limited to the provisions of electrical utility services and supporting driveway/parking improvements only. No other utility services for the RV facilities (e.g., sanitary sewer or potable water) shall be provided.
8. The ingress/egress shall be from NW Gainesville RD using a paved driveway apron.
9. A Type "E" Buffer (minimum 5' wide, minimum 4 trees per 100 LF, and a continuous double-staggered hedgerow to be 60" high in 2 years) shall be maintained along the property's NW Gainesville Road frontage. Existing vegetation along the property's frontage may be used to satisfy the buffering

requirements with additional vegetation planting provided to “fill-in” gap, etc. in the existing vegetation.

10. The Special Use Permit shall run with the owner/operator and not the property.
11. The Special Use Permit shall expire on June 16th, 2031; however, it may be renewed administratively three times for up to 5 years each 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).

VIII. PLANNING AND ZONING COMMISSION RECOMMENDATION

TBD

IX. BOARD OF COUNTY COMMISSIONERS' ACTION

TBD

X. LIST OF ATTACHMENTS

- A. SUP application.
- B. Site Photos.
- C. DRC Comments.
- D. Resolution 15-R-075
- E. Resolution 10-R-112