



**Marion County
Board of County Commissioners**

Growth Services

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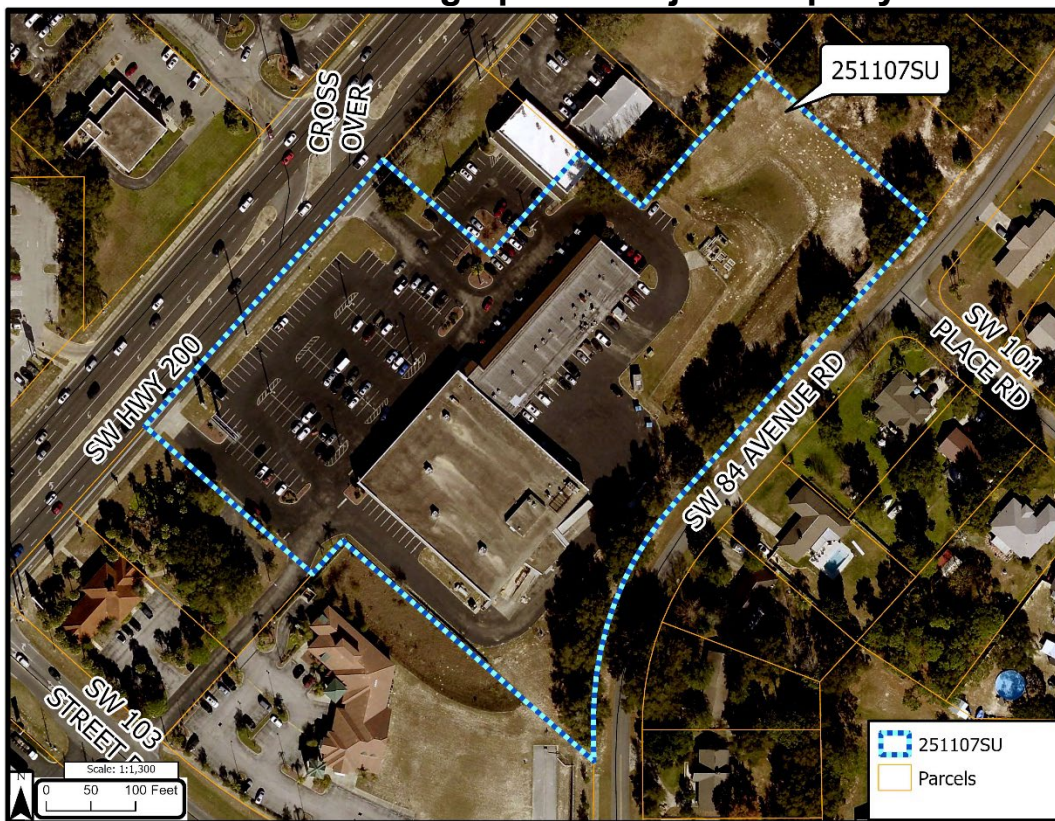
**PLANNING & ZONING SECTION
STAFF REPORT**

P&ZC Date: 10/27/2025	BCC Date: 11/17/2025
Case Number:	251107SU
CDP-AR:	33305
Type of Case:	Special Use Permit to allow a fenced outdoor display area, sidewalk display area, and a propane tank in a Community Business (B-2) zoning classification.
Owner	Jajolo Properties
Applicant	Paul Rondeau
Street Address	8602 SW State Road 200, Ocala, FL 34481
Parcel Number	35013-002-00
Property Size	±6.69 acres
Future Land Use	Commercial (COM)
Zoning Classification	Community Business (B-2)
Overlay Zone/Scenic Area	Urban Growth Boundary (UGB) & Secondary Springs Protection Overlay Zone (S-SPOZ)
Staff Recommendation	Approval with Conditions
P&ZC Recommendation	Approval with Conditions (On consent)
Project Planner	Kathleen Brugnoli
Related Case(s)	000702SU: Farm Store in Community Business (B-2) – approved.

I. ITEM SUMMARY

Paul Rondeau, on behalf of Jajolo Properties, has filed an application for a special use permit to allow for a fenced outdoor display area, sidewalk display area, and a propane tank in a Community Business (B-2) zoning classification (see Attachment A). Figure 1 is an aerial photograph showing the location of the subject property. The Property Identification Number associated with the property is 35013-002-00, Address: 8602 SW State Road 200, Ocala, FL 34481, and the legal description is displayed on the deed included as part of the application. The subject property is located within the Urban Growth Boundary (UGB) and the Secondary Springs Protection Overlay Zone (S-SPOZ).

Figure 1
Aerial Photograph of Subject Property



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL with conditions** due to the request being consistent with the Marion County Comprehensive Plan, compatible with the surrounding area, and not adversely affecting the public interest as specified in Section VI.B. of this Staff Report. The recommended conditions are being imposed to address compliance with the requirements in LDC Sections 2.8.2.D and 2.8.3.B.

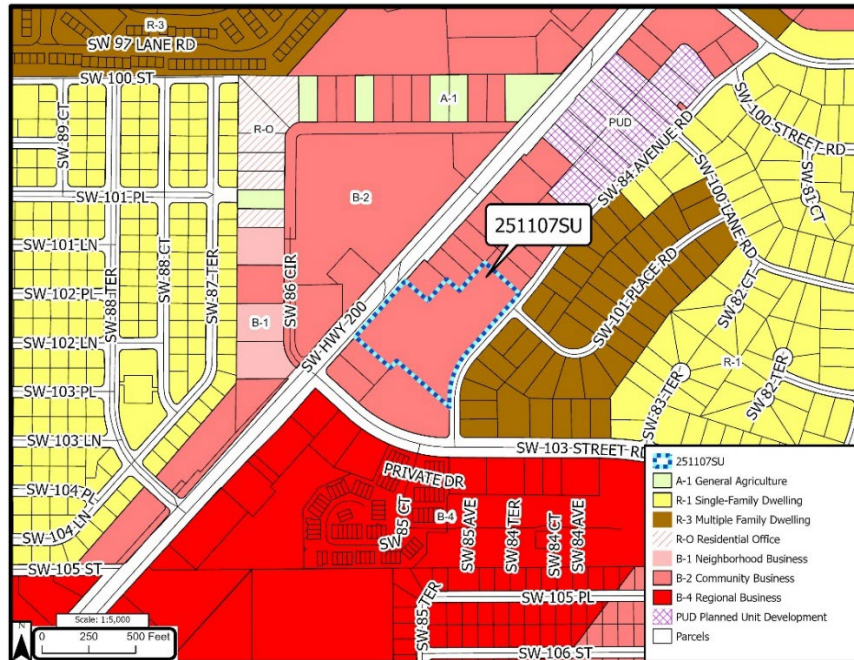
III. NOTICE OF PUBLIC HEARING

The Growth Services Director has interpreted the requirements of Land Development Code (LDC) Sections 2.7.3.C and 2.7.3.B to apply to SUP applications. LDC Section 2.7.3.C requires notice of public hearing be mailed to all property owners within 300 feet of the subject property and notice was mailed to (69) property owners on October 10, 2025. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on October 8, 2025, and consistent with LDC Section 2.8.3.E. due public notice was published in the Ocala Star-Banner on October 13, 2025. Evidence of the above-described public notices are on file with the Growth Services Department and is incorporated herein by reference.

IV. BACKGROUND/CHARACTER OF THE AREA

- A. *Existing site conditions.* Figure 2 provides zoning classification information while Figure 3 shows the FLUMS designation for the area. Table 1 outlines the existing uses of the surrounding area, while Figure 4 illustrates those uses in relation to the subject property. A site visit was conducted on October 8, 2025 (Attachment B). The property is developed with an existing commercial plaza, 103rd Street Square Plaza, a multi-unit building with one large anchor store at the end that was previously occupied by Big Lots. All parking areas, points of ingress/egress, and loading areas were established at the time of construction which was in 1992.
- B. *Zoning district map.* Figure 2 shows the subject property designated as Community Business (B-2). Surrounding properties to the north, south, and west have a similar B-2 zoning with parcels to the west being zoned Multiple-Family Dwelling (R-3) and within Kingsland Country Estates Unit 1.

Figure 2
Zoning Classification



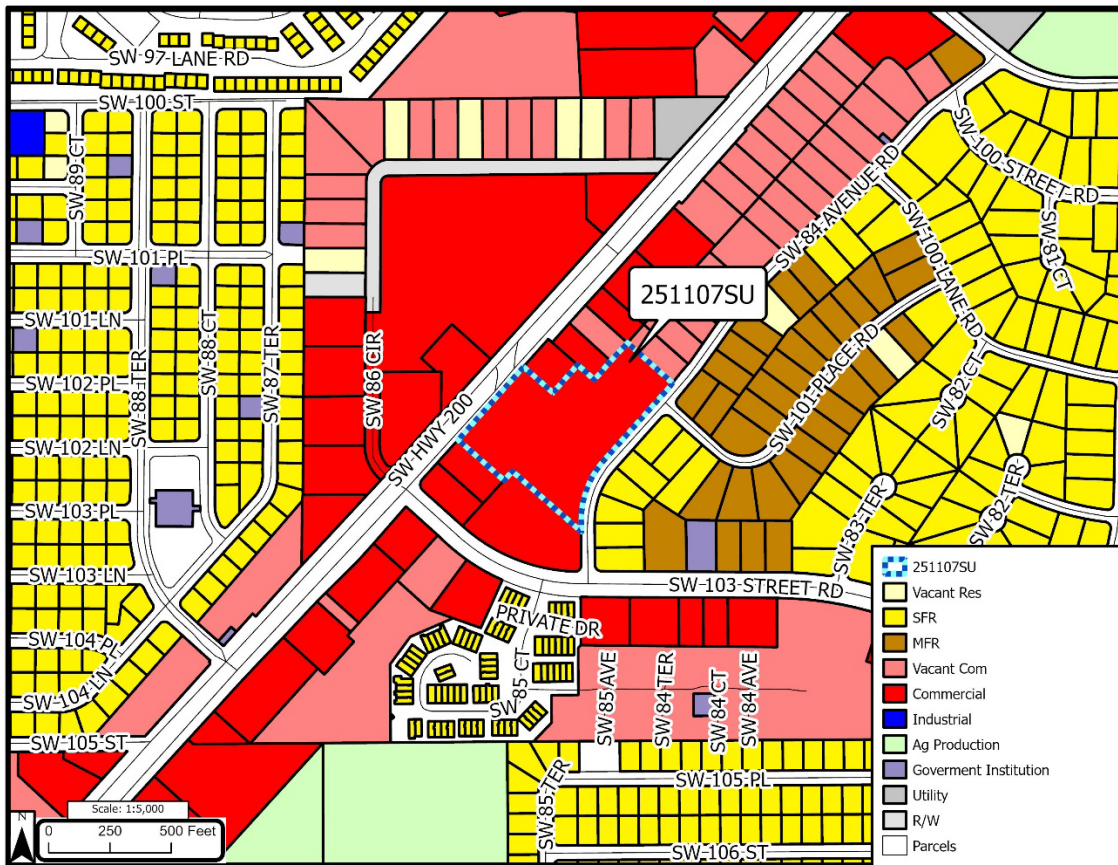
- C. *FLUMS designation.* Figure 3 is the FLUMS and shows the subject property as Commercial (COM) land use (0-8 du/ac: 1.0 FAR) with the same land use to the north, south, and west. The residential area to the east has a Medium Residential (MR) land use that allows 1.4 du/ac.

Figure 3
Future Land Use Map Series

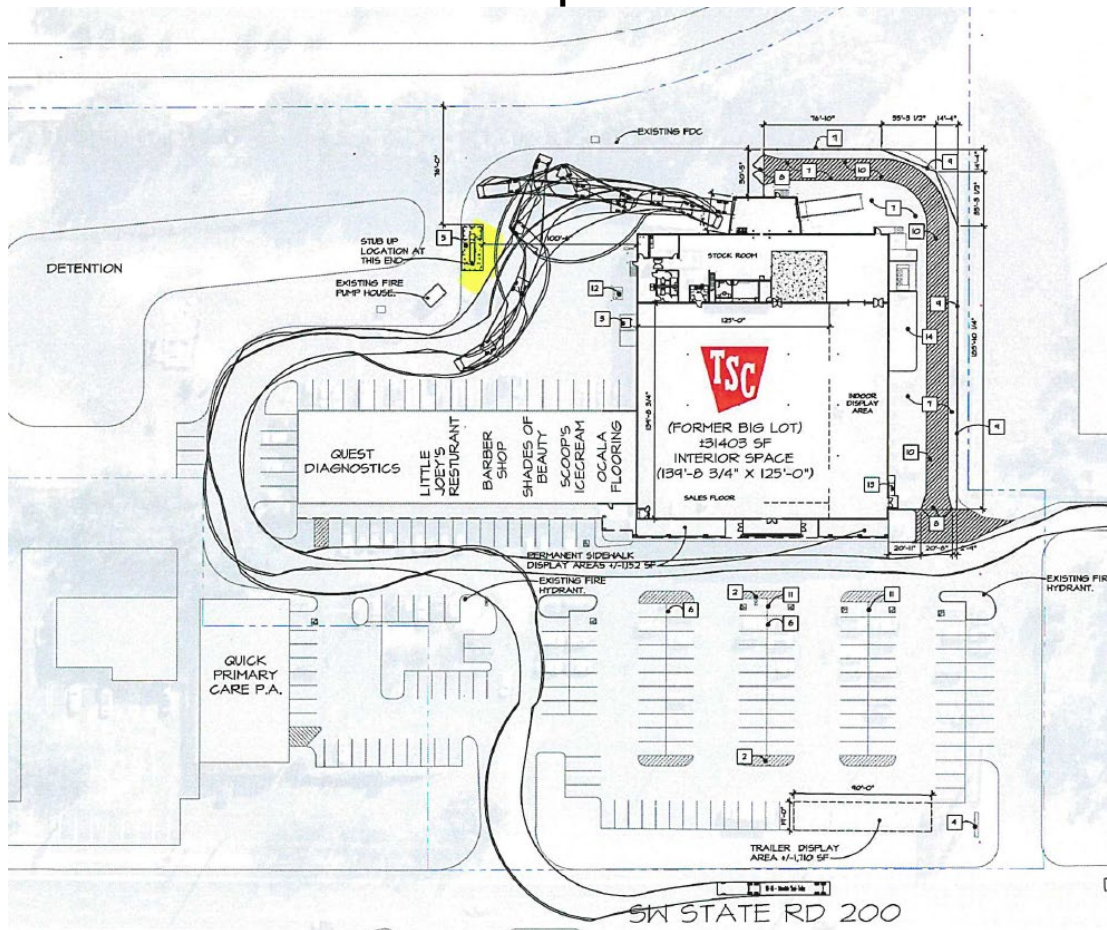


TABLE 1. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUMS	Zoning	Existing Use
Site	Commercial (COM)	Community Business (B-2)	Commercial
North	Commercial (COM)	Community Business (B-2)	Commercial
South	Commercial (COM)	Community Business (B-2))	Commercial
East	Medium Residential (MR)	Multiple-Family Dwelling (R-3)	Residential Multi-Family Residential
West	Commercial (COM)	Community Business (B-2)	Commercial

Figure 4
MCPA Property Uses



**Figure 5
Concept Plan**



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. *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: The parcel has two existing points of access to SW Hwy 200 with a third coming up from the south on SW 103rd Street Rd. to serve the commercial center. Traffic stated in their DRC comments (Attachment C) they had no concerns as the special use permit request being made was for outdoor storage and display areas. However, during a DRC meeting, the County Engineer mentioned concern with truck traffic and turning directly into the parking lot from SW Hwy 200 and

suggested the condition provided below to address the concern. Staff concludes that the application **is consistent** with provisions for ingress and egress.

- Delivery of store merchandise via semi-truck must use SE 103rd Street Rd. for ingress/egress.

- 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: Paved lined parking already exists on the property with accessible parking spaces as well. The site plan provided (Attachment A Page 3) indicates that based on the size of the commercial structure, 134 parking spaces are required with 7 being accessible for disabled permit parking. The commercial center has 183 parking spaces with 8 of those being accessible spaces for disabled permit parking, exceeding what was required by the Land Development Code (LDC). Areas for truck loading and unloading are also already in place and are located towards the rear of the building and allowing for traffic circulation. The propane tank proposed is located at the rear of the property next to the existing fire pump house and in an area providing distance from the existing commercial uses and the residential behind it. Staff finds the application is **consistent** with provisions for off-street parking and loading areas as well as noise.

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

Analysis: Waste removal for the property is already established as this is an existing commercial center already in operation. Staff concludes the application **is consistent** with provisions for refuse.

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

Analysis: Findings of Facts from the Utilities state that the parcel is currently served by a community well and private wastewater system (Attachment C Page 2). They also state the special use requested for outdoor storage does not alter the building's flows or use so they have no comments to provide. Staff finds the application is **consistent** with the provisions for utilities.

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

Analysis: The findings of facts (Attachment A Page 2) provided state the following, "New 10' high chain link fencing with fabric screening around the outdoor display area will be located to the side and rear of the building. Trailer display area at the front of the parking area will not lower the parking counts below the minimum code requirements. All sidewalk display areas are located under the existing roof line

and will not encroach on required clearance for exiting or accessibility.” The trailer display area mentioned is shown on the site plan as being the parking spaces closest to SW Hwy 200 with no additional buffering or screening shown. Marion County LDC provides that the intent for buffering requirements is to reduce negative impacts of adjacent uses upon each other and to screen and provide an aesthetic quality, especially along public rights-of-way (Sec 6.8.6.B). In an effort to enhance travel corridors, staff proposes the following conditions to address the trailer display area. With the conditions provided, staff finds the application **consistent** with the provision for screening and buffering.

- The trailer display area can remain as shown on the site plan abutting SW Hwy 200 if a modified C-Type buffer is installed the entire length of the trailer display area.
 - Modified C-Type buffer: shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of six feet achieved within one year.
 - As an alternative, the trailer display can be relocated to the south side of the building within the existing area of parking spaces which would require no additional buffering to be installed.

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: Exterior lighting and signs are to remain as they are currently. A monument sign at the southern entrance/exit identifies all the businesses within the commercial center which Tractor Supply will permit separately to add their name to. The application is **consistent** with the signs and exterior lighting requirements of this section.

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

Analysis: As previously stated, this parcel is already developed, and all yards and green spaces were addressed at the time of site plan review and construction. The application is **consistent** with yards and other green spaces.

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 an aerial photograph displaying existing and surrounding properties. Figure 4 displays the same properties based on their use code per Marion County Property Appraiser. Uses surrounding this property, according to MCPA, are commercial in nature except for neighboring residential located towards the rear of the property both fenced and heavily treed to help screen from the commercial activity. Staff finds the application is **consistent** with the provision for compatibility.

- 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 recommends the following policy for future development of the property.

- The site shall be developed and operated consistent with the Special Use Permit Application, the submitted conceptual plan, and the conditions as provided with this approval.
- The special Use Permit shall run with the tenant, Tractor Supply. Any change in tenant will void this special use permit and a new tenant would need to apply.
- The propane tank shall be placed behind the commercial center and in accordance with the applicable codes.

- 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: LDC Section 4.2.3(C) allows for Special Use Permits and outdoor storage is a special use request that can be made for B-2 zoning classification. Thus, the application is **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 as well as the Comprehensive Plan.

VI. **ALTERNATIVE RECOMMENDATIONS**

- A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, and make a recommendation to the Commission to adopt a proposed Ordinance to **DENY** the special use permit.
- 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 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, and make a recommendation to the Commission 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 Board enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, and make a recommendation to adopt a proposed Ordinance 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.
- B. To address compliance with LDC Sections 2.8.2.D and 2.8.3.B, the following conditions are imposed in the event that the Board chooses to agree with staff recommendation and approve the special use with conditions:
1. Delivery of store merchandise via semi-truck must use SE 103rd Street Rd. for ingress/egress.
 2. The trailer display area can remain as shown on the site plan abutting SW Hwy 200 if a modified C-Type buffer is installed the entire length of the trailer display area.
 - a. Modified C-Type buffer: shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of six feet achieved within one year.
 - b. As an alternative, the trailer display can be relocated to the south side of the building within the existing area of parking spaces which would require no additional buffering to be installed.
 3. The site shall be developed and operated consistent with the Special Use Permit Application, the submitted conceptual plan, and the conditions as provided with this approval.
 4. The special Use Permit shall run with the tenant, Tractor Supply. Any change in tenant will void this special use permit and a new tenant would need to apply.
 5. The propane tank shall be placed behind the commercial center and in accordance with the applicable fire codes.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Approval with conditions (on consent).

VIII. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

IX. LIST OF ATTACHMENTS

- A. SUP Application.
- B. Site Photos.
- C. DRC Comments.
- D. Surrounding Property Owner Map.