



**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: 04/27/2026	BCC: 05/19/2026
Case Number	260502SU	
Plan Number	PL SUP-000413-2026	
Type of Case	Special Use Permit: Covered outdoor storage of RVs, boats, trailers, licensed & registered vehicles & any ancillary use for vehicle storage (excl. cont. running engines)	
Owner	Partners Self Storage, LLC	
Applicant	Anthony McGuire	
Street Address	7655 E Hwy 25 Bellevue, FL 34420	
Parcel Number	39169-000-00	
Property Size	±11.00 acres	
Future Land Use	Commercial (COM)	
Zoning Classification	Community Business (B-2)	
Overlay Zone	Secondary Springs Protection Zone, Urban Growth Boundary; City of Bellevue Utility Service Area	
Staff Recommendation	Approval with Conditions	
P&ZC Recommendation	Approval with Conditions (4-0)	
Project Planner	Erik Kramer	
Related Case(s)	<p>[1] APPROVED August 2025: Ord. 25-37 / Case 250802SU; Outdoor storage of RVs, boats, & trailers</p> <p>[2] APPROVED March 2025: Ord. 25-04 / Case 25-S03; Small-Scale Land Use Amendment from MR to COM</p> <p>[3] APPROVED August 1987: Case 87R-289Z; Zoning Change from R-1, R-4, & A-1 to B-2</p> <p>[4] DENIED August 2008: Case 080113V; Reduce spacing requirements for two (2) billboards.</p>	

I. ITEM SUMMARY

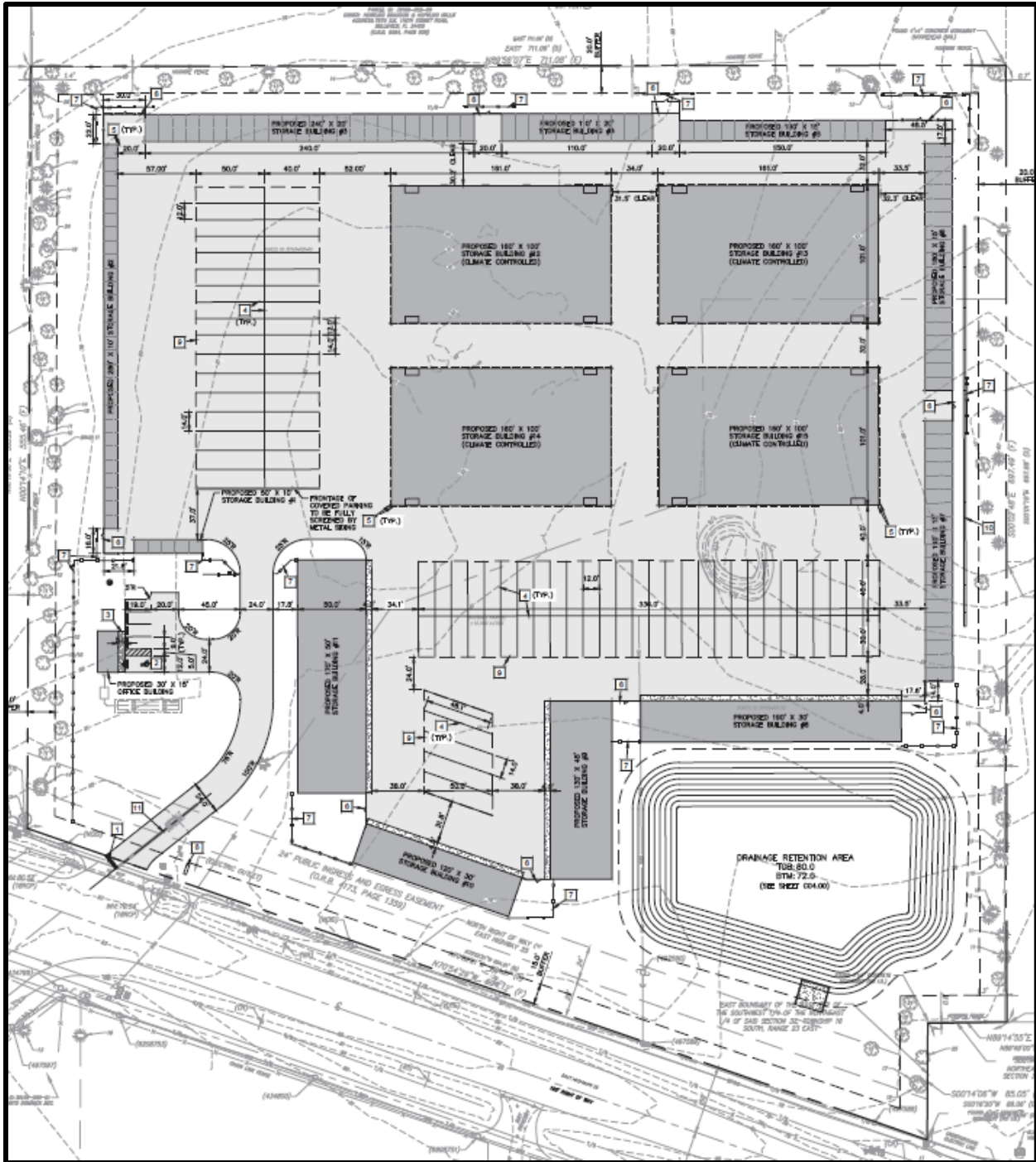
Anthony McGuire, on behalf of the owner Partners Self Storage, LLC, has filed an application for a Special Use Permit to allow covered outdoor storage of RVs, boats, trailers, licensed & registered vehicles & any ancillary use for vehicle storage (excl. cont. running engines) on a ±11-acre site with a Commercial future land use designation and a B-2 zoning classification. Figure 1 is an aerial photograph showing the general location of the subject property. The Parcel Identification Numbers associated with the property are 39169-000-00 & 39169-003-00 and 7655 E Hwy 25 Belleview, FL 34420 is the site's current address. The parcel is located within the Urban Growth Boundary, Countywide Secondary Springs Protection Zone, and Belleview's Utility Service Area. Figure 2 shows the concept plan provided by the applicant. The application package (Attachment A) provides a full copy of the concept plan as well as architectural renderings of the proposed screening material for the outdoor storage areas. Staff recommend **approval with conditions**. On April 29, 2026, the Planning & Zoning Commission recommended approval with conditions (4-0) via the consent agenda.

Additions to this staff report between the scheduled Planning & Zoning Commission and Board of County Commissioner Public Hearings are underlined in green text.

Figure 1
Aerial Photograph of Subject Property



Figure 2
Concept Plan



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

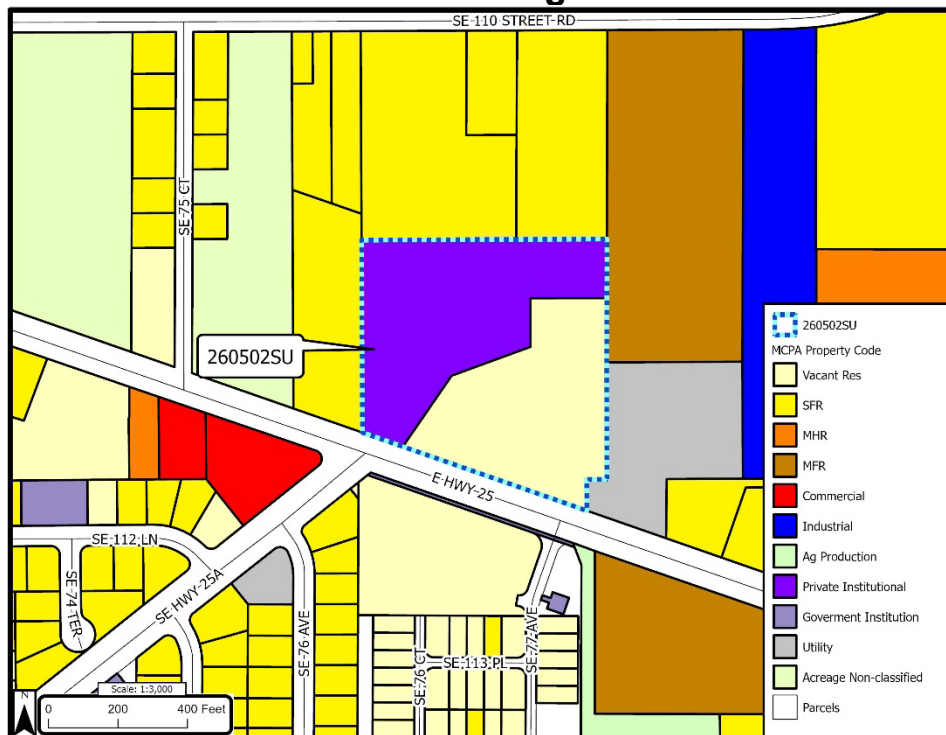
Table 1. Public Notice Summary			
Method	Format	Date	LDC Section(s)
Website Legal Notice	Display Ad	Ad Run: 4/13/2026	2.7.3.E. & 1.2.
Posted Sign	Sign for a SUP	2 Sets of Signs Posted: 4/8/2026	2.7.3.B. & 1.2.
300-foot Mail Notice	Letter to Surrounding Property Owners	16 Letters Mailed: 4/10/2026	2.7.3.C. & 1.2.

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

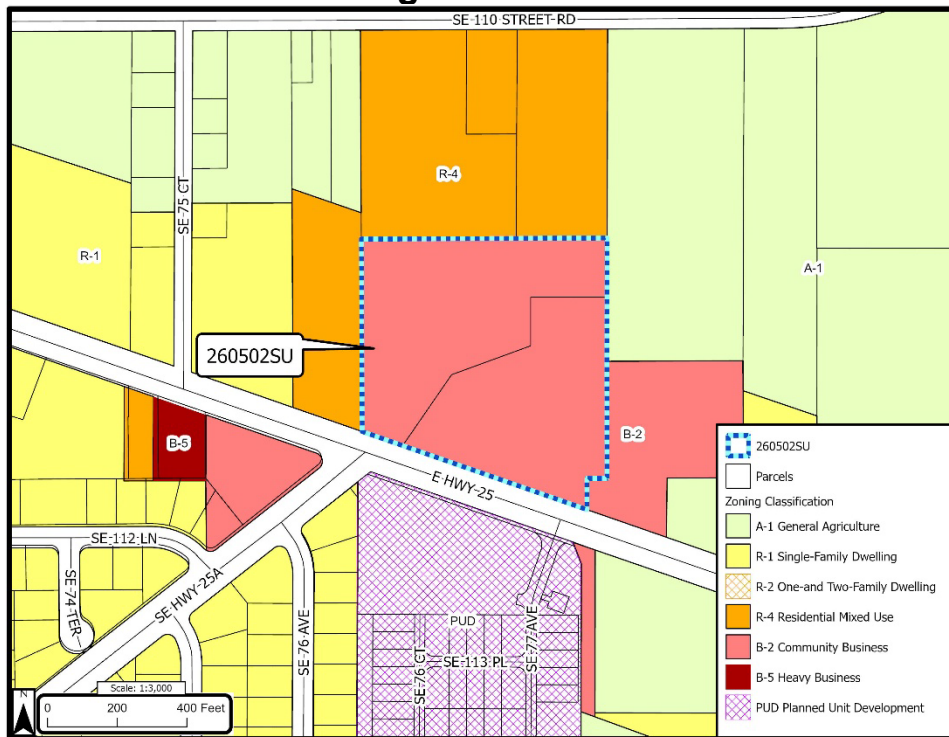
A. *Existing site conditions.* Figure 3 shows the current use according to the Marion County Property Appraiser’s office. The site is located just north from the signalized intersection of SE Hwy 25A and E Hwy 25, which the site has direct access to. The former Elks Lodge building sits on the center of the site, surrounded by an open field and thick vegetation along the site boundaries, especially along the eastern and western edges. Utility poles run along the southern property line and E Hwy 25 right of way.

**Figure 3
MCPA Existing Uses**



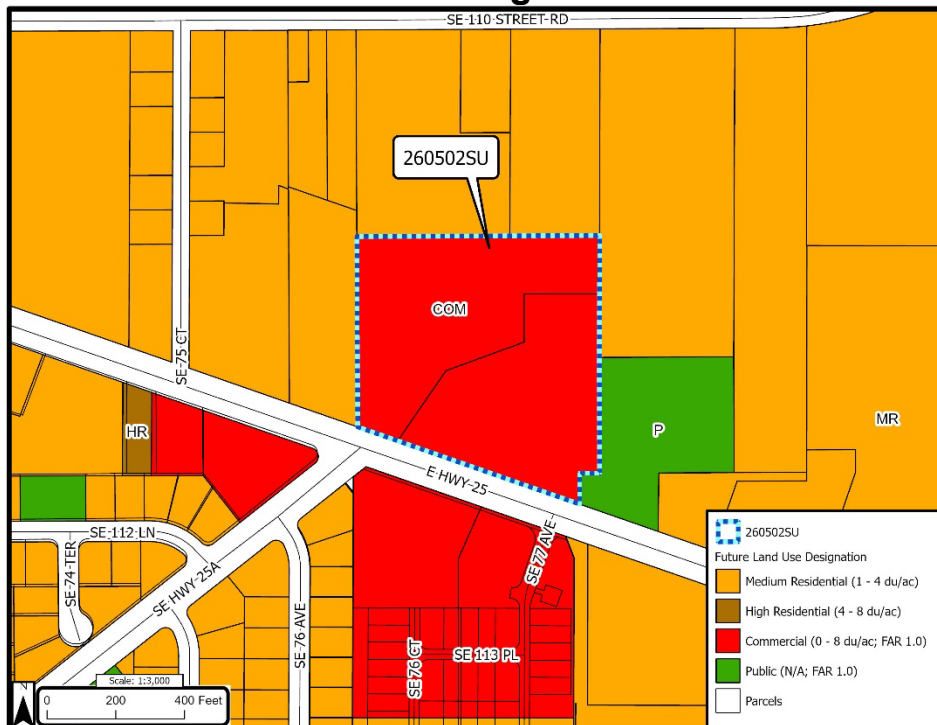
- B. *Zoning district map.* Figure 4 shows the subject property is zoned Community Business (B-2).

Figure 4
Zoning Classification



- C. *FLUMS designation.* Figure 5 shows the subject property is designated Commercial (COM).

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 are addressed below.

A. *Consistency with the Comprehensive Plan.*

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: Mini-storage warehouses are permitted by right in the B-2 zoning district. However, Section 4.2.18 of the Land Development Code (LDC) states that “all commercial activity involving retail sales or rentals shall take place in a completely enclosed building.” Renting storage space for customers to store RVs, boats, or trailers is considered a commercial rental activity.

Section 4.2.18 does not specifically address outdoor storage as a special use. However, Section 2.8.1 of the LDC provides flexibility by stating that “any other non-listed use may be considered for approval by a Special Use Permit,” and that the list of permitted uses within a zoning district “is not meant to be all inclusive.”

The subject property previously received a Special Use Permit to allow outdoor storage of RVs, boats, trailers, and related vehicle storage in addition to indoor storage facilities (Attachment A, pages A-35 to A-39). The current application requests an amendment to that Special Use Permit to allow for covered parking structures within the outdoor storage area.

As such, the application is **consistent** with FLUE Policy 2.1.5.

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: The Applicant proposes a single access point to the storage facility from intersection of E Hwy 25 and SE Hwy 25A. The proposed access corresponds with the existing driveway improvement located on parcel 39169-000-00.

Staff recommends the following condition:

- Site access shall be determined during the Development Review phase of development.

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: Applicant proposes to provide parking on-site as shown in the concept plan. The Applicant does not address how loading and unloading areas for pull-up storage will interact with adjacent outdoor vehicle storage spaces; however, frequent loading and unloading is expected as part of the storage facility uses. It is evident based on the location of buildings and on-site circulation shown in the concept plan that the off-street parking and storage loading areas will not affect traffic on Hwy 25 or adjacent properties. Off-street parking and location of loading zones related to the office and storage unit uses will be reviewed based on LDC requirements during Development Review.

Staff recommends the following condition:

- Off-street parking and loading areas on site shall be determined during the Development Review phase of development.

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

Analysis: The Applicant's Findings of Facts indicates "refuse and service areas shall be located within the boundaries of the Property and shall be screened from public view." The applicant states that refuse and service areas exist on the site; however, the location of these areas are not shown on their Conceptual Plan.

Staff recommends the following condition:

- Screening for on-site refuse and service areas shall be determined during the Development Review phase of development.

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

Analysis: The Applicant indicates Duke Energy currently provides electrical utilities to the site and additional required utilities associated with future major site plan are available from Duke Energy. The Applicant states potable water is serviced by Sunshine Water Services, while fire suppression water and central sewer are not provided on site at the time of this application. The need for sanitary sewer connection or on-site septic disposal will be evaluated by Staff when reviewing the major site plan.

Staff recommends the following condition:

- Provision of utilities shall be determined during the Development Review phase of development.

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

Analysis: Buffers are located adjacent to, or parallel with adjacent property lines to protect less dense/intense uses from more dense/intense uses. Buffers are intended to alleviate nuisances like light, noise, and sound. Buffers may consist of

one or a combination of existing vegetation, planted vegetation, walls, fences, or berms. Depending on the character of the dissimilar uses, Marion County requires different types of buffers along the property boundaries. Standards for buffer types are found in LDC Sec. 6.8.6.K.

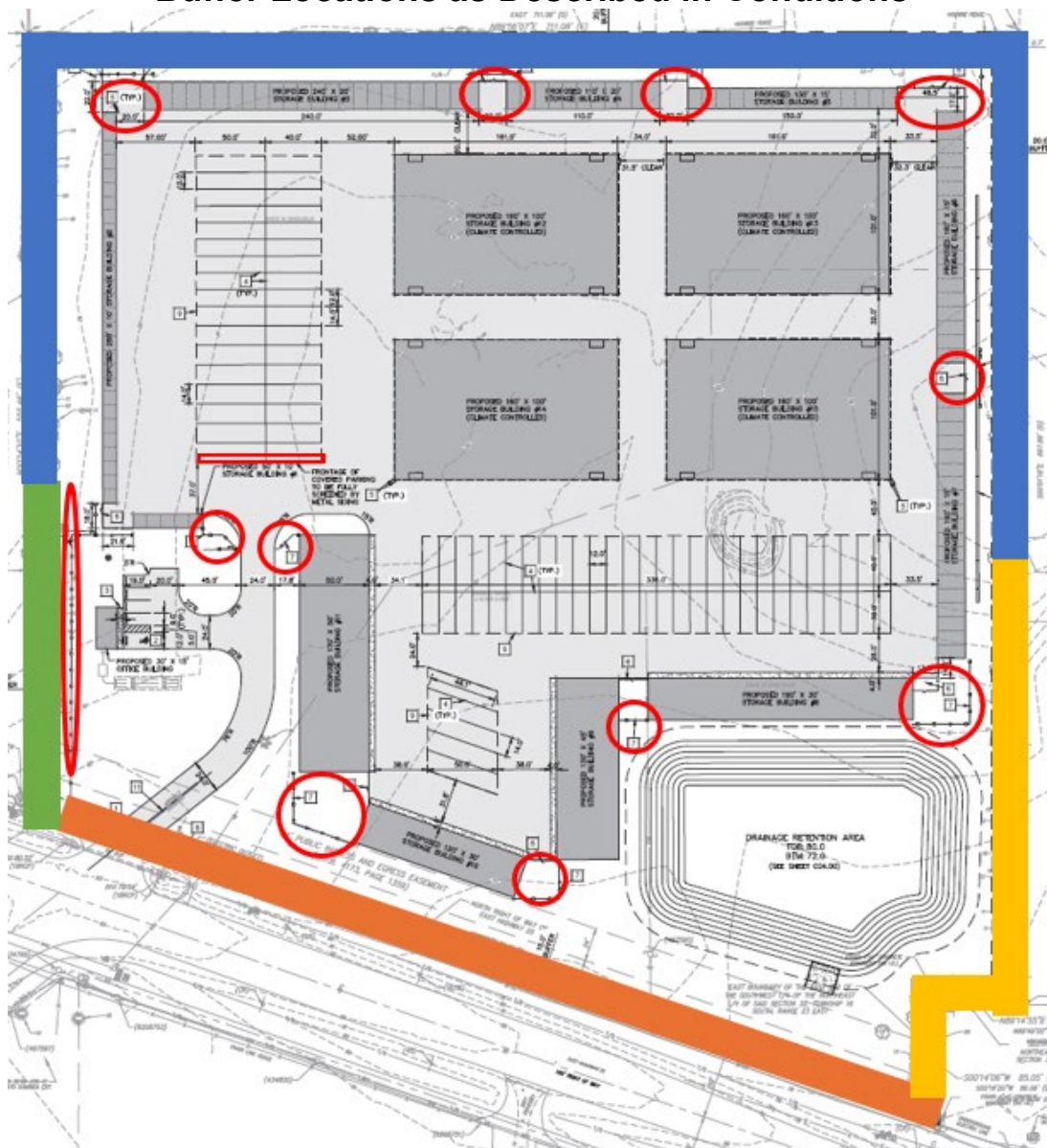
On the other hand, screens are located internal to the site and where they obstruct direct lines of sight. Screens are intended to minimize the visual impacts of uses such as loading areas and outdoor storage areas. Fencing, walls, berms, trees, or shrubs may be used to satisfy the screening requirements, depending on opacity, height, and other factors. Standards for screening are found in LDC Sec. 4.2.15.1.



The Applicant acknowledges that buffers are also subject to requirements under the previously approved Special Use Permit. Staff supports maintaining the previously approved buffer conditions. The concepted plan (dated February 2026) complies with the previously approved buffer conditions.

Regarding screens, the previously approved Special Use Permit allows six (6) foot tall opaque screens in between gaps in storage buildings to create a continuous opaque visual barrier. The concept plan (dated February 2026) complies with the previously approved screening conditions; however, a revised screening condition is needed to account for the proposed allowance for covered parking structures.

The applicant proposes three (3) separate covered parking structures, indicated by the number [9] on the concept plan (dated February 2026). For the covered parking structure shown on the northern portion of the site, metal siding is proposed to screen views from East Highway 25. The applicant states that material will be similar to that of the storage buildings. For the cover parking structures shown on the southern portion of the site, evergreen landscaping will provide screening along E Hwy 25, sides of buildings, and the proposed drainage retention area.

**Figure 8
Buffer Locations as Described in Conditions**



	15' Type C Buffer
	20' No Touch Buffer. Fill in gaps w/ Type C plantings if needed
	20' No Touch Buffer w/ continuous wall effect. Fill in gaps w/ Type B plantings if needed
	20' No Touch Buffer w/ opaque vinyl privacy fence in lieu of buffer wall required by Type B
	6' tall (min) opaque vinyl privacy fence
	Opaque metal siding extending from the finished pavement elevation to roof of the structure

Taking these findings into consideration, staff recommend the following conditions to address screening and buffering:

- The outdoor vehicle storage parking spaces shall be located internal to the site and screened by pull-up / self-storage buildings, consistent with the concept plan (dated February 2026). The vehicle storage area clusters may be covered as elected by the applicant/owner/developer.
 - In the event that gaps between pull-up / mini-storage buildings are provided to comply with Building/Fire Code requirements, the gaps between the buildings shall be filled with an opaque vinyl privacy fence reaching at least 6-feet in height. The opaque fencing combined with the buildings shall form a continuous screen blocking views from adjacent properties and E Hwy 25.
- Landscape area buffers shall be provided and maintained along the site's boundaries consistent with the following:
 - North, East, and West, where pull-up / self-storage buildings are located and abut existing residential properties – a modified 20' B-Type no-touch buffer. The blank rear-wall of the storage building(s) and fencing outlined in condition 3.a shall serve as the required buffer wall. The storage buildings and fences shall be located on the perimeter of the development area with the outdoor storage being internal to the storage buildings. Viable existing buffer vegetation, as confirmed by a Landscape Architect or Certified Arborist, shall be left in place and each viable tree's Critical Root Zone shall be adequately protected during site grading and development. Any gaps in existing buffer vegetation that do not meet B-Type buffer LDC requirements shall be planted per code.
 - West, where pull-up / self-storage buildings are not located and where there is an adjacent existing residential property – a modified 20' B-type no-touch buffer. There shall be an opaque vinyl privacy fence reaching at least 6-feet in height running parallel with the preserved trees. Viable existing buffer vegetation, as confirmed by a Landscape Architect or Certified Arborist, shall be left in place and each viable tree's Critical Root Zone shall be adequately protected during site grading and development. Any gaps in existing buffer vegetation that do not meet B-Type buffer LDC requirements shall be planted per code.
 - East, where pull-up / self-storage buildings are not located and where there is an adjacent public use – a 20' no-touch buffer. Viable existing buffer vegetation, as confirmed by a Landscape Architect or Certified Arborist, shall be left in place and each viable tree's Critical Root Zone shall be adequately protected during site grading and development. Any gaps in existing buffer vegetation shall be planted and maintained according to the LDC.
 - South, along E Hwy 25 – a 15' C-Type buffer, per LDC requirements.
- No trees shall be removed from the property prior to obtaining Development Review Committee site plan approval.

- Screening for covered parking structures is required as follows:
 - For the covered parking structure shown on the northwest portion of the site. Opaque metal siding must be installed consistent with the concept plan dated February 2026. The metal siding must fully screen the parking stalls from end to end and extend from the finished pavement to the roof of the. The siding must be continuous, non-transparent, and maintained in good condition, with no gaps or openings, to ensure that parked vehicles are not visible from the south at any time.
 - For the covered parking structures shown on the southern portion of the site. Evergreen plantings must be provided between the outdoor storage area and E Hwy 25. Plantings may be located inside or outside of the required 15' Type C buffer along E Hwy 25. Selected species must provide foliage between 6 feet to 12 feet in height at maturity.

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: According to the applicant's Findings of Facts, no signage currently exists on site and the applicant does not propose signage at this time. However, the applicant suggests an on-site sign may be considered in the future, as allowed by the LDC.

Regarding exterior lighting, the applicant acknowledges that lighting will be conform to the County's land development code requirements.

Staff recommends the following condition:

- Exterior lighting shall comply with applicable sections of the LDC and shall be designed and located to minimize glare, maintain traffic safety, and ensure compatibility with adjacent uses.

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

Analysis: The conceptual plan shows one drainage retention area are proposed on the site. At time of development review, the site plan shall be required to comply with standards for yard setback, open space, and Marion Friendly Landscaping Area.

Staff does not recommend any conditions.

I. *Provision for general **compatibility** with adjacent properties and other properties 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.”

The proposed special use on B-2 zoning is compatible with the adjacent residential properties, contingent on installation/maintenance of screening and buffers, and it is compatible with the E Hwy 25's "Collector" roadway classification. Marion County's LDC provides requirements for buffers, screens, lighting, access management and other site/use factors to mitigate negative impacts on adjacent and surrounding uses.

Staff recommend the conditions provided in Section V.F of this report to mitigate issues of compatibility between the proposed use for outdoor storage of vehicles and adjacent properties.

- 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. The subject property will require a site plan review before additional impervious development commences. The site plan will ensure that the development is consistent with the Land Development Code.

Staff recommend the following conditions:

- The conditions approved under Resolution No. 25-R-299 are repealed and replaced with the conditions contained herein.
- The project shall be developed consistent with the conditions outlined herein and with the concept plan (dated 02/2026) provided with this Special Use Permit application.
- The covered outdoor storage parking use shall be limited to RVs, boats, trailers, or any licensed and registered vehicle. The parking of refrigerated tractor-trailer units, running/idling tractor-trailer cab units, and/or similar vehicles requiring continuous or cyclical operation to maintain particular vehicle conditions are prohibited in the facility.
- The Special Use Permit shall not have a time-based expiration date and shall run with the property.
- Expansion of the mini-storage facility consistent with the overall site's zoning is permitted. Outdoor parking may not take place on the expansion unless there are revisions to the LDC or a Special Use Permit (or then equivalent) is obtained.

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.
- 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. Site access shall be determined during the Development Review phase of development.
 - 2. Off-street parking and loading areas on site shall be determined during the Development Review phase of development.
 - 3. Screening for on-site refuse and service areas shall be determined during the Development Review phase of development.
 - 4. Provision of utilities shall be determined during the Development Review phase of development.
 - 5. The outdoor vehicle storage parking spaces shall be located internal to the site and screened by pull-up / self-storage buildings, consistent with the concept plan (dated February 2026). The vehicle storage area clusters may be covered as elected by the applicant/owner/developer.
 - 6. In the event that gaps between pull-up / mini-storage buildings are provided to comply with Building/Fire Code requirements, the gaps between the buildings shall be filled with an opaque vinyl privacy fence reaching at least 6-feet in height. The opaque fencing combined with the buildings shall form a continuous screen blocking views from adjacent properties and E Hwy 25.

7. Landscape area buffers shall be provided and maintained along the site's boundaries consistent with the following:
 - a. North, East, and West, where pull-up / self-storage buildings are located and abut existing residential properties – a modified 20' B-Type no-touch buffer. The blank rear-wall of the storage building(s) and fencing outlined in condition 3.a shall serve as the required buffer wall. The storage buildings and fences shall be located on the perimeter of the development area with the outdoor storage being internal to the storage buildings. Viable existing buffer vegetation, as confirmed by a Landscape Architect or Certified Arborist, shall be left in place and each viable tree's Critical Root Zone shall be adequately protected during site grading and development. Any gaps in existing buffer vegetation that do not meet B-Type buffer LDC requirements shall be planted per code.
 - b. West, where pull-up / self-storage buildings are not located and where there is an adjacent existing residential property – a modified 20' B-type no-touch buffer. There shall be an opaque vinyl privacy fence reaching at least 6-feet in height running parallel with the preserved trees. Viable existing buffer vegetation, as confirmed by a Landscape Architect or Certified Arborist, shall be left in place and each viable tree's Critical Root Zone shall be adequately protected during site grading and development. Any gaps in existing buffer vegetation that do not meet B-Type buffer LDC requirements shall be planted per code.
 - c. East, where pull-up / self-storage buildings are not located and where there is an adjacent public use – a 20' no-touch buffer. Viable existing buffer vegetation, as confirmed by a Landscape Architect or Certified Arborist, shall be left in place and each viable tree's Critical Root Zone shall be adequately protected during site grading and development. Any gaps in existing buffer vegetation shall be planted and maintained according to the LDC.
 - d. South, along E Hwy 25 – a 15' C-Type buffer, per LDC requirements.
8. No trees shall be removed from the property prior to obtaining Development Review Committee site plan approval.
9. Screening for covered parking structures is required as follows:
 - a. For the covered parking structure shown on the northwest portion of the site. Opaque metal siding must be installed consistent with the concept plan dated February 2026. The metal siding must fully screen the parking stalls from end to end and extend from the finished pavement to the roof of the. The siding must be continuous, non-transparent, and maintained in good condition, with no gaps or openings, to ensure that parked vehicles are not visible from the south at any time.
 - b. For the covered parking structures shown on the southern portion of the site. Evergreen plantings must be provided between the outdoor storage area and E Hwy 25. Plantings may be located inside or outside of the required 15' Type C buffer along E Hwy 25. Selected species must provide foliage between 6 feet to 12 feet in height at maturity.

10. Exterior lighting shall comply with applicable sections of the LDC and shall be designed and located to minimize glare, maintain traffic safety, and ensure compatibility with adjacent uses.
11. The conditions approved under Resolution No. 25-R-299 are repealed and replaced with the conditions contained herein.
12. The project shall be developed consistent with the conditions outlined herein and with the concept plan (dated 02/2026) provided with this Special Use Permit application.
13. The covered outdoor storage parking use shall be limited to RVs, boats, trailers, or any licensed and registered vehicle. The parking of refrigerated tractor-trailer units, running/idling tractor-trailer cab units, and/or similar vehicles requiring continuous or cyclical operation to maintain particular vehicle conditions are prohibited in the facility.
14. The Special Use Permit shall not have a time-based expiration date and shall run with the property.
15. Expansion of the mini-storage facility consistent with the overall site's zoning is permitted. Outdoor parking may not take place on the expansion unless there are revisions to the LDC or a Special Use Permit (or then equivalent) is obtained.

VIII. PLANNING AND ZONING COMMISSION RECOMMENDATION

Approval with conditions (4-0).

IX. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

X. LIST OF ATTACHMENTS

- A. Initial SUP Application
- B. DRC Comments
- C. Site and Surrounding Area Photos