

## RESOLUTION NO. 26-R-

### A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on April 27, 2026; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, May 19, 2026. Now, therefore,

**BE IT RESOLVED** by the Board of County Commissioners of Marion County, Florida:

1. **SECTION 1. SPECIAL USE PERMIT APPLICATION 260502SU** – Partners Self Storage, LLC, the application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Anthony McGuire, Newark, DE 19711, to allow for covered outdoor storage of RVs, boats, and trailers in a Community Business (B-2) zone, on an approximate 11.00 Acre Parcel, on Parcel Account Number 39169-000-00, Site Address 7655 E. Highway 25, Belleview, FL 34420

**SECTION 2. FINDINGS AND CONDITIONS.** The Board has determined that this request will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. The Board of County Commissioners **agrees/disagrees** with the recommendation of **approval with conditions/denial** and findings of the Planning and Zoning Commission, and approves the Special Use Permit subject to the following 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. 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.

**SECTION 3. REVOCATION.** Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 19<sup>th</sup> day of May 2026.

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA**

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GREGORY C. HARRELL, CLERK

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CARL ZALAK, III, CHAIRMAN