

ORDINANCE NO. 23-37**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING REZONING AND SPECIAL USE PERMIT APPLICATIONS AND AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Board of County Commissioners of Marion County, Florida (Board), is responsible for and has established the zoning of parcels of property in the unincorporated area of Marion County as reflected on the official Zoning Map, and

WHEREAS, property owner(s) have submitted petition(s) for rezoning and/or special use permits and such applications identify the property by metes and bounds description or by the Marion County Property Appraiser parcel number and such identifications of property are hereby incorporated into this ordinance by reference, and

WHEREAS, the Board has considered the recommendations of the Marion County Planning and Zoning Commission and has conducted the necessary public hearing and has approved the applications contained in this ordinance. Now therefore,

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

SECTION 1. REZONING AND SPECIAL USE PERMIT APPROVALS. The Board hereby approves the below-listed applications for Rezoning and Special Use Permits. NOTE: The terms and conditions of Board approvals of Special Use Permits (SUPs) and Planned Unit Developments (PUDs) are stated in the Board Resolution corresponding to each Special Use Permit Petition shown below.

1. **AGENDA ITEM 15.1.1. 231203ZC** – Newco Homes of Ocala, Inc. Butch Dlouhy, Zoning Change from General Agriculture (A-1) to Community Business (B-2), 8.08 acres, Parcel Account Number 35505-000-00, Site Address 6145 SW 80th Street, Ocala FL 34476.
2. **AGENDA ITEM 15.1.2. 231204SU**– Newco Homes of Ocala, Inc., Butch Dlouhy, Special Use Permit for an RV and Boat Storage Facility in a Community Business (B-2) zone, 8.08 acres, Parcel Account Number 35505-000-00, Site Address 6145 SW 80th Street, Ocala FL 34476.

Subject to all terms and conditions of Resolution 23-R-681 attached hereto and incorporated herein by reference.

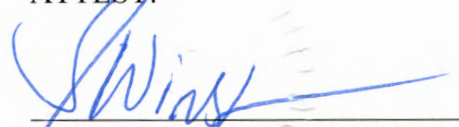
3. **AGENDA ITEM 15.2.2. 231201SU**– God Answers Prayers-Emmanuel, Inc., Special Use Permit to increase capacity for six (6) to eight (8) for an Assisted Living Facility (ALF), with no structural changes in a Single-Family Dwelling (R-1) zone, 0.32 acres, Parcel Account Number 4552-014-001, site address 13470 SE 101st Terrace, Belleview FL 34420.
Subject to all terms and conditions of Resolution 23-R-682 attached hereto and incorporated herein by reference.
4. **AGENDA ITEM 15.2.3. 231202SU**– Ricardo Duque, Special Use Permit for a warehouse, office and retail in a Regional Business (B-4) zone, 2.86 acres, Parcel Account Numbers 9024-0565-09 and 9024-0565-08, no address assigned.
Subject to all terms and conditions of Resolution 23-R-683 attached hereto and incorporated herein by reference.
5. **AGENDA ITEM 15.2.4. 231207ZP**– Jay C. Thomas Revocable Trust, Zoning Change from General Agriculture (A-1) and Community Business (B-2) to Planned Unit Development (PUD) with a Master Plan, for proposed enclosed self-storage, 11.4 acres, Parcel Account Number 31385-000-00, no address assigned.
Subject to all terms and conditions of Resolution 23-R-684 attached hereto and incorporated herein by reference.

SECTION 2. The Board hereby authorizes the official zoning map to be revised to reflect the above described re-zonings and special use permits.

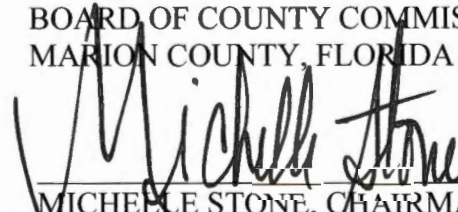
SECTION 3. EFFECTIVE DATE. A copy of this Ordinance as enacted shall be filed by the Clerk of the Board by email with the Office of the Secretary of State of Florida within ten (10) days after enactment, and this Ordinance shall take effect upon receipt of official acknowledgement from the Secretary of State that this Ordinance has been filed with such office.

DULY ADOPTED in regular session this 19th day of DECEMBER, 2023.

ATTEST:


GREGORY C. HARRELL, CLERK

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA


MICHELLE STONE, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE
ON DECEMBER 22, 2023 ADVISING ORDINANCE
WAS FILED ON DECEMBER 22, 2023.

RESOLUTION NO. 23-R-683
A RESOLUTION OF THE BOARD OF
COUNTY COMMISSIONERS OF MARION
COUNTY, FLORIDA, APPROVING A
SPECIAL USE PERMIT, PROVIDING AN
EFFECTIVE DATE.

WHEREAS, a petition 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 November 27, 2023; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, December 19, 2023. Now therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 231202SU – Ricardo Duque. The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by William Menadier, PE, Alachua FL 32616 for a warehouse, office and retail in a Regional Business (B-4) zone, 2.86 acres, Parcel Account Numbers 9024-0565-09 and 9024-0565-08, no address assigned.

SECTION 2. FINDINGS AND CONDITIONS. The Board of County Commissioners disagrees with the recommendation and findings of the Planning and Zoning Commission and recommends approval of the Special Use Permit. The Board approves the Special Use Permit subject to the following conditions:

1. The site shall be developed and operated consistent with the submitted conceptual plan and the conditions as provided with this approval.
2. The approved conceptual plan shows two (2) 60'x150' warehouse buildings with one 60'x25 covered storage area attached to the northernmost building. Any additions to the structures will need to come back for special use permit modification
3. Hours of operation: No earlier than 7 a.m. and no later than 9 p.m.
4. Parcels must be combined before any development may occur on the property.
5. The ingress/egress shall be from NW 150th Street using a paved/stabilized driveway apron. Within thirty (30) days of approval of this Special Use Permit, the applicant shall contact the Marion County Transportation Department to establish how access will be provided to the site and determine the type and extent of driveway apron and/or other driveway apron improvements required, including obtaining any necessary R/W Permit(s). Any driveway apron and/or other related improvements required by the Marion County Transportation Department, pursuant to this condition, shall be completed within ninety (90) days of approval of this Special Use Permit.
6. The parking/storage of a refrigerated trailer unit(s), or reefer unit(s), is prohibited.

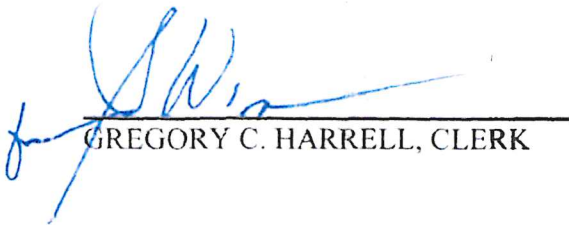
7. No waivers may be applied for, or granted, for any screening or buffering requirements per the LDC requirements.
8. The covered storage area indicated on the site plan must be screened from view with, at a minimum, 8' opaque fencing.
9. This special use permit runs with the property. Any divisions of the property will void this special use.
10. Conditions Attachment:
 - a. Site Plan and Findings of Facts

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.

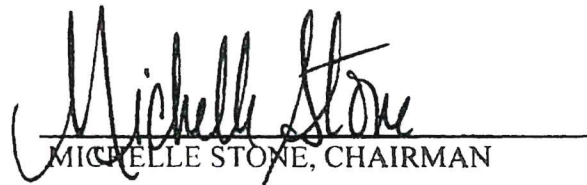
SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 19th day of December, 2023.

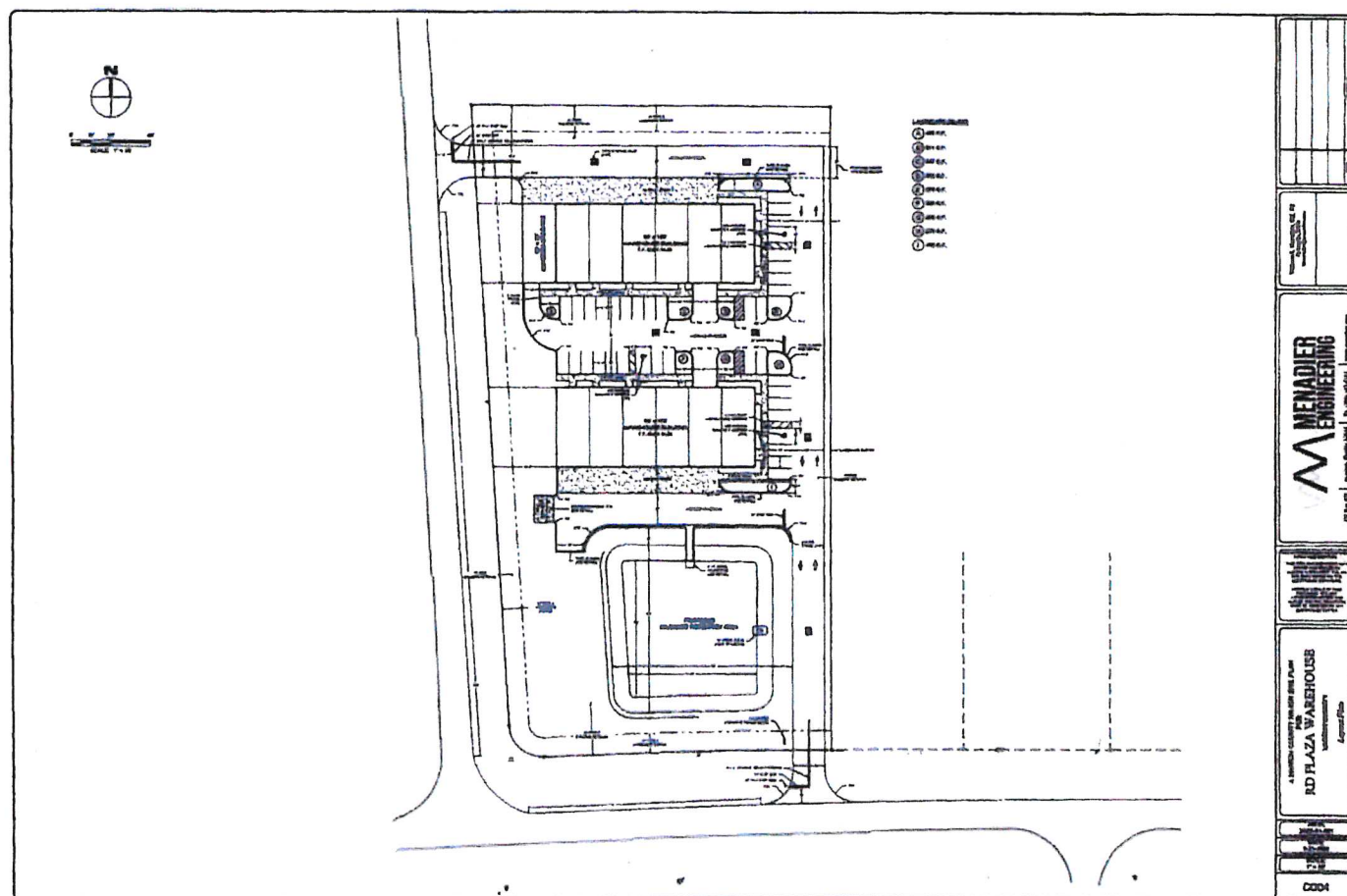
ATTEST:


GREGORY C. HARRELL, CLERK

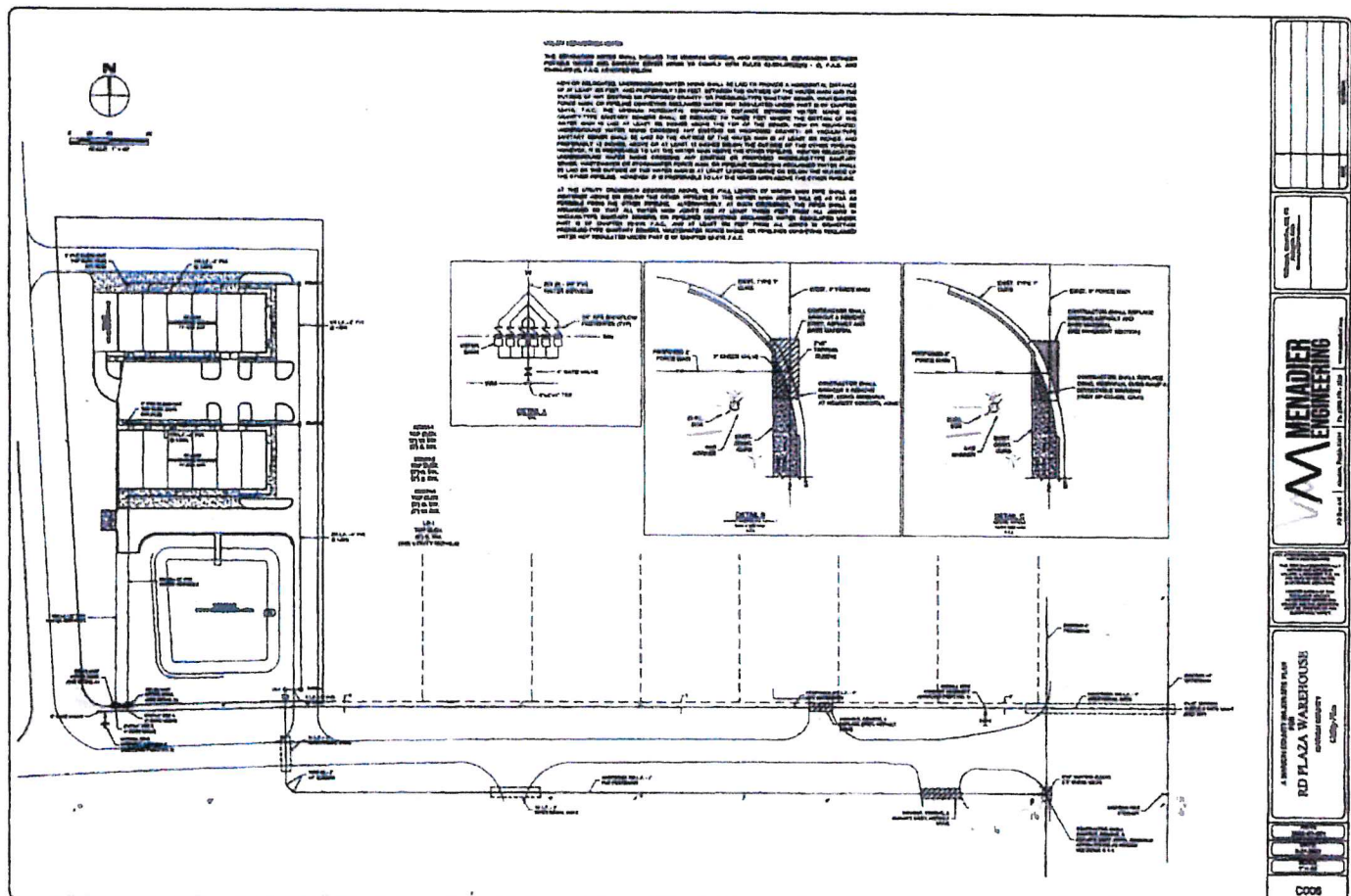
**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**


MICHELLE STONE, CHAIRMAN

Attachment A



Attachment A



MCIMCC IT7018

FOR INTERNAL COUNTY USE ONLY: MAY CONTAIN CONFIDENTIAL INFORMATION. IMPROPER DISCLOSURE MAY RESULT IN CRIMINAL PENALTIES OF \$100,000.

Attachment A



Menadier Engineering, LLC (386) 347-5133
 PO Box 636 www.menadier.com
 Alachua, FL 32616

September 21, 2023

Marion County Planning & Zoning
 2710 E Silver Springs Blvd.
 Ocala, FL 34470

**RE: RD Plaza Warehouses
 Special Use Permit Application – Findings of Facts**

Planning Staff,

The following information is being provided to support our request for a Special Use Permit (SUP) for a warehouse plaza. The site is in the northeast quadrant of the intersection of Walnut Road and Chestnut Road (parcels 9024-0565-08 & 9024-0565-09). Please consider the following Findings of Facts concerning our request:

1. Ingress/Egress – Access to the site will be through two proposed driveways. One off Walnut Road and the other off Chestnut Road. There are no structures, landscaping, or other appurtenances that would obstruct the view for passenger vehicles. There are no sidewalks within the right-of-way of Walnut or Chestnut Road, therefore pedestrian safety will remain as-is, as part of this request. The site is a mixture of pasture and wooded areas with adequate circulation for first responders in case of an emergency. The Conceptual Site Plan included with SUP shows paved access and defined parking and circulation measures.
2. Parking/Loading – Off-street parking will be located between the two warehouse buildings, as well as the back right side of each building and includes the required ADA parking spaces. These spaces are paved and delineated in accordance with regulatory standards. A loading area will be available at the front entrance of the facility off Chestnut Road.
3. Refuse and Service Area - The facility will ensure that refuse and other garbage related items be placed in two dumpsters rented, maintained, and picked up at least one time a week by a county approved provider. The dumpsters will be located on a slab to the northwestern side of the proposed drainage retention area. The dumpster area will be accessed by the Chestnut Road entrance without adding to the burden on area activities.
4. Utilities – The proposed facility will be served by the City of Belleview for sewer and water. We are proposing to extend the City's water main along Chestnut Road from State Road 35 (Baseline Road). A lift station is proposed for wastewater conveyance to the forcemain located in Baseline Road right-of-way. All the surrounding parcels would be served similarly.
5. Buffers – The northern boundary has a proposed 20' Type B landscape buffer. The west and southern landscape buffers will be 15' Type C buffers. The eastern side of the property does not require a landscape buffer because the adjacent property is zoned similarly. Around the perimeter of the property, sound, and light, during operating hours will have minimum influence on neighboring parcels. The hours of operation are planned for Monday-Saturday 8am – 5pm.
6. Signage – There will be a pylon sign at the south entrance of Chestnut Road that will comply with all Marion County Land Development codes and will be applied for in a separate permit application.

Attachment A

RD Plaza Warehouses - Ocala
Findings of Facts
September 21, 2023

7. Green Space – There is ample green space proposed for this development. The perimeter landscape buffers, and interior open spaces make up approximately 35.2% of the total site. This site will meet all green space requirements under the current Land Development Code.
8. Compatibility – The subject property is zoned B4 and is located just west of Baseline Road in an area with similar uses. There are multiple commercial developments located within a one-mile radius of the site. On Chestnut Road, between the proposed site and Baseline Road, there is a Diamond Oil gas station and Moody Aero-Graphics. On the east side of Baseline Road are many larger commercial and industrial facilities anchored by Associated Grocers of Florida warehouse. From north to south along Baseline Road, within the proximity of the proposed development, there are many complimentary businesses. There is a mix of single- and multi-family units west and south of the proposed development, separated by Chestnut and Walnut Roads. Many small businesses operate out of their residences in this area. Based on the surrounding uses and development patterns in the area, we feel the proposed Special Use Permit is compatible.
9. Lighting - We will submit a photometric plan in accordance with Marion County Land Development Code.
10. Provisions – Yes, we are willing to meet special conditions necessary to get this permit.

Based on the information provided above, we respectfully request approval of this SUP application. If you have any questions, please call me.

Sincerely,
MENADIER ENGINEERING



William A. Menadier, P. E.
Principal Engineer

