



Friday, March 3<sup>rd</sup>, 2025

To:

**Kenneth Weyrauch, AICP**

Deputy Director

Growth Services

Marion County Board of County Commissioners

2710 E. Silver Springs Blvd.

Ocala, FL 34470

**RE:** Special Use Permit Finding and Facts

## **FINDINGS & FACTS**

1. The facility access will be off of CR 475A. There will be three access drives to the proposed development, one dedicated employee and visitor entrance to the parking spaces which leads to the office building. The other two entrances are provided for fleet vehicular access. The development will include dedicated turn lanes per the findings of the Traffic Impact Study.
2. The parking lot includes ADA spaces for employees to park and employee fleet parking on the southside of the building. There will be a drive aisle along each side of the building for full site circulation. The onsite material storage will occur behind the building screened area, which consists of robust landscape buffers and opaque fencing.
3. The fleet access will be asphalt/concrete pavement which will be paved from the CR 475A access to and around the parking area for employees, equipped with buffers and screening from CR 475A. The staging areas for overflow parking during emergency responses will be a stabilized grass parking to maintain a pervious area that can withstand large vehicular traffic.
4. There will be a dumpster in the back of our proposed development with the required screening.
5. Both Water and Sanitary sewer will be provided by Marion County Utilities. A 12" Watermain and an 8" Forcemain are located at CR 475A. The project will extend the 12" Watermain +/- 2000 LF along the frontage and will be dedicated to the Marion County Utilities. The electrical provider is SECO energy and the Gas TECO people gas.
6. All setbacks, buffers, and screening will be in compliance with local codes and ordinances. The proposed landscape buffers are consistent with Section 5.8.4 of the LDC.
7. In addition to the entire property providing landscape screening per the Marion County Land development Code. The Landscape screening and fencing will be along the frontage will meet the CR 475A Visual Enhancement Gateway Development Overlay.

8. The business sign will comply with the code of the CR 475A Visual Enhancement Gateway Development Overlay.
9. The business next door on the south side is an existing RV Center. The parcel north of the proposed development is vacant land zoned A1. West of the property is Interstate 75 and to the East is 475A.
10. We would be willing to review any special conditions necessary to get this special use permit

If you have any questions or require additional information, please call me at (321) 270-8821, or send an email to [dfray@bowman.com](mailto:dfray@bowman.com).



Date 04/29/25

Christopher D. Rison, AICP, FRA-RP  
Senior Planner  
Growth Services  
Marion County Board of County Commissioners  
2710 E. Silver Springs Blvd. Ocala, FL 34470  
Main: 352-438-2600 | Direct: 352-438-2624 | FAX: 352-438-2601

**RE: SECO Ocala District Office Special Use Permit (Application No. 250204SU)**

Dear Mr. Rison

We kindly request that the attached conditions of approval from attorney Rob Batsel are used, but in the event staff wants something different, we have responded to staff's proposed conditions below;

**Conditions for approval**

1. The site shall be operated consistent with the submitted conceptual plan and conditions as provided with this approval.- **OK**
2. This Special Use Permit shall run with Sumter Electric Cooperative, Inc. (aka SECO Energy) and not the property.- **OK**
3. The site's three parcels shall be combined into, and maintained as, a single ±79-acre parcel owned and controlled by Sumter Electric Cooperative, Inc.- **OK**
4. In the event the united property is later re-divided or subdivided into separate ownership(s) from its ±79-acre size, the Special Use Permit shall terminate for any portion sold to a separate entity in the event the bulk of the remaining facilities continue to be owned by Sumter Electric Cooperative, Inc. for use as part of the Special Use Permit authorized office, warehouse, and outdoor storage ("lay-down" yard) use. This condition's intent is to accommodate the possibility for Sumter Electric Cooperative, Inc. to sell a portion of the site, such as along CR 475A, to enable that sold site's development or redevelopment for uses consistent with the site's then current zoning classification and the Marion County CR 475A Visual Enhancement Gateway Development Overlay (CR 475A Overlay) at that time.- **OK**
5. Buffers shall be installed as proposed, subject to the following additional conditions:
  - a) Hwy 475A Frontage: The proposed CR 475A Gateway buffer shall be installed as indicated by the plan materials. The buffer's berm shall be a minimum of 3-feet in height with the buffer plantings provide atop and along the berm subject to the approval of the County Landscape Architect.- **OK**
  - b) West boundary buffer to the isolated area of agriculture and residential tracts south/west of the site: The proposed Type "B" Buffer shall be provided as indicated; however, at the time of planting/installation, a minimum of 25% of the shade trees and accent/ornamental trees shall be increased in size to be 25% above the minimum planting size as specified by the LDC. - **OK**
  - c) The opaque security fencing shall be installed at the outer perimeter of the outdoor storage "lay-down" yard areas as indicated, and the minimum fencing height shall be based on, and measured from, the finished grade elevation of the adjoining outdoor storage "lay-down" yard areas, to screen those areas when their finished grades have been elevated in relation to the site's surrounding and adjoining property lines. – **This is consistent with our plans, but the language needs to be clarified by staff to note that the fencing is around the perimeter of the entire property, not the perimeter of the yard areas.**

- d) All site buffers shall be completed, including the berm(s) and full planting of all vegetation, prior to the initiation of any use of the site, and shall be maintained consistent with LDC requirements in perpetuity, inclusive of the opaque security fencing. – **the language needs to be clarified by staff to note that buffers are installed before final inspection.**
- e) At the time of installation, all shrub/hedge vegetation shall be a minimum of 3-feet in height at the time of planting; and all landscaping shall be installed with an irrigation system that shall be maintained and operated in perpetuity for the site. – **OK**
- 6. At a minimum, all internal site vehicle driving aisles shall be paved and maintained with an asphalt or concrete surface, inclusive of the site's personnel and vehicle parking areas and the access aisles throughout the outdoor materials storage "lay-down" yard. The intent is to ensure the regularly traveled surfaces focused on the movement of vehicles to, from, and servicing the site and the "lay-down" yard are permanent surfaces to limit on-site dust generation that could become airborne, and potential tracking from vehicles exiting the site. – **the language needs to be clarified by staff to note the pole bunk area is not paved, but all else are paved and/or concrete.**
- 7. The placement/layout of the proposed office, warehouse, and covered vehicle parking shall be revised to ensure that the site's central access aligning with SE 128th Lane (identified as Employee and Visitor/Vendor Access on the Traffic Methodology "Site Plan") consistent with one of the following options to ensure a non-monolithic structure is presented and visible to CR 475A as follows:
  - a) The north-to-south order of the proposed office, warehouse and covered vehicle parking shall be reversed and/or revised to ensure the office is the primary structure centered on the central access aligning with SE 128th Lane, or- **OK**
  - b) The proposed warehouse shall present visually as a fully enclosed structure on its east, south, and north walls directed to CR 475A.
  - c) No door/equipment openings shall be presented to CR 475A, while door/equipment openings for the north or south sides of the warehouse may be opened for active access and remain closed at other times to contain potential noise, etc. generated from within the warehouse. – **OK**
  - d) Further, the finished appearance of the warehouse shall not be a metal/corrugated siding or similar industrial appearance, with the north, south, and east facades architecturally finished to present a resemblance to an office type building, including apparent glass facades, and generally consistent with the intended office building.- **OK**
- 8. Outdoor lighting shall fully comply with Marion County LDC Division 6.19 – Outdoor Lighting and shall not be eligible for LDC Waivers in regards that division. Further, no outdoor lighting shall exceed 20-feet in height (rather than the 30-feet in height listed in LDC Section 6.19.6.E(4)).- **Outdoor lighting will be compliant with Marion County LDC Division 6.19 and will not exceed 20-feet in height. Pole locations and an exhibit of the fixture type is included with this submittal.**
- 9. The Special Use Permit shall expire on February 28, 2030; wherein the owner/applicant may submit for consideration for a New/Extension of this Special Use Permit, including demonstrating compliance with the required development conditions, and proposing an extension of the Special Use Permit and/or a proposal for no further expiration.- **We respectfully request that staff remove this condition as SECO is making over a \$50M investment in Marion County and cannot risk the entire district office operations and service to County residents being jeopardized through renewal requirements. The County will maintain oversight on our operations and has code enforcement authority to ensure our compliance with the SUP. The County can issue notices of violation and mandatory cure requirements in the event any conditions of approval of this SUP are not met, therefore achieving the same objective as this condition.**