



**Marion County
Board of County Commissioners**

Growth Services

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**PLANNING & ZONING SECTION
STAFF REPORT**

Hearing Dates	P&Z: 09/29/2025	BCC: 10/20/2025
Case Number:	251002SU	
CDP-AR:	33048	
Type of Case:	Special Use Permit: a 4,500 sq. ft. small bay storage warehouse	
Owner	Myer Welch Group LLC	
Applicant	Menadier Engineering, LLC	
Street Address	No Address Assigned; Approx. ±0.2 miles south from the intersection of Marion Oaks Ln & Marion Oaks Blvd	
Parcel Number	8002-0054-01	
Property Size	±0.73-acre	
Future Land Use	Commercial (COM)	
Zoning Classification	Community Business (B-2)	
Overlay Zone/Scenic Area	Secondary Springs Protection Zone	
Staff Recommendation	Denial	
P&ZC Recommendation	Approval w/ Conditions (4-0)	
Project Planner	Erik Kramer	
Related Case(s)	None	

I. ITEM SUMMARY

Myer Welch Group LLC, owner of the subject property, and Myer Development LLC, applicant, filed an application for a Special Use Permit (SUP) to allow a 4,500 sq. ft. commercial small bay warehouse on a ± 0.73 -acre property zoned for Community Business (B-2). According to the cover letter (Attachment A, page A-4), the proposed warehouse is intended to serve service-oriented businesses—such as landscaping, plumbing, or mobile repair companies—that require secure storage for equipment, including trailers, tools, and machinery. These businesses are expected to access the site primarily at the beginning and end of the workday to load and unload equipment. The use is described as low-traffic and low-impact, with no retail activity proposed.

Figure 1 is an aerial photograph that shows the general location of the subject property and Figure 2 illustrates the proposed concept plan. The Parcel Identification Number is 8002-0054-01, and no street address has been assigned yet. The property is located within the Urban Area and the Secondary Springs Protection Zone. The legal descriptions are included in Attachment A.

Staff recommend **DENIAL** due to inconsistency with the Comprehensive Plan and concerns about compatibility. Should the Planning & Zoning Commission or Board of County Commissioners consider approval, staff ~~provides 10 recommended~~ recommends conditions to address compatibility concerns. On 9/29/25, the Planning & Zoning Commission recommended to approve with staff's recommended conditions (4-0). Following the Planning & Zoning hearing, staff has since revised parts of the analysis and conditions throughout this staff report, as indicated by red strikethroughs (remove text) and underlines (add text).

Figure 1
Aerial Photograph of Subject Property



Figure 2



II. STAFF SUMMARY RECOMMENDATION

Staff recommend **DENIAL** due to the analysis provided within this staff report. If approved, staff recommends the conditions specified in Section VII.B. of this Staff Report to address compliance with the requirements in Land Development Code (LDC) Sections 2.8.2.D and 2.8.3.B.

III. NOTICE OF PUBLIC HEARING

Consistent with LDC Section 2.7.3.C, notice of public hearing was mailed to all property owners (13 property owners) within 300 feet of the subject property on September 12th, 2025. Consistent with LDC Section 2.7.3.B, public notice was posted on the subject property on September 12th, 2025, where site photos were also collected (Attachment C) and, consistent with LDC Section 2.7.3.E, due public notice was published in the Ocala Star-Banner on September 15th, 2024. As of the date of the initial distribution of this staff report for BCC, ~~no two (2)~~ letters of ~~support or~~ opposition have been received. One (1) additional citizen established opposition during the Planning & Zoning hearing on 9/29/25. Evidence of the above-described public notices is on file with Growth Services and is incorporated herein by reference.

IV. BACKGROUND/CHARACTER OF THE AREA

- A. *Existing site conditions.* The subject property is an undeveloped, heavily vegetated commercial lot in the Marion Oaks Unit 2 subdivision (see Figure 1). The site is bordered by three (3) County-maintained streets – unnamed Alley roads to the west and north, and Marion Oaks Blvd to the east. To the south is a vacant, illegally cleared commercial lot. The surrounding area consists primarily of similar Commercial future land use and B-2 zoning properties, many of which are vacant. Key community facilities – including the Marion Oaks Community Center, Library, and Sherriff's office – are ±0.15 miles northwest. A mix of developed and undeveloped residential lots is present in the area, along with several nearby greenbelt tracts.
- B. *Zoning district map.* Figure 4 shows that the subject property is classified as Community Business (B-2), as are all commercially zoned properties in the surrounding area. Across the street, to the east of the subject property, there are several parcels zoned for Residential Planned Unit Development collectively entitled for up to 321 dwelling units. Figure 5 shows zoning in the nearby region.
- C. *FLUMS designation.* Figure 6 is the Future Land Use Map Series (FLUMS), which shows the subject property is designated for Commercial future land use, between 0 to 8 dwelling units per acre and 0 to 1 floor area ratio of building square footage. The subject property is part of a strip designated for future commercial uses and surrounded by land designated for public uses, preservation uses, high-density residential uses, and medium density residential uses. Figure 7 shows the FLUMS in the nearby region.

Figure 3
Existing Conditions Map

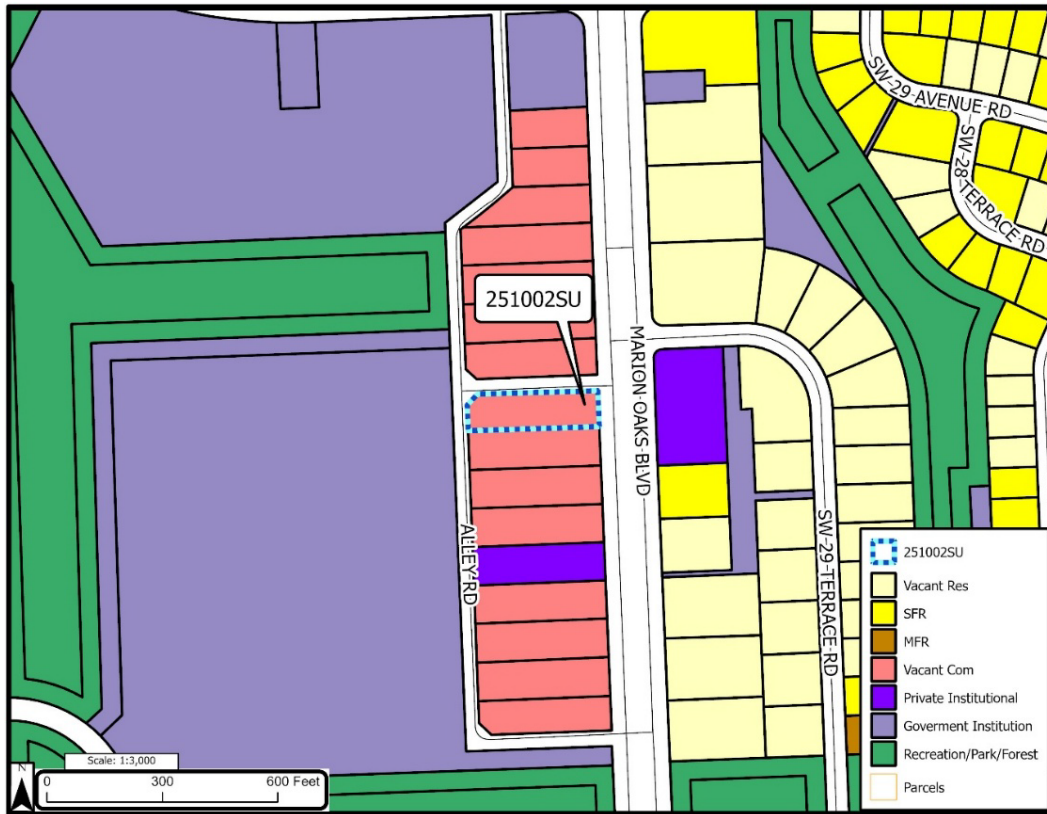


Figure 4
Zoning Classification (Vicinity)

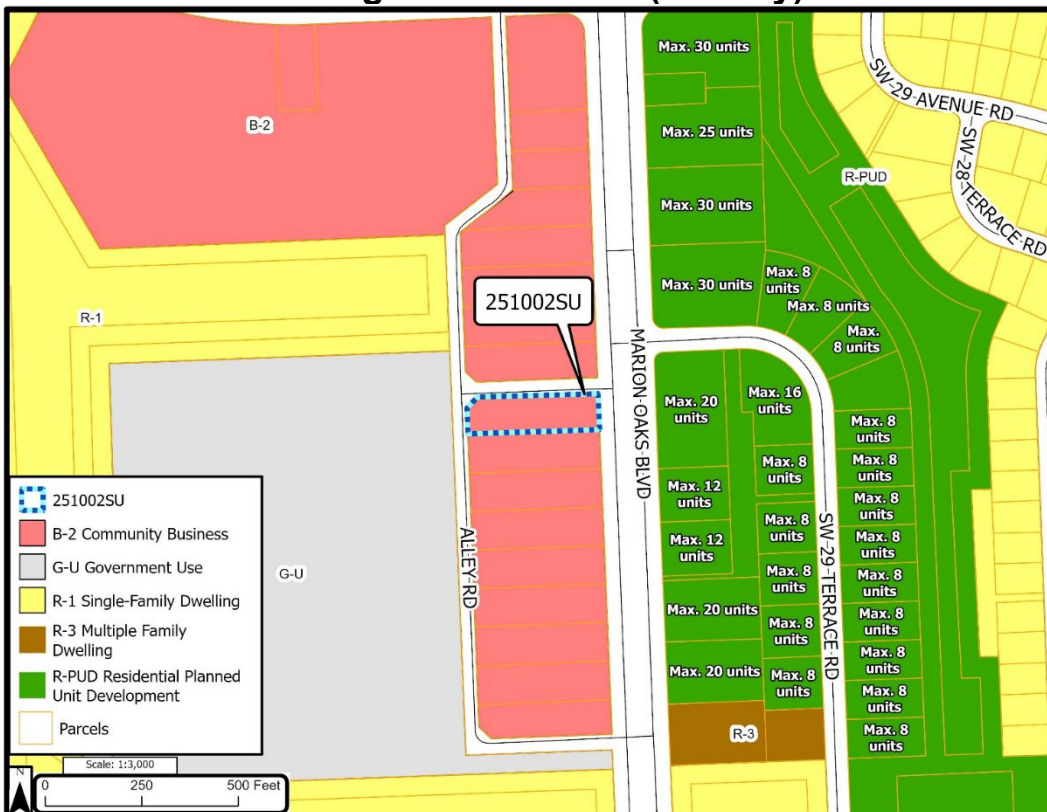


Figure 5
Zoning Classification (Regional)

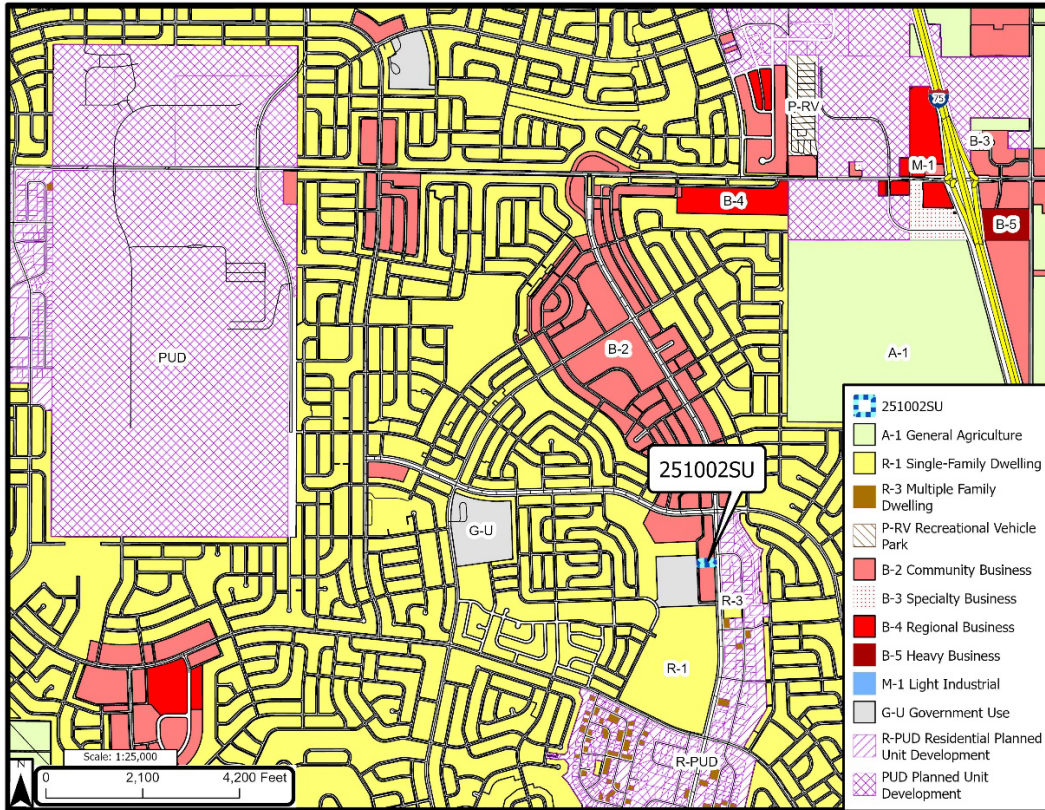
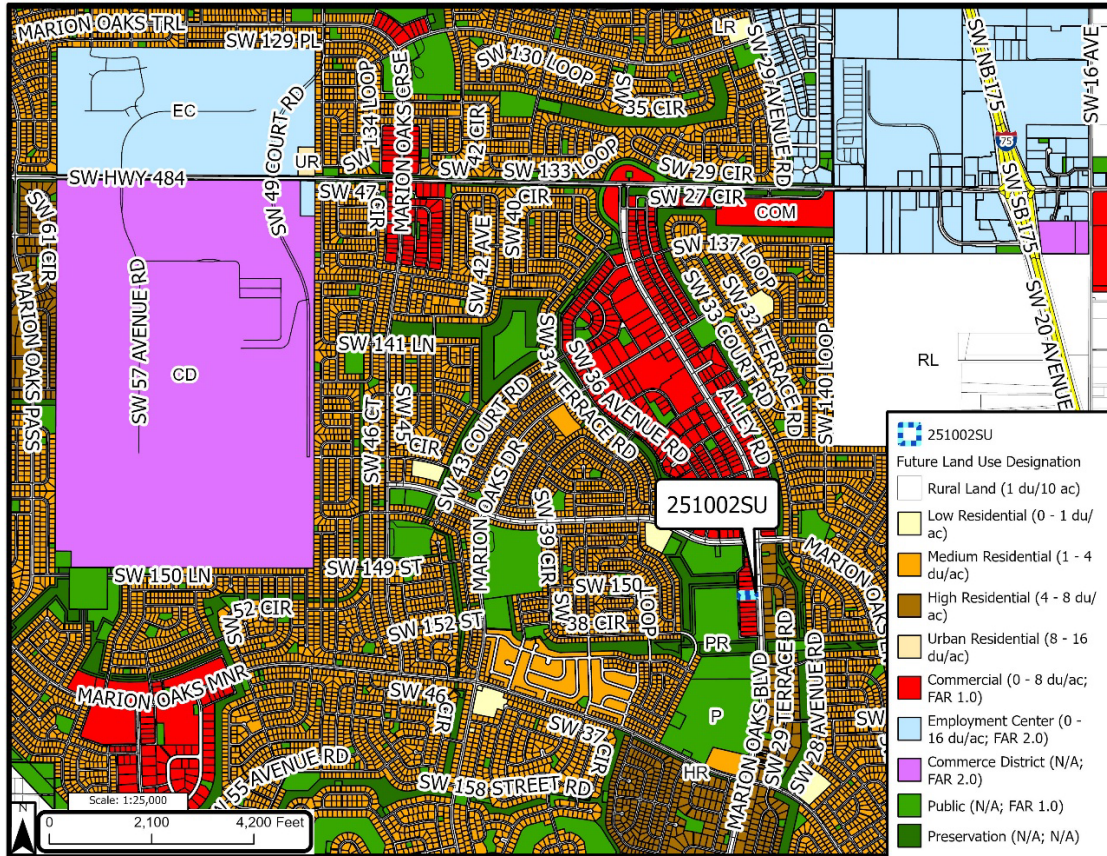


Figure 6
FLUMS Designation (Vicinity)



**Figure 7
FLUMS Designation (Regional)**



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 staff to analyze the request's consistency with the Comprehensive Plan. Staff's analysis of compliance with these ten (10) requirements are addressed below.

A. Consistency with the Comprehensive Plan.

1. *FLUE 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: The applicant is requesting a Special Use Permit to develop a 4,500-square-foot commercial small bay warehouse development (see Attachment A.1, page A.1-1).

The subject property is zoned B-2. According to LDC Section 4.2.18, ~~“storage warehouses” are permitted with a valid special use permit in B-2.~~

“storage, mini-warehouses” are allowed by-right in B-2; while “storage warehouses” require a special use permit in B-2.

The LDC defines a mini-warehouse use, or a self-storage facility, as:

“a building, or group of buildings, consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods or contractors supplies.”

Mini-warehouse operations typically offer a variety of storage unit sizes and generate minimal daily trip activity.

While the LDC does not provide a definition for storage warehouses, a storage warehouse generally offers larger, open spaces designed for bulk storage or distribution. They often include features like loading docks, roll-up doors, and access for commercial vehicles. Unlike self-storage, they are not divided into small rental units and are typically used by one or a few business tenants.

In this case, the applicant proposes to provide storage space for equipment, tools, materials, and job supplies—primarily for commercial tenants who would access the space at the start and end of their workdays. The design includes large loading zones and roll-up doors, rather than small units for businesses to store and access documents or inventory as needed, as would be more typical of a mini-warehouse use.

Therefore, the proposed use aligns more closely with a storage warehouse than with a mini-warehouse or self-storage facility. As such, the applicant has filed the appropriate application to request a storage warehouse on a property zoned for B-2 uses.

Based on these findings, the request is **consistent** with FLUE Policy 2.1.5.

2. *FLUE Goal 1: Purpose of the Future Land Use Element* – “To protect the unique assets, character, and quality of life in the County through the implementation and maintenance of land use policies and a Land Development Code (LDC) that accomplish the following:
- a. Promote the conservation and preservation of natural and cultural resources [N/A];
 - b. Support and protect agricultural uses [N/A];
 - c. *Protect and enhance residential neighborhoods while allowing for mixed use development within the county* [**Inconsistent**];
 - d. *Strengthen and diversify the economic base of the County* [**Consistent**];
 - e. *Promote development patterns that encourage an efficient mix and distribution of uses to meet the needs of the residents throughout the county* [**Inconsistent**];

- f. *Ensure adequate services and facilities to timely serve new and existing development* [**May or may not be consistent**]; and
- g. Protect and enhance the public health, safety, and welfare [N/A].
- h. *Protect private property rights* [**May or may not be consistent**].”

Analysis:

This request is consistent with one Future Land Use Element (FLUE) goal. According to the applicant, the proposed warehouse would support service-oriented businesses—such as landscaping, plumbing, or mobile repair companies—that require secure storage for equipment like trailers, tools, and machinery. By providing affordable and accessible storage space, this use could serve as a launching point for start-ups and small businesses. In this regard, the proposed use would contribute to strengthening and diversifying the County’s economic base, aligning with **Goal 1(d)**.

This request conflicts with two FLUE goals. The subject property is zoned B-2, which is intended to serve as a shopping and limited services hub for multiple neighborhoods, a community, or a sizable land area. The proposed storage warehouse is located near other B-2 properties, the Marion Oaks Community Center, the Marion Oaks Library, several R-PUD parcels entitled for over 300 dwelling units, and multiple greenbelt tracts, which the County is conducting a feasibility study on to see how Marion Oaks’ greenbelt tracts could be adapted for an active recreation trail system.

A storage warehouse would not encourage nor facilitate interaction between these quasi-public spaces, high-density residential developments, and contemplated recreational amenities in the greenbelt. Future B-2 development along Marion Oaks Blvd is intended to create a shopping and service destination that enhances the quality of life and property values for Marion Oaks residents.

A storage warehouse at this location would not contribute to such a destination where residents can conveniently fulfill their shopping, retail, and personal service needs in a compact area. Consequently, residents of Marion Oaks and future occupants of the nearby R-PUD housing would likely neither engage with nor benefit from a storage warehouse, thereby undermining **Goal 1(c)**, which seeks to protect and enhance neighborhoods.

Storage warehouse uses are by right permitted uses in B-5 zoning. The McGinley South PUD, located along CR 484 and within 3 miles of the subject property, entitles land for B-5 uses. The McGinley Commerce Park South PUD (McGinley South) is within the same general service area for the businesses that the applicant intends to serve with this warehouse and has direct access to an arterial road (CR 484); thus, it presents a more suitable location for such a use. Although, as described by the applicant,

the proposed storage warehouse use corresponds more closely to a specialized mini-storage warehouse rather than distribution warehouses that exist and are being built in McGinley South. See Attachment E (page E-4) for a list of McGinley South authorized uses and development standards.

Alternatively, there are locations near McGinley South PUD where a SUP is more appropriate due to denser concentrations of property entitled to commercial uses. McGinley North entitles its commercial areas for B-1, B-2, and B4, but allows more intense B-5 uses with a SUP. Alternatively, other B-2 zoned parcels in Marion Oaks—particularly those clustered near CR 484 and surrounded by other B-2 properties—would be more appropriate candidates for a SUP, due to their location near CR 484 and contextual land use compatibility surrounded by other commercial zoning districts. The McGinley North and South PUDS and the B-2 zoning districts within Marion Oaks near CR 484 are shown in Figures 5 and 7. See Attachment E (page E-4) for authorized uses in McGinley South and Attachment F (page F-4) for authorized uses in McGinley North.

As such, this request is inconsistent with **Goal 1(e)**, which seeks to encourage efficient development patterns, as there are there are nearby properties that are suitably zoned for by-right storage warehouse uses or would be more suitable candidate storage warehouse SUP in a PUD entitled to B-4 zoning uses and regular in B-2, both of which allow SUPs for the requested use.

The request **may or may not be consistent with two** additional FLUE goals. Regarding **Goal 1(h)** (protection of private property rights), the property is already entitled to develop any use permitted by right in the B-2 or B-1 zoning districts, so approving or denying the request does not diminish the land owner's private property rights to use or develop the land in compliance with B-2 zoning and other LDC regulations.

With respect to **Goal 1(f)** (ensuring adequate services and facilities), central water and sewer services are found in the vicinity, but only a water connection is currently accessible and would be required at the time of development unless another site to the south brings central sewer into connection distance prior to site plan approval for the subject property. Ideally, adjacent development to the south would occur first to bring sewer infrastructure within reach before the subject property develops; however, the site is eligible for development by providing on-site septic disposal. The project would also make use of existing roadway facilities, although certain transportation improvements may be required during the development review process (refer to Attachment B for traffic engineering comments).

Based on these findings, the request is **overall inconsistent** with FLUE Goal 1.

3. *FLUE Policy 2.1.22: Commercial (COM)* – “This land use designation is intended to provide for mixed-use development focused on retail, office, and community business opportunities to meet the daily needs of the surrounding residential areas; and allows for mixed residential development as a primary use or commercial uses with or without residential uses. The density range shall be up to eight (8) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 1.0, as further defined in the LDC. This land use designation is allowed in the Urban Area and allows for campgrounds and recreational vehicle parks (RVP).”

Analysis:

The subject property is zoned B-2, which allows B-1 and B-2 uses. B-1 and B-2 zoning districts are consistent with the Commercial future land use designation and are compatible with residential uses when providing appropriate buffers. These districts support the intent of the Commercial FLUMS designation, which encourages a mix of retail, office, and community business uses that can be integrated with residential development.

Storage warehouses are permitted by right in B-5 zoning. B-5 uses are generally not appropriate within the Commercial designation. The Commerce District is the most appropriate future land use designation for B-5 uses.

The County’s LDC allows storage warehouses in B-2 or B-4 zoning districts with a BCC-approved SUP. The SUP process is necessary to evaluate and mitigate potential impacts on the surrounding uses and compatibility with the area’s character. A storage warehouse as a SUP would be more suitably located within B-4 districts rather than B-2 districts.

B-4 districts correspond with the Employment Center future land use designation, which also allows for several other dense and intense uses. B-2 districts that correspond with the less intense Commercial future land use designation. In the vicinity, B-4 uses are permitted in McGinley North, which is specifically planned for light-industrial, commercial, office, and residential mixed-use development. However, B-5 uses—including storage warehouses—are best suited for properties with a Commerce District designation such as McGinley South, which is specifically planned for more intense commercial and industrial uses.

Based on these findings, the request is **inconsistent** with FLUE Policy 2.1.22.

- B. *Provision for **ingress and egress** to property and proposed structures thereon with reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.*

Analysis: The applicant proposes one driveway for vehicular ingress and egress on the alley street off Marion Oaks Blvd. The County's traffic engineers raised concerns about ingress and egress from the alley road in its current condition, but would prefer access from the alley road instead of Marion Oaks Blvd. Furthermore, the County traffic engineers expressed a need for cross access at this location.

Regarding pedestrian access, no sidewalks are denoted on the provided site plan. The County's LDC requires sidewalks along major local roads, collectors, and arterial roads. Marion Oaks Blvd is a major local road, but the Office of County Engineer intends to designate it as a collector in the future. In any case, a sidewalk is warranted but may be eligible for a request to pay a fee in lieu of construction. If approved, the County's Development Review Committee will review the merits of the request during the site planning process.

As such, if the SUP is approved, staff recommend the following conditions:

- *Access shall come from the alley located along the northern property line. The alley shall be widened and paved for minimum of ten feet past the driveway. The widening and paving shall meet the design standards for a 'Local Subdivision' street as specified in the Land Development Code.*
- *A 24' wide paved public cross access easement shall be provided parallel to Marion Oaks Blvd from the northern property line to the southern property line and incorporating the driveway.*

- 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: The submitted site plan shows three (3) regular and one (1) ADA accessible off-street parking spaces, which comply with LDC parking requirements. The site plan also shows three (3) 12' x 30' loading zones with direct access to the proposed warehouse bays, located internally to the site and west of the proposed warehouse building. The proposed use is a storage warehouse, which provides indoor storage space. Outdoor storage is not permitted by right in B-2 zoning, except for specific sale/rental/display activities, which this request does not align with. No outdoor storage is proposed at this time, but staff proposes a condition to formally restrict such activity if this request is approved.

As such, if the SUP is approved, staff recommend the following conditions:

- *The loading zones shall be used for loading and unloading only. ~~No outdoor storage shall be permitted in the loading zones or any other part of the site.~~ Outdoor storage is prohibited on-site.*

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

Analysis: The Applicant states that a dumpster is not necessary for the proposed use. Instead, refuse would be consolidated into a refuse container/bin and stored in front of the building (fronting the parking lot). On trash collection day, the bin would be moved to the curb. If a dumpster pad is elected at a future date, the design and screening will be required to comply with the LDC.

As such, staff does not recommend any conditions.

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

Analysis: Per Marion County Utilities, as of 8/29/25, any development on the subject property would be required to connect to central water; however, central sewer is not available within the required connection distance. Marion County Utilities reserves the right to provide comments during the Development Review process.

As such, staff recommend the following conditions:

- *Central water and sewer utility connection requirements shall be reviewed and finalized by Marion County Utilities during the Development Review process.*

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

Analysis: The applicant proposes 15' C-Type buffers along the east, north, and west property lines, and no buffer along the south property line. These buffers are consistent with LDC requirements. However, the warehouse building is shown to protrude into the C-Type buffer along the northern property line. LDC Sec. 6.8.6 states that buildings and structures are not permitted within the buffer area. If approved, the location of the warehouse building will need to be shifted out of the buffer area. This is required by the LDC and does not need to be a condition of approval. Deviation from the LDC would require a waiver. Waivers to buffers must go before the BCC for a final decision, therefore, a condition addressing this buffer issue may be added to this SUP, should the BCC consider approval with conditions.

Regarding screening, all commercial activities in the B-2 zoning classification must take place indoors. The applicant did not indicate a desire to provide outdoor storage in the written findings of fact or on the site plan. Should this SUP request be approved, staff will provide conditions that prohibit outdoor storage; therefore, no screening conditions for outdoor storage are warranted.

As such, if the SUP is approved, staff recommend the following conditions:

- *The building shall be situated to screen public views of the loading areas from Marion Oaks Blvd.*

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: The applicant states there is no intent to provide a sign. Any signs that the applicant provides during the development review and permitting processes will be required to comply with the LDC.

A photometric plan has not been provided at this time, but the applicant states that “around the perimeter of the property, sound, and light, during operating hours will have minimum influence on neighboring parcels.” The applicant did not provide a statement regarding lighting during evening hours. Any lighting that the applicant provides during the development review process will be required to comply with the LDC.

As such, staff does not recommend any conditions.

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

Analysis: The provided site plan shows sufficient open space and meets setback requirements, however, as discussed in Section V.F. of this report, the warehouse building may not encroach into any of the required buffer areas. Conditions are provided in Section V.F. to address this issue.

As such, 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 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 3 shows the existing uses on the surrounding properties. There are several vacant commercial lots to the north and south, the old County sewer plant site—now serving as a lift station with rapid infiltration basins for effluent disposal—to the west. To the north are government/community uses, including a Sheriff’s office, library, and Marion Oaks Community Center. Vacant multi-family residential lots lie to the immediate east, with single-family residential homes further east. Additionally, there are two churches and several preserved forest/greenbelt tracts.

Many properties in the surrounding area are currently vacant, so the neighborhood character is still in early formation. The commercial area is zoned to provide for day-to-day retail and commercial needs for nearby residents, while multi-family

residential is zoned to the directly to the east across Marion Oaks Blvd. Thus, future urban form and compatibility with surrounding development are important considerations.

The application proposes a 4,500 sq. ft. storage warehouse for businesses to store their equipment and supplies. Staff asked the applicant for examples of the intended use. The applicant provided a sample project resembling the proposed building (Attachment D), located at 1934 NE 20th Street, Ocala, 34470. The example is a blank, unmarked structure within an industrial park context with industrial uses directly to the north and east, and railroad tracks to the south.

This proposed use is a commercial use that is best suited for Commerce Districts, which host heavy business and industrial uses. Alternatively, as a low impact traffic generator, it may be appropriate as a SUP within mixed-use Employment Centers or Commercial areas that are internal to, and surrounded by, other commercial uses.

A storage warehouse resembling the sample project—particularly one lacking signage, architectural features, or a street-facing entrance—would not support the intended character of this location ~~without consideration for building and site design~~. If placed on the subject property, such a structure would fail to engage with its primary frontage along Marion Oaks Blvd, creating a sterile streetscape and detracting from the development of an attractive, cohesive community with a strong sense of place.

Moreover, if the small bay warehouse is approved but later ceases to operate as a storage facility, repurposing the building for another use permitted by right under B-2 zoning ~~would likely~~ may require substantial private investment. In contrast, a building initially designed for a restaurant, office, personal service (e.g., a barber shop), or similar business would offer greater flexibility for future reuse. Such uses are more in line with the intent of B-2 zoning and are generally easier to adapt to changing market conditions.

If the Planning and Zoning Commission and Board of County Commissioners consider approving this request, staff would recommend architectural design conditions to mitigate the lackluster sense of place typically associated with warehouse uses. Architectural and building design features can help address concerns related to land use compatibility and future reuse. For example, incorporating an inviting façade can contribute to a welcoming commercial streetscape that attracts both businesses and customers, and providing windows could promote re-use opportunities for office, art-creator space, and other similar uses. Additionally, flexible interior layouts—such as open floor plans, modular partitions, or accessible utility connections—could enhance the building's adaptability for a variety of future uses in a shifting economic landscape.

~~Furthermore~~, Staff have concerns about the types of materials and uses that could be associated with the proposed storage facility. Particularly, HVAC, plumbing, electrical, and other similar contractor/trade services could not only store materials at the site but also perform work within the warehouse. Custom workshops engaged in fabrication, assembly, maintenance, or repair—such as HVAC or

plumbing operations—are only permitted by right in B-5 zoning. Custom work could generate noise and dust that disrupts neighboring uses. Therefore, if approved, the warehouse must only be used for indoor storage of materials, no custom work, such as fabrication, assembly, maintenance, or repair should be allowed on-site.

Staff also has concerns that contractor or trade service users may access the storage warehouse during early morning or late evening hours to load materials before jobs or unload equipment after work. These activities could produce noise that may be heard in the nearby R-PUD residential area. Additionally, a representative from the Marion Oaks Community Congregation United Church (parcel 8003-0320-01) expressed concerns specifically about operations during Friday through Sunday.

Staff notes however that the distance between the proposed storage warehouse and existing church and R-PUD zoned area. The church is located approximately 240 feet from the proposed warehouse site and is separated by a vegetative buffer along Marion Oaks Blvd. Further noise mitigation will be provided by the required 15-foot Type C landscape buffer along the Marion Oaks Blvd frontage, and the loading zones which will be located behind the warehouse building to screen activity from Marion Oaks Blvd. These design features are intended to reduce visual and sound impacts on adjacent properties.

Overall, staff find that the proposed use, in the absence of thoughtful building design and restrictions on storage activity, would undermine the intended future character of the area. As such, staff recommend denial; however, if approved, staff recommend the following conditions to address compatibility concerns:

- *This SUP runs with the property owner (Myer Welch Group LLC) and not with the subject property. Any sale of the property, or change of ownership, will void this SUP, and any new owner seeking to use the property as a storage warehouse, or other use not permitted by right in B-2, will need to apply for a new SUP.*
- *The warehouse shall be designed to create visual appeal on all sides of the building and the sense of an active business facing east, towards Marion Oaks Blvd. Architectural design elements are required as follows:*
 - *All sides: Façades must not exceed 15 horizontal feet without providing at least two of the following elements, in addition to any side-specific requirements.*
 - *A window.*
 - *An offset, reveal, band, cornice, or similar element with a minimum depth of six inches. Architectural treatments on the façade must be continued around the sides of the building visible from a street.*
 - *Complementary changes in façade surface materials or texture.*
 - *East, facing Marion Oaks Blvd:*
 - *At least one door that opens to the public street. Should a sidewalk along Marion Oaks Blvd be required at the Development Review stage, a footpath – at least 5 feet wide – is required to connect the door to the sidewalk.*

- *At a minimum, 30% of the building's frontage shall consist of windows. The required windows shall be located ~~within the lower half of the wall~~ between 2 and 10 feet above finished grade.*
 - *Architectural elevations showing compliance with this SUP shall be provided during the Development Review and building permitting processes.*
 - *The storage warehouse use is limited to storing materials, equipment, and goods. Custom work – including but not limited to fabrication, assembly, maintenance, or repair – is not permitted on-site.*
- J. *Provision for meeting any **special requirements** required by the site analysis for the particular use involved.*

Analysis: The applicant has not provided intent to provide security fencing; however, staff has concerns about ensuring an inviting commercial atmosphere that would integrate well with adjacent development to the south of the subject site and the surrounding streetscapes. If approved, staff recommends conditions to prohibit security features that differentiate this use/site from others and that provide a “fortress” or “prison” feel. Additionally, such security features, if installed, could interfere with the functionality of the required cross access running north-south as required by staff's recommended conditions.

As such, staff recommend the following conditions:

- *Chain-link, wire fencing, or security fencing shall not be used on the site.*
- *Any violation of these conditions may serve as grounds for the revocation of this Special Use Permit (SUP), as initiated by the Growth Services Director. In addition, the SUP may be subject to revocation under the following circumstances:*
 - *There are unresolved violations of the Land Development Code, the County Code of Ordinances, and/or the conditions of this SUP.*
 - *Property owners within 300 feet of the subject property have submitted complaints to Growth Services or other relevant departments regarding activities conducted under this SUP.*

Based on the above findings, staff conclude that the requested SUP is inconsistent with FLUE Goal 1 and Policy 2.1.22, and is incompatible with the character of the surrounding area. Therefore, staff recommend **DENIAL**. However, if the Board of County Commissioners disagrees with this recommendation, staff have provided conditions in Section VII: Staff Recommendation to address the ten (10) findings of fact. If the Board of County Commissioners considers approving this SUP request, staff recommends that these conditions be imposed to mitigate potential impacts on surrounding properties.

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 **APPROVE WITH CONDITIONS** 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 recommend **DENIAL** of the special use permit.
- B. In the event that the Commission disagrees with staff recommendation, to address compliance with LDC Sections 2.8.2.D and 2.8.3.B, staff recommend that the following conditions are imposed:
 1. *Access shall come from the alley located along the northern property line. The alley shall be widened and paved for minimum of ten feet past the driveway. The widening and paving shall meet the design standards for a 'Local Subdivision' street as specified in the Land Development Code.*
 2. *A 24' wide paved public cross access easement shall be provided parallel to Marion Oaks Blvd from the northern property line to the southern property line and incorporating the driveway.*
 3. *The loading zones shall be used for loading and unloading only. Outdoor storage is prohibited on-site.*
 4. *Central water and sewer utility connection requirements shall be reviewed and finalized by Marion County Utilities during the Development Review process.*
 5. *The building shall be situated to screen public views of the loading areas from Marion Oaks Blvd.*
 6. *This SUP runs with the property owner (Myer Welch Group LLC) and not with the subject property. Any sale of the property, or change of ownership, will void this SUP, and any new owner seeking to use the property as a storage warehouse, or other use not permitted by right in B-2, will need to apply for a new SUP.*
 7. *The warehouse shall be designed to create visual appeal on all sides of the building and the sense of an active business facing east, towards Marion Oaks Blvd. Architectural design elements are required as follows:*

- a. *All sides: Façades must not exceed 15 horizontal feet without providing at least two of the following elements, in addition to any side-specific requirements.*
 - i. *A window.*
 - ii. *An offset, reveal, band, cornice, or similar element with a minimum depth of six inches. Architectural treatments on the façade must be continued around the sides of the building visible from a street.*
 - iii. *Complementary changes in façade surface materials or texture.*
 - b. *East, facing Marion Oaks Blvd:*
 - i. *At least one door that opens to the public street. Should a sidewalk along Marion Oaks Blvd be required at the Development Review stage, a footpath – at least 5 feet wide – is required to connect the door to the sidewalk.*
 - ii. *At a minimum, 30% of the building's frontage shall consist of windows. The required windows shall be located between 2 and 10 feet above finished grade.*
8. *Architectural elevations showing compliance with this SUP shall be provided during the Development Review and building permitting processes.*
9. *The storage warehouse use is limited to storing materials, equipment, and goods. Custom work – including but not limited to fabrication, assembly, maintenance, or repair – is not permitted on-site.*
10. *Chain-link, wire fencing, or security fencing shall not be used on the site.*
11. *Any violation of these conditions may serve as grounds for the revocation of this Special Use Permit (SUP), as initiated by the Growth Services Director. In addition, the SUP may be subject to revocation under the following circumstances:*
- a. *There are unresolved violations of the Land Development Code, the County Code of Ordinances, and/or the conditions of this SUP.*
 - b. *Property owners within 300 feet of the subject property have submitted complaints to Growth Services or other relevant departments regarding activities conducted under this SUP.*

VIII. PLANNING AND ZONING COMMISSION RECOMMENDATION

Approval with conditions.

IX. BOARD OF COUNTY COMMISSIONERS' ACTION

TBD

X. LIST OF ATTACHMENTS

- A.1 SUP Application
- A.2 Application Addendum
- B. DRC Comments
- C. Site and Surrounding Area Photos

- D. Example Storage Warehouse Photos
- E. McGinley South PUD Resolution
- F. McGinley North PUD Approval Letter
- G. Architectural Renderings, Received 09/25/25
- H. Architectural Renderings, Received 10/09/25