



**Marion County
Board of County Commissioners**

Growth Services

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**PLANNING & ZONING SECTION
STAFF REPORT**

P&ZC Date: 7/27/2026	BCC Date: 08/18/2026
Case Number:	260801SU
Plan Number:	PL SUP-000806-2026
Type of Case:	Special Use Permit: For parking one commercial vehicle (Tractor & Trailer) in A-1 Zoning
Owner	Alamday Valle Sanchez and Ismary Fundora Lima
Applicant	Evelyn Turrent
Street Address	4636 & 4660 SW 166 th Court Road, Ocala, FL.
Parcel Number	2093-003-002
Property Size	±2.22 acres
Future Land Use	Rural Land (RL)
Zoning Classification	General Agriculture (A-1)
Overlay Zone/Scenic Area	Primary Springs Protection Zone
Staff Recommendation	APPROVAL WITH CONDITIONS
P&ZC Recommendation	TBD
Project Planner	Sarah Wells
Related Case(s)	Code Case CE26-1229: CE Commercial Vehicle in Improper Zone

I. ITEM SUMMARY

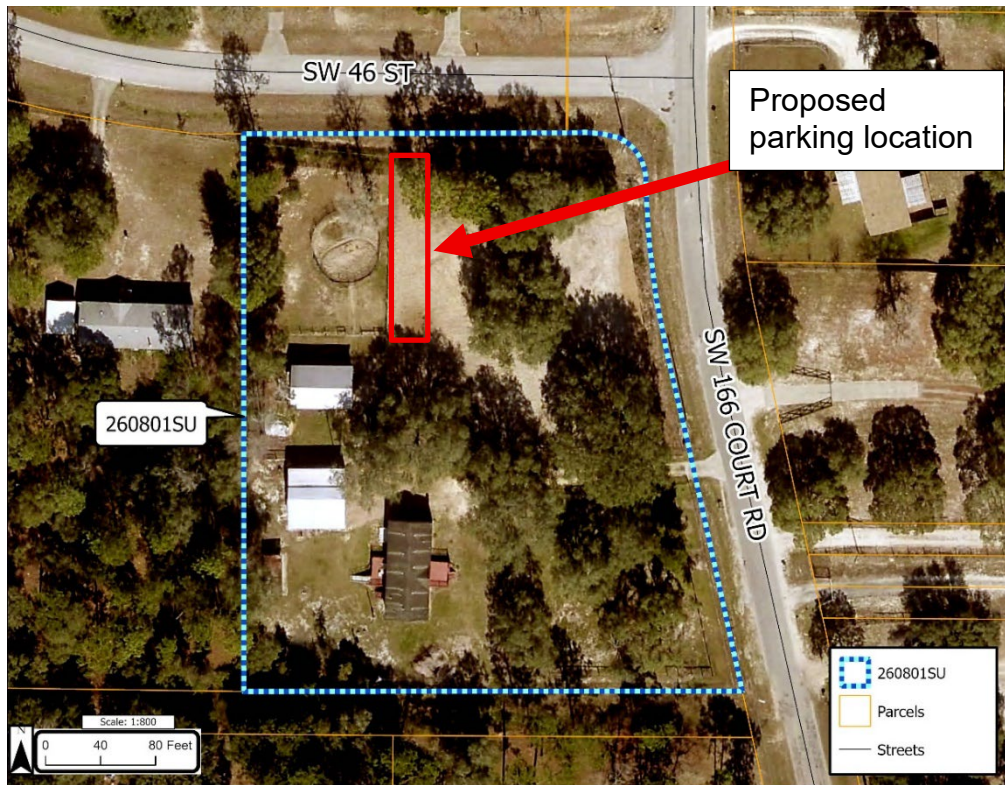
Applicant Evelyn Turrent, on behalf of Alamday Valle Sanchez and Ismary Fundora Lima, owners of the subject property, has filed an application for a Special Use Permit (SUP) to allow for the parking of one (1) commercial vehicle (Semi-Truck and trailer, see figure 6) with a weight greater than 16,000 Pounds on a property with a zoning of General Agriculture (A-1) (See attachment A). Figure 1 is an aerial photograph showing the general location of the subject property. The Parcel Identification Number associated with the property is 2093-003-002 and the street address is 4660 SW 166th Court Rd., Ocala, FL, 34481. The legal description is displayed in the deed included in the application (See Attachment A). The subject property is a 2.22-acre parcel located within the Primary Springs Protection Overlay Zone (P-SPOZ), outside of the Urban Growth Boundary and within Classic Hills Unit One subdivision BLK C Lots 2 and 1. The applicant is applying for a special use permit that would allow the parking of one truck and one trailer when the truck is not in use.

Currently, the truck is used for weeks at a time, where it is on the road, until the owner returns home and awaits the next assignment, for an estimated seven (7) to ten (10) days per month. Per the Findings of Facts, the applicant states that typical cargo includes packaged beverages, sodas, chips, snacks, canned products, and similar dry consumer goods. The truck is not equipped with a refrigeration unit and will not be transporting refrigerated products, frozen foods, hazardous materials, industrial chemicals, fuel, toxic substances, or waste of any kind.

The Special Use Permit was requested because of code case number CE26-1229. On March 11th, 2026, a phone call was received to Code Enforcement alleging a commercial vehicle parking on the corner of SW 166th Ct and SW 46th St. on the right-of-way. Code Enforcement Officer Maureen Bennett investigated this call on March 17th, 2026, and issued a citation for parking a commercial vehicle greater than 16,000 pounds in an improper zone. The applicant stated that they were unaware that the General Agriculture (A-1) zone did not allow for the parking of commercial vehicles more than 16,000 pounds and that the reason they had bought their property in 2026 was that they believed that it would be allowed.

Staff is recommending approval because the requested use is compatible with the surrounding area, will not adversely affect the public interest, and is consistent with the Marion County Comprehensive Plan.

Figure 1
Aerial Photograph of Subject Property



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS** due to the analysis provided within this staff report. If approved, staff recommends the conditions 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, and 4.2.6(f).

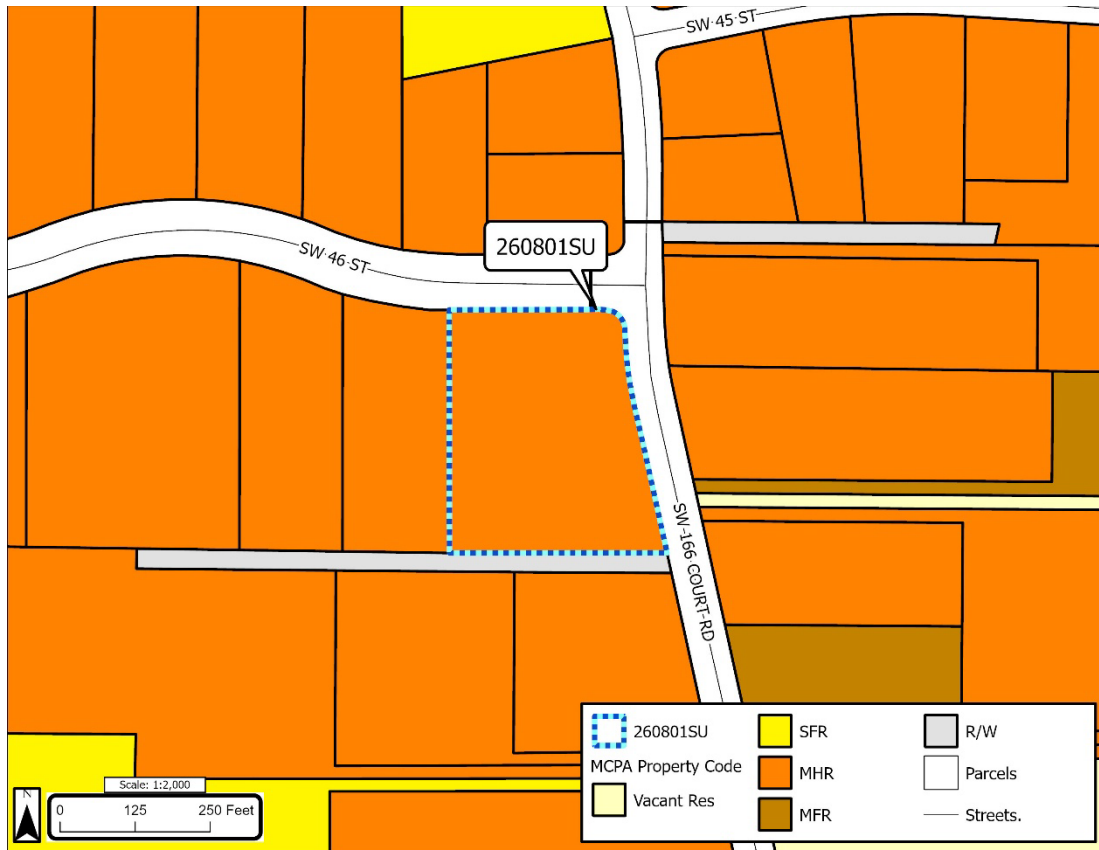
III. NOTICE OF PUBLIC HEARING

Consistent with LDC Section 2.7.3.C, notice of public hearing was mailed to all property owners (22 property owners) within 300 feet of the subject property on July 10th, 2026. Consistent with LDC Section 2.7.3.B, public notice was posted on the subject property on June 26, 2026, where site photos were also collected (Attachment B) and consistent with LDC Section 2.7.3.E., public notices were published through the Marion County website on July 13, 2026, for the Planning and Zoning Commission. Evidence of the above-described public notices is on file with the Growth Services Department and is incorporated herein by reference. As of the date of the initial distribution of this staff report, no letters of opposition and seven (7) letters of 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

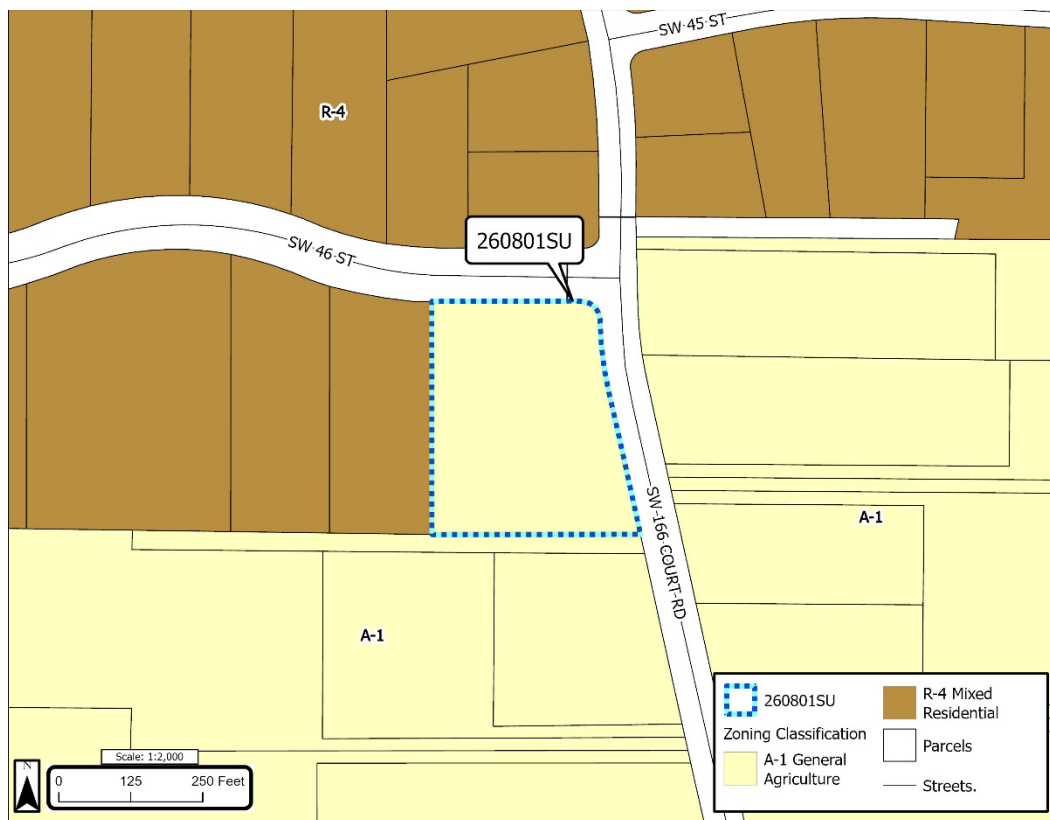
A. *Existing site conditions.* Figure 3 shows that the property is currently listed as Manufactured Home Residential by the Marion County Property Appraiser's Office, as well as all adjacent parcels.

Figure 2
Existing Conditions Map



- B. *Zoning district map.* Figure 3 shows that the subject property is classified as General Agriculture (A-1). This is the property's initial zoning classification. No agricultural exemption has been filed for the subject parcel. Parcels to the south and east share the General Agriculture (A-1) zoning, while parcels to the north and west are designated as Mixed Residential (R-4).

Figure 3
Zoning Classification



- C. *FLUMS designation.* Figure 4 is the FLUMS which shows the subject property is designated Rural Land (RL), allowing a maximum development of one dwelling unit per 10 acres. This is the property's initial land use designation, along with all adjacent parcels in the surrounding area.

Figure 4
FLUMS Designations

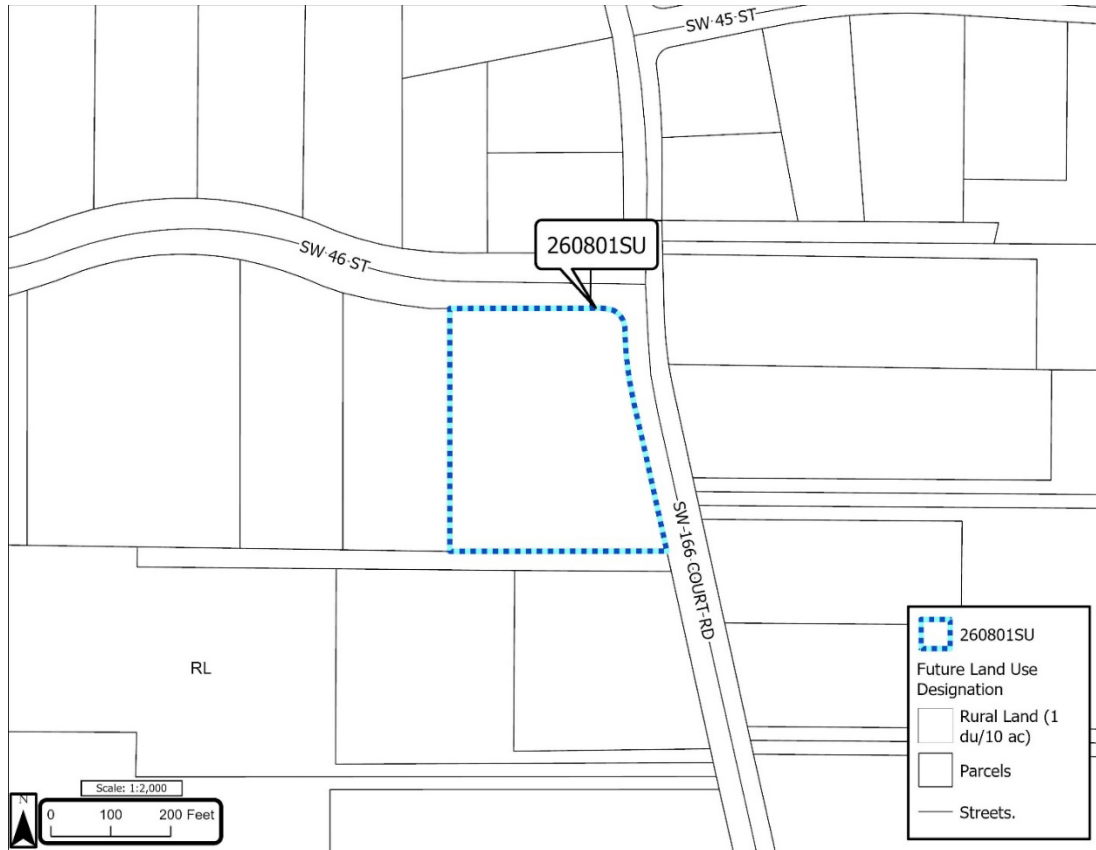


Figure 5
Conceptual Plan

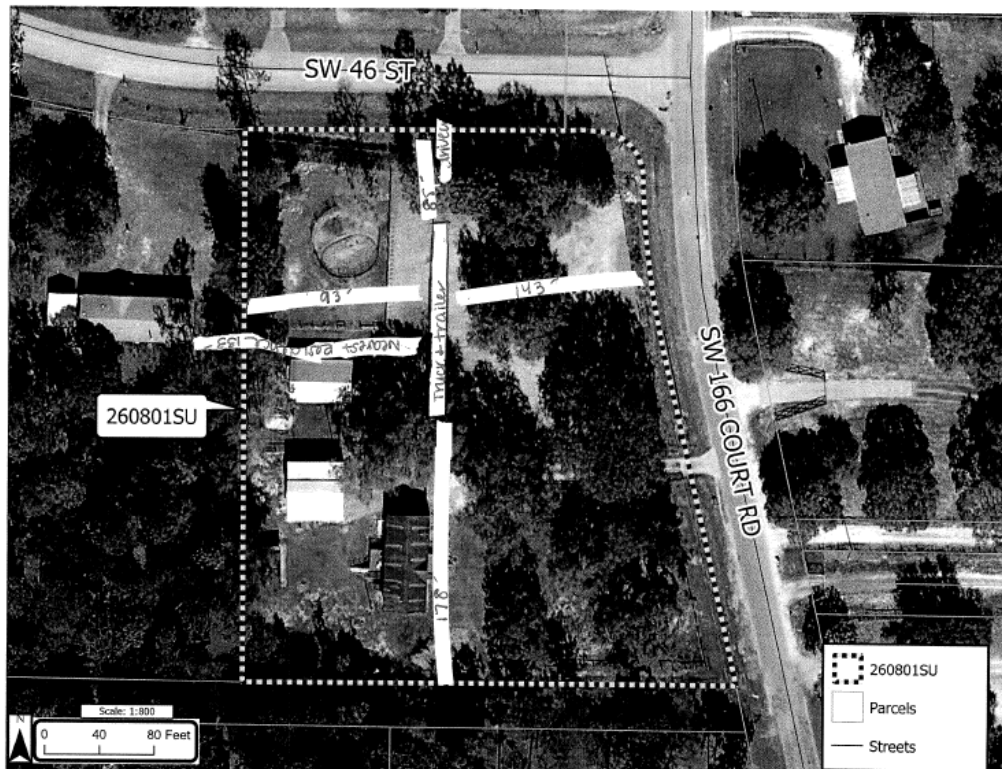


Figure 6
Proposed Truck and Trailer



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

- A. *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: Small vehicular ingress/egress currently accesses SW 166th Court Rd. as the primary driveway for residential purposes. Commercial vehicle access is proposed to utilize a second access point from SW 46th St. A DRC comment received from the Office of the County Engineer is as follows: "A condition requiring permitting and construction of a commercial driveway on SW 46th Street should be included." Due to the comments received by staff, the following conditions are imposed:

- *Commercial vehicle ingress/egress shall only utilize the access point on SW 46th St. The Applicant shall construct a commercial driveway apron, to be permitted through the Office of the County Engineer, within 180 days.*

- B. *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: All parking spaces are contained on the subject parcel. The parking area for the commercial vehicle will be to the center of the parcel, facing SW 166th Court Rd. The home on this parcel faces SW 166th Court Rd. as well, placing the parking area on the side of the home. See Figure 5 for the conceptual site plan, visualizing the proposed parking of the truck and trailer. The truck is at least 100 feet from nearby residences and is in the side of the yard. Per the findings of fact, the truck is not equipped with refrigeration capabilities, and no items will be loaded or unloaded on site.

- *The parking of the truck and trailer shall be contained on the subject parcel and shall be consistent with the submitted Conceptual Site Plan.*

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

Analysis: No additional refuse or service area is mentioned within this application. Notwithstanding, the following condition is imposed.

- *No mechanical repairs or maintenance on the commercial vehicle(s) shall take place on-site.*

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

Analysis: The property currently is connected to well & septic, and the requested special use will not impose a burden that would require any additional water or power generation.

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

Analysis: The parcel does not have significant buffering that shields the parking area of the truck from view. Therefore, staff imposes the following condition.

- The designated parking area shall be screened from the north, south, west and east using an opaque fence at least eight (8) feet in height.

- F. *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: Per the Findings of Facts, no on-site signage, commercial advertising signs, or promotional displays for the trucking company are proposed or currently located on the property. Exterior lighting, if utilized, shall remain limited to safety purposes only and directed downward to minimize glare onto adjacent parcels and surrounding roadways. The proposed use is not expected to negatively impact traffic safety, surrounding property values, or compatibility with nearby residential and rural properties.

- G. *Provision for **required yards and other green space**.*

Analysis: The special use permit will not trigger any need to increase additional green space at this time.

H. *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 1 is an aerial photograph displaying existing and surrounding properties. The following condition is imposed.

- The Special Use Permit is granted only for the subject property and the benefit of Alamday Valle Sanchez and Ismary Fundora Lima on the subject property. Any change of ownership of the subject property will terminate this Special Use Permit.

I. *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. Staff has recommended a condition that will void the SUP if the property changes hands. To ensure that the SUP stays in compliance and has a system of periodic reviews, Staff recommends a list of conditions provided at the end of this report to mitigate the possibility of any negative impacts from this special use. Notwithstanding, staff imposes the following condition:

- *This special use permit will allow for one (1) commercial vehicle combo with a weight of 16,000 pounds or more. If the following vehicle is replaced, the applicant shall notify the Marion County Planning Department immediately to record the new VIN as part of this SUP.*
 - *Tractor: 2011 Volvo, VIN# 4V4NC9EJ9BN531856*
 - *Trailer: VIN# 1UYVS2533FG175522*

J. *Consistency with the Comprehensive Plan.*

1. 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: LDC Section 4.3.21 requires a Special Use Permit for the parking of a commercial vehicle with trailer on an A-1 zoned property that is 5 acres or less adhering to specific conditions. Thus, the application is consistent with FLUE Policy 2.1.5.

Based on the above findings, Staff concludes the SUP is **consistent** with LDC Sections 2.8.2.D and 2.8.3.B provided conditions to address the eight (8) requirements are imposed.

VI. STAFF RECOMMENDATION

- A. Staff recommends **APPROVAL WITH CONDITIONS** for 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:
1. *Ingress/Egress shall continue to utilize SW 46th St. only.*
 2. *The Applicant shall construct a commercial driveway apron, to be permitted through the office of the county engineer, within 180 days.*
 3. *The parking of the truck and trailer shall be contained on the subject parcel and shall be consistent with the submitted Conceptual Site Plan.*
 4. *The designated parking area shall be screened from the north, south, west and east using an opaque fence at least eight (8) feet in height, to be permitted and constructed within sixty (60) days.*
 5. *No unloading or loading of materials/junk shall take place on the subject property.*
 6. *No mechanical repairs or maintenance on the commercial vehicle(s) shall take place on site.*
 7. *The Special Use Permit is granted only for the subject property and the benefit of Alamday Valle Sanchez and Ismary Fundora Lima on the subject property. Any change of ownership of the subject property will terminate this Special Use Permit.*
 8. *This special use permit will allow for one (1) commercial vehicle with a weight of 16,000 pounds or more. If the following vehicle is replaced, the applicant shall notify the Marion County Planning Department immediately to record the new VIN as part of this SUP.*
 - *Tractor: 2011 Volvo, VIN# 4V4NC9EJ9BN531856*
 - *Trailer: VIN# 1UYVS2533FG175522*
 9. *The Special Use Permit shall expire on August 18, 2031; however, it may be renewed administratively three times for up to 5 years each by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:*
 - *There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the permit,*
 - *Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or*
 - *The Growth Services Manager determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).*

VII. PLANNING AND ZONING COMMISSION RECOMMENDATION

TBD

VIII. BOARD OF COUNTY COMMISSIONERS' ACTION

TBD

IX. LIST OF ATTACHMENTS

- A. SUP application
- B. Site Photos
- C. DRC Comments.
- D. Code Case Details
- E. Concept Plan