Marion County
Board of County Commissioners

Growth Services

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

PLANNING & ZONING SECTION
STAFF REPORT

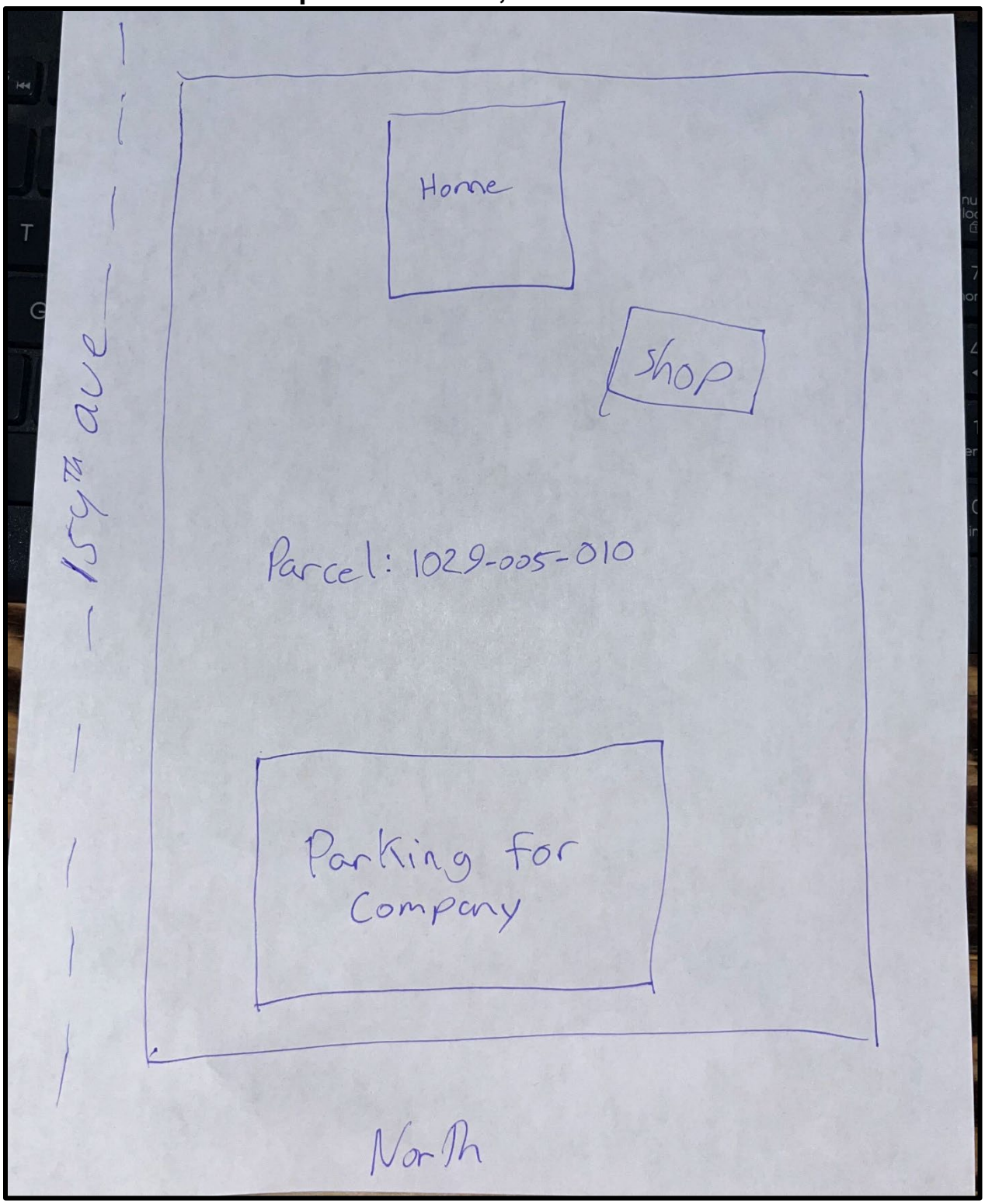
Hearing Dates	**P&Z: 2/23/2026**	**BCC: 3/17/2026**
Case Number:	260102SU	
CDP-AR:	33513	
Type of Case:	**SUP:** Allowing to run business from residence and use property to store business vehicle(s) and equipment when not in use	
Owner	Trina Lester / Roy Lester Jr.	
Applicant	David Craft	
Street Address	14100 NE 154th Ave Ft McCoy, FL 32134	
Parcel Number	1029-005-010	
Property Size	±0.88-acre	
Future Land Use	Rural Land (RL)	
Zoning Classification	Mixed Residential (R-4)	
Overlay Zone/Scenic Area	Secondary Springs Protection Zone	
Staff Recommendation	**DENY**	
P&ZC Recommendation	**TBD**	
Project Planner	Erik Kramer	
Related Case(s)	Sept. 3, 2025 | CE 993781 | Open | Violating Land Development Code Sections 4.2.6 and 4.3.21	

I. ITEM SUMMARY

David Craft, on behalf of, and with permission from, Trina Lester and Roy Lester Jr., property owners, filed for an application for a Special Use Permit (SUP) to allow a running business from two (2) listed parcels (Attachment A). The Applicant seeks to store business vehicle(s) and equipment on the subject property related to D&D Tree and Land Clearing, Inc. when not in use. Figure 1 is an aerial photograph showing the subject property. Since the initial application, an updated application (Attachment F) and concept plan (Attachment E) were provided to reflect the intended location for the business operations on one (1) parcel. Figure 2 shows the updated concept plan on parcel account number 1029-005-010, street address 14100 NE 154th Ave Ft McCoy, FL 32134. The legal description is included in Attachment A, page A-6. The application was continued from the 2601 case cycle to the 2603 cycle to allow the applicant more time to demonstrate legal access and work with neighbors on an easement maintenance agreement (Attachment G). At the time of this staff report's initial distribution, the applicant had not provided documents prior to the first public hearing on February 23, 2026. Staff recommends **DENIAL**; however, Staff provides alternative conditions of approval for the Board of County Commissioners to consider.

Figure 1
Aerial Photograph of Subject Property

Figure 2
Conceptual Site Plan, Received 12/04/25



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **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. If the Board of County Commissioners considers approval, Staff recommends that conditions be imposed to address compliance with the requirements in Land Development Code (LDC) Division 2.8.

III. NOTICE OF PUBLIC HEARING

Notice of public hearing was provided pursuant to LDC Sec. 2.8.4.D as listed in Table 1. All 29 property owners within 300 feet of the subject property were mailed notice, as well as 1 property owner over 300 feet away who requested to receive mailed notice, resulting in a total of 30 letters mailed. As of the date of the initial distribution of this Staff Report, 23 letters of support have been received. Additionally, 3 letters of opposition from two individuals have been received. Evidence of the public hearing notices is on file with the Growth Services Department and is incorporated herein by reference.

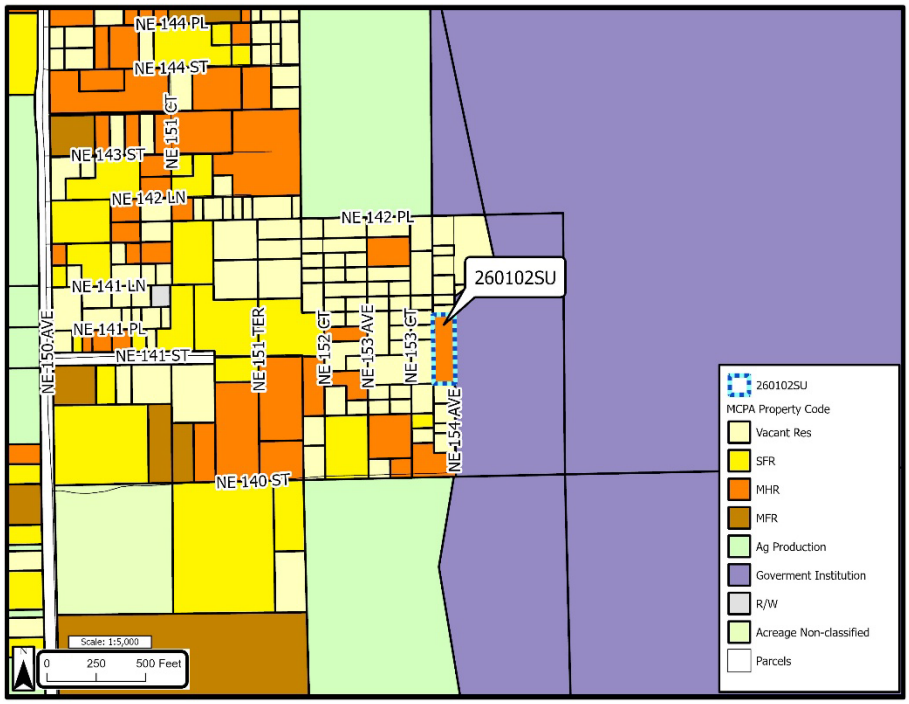
Table 1. Public Notice Summary

Method	Format	Date	LDC Section(s)
Newspaper Legal Notice	Display Ad	Ad Run: 2/16/2026	2.8.4.D. & 1.2.
Posted Sign	Sign for a SUP	2 Sets of Signs Posted: 2/11/2026	2.8.4.D. & 1.2.
300-foot Mail Notice	Letter to Surrounding Property Owners	30 Letters Mailed: 2/13/2026	2.8.4.D. & 1.2.

IV. BACKGROUND/CHARACTER OF THE AREA

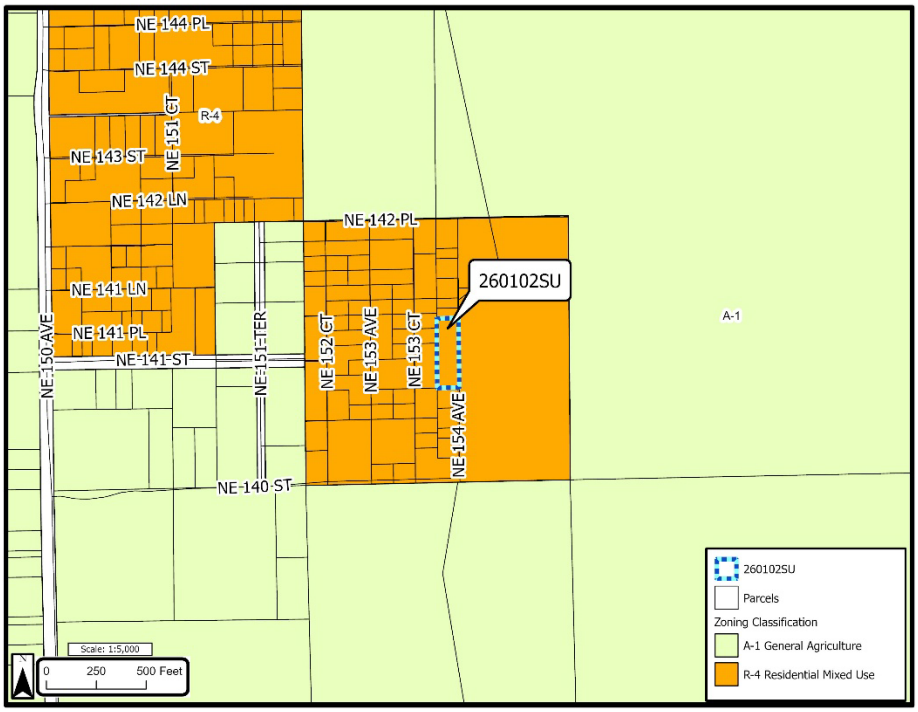
A. *Existing site conditions*. The subject property includes two parcel IDs (PIDs): 1028-004-009 & 1029-005-010. PID 1028-004-009 does not have any existing structures with dense mature trees, whereas PID 1029-005-010 contains a single-family residence with sparse mature trees. PID 1028-004-009 provides a ten-foot wide access easement (NE 153rd Ct) running north-south along the western property line, whereas PID 1029-005-010 provides a ten-foot wide access easement (NE 154th Ave) running north-south along the eastern property line. These NE 153rd Ct and 154th Ave connect with NE 140th St, which is a private street traversing several properties that provide access easements. The subject property is located in the Eureka Sites Govt Lot 12 unrecorded subdivision (drawn in 1970) and is situated directly west of the Ocala National Forest. The surrounding area has a rural character, but the area near the subject property largely consists of small- and mid-sized lots for single-family residences and mobile home residences, as well as a large collection of vacant residential lots zoned for Residential Mixed Use (R-4). R-4 zoning allows single-family residences and mobile home residences.

Figure 3
Existing Conditions Map



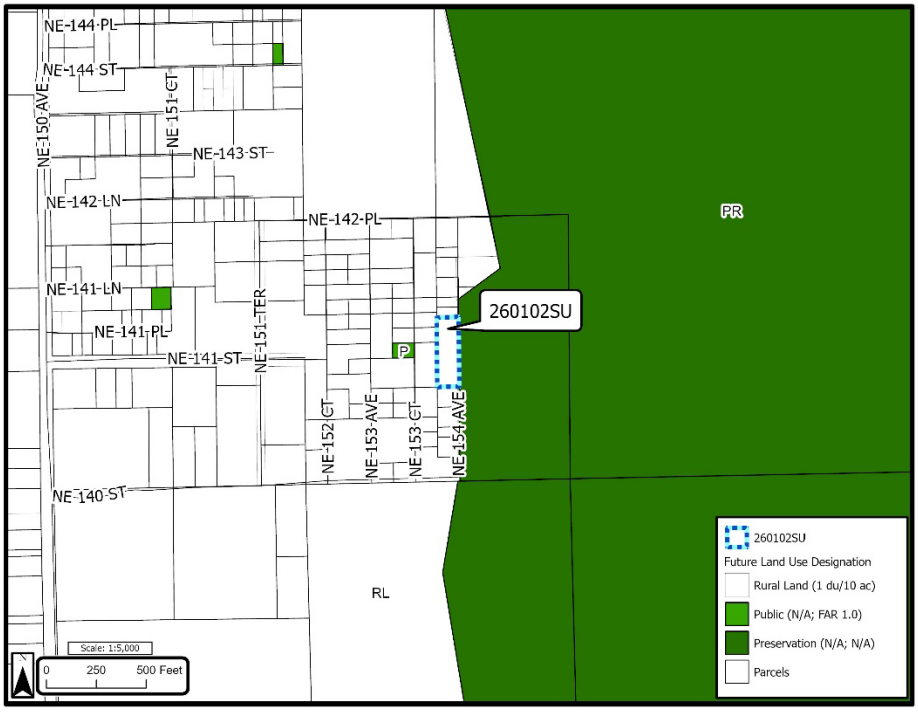
B. *Zoning district map*. Figure 4 shows that the subject property is classified as Mix-Residential (R-4).

Figure 4
Zoning Classification



C. *FLUMS designation*. Figure 5 is the FLUMS, showing that the subject property is designated Rural Land (RL). RL allows a maximum development of one dwelling unit per 10 acres. Agricultural uses, limited residential, and agricultural-related commercial and industrial uses may be permitted.

Figure 5
FLUMS Designations



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 that 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 is addressed below.

A. *Consistency with the Comprehensive Plan*.

<u>Future Land Use Element.</u>

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: The requested use is not listed as a use permitted by-right or as a special use in the Land Development Code for the Mixed Residential (R-4). However, Florida Statutes Chapter 559.955 on home-based businesses allows commercial uses in a residential zoning classification, if specific criteria are met. Staff analyzes this business according to Chapter 559.955 later in this report.

Private Property Rights Element.

2. Policy 1.1.2: "The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances."

Analysis: Florida Statutes provides criteria for allowing commercial uses within residentially zoned areas. Staff analysis is provided to recognize and respect the Applicant's private property rights over the use of his vehicles and equipment for business use, in relation to Florida Statutes Chapter 559.955 and 163.3177. The Applicant has provided an application signed by the current property owner of the subject property. Furthermore, the Applicant has stated his intent to purchase the subject property in the near future.

B. Impact on Public Interest.

Ingress and Egress.

1. *"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 subject property has access to NE 154th Ave and NE 153rd Ct, which are private streets with access easements totaling 20 feet wide. These two streets connect to NE 140th St, which is also a private street with an access easement totaling 50 feet wide. All three aforementioned streets only provide approximately 10 feet of unpaved travel path, although widths vary at different points. NE 140th St connects to NE 150th Ave, which is a 2-lane, County-maintained Major Local road.

Attachment B provides the Traffic Review's recommendation for denial and the following concerns:

1. The roads in this subdivision are unpaved and are not maintained by the County.
2. No organization or entity has been designated to maintain these roadways.
3. These unpaved roads were not designed to handle frequent use by large trucks or heavy equipment associated with a tree-clearing business.
4. Regular traffic from such vehicles would likely cause significant damage, potentially making the roads unusable for passenger cars and emergency vehicles.
5. Since there is no responsible maintenance entity, the financial burden of repairing the roads would fall directly on the neighboring homeowners.

The main concern is that frequent trips by heavy vehicles and equipment for commercial use would cause more wear and damage to NE 140th St and NE 154th Ave than if the business operated from another location. Because this use would be more intensive, it should be responsible for maintaining the streets it relies on. This would help ensure that less intensive uses, such as single-family homes, continue to have safe and adequate street access to their properties.

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

- *Vehicles and trailers used by D&D Tree and Land Clearing, Inc., or any future business operated by the Property Owner or Applicant, must use legal access routes to reach the subject property.*
- *The Property Owner is responsible for maintaining the legal access routes used by commercial vehicles, trailers, and equipment to reach NE 150th Ave from the subject property.*

<u>Off-Street Parking and Loading Areas.</u>

2. *"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: One criteria to be considered a home-based business under Florida Statutes is that the business must comply with local parking standards, see F.S. 559.995(3)(b).

The Applicant currently parks two (2) pick-up trucks, two (2) trailers, and a manlift on site for business purposes (see Attachment H). Additionally, the Applicant's findings of fact indicate that one (1) or two (2) employees park on-site during a typical workday. The Applicant proposes to continue this parking set-up as part of this SUP request.

The updated concept plan (12-04-2025) shows parking on the property, to the west of NE 154th Ave. If the SUP request is approved, the Applicant needs to ensure that all on-site parking occurs within the property boundaries of the property and outside of the access easement.

Additionally, Land Development Code Section 4.3.21.B permits up to one (1) vehicle used for commercial purposes as well as equipment attached to the vehicle within a residential zoning classification. The vehicle and equipment cannot exceed 16,000 pounds (combined) and must be parked within a garage, on a driveway, or in the side or rear yard. Prohibiting parking in the front yard, approximately forty-two (42) feet from NE 154th Ave, would ensure vehicles and equipment are parked an adequate distance away from the access easement and within the side or rear yard.

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

- *All vehicles and equipment used for commercial purposes will be parked and stored entirely on parcel 1029-005-010.*
- *Commercially used trucks, trailers, and equipment are prohibited from parking in the front yard of the property. The front yard is defined as the distance between the eastern property line of parcel 1029-005-010 and the nearest exterior wall of the property's primary structure (currently a mobile-home residence).*

Refuse and Service Area.

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

Analysis: The Applicant states that refuse or debris generated by the business is not brought back to the subject property, but rather it stays on the job site until it is collected by a licensed tree debris company that properly disposes of the debris at an appropriate construction and demolition debris facility.

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

- *No debris generated by the commercial use is allowed on site. Any storage or burning of debris on site.*

Utilities.

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

Analysis: The property is currently connected to an on-site well & septic. The commercial business conducted on-site would not generate more water consumption or sewage generation beyond a typical single-family residence.

As such, Staff does not recommend any conditions relating to utilities.

Screening and Buffering.

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

Analysis: The Applicant does not propose on-site screening for the parking area. Should the Board of County Commissioners consider approving the requested use, Staff recommends that some form of screening is necessary due to the request exceeding the allowable one (1) vehicle and associated equipment (e.g., trailer) used for commercial purposes as described in Land Development Code Section 4.3.21.B. Such screening conditions would be recommended to ensure

that the proposed use does not make the property's appearance differ from the surrounding residential area. F.S 559.955 gives the local government the ability to regulate parking/storage of heavy equipment visible from the street or neighboring property.

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

- *The applicant may provide and maintain one (1) of three (3) options to screen the view of the vehicles and trailers used for commercial purposes from surrounding properties. The dimensions of the chosen option must be sufficient to properly screen the vehicles and trailers. The Applicant will submit a permit application to Building Safety within 30 days of receiving SUP approval. If the permit application expires without approval, this SUP is revoked. The Applicant will construct the structure for the chosen option within 60 days of receiving the necessary permit(s).*
  - *Option A: A solid opaque privacy fence reaching a minimum of eight (8) feet in height that provides at least three (3) opaque surfaces facing east, north, and west*
  - *Option B: A carport, or similar structure, that provides at least three (3) opaque surfaces facing east, north, and west. Multiple structures may be used to ensure all commercially used vehicles and equipment are adequately screened.*
  - *Option C: A combination of open-air carport, or similar structure, and a solid opaque privacy fence reaching a minimum of six (6) feet in height that provides an opaque enclosure effect facing east, north, and west around the open-air carport or similar structure.*

<u>Signs and Exterior Lighting.</u>

6. *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's written findings of fact state there are no proposed signs on the subject property; however, the Applicant's findings of fact state that there is an off-site advertisement sign posted at the intersection of NE 150th Ave and NE 140th St, on property that is not owned by the Applicant. During the site visit, staff confirmed the location of the off-site sign is on an A-1 zoned property under different ownership than the property owners and applicant listed on the application for this SUP.

Division 1.2 of the Land Development Code defines off-site signs as follows: "*OFF-SITE SIGN. A sign that identifies or communicates a commercial or non-commercial message related to an activity conducted, or service rendered, or a commodity sold at a location or on a parcel other than where the sign is located*."

Land Development Code section 4.4.5 regulates off-site signs, which are allowed on certain commercial and industrial zoning classifications. An off-site sign on an A-1 zoned property is permissible if conditions of LDC Section 4.4.5.B(2) are met; however, in this case, the conditions are not met. As such, the off-site sign should be removed regardless of decisions made pertaining to this SUP application.

Regarding exterior lighting, the applicant states there is security lighting provided at the entrance of the property along NE 154th Ave and expresses that the security lighting is for the property as a whole, not specifically for the commercial business parking area.

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

- *Any exterior lighting installed for the parking area associated with commercial use must be shielded, direct light downwards, and not cast light onto adjacent properties.*

Yards and Green Space.

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

Analysis: Any building permits will be evaluated for compliance with R-4 setbacks.

As such, Staff does not recommend any conditions relating to required yards and other green space.

Compatibility.

8. *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. The application proposes operating a commercial business in a residential subdivision located within the Rural Area, as defined in Future Land Use Element 2.1.16 of the County's Comprehensive Plan. Certain agriculturally related commercial uses are appropriate in the Rural Area, depending on the location of the property and surrounding uses. Certain commercial uses can be compatible with residential uses. Additionally, Florida Statutes provides criteria for allowable home-based businesses to operate in a residential zoning classification.

As such, Staff assess compatibility of the requested use based on the existing land uses, zoning classifications, future land use designations, and Florida Statutes.

The requested use could qualify as a "home-based business" on property zoned for residential uses under Florida Statutes Chapter 559.955, if the business operates according to the following criteria listed in Chapter 559.955(3)(a-f). Staff provides each criterion in quotes and italics, and each corresponding analysis in underlines.

"(a) The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to a total of two employees or independent contractors who do not reside at the residential dwelling may work at the business. The business may have additional remote employees who do not work at the residential dwelling."

<u>The Applicant is the business owner and resides at the residential dwelling located on the subject property. The Applicant states that one (1) or two (2) employees, who do not live at the residential dwelling, park on-site during a typical work day. The requested use is consistent with this criterion.</u>

"(b) Parking related to the business activities of the home-based business complies with local zoning requirements, and the need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Local governments may regulate the use of vehicles or trailers operated or parked at the business or on a street right-of-way, provided that such regulations are not more stringent than those for a residence where no business is conducted. Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence. Local governments may regulate the parking or storage of heavy equipment at the business that are visible from the street or neighboring property. For purposes of this paragraph, the term "heavy equipment" means commercial, industrial, or agricultural vehicles, equipment, or machinery."

<u>It is not clear how frequently the Applicant and his employees access and park on the site for business purposes. Staff provide screening conditions to regulate the parking and storage of vehicles and equipment from neighboring properties.</u>

"(c) As viewed from the street, the use of the residential property is consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood. The home-based business may not conduct retail transactions at a structure other than the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.

<u>The single-family residence provides office space for the business. Retail activities, such as processing payments, that occur in this office space would comply with this Statute provided that no external modifications are made. Screening conditions would help protect the residential character intended by the property's R-4 zoning classification.</u>

(d) The activities of the home-based business are secondary to the property's use as a residential dwelling."

The main use of the property is a residence. The applicant lives on-site. The office use and business-related parking are secondary/accessory uses.

"(e) The business activities comply with any relevant local or state regulations with respect to signage and equipment or processes that create noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors. Any local regulations on a business with respect to noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors may not be more stringent than those that apply to a residence where no business is conducted."

The request is to operate a business from the property. No burning related to the business is allowed on site.

"(f) All business activities comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids. Any local regulations on a business with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids may not be more stringent than those that apply to a residence where no business is conducted."

The Applicant verbally acknowledged that tree debris was brought back to the subject property at a previous time. Storage and disposal of tree debris needs to be directed to a legally permitted disposal facility that accepts the types of debris materials that D&D Tree and Land Clearing, Inc. generates through its business operation. The Applicant verbally expressed to Staff that he no longer brings debris to the subject property and has contracted another company to properly dispose of the debris.

As discussed above, the current parking set-up does not fully comply with Florida Statutes, but could comply by (1) providing improved parking surfaces, (2) screening parking and equipment to ensure residential compatibility, and (3) receiving an approved SUP for more than one commercially used vehicle and trailer in a residential zone. If the Board of County Commissioners denies the SUP request, then a home-based business would be permissible with only one commercially used vehicle, as allowed under local zoning regulations.

Alternatively, in the case that this SUP is denied, the Applicant would need to move operations to an appropriately zoned commercial property.

Staff finds that the requested use is not compatible with a residential area and generates more impacts on unpaved roads than a typical single-family use. Staff provide conditions in this report intended to mitigate compatibility concerns and conform with Florida Statutes for home-based business.

As such, if the SUP is approved, Staff recommend various conditions relating to impacts on the surrounding residential area.

Special Requirements.

9. *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 SUP 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 is sold or changes ownership.

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

- *This SUP runs with the Property Owner (Trina Lester and Roy Lester Jr). If the parcel account number 1029-005-010 is transferred to David Craft, the Applicant, the SUP remains effective, contingent on compliance with other conditions. Any sale of the property, or change of ownership, to any other person or entity other than the Applicant will void this SUP.*

- *The SUP shall expire on March 17, 2029; however, this SUP may be eligible for administrative renewal three (3) times for up to three (3) years by filing a SUP administrative renewal form with Growth Services. If an administrative renewal is approved, the Growth Services Director (or position equivalent to Growth Services Director at that time) shall issue a written instrument signed and issued by said director. Under the following circumstances, the SUP will not be eligible for administrative renewal and may be subject to revocation:*
    - *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.*
    - *The Growth Services Manager determines that renewal should be considered directly by the Board of County Commissioners through the SUP review process (or review process equivalent at that time).*

VI. STAFF RECOMMENDATION

A. Based on the above findings, Staff concludes the requested SUP:
    1. Is not consistent with the following County's Comprehensive Plan policies;
    2. Will adversely affect public interest; and
    3. Is not compatible with surrounding uses

As such, 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 SUP.

B. In the event that the either Commission disagrees with Staff recommendation, to address compliance with LDC Sections 2.8.2.D and 2.8.3.B, Staff recommends that the following conditions are imposed:

1. *Vehicles and trailers used by D&D Tree and Land Clearing, Inc., or any future business operated by the Property Owner or Applicant, must use legal access routes to reach the subject property.*
2. *The Property Owner is responsible for maintaining the legal access routes used by commercial vehicles, trailers, and equipment to access NE 150th Ave from the subject property.*
3. *All vehicles and equipment used for commercial purposes will be parked and stored entirely on parcel 1029-005-010.*
4. *Commercially used trucks, trailers, and equipment are prohibited from parking in the front yard of the property. The front yard is defined as the distance between the eastern property line of parcel 1029-005-010 and the nearest exterior wall of the property's primary structure (currently a mobile-home residence).*
5. *No debris generated by the commercial use is allowed on site. Any storage or burning of debris on site.*
6. *The applicant may provide and maintain one (1) of three (3) options to screen the view of the vehicles and trailers used for commercial purposes from surrounding properties. The dimensions of the chosen option must be sufficient to properly screen the vehicles and trailers. The Applicant will submit a permit application to Building Safety within 30 days of receiving SUP approval. If the permit application expires without approval, this SUP is revoked. The Applicant will construct the structure for the chosen option within 60 days of receiving the necessary permit(s).*
   a. *Option A: A solid opaque privacy fence reaching a minimum of eight (8) feet in height that provides at least three (3) opaque surfaces facing east, north, and west*
   b. *Option B: A carport, or similar structure, that provides at least three (3) opaque surfaces facing east, north, and west. Multiple structures may be used to ensure all commercially used vehicles and equipment are adequately screened.*
   c. *Option C: A combination of open-air carport, or similar structure, and a solid opaque privacy fence reaching a minimum of six (6) feet in height that provides an opaque enclosure effect facing east, north, and west around the open-air carport or similar structure.*
7. *Any exterior lighting installed for the parking area associated with commercial use must be shielded, direct light downwards, and not cast light onto adjacent properties.*

8. *This SUP runs with the Property Owner (Trina Lester and Roy Lester Jr). If the parcel account number 1029-005-010 is transferred to David Craft, the Applicant, the SUP remains effective, contingent on compliance with other conditions. Any sale of the property, or change of ownership, to any other person or entity other than the Applicant will void this SUP.*
9. *The SUP shall expire on March 17, 2029; however, this SUP may be eligible for administrative renewal three (3) times for up to three (3) years by filing a SUP administrative renewal form with Growth Services. If an administrative renewal is approved, the Growth Services Director (or position equivalent to Growth Services Director at that time) shall issue a written instrument signed and issued by said director. Under the following circumstances, the SUP will not be eligible for administrative renewal and may be subject to revocation:*
    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.*
    c. *The Growth Services Manager determines that renewal should be considered directly by the Board of County Commissioners through the SUP review process (or review process equivalent at that time).*

VII. 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 SUP 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 SUP.

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.

VIII. PLANNING AND ZONING COMMISSION RECOMMENDATION

TBD.

IX. BOARD OF COUNTY COMMISSIONERS' ACTION

TBD.

X. LIST OF ATTACHMENTS

A. Initial Application Package
B. DRC Comments
C. Site Photos
D. Code Enforcement Notice of Violation
E. Updated Site Plan Received 12/04/25
F. Updated Application Received 01/27/26
G. Legal Request Memo for Continuance
H. Applicant's Truck, Trailers, & Manlift