Marion County
Board of County Commissioners
Growth Services
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
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PLANNING & ZONING SECTION
STAFF REPORT

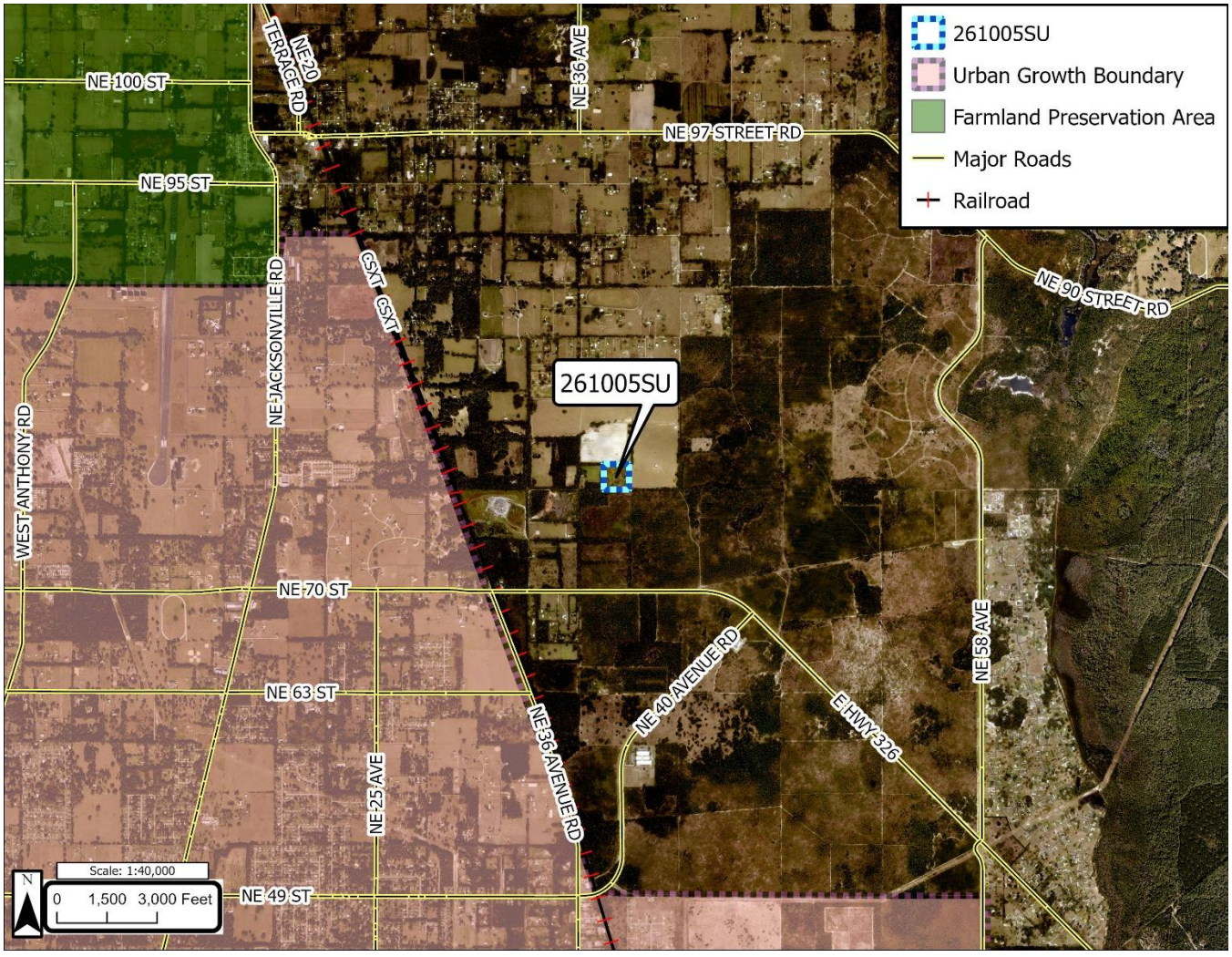
	P&Z Date: 10/26/2026	**BCC Date: 11/17/2026**
Case Number(s)	261005SU	
CDP-AR	PL SUP-001054-2026	
Type of Case	**Special Use Permit:** Private – Member's Only Shooting Range	
Owner(s)/ Applicant(s)	Marcum, Douglas Ray & Colbert Holdings LLC	
Agent(s)	Tillman & Associates LLC	
Street Address	3805 NE 77th Street	
Parcel Number(s)	14433-000-00	
Property Size	±10.0	
Future Land Use (s)	Rural Land (RL)	
Zoning Classification(s)	General Agriculture (A-1)	
Overlay Zone/Scenic Area(s)	Primary Springs Protection Zone	
Staff Recommendation	**APPROVAL WITH CONDITIONS**	
P&ZC Recommendation	**TBD**	
Project Planner	Kenneth Odom, Transportation Planner	
Related Case(s)	**NA**	

I. ITEM SUMMARY

Tillman & Associates, on behalf of Douglas Ray Marcum, has filed an SUP for the purpose of establishing a private, members-only shooting range on ± 10.0 acres. (see Attachment A). The Parcel Identification Number for the subject parcel is 14433-000-00, addressed at 3805 NE 77th Street. The legal description is provided within the application (see Attachment A). The site is located within the Primary Springs Protection Zone and outside of the Urban Growth Boundary.

The proposed use will feature a two-hundred-yard static rifle range, a fifty-yard static pistol range, and eight pistol training bays, all of which are recessed twenty to thirty feet below adjacent properties because the facility will be constructed on the interior of an unreclaimed borrow pit. Additional berms and foliage will act as additional noise-breaks and will block line-of-sight into the facility while establishing the berms will establish even higher walls (ten feet additional) around the facility to protect from fired projectiles leaving the range.

Figure 1
Aerial Photograph



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL with the conditions** specified in Section VII.B. of this Staff Report. The recommended conditions are being imposed to address compliance with the requirements in LDC Sections 2.8.2.D and 2.8.3.B.

III. NOTICE OF PUBLIC HEARING

Consistent with Land Development Code (LDC) Section 2.7.3.C., notice of public hearing was mailed to all property owners (4 owners) within 300 feet of the subject property on October 9th, 2026. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on October 14th, 2026, and consistent with LDC Section 2.7.3.E., due public notice was published on the Marion County Board of County Commissioners website on October 12th, 2026. 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 or support have been received.

IV. BACKGROUND/CHARACTER OF THE AREA

A. *Existing site conditions*. According to the property appraiser's website, the subject parcel is ± 10.0 acres in size. It is approximately one-half mile north of SR 326. It is the former site of a borrow pit and has not been reclaimed to date. Current depth of the area is between twenty and thirty feet below the adjacent property levels. The site is currently unimproved and heavily foliated around the perimeter.

B. *FLUMS designation*. Figure 2 is the FLUMS and it shows the subject property is Rural Land (RL), as are all other privately held properties in the immediate area. Privately held lands indicated with the PR land use are to the south and west.

Figure 2
FLUMS Designations

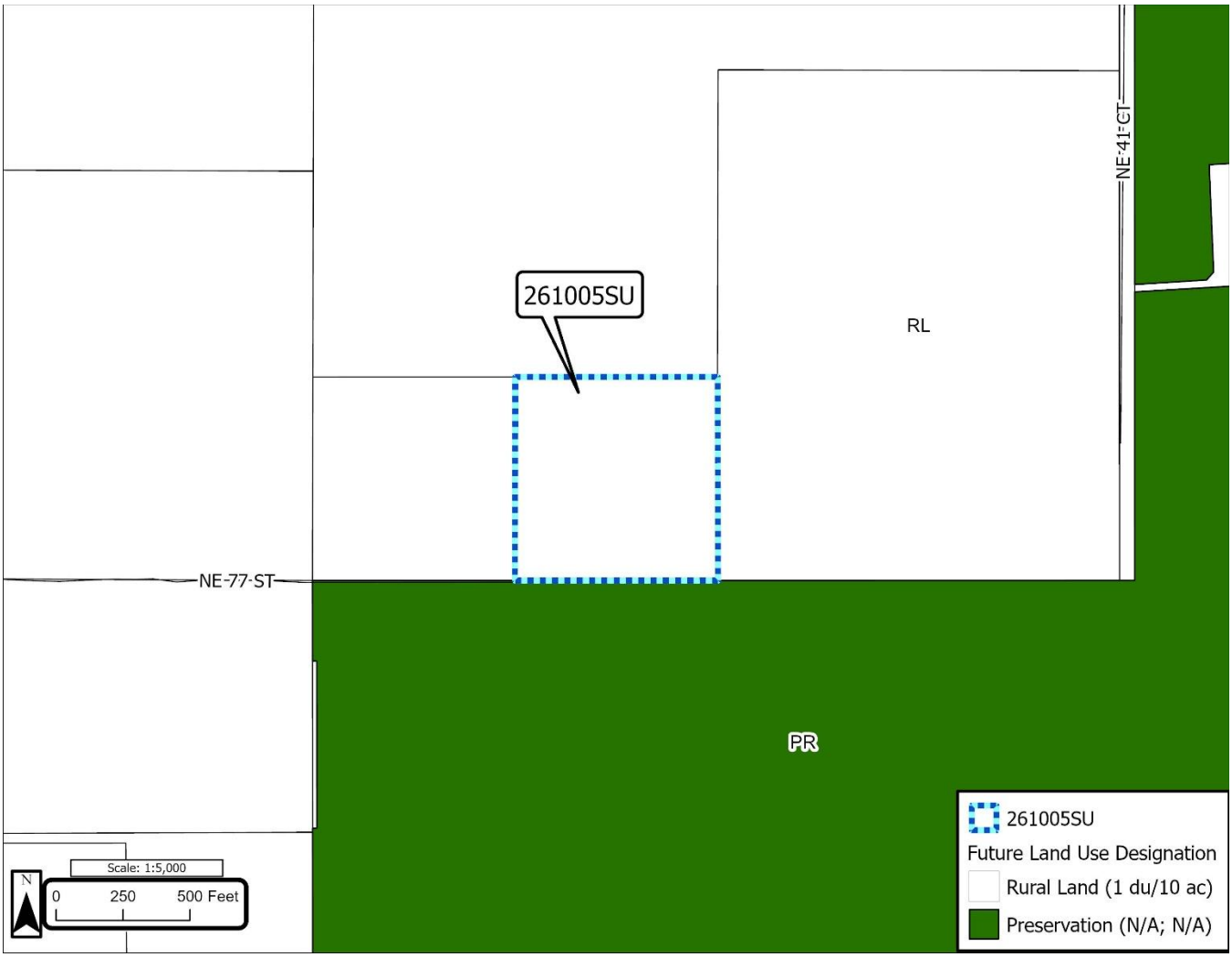


Figure 3 displays the subject property in relation to the existing zoning of the surrounding properties and Figure 4 shows the proposed zoning. The subject parcel currently has a designation of zoned General Agriculture (A-1) and had been the previous site of a borrow pit (sand mine) that has been decommissioned but not reclaimed. Parcels immediately adjacent to the south and east of the subject parcel are zoned Single-Family Dwelling (R-1). Other nearby parcels are also zoned with one of these two designations.

Figure 3
Zoning Classification

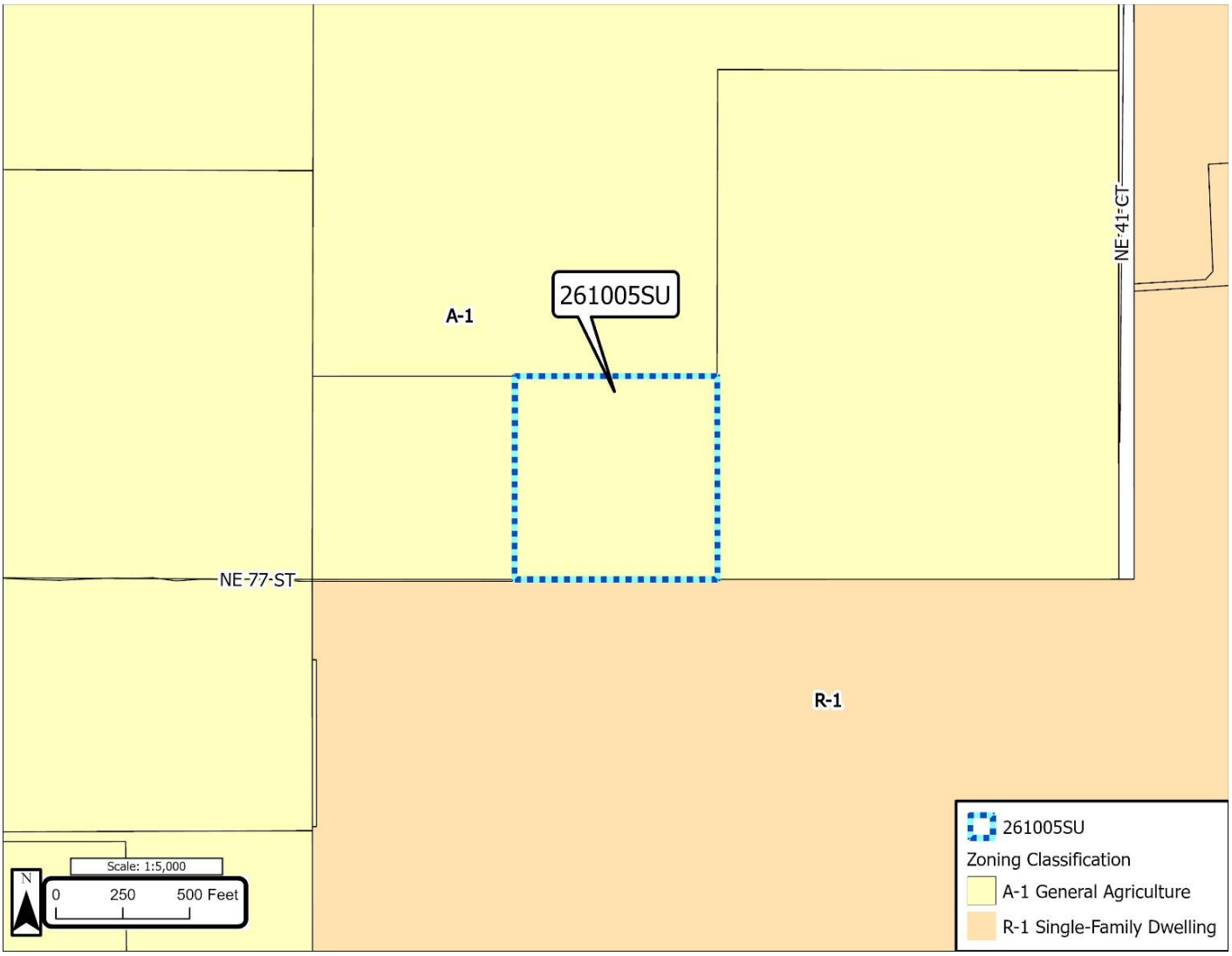
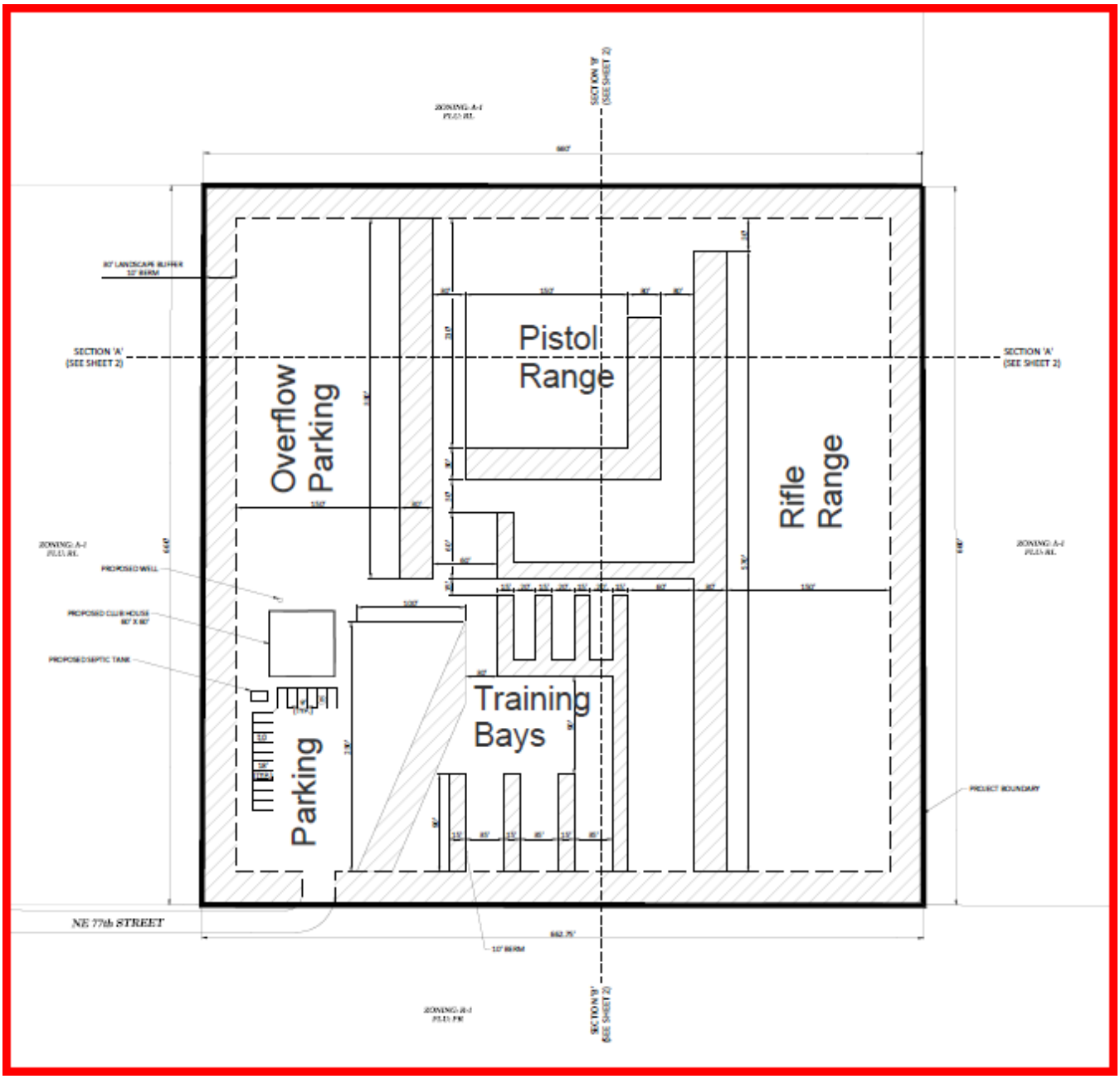
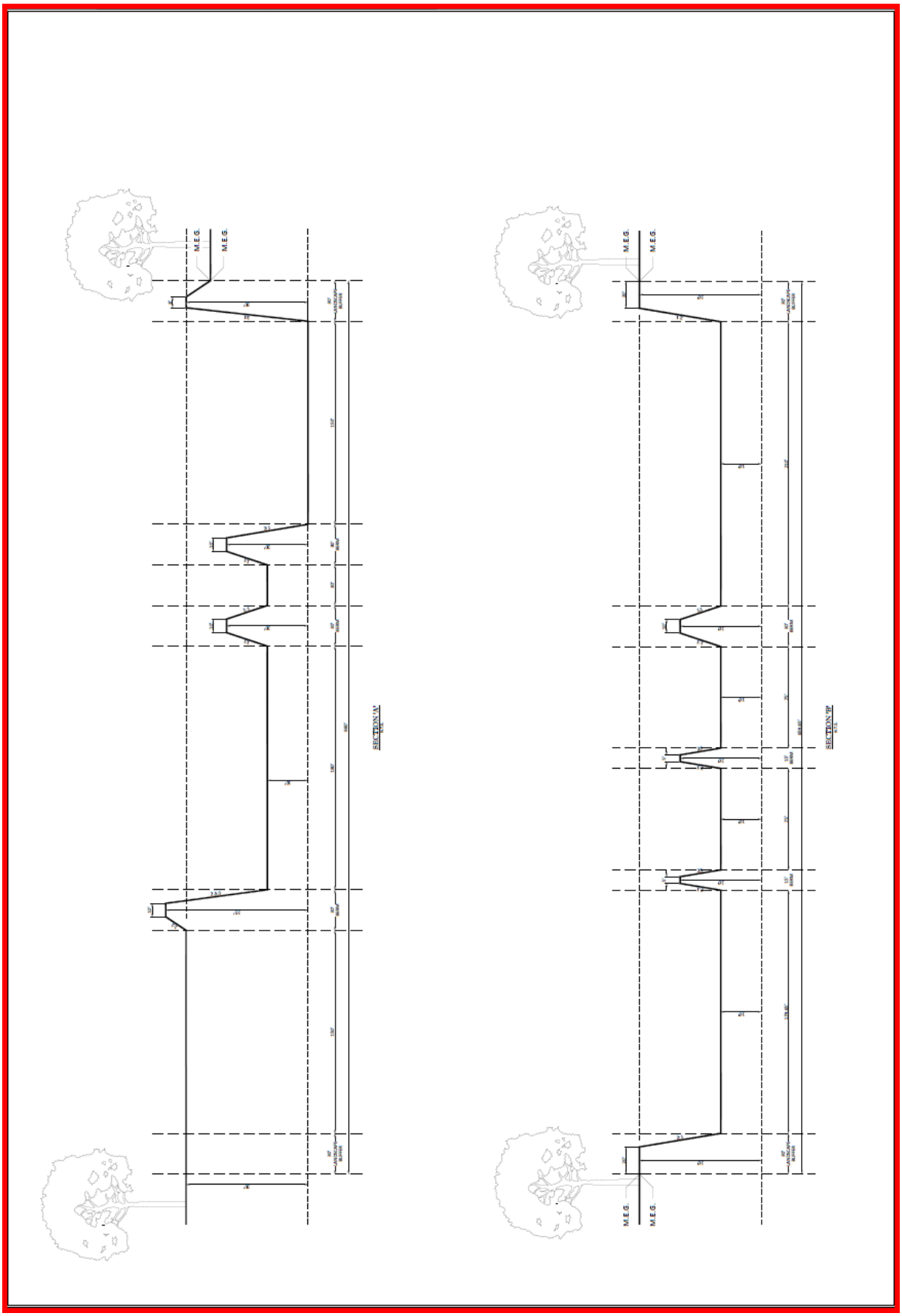


Figure 4
Site Plan

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SECTION 'A'
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SECTION 'B'

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 is 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: Access is provided to the site by Prescriptive Road 111 as recorded in OR 1508 PG 0372, and by non-exclusive easement issued in Final Judgement OR 1941 PG 1874. This is referenced in ownership deed OR 8691 PG 1476. Access is provided by non-County maintained road listed as NE 33rd Court and NE 77th Street. This road is also a combination of the 911 identified NE 33rd Court and NE 77th Street. The Office of The County Engineer – Transportation made the following comment: "RECOMMEND DENIAL. - As this is a commercial development on an unpaved prescriptive roadway, not a public roadway; the prescriptive roadway is not intended to serve commercial uses. At this time, it is uncertain how many peak hour trips this could generate, but related studies show it could generate up to 50 weekend peak hour trips depending on shooting spaces available." This location has been used for previous commercial businesses in the recent past, both utilizing commercial dump truck and/or grappling trucks. The proposed use is for a private facility, which will still act as a commercial entity, but will have significantly fewer trips than an operation of a similar type. Should this SUP, if approved, is not transferrable so this location would not be able to function as a truce commercial entity unless another SUP was approved. The applicant will be required to make improvements to NE 33rd Court and NE 77th Street.

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: Member and guest parking will be in the southwest area of the project site. All parking is proposed to be on grassed areas, except for ADA required spaces. ADA spaces will be concrete or asphalt connected to the main facility by a concrete sidewalk.

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

Analysis: LDC Section 6.8.9. addresses the screening of the utility area (or refuse and service area) and requires a planting area a minimum of three feet wide and shall form a continuous three-foot high landscaped screen or a buffer fencing with a minimum height of three feet. It also requires garbage collection areas (dumpster pads) to be screened with a wall, buffer fencing, or a landscape screen capable of reaching a minimum height of six feet within three years. Based on the large size

of the parcel and the distance between lots, screening of the refuse and service area is not required.

Due to the prior history of this parcel being utilized for a borrow pit, the floor of the subject parcel is approximately twenty to thirty feet below grade of the adjacent parcels, depending on where it is located on the property. Standard buffering requirements to buffer refuse/dumpster areas will not required in this circumstance because the physical characteristics of the current contours and the presence of heavily naturally foliated areas around the perimeter of the parcel are entirely sufficient to block line-of-site to these areas on this parcel.

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

Analysis: Duke Energy is the electrical provider at this location. The subject parcel is within the Marion County Utilities service area, but it is not within connection distance currently. The site will use a well and a septic system for services on site. The subject parcel is within the Primary Springs Protection Zone and will the applicant will therefore be required to install a nitrogen reduction septic system.

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

Analysis: A 10' land berm with light vegetation on top will be provided around perimeter of project. Existing heavy vegetation remains around perimeter to provide sufficient screening of proposed use. Hours of operation will be 7 days a week, 8:00 AM to dusk. With the allowance of (1) night shoot per month not to exceed time no later than 12:00 AM. Growth Services and local law enforcement shall be notified in writing 24 hours prior to night shooting events.

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: Signage at the front gate will be provided. It will adhere to Marion County LDC and be shielded to mitigate in potential glare to adjacent properties.

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

Analysis: Greenspace and yards are not typically a requirement for commercial use developments. The current parcel is heavily foliated around the perimeter of the subject parcel and will maintain natural foliage as a buffer and enhance areas as needed.

H. *Provision for general **compatibility** with adjacent properties and other property in the surrounding area*.

Analysis: The subject property has been utilized as a sand mine (borrow pit) in previous years. It is also located near the Advanced Disposal Service C&D landfill to the west, located at 7424 NE 33rd Court. The Indian Lake State Forest (State of Florida Conservation Area) lies adjacently to the east, with the primitive trail system present on that site approximately one-half of one-mile, to the east. Both short and long arm ranges are oriented to the south, in a twenty-foot+ recessed excavated area. The range does not pose a threat to surrounding properties.

I. Provision for meeting any **special requirements** required by the site analysis for the particular use involved.

Analysis: The applicant's findings of facts indicate they are willing to consider any further requirements presented by the Board of County Commissioners.

Staff notes that unlike a variance, which runs with the land and is recorded in the public records, a special use permit is conditioned based on the owner's consent.

J. *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 proposed use of a shooting/gun range is a permissible activity as listed in 4.2.3 General Agriculture (A-1) classification. Thus, the application is consistent with FLUE Policy 2.1.5.

2. TE Policy 2.1.4: **Determination of Impact** – "All proposed development shall be evaluated to determine impacts to adopted LOS standards".

   Analysis: A Traffic Statement has not been submitted with this application. However, the proposed use is private and the primary period of use will be on the weekends when peak hour numbers are typically lowest. Additionally, the trip generation from a private facility is projected to be minimal. <50 trips per day are estimated to occur on any given weekend day. All nearby corridors have sufficient capacity available to accommodate the addition of the proposed use. Thus, the SUP request is consistent with TE Policy 2.1.4.

3. PWE Policy 1.2.2: "The County's LDC will maintain guidelines for requiring existing water treatment plants to connect/interconnect to centralized

systems when such systems are available and connection is economically feasible".

Analysis: The subject property currently does not have water services as it is unimproved. It does lie within the Marion County Utilities Department service area, but it is not within connection distance currently. Marion Thus, the application is consistent with PWE Policy 1.2.2.

4. SSE Policy 1.2.5: "Septic systems on Onsite Treatment and Disposal Systems (OSTDS) shall adhere to all applicable Sanitary Sewer Element policy and LDC requirements, including to connect to larger sanitary sewer facilities when they become available. Septic systems shall not be exempt from requirements to connect to larger sanitary facilities based on their lower cost".

   Analysis: The subject property is currently does not have sanitary services as it is unimproved. Marion County Utilities Department states the subject property is not located within the connection distance of available services of the Marion County Utility service area. However, the subject parcel does lie within the Primary Springs Protection Zone and will be required to utilize a nitrogen reduction septic system. Thus, the application is consistent with SSE Policy 1.2.5.

5. SWE Policy 1.1.5: "Permits shall be denied for development that would either increase demands on an already deficient facility or cause a facility to exceed its capacity until such time that the facility may provide service in accordance with the adopted LOS standard".

   Analysis: Refuse collection will be accommodated in a designated dumpster located in the recessed area of the parcel. Waste removal will be provided by a licensed commercial service provider and will occur within the normal operating hours of the service provider. Based on the above circumstances, the application is consistent with SWE Policy 1.1.5

Based on the above findings, staff conclude the SUP is consistent with LDC Section 2.8.3 B provided the recommended conditions are adhered to by the applicant.

VI. 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 adopt a proposed Ordinance to **APPROVE AS CONDITIONED** 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. The site shall be operated consistently with the submitted conceptual plan and conditions as provided with this approval.
2. This Special Use Permit shall run with the applicant and not the property.
3. All parking shall be in crushed lime rock areas that are compacted and stabilized.
4. The subject parcel lies within the Primary Springs Protection Zone. An advanced nitrogen reduction septic system is required for this use. A waiver to this requirement will not be permitted.
5. The northern eight-hundred feet of NE 33rd Court and all of NE 77th Street will shall be stabilized in a manner that can accommodate a fully loaded thirty-four-ton Fire Services vehicle. The roadway improvements shall also include establishing sufficient radii at turns and a turnaround at one-thousand and five-hundred feet from the beginning point of stabilization associated with this SUP. Deviation from standard stabilization methods such as asphalt or concrete will require a waiver from the Development Review Committee. An off-site improvement plan will be required and adjacent property owner signatures will be required.
6. The facility shall only operate as a private shooting club under this SUP. Use as a public access shooting range is not permitted under this SUP.
7. Detonation of High Explosives, neither Primary nor Secondary, is not permitted on site. This includes reactive targets and shot indicators (Tannerite and other Binary Composition Explosives).
8. The subject parcel is within the Primary Springs Protection Zone and best management practices for lead mitigation must be outlined, implemented and followed. These measures shall be approved by the Florida Department of Environmental Protection and shall include catchment receptacles and may include phosphate addition and pH management. These measures shall adhere to all elements of the Resource Conservation and Recovery Act (RCRA) and the Clean Water Act (CWA).
9. Monitoring wells shall be installed around the perimeter of the subject parcel. Baseline measurements (Primarily lead) shall be taken prior to the opening of the range and quarterly measurements shall be recorded. These measurements shall be provided to the Growth Services Director annually, or upon request, within fifteen business days.
10. The Special Use Permit shall expire on November 17, 2031; however, it may be renewed administratively up to three times, in five-year increments, by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
    a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit,
    b. 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
    c. 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 & Site Plan
B. Site photographs.
C. DRC Comments.
D. Conceptual Plans