



MARION COUNTY GROWTH SERVICES

Date: 4/30/2021

P&Z: 3/29/2021 BCC: 5/18/2021

Application No:
210407SU

Type of Application:
Special Use Permit

Request: Wastewater
treatment plant in GU,
Government Use.

Existing Zoning:
GU, Government Use

**Future Land Use
Designation:**
Commercial

Parcel #/Acreage:
35341-001-00, 35341-
001-20/10 ac portion of
±48.02 AC

Owner/Applicant(s):
Bruce E. Oehlerking
Trust, TR, Myra A
Gresko Trust, Et AL, and
Michael Oehlerking

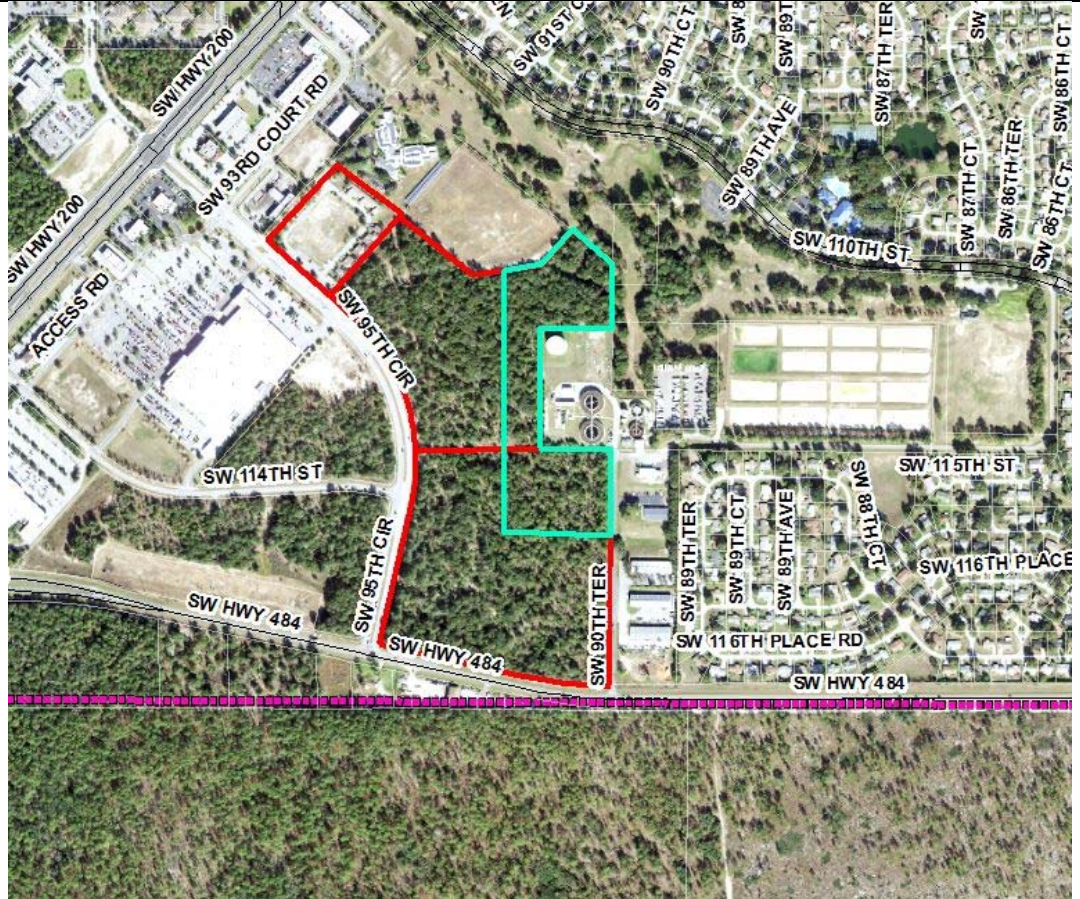
**Staff
Recommendation**
Approval with conditions

**P&Z
Recommendation:**
Approval with Conditions
(ON CONSENT)

Project Planner
Ken Weyrauch, Senior
Planner

**Code Enforcement
Action:**
None.

AR 26223



Item Summary

Staff is recommending **APPROVAL WITH CONDITIONS** for a Special Use Permit (SUP) for a wastewater treatment plant with rapid infiltration basin systems on a ±10 acre site zoned G-U (Government Use), in accordance with Marion County Land Development Code (LDC) Section 2.8, *Special Use Permit*, and Section 4.2.2. All uses in GU, Government Use, require a Special Use Permit. This use is intended to be an expansion of an existing wastewater treatment plant on the parcel adjacent.

Public Notice

Notice of the public hearing was mailed to 8 property owners within 300 feet of the subject property. No written comments have been received in support of or opposed to this zoning change.

Location

The property is located on SW HWY 484, on the west side of Oak Run.

Request and Analysis

The request is for a Special Use Permit (SUP) for a wastewater treatment plant with rapid infiltration basin systems on a ±10 acre site zoned G-U (Government Use). The wastewater treatment plant will be an expansion of an existing subregional wastewater treatment plant currently located at Oak Run and will be operated by Marion County.

The subject property, zoned G-U, Government Use, for the expansion of the wastewater treatment plant is part of an existing plat under Marion Center. This portion of the property will need to be vacated from the plat and either left as acreage or replatted. There are easements and required buffers on the plat that will need to be addressed.

The concept plan proposes a 30-foot wide buffer. No other information on the proposed buffer has been provided. The Land Development Code requires a C-Type Buffer between the Government Use and commercial or industrial uses. A C-Type Buffer includes a 15-foot-wide landscape strip that contains at least four shade trees for every 100 lineal feet, shrubs, and groundcover as well. Recently for water treatment plants, Marion County has been requiring buffers that include 6' berms with a fence on top of the berm along with trees and hedges.



1: Project area Concept Plan

In reaching its decision, the Commission must address the following:

1. **Granting the Special Use Permit will not adversely affect the public interest.** No adverse impacts to the public interest have been identified.
2. **The proposed Special Use Permit is consistent with the current Comprehensive Plan.** The FLU Map 1: Marion County 2045 Future Land Use Map of the Comprehensive Plan designates the site as Commercial. The request is consistent with the Marion County Comprehensive Plan.

- 3. The proposed Special Use Permit is compatible with land uses in the surrounding area.** The surrounding properties are designated as Commercial. With proper buffering, there would not be any compatibility issues with the surrounding area.

The following tables summarize the site's adjacent future land use designations, zoning districts, and existing uses:

ADJACENT PROPERTY CHARACTERISTICS			
Direction of Adjacency	Future Land Use Designation	Zoning	Existing Use/MCPA Property Class
North	High Density Residential	PUD Planned Unit Development	(38) Golf Course/Driving Range
South	Commercial	B-4 Regional Business	(54-59) Timber
East	Public High Density Residential	G-U Government Use PUD Planned Unit Development	(49) Storage/Junk Yard (86) County Property
West	Commercial	B-4 Regional Business	(54-59) Timber

Infrastructure

SURROUNDING ROADWAY CONDITIONS						
Road	Classification	Maint.	Existing Conditions			
			Surface	No. Lanes	R/W Width	R/W Deficiency
SW 90 th TER	Private Subdivision	Private	Paved	2	50'	0

Staff Recommendation: Approval with Conditions

1. The site shall be developed in accordance with the standards of the Marion County Land Development Code unless otherwise modified by these conditions.
2. The G-U, Government Use property shall be vacated from the Marion Center Plat and either left as acreage or replatted.
3. The WWTP shall meet or exceed the standards for wastewater facilities provided in the Marion County Land Development Code.
4. Access to the site shall be limited to SW 90th TER only.
5. A modified A-Type buffer shall be installed and maintained. The Modified A-Type Buffer shall consist of a 30-foot wide landscape strip with a 6' berm and a wall or opaque fence on top of the berm. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 linear feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer. Trees and vegetation shall be on the outside of the berm.
6. Lighting shall be directed away from other uses as to not cast a glare and appropriately screened.

[illegible]

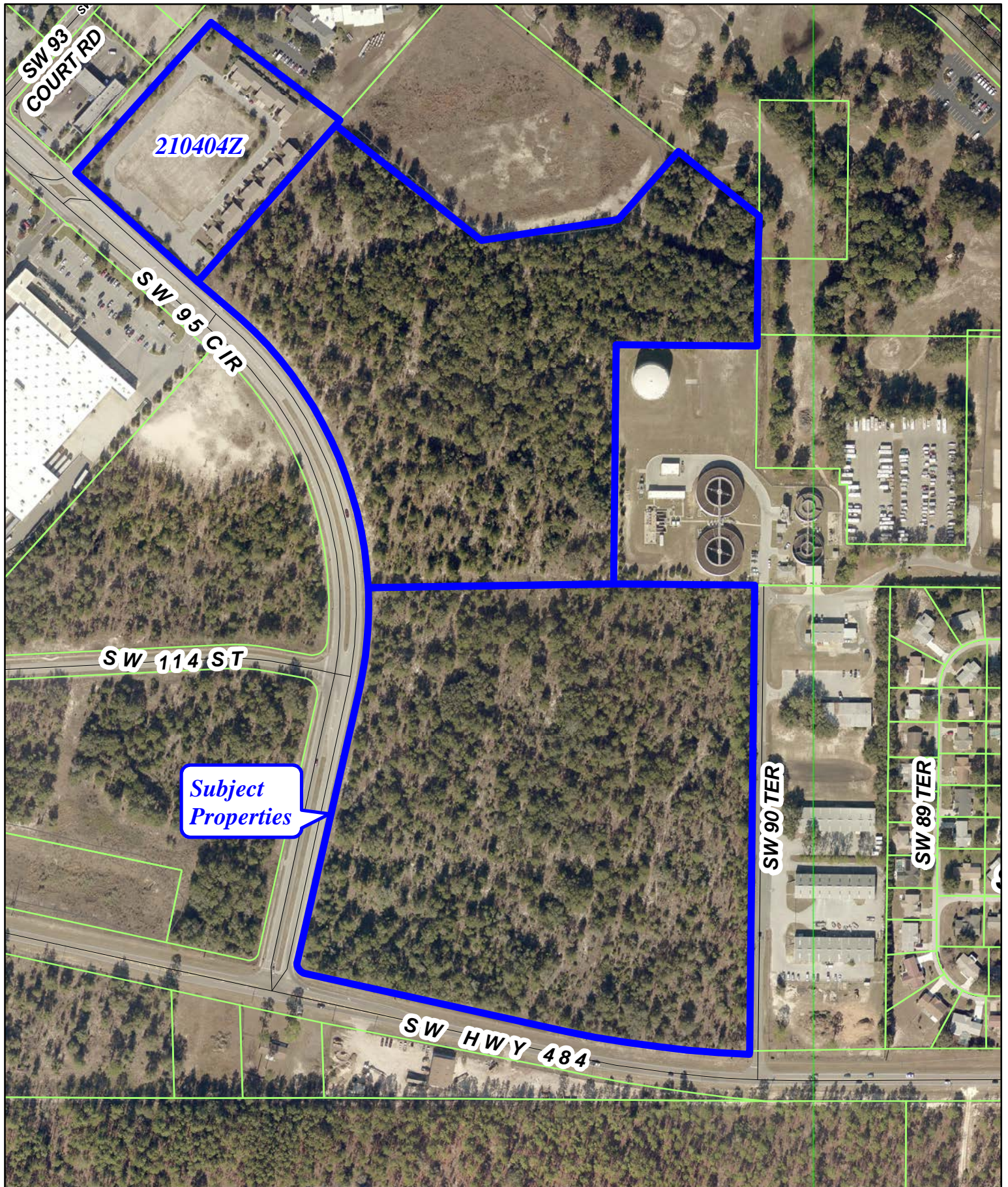
Legend

- Urban Growth Boundary
- MR - Medium Residential (1-4 du/ac)
- HR - High Residential (4-8 du/ac)
- COM - Commercial (0-8 du/ac; FAR 1.0)
- P - Public (N/A; FAR 1.0)
- PR - Preservation (N/A; N/A)

0 0.1 0.2 0.4 Miles

Plat showing subject property within an existing plat along with the easements and buffers required on that plat.

Aerial: 210406Z, 210407SU





0 150 300 450 600
Feet



Existing Land Use Designation 210406Z, 210407SU



Use per MC Property Appraiser		OWNER(S): Bruce E. Oehlerking, Trust – Myra A Gresko Trust ET AL – Michael Oehlerking	
01	Single Family Res	AGENT: Tillman & Associates Engineering, LLC. - David Tillman	
50-69/99	Agricultural	PARCEL(S): 35341-001-00, 35341-001-20	
00/10/40/70	Vacant	<div>  <p>All provided GIS data is to be considered a generalized spatial representation, which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific visual information, contact the appropriate county department or agency. The information is provided visual representation only and is not intended to be used as legal or official representation of legal boundaries.</p> </div>	
71	Church		
02	Mobile Home		
06-07/11-39	Commercial		
41-49	Industrial		
83-98	Public		
82	Recreation		
03-05/08	Multi-Family	<div>  </div>	
77	Club/Lodge/Union Hall		
Legend		<div> <div> <div>• All Amendments</div> <div>☆ Policy 1.20</div> </div> <div> <div>Low Residential (0 - 1 du/ac)</div> <div>Medium Residential (1 - 4 du/ac)</div> <div>High Residential (4 - 8 du/ac)</div> <div>Farmland Preservation Area</div> </div> <div> <div>Rural Land (1 du/10 ac)</div> <div>Rural Activity Center (0 - 2 du/ac; FAR 0.35)</div> <div>Rural Community (0 - 3 du/ac; FAR 0.70)</div> <div>Commercial (0 - 6 du/ac; FAR 1.0)</div> <div>Environmentally Sensitive Overlay Zone (ESOZ)</div> </div> <div> <div>Urban Residential (8 - 16 du/ac)</div> <div>Employment Center (0 - 12 du/ac; FAR 2.0)</div> <div>Commerce District (N/A; FAR 2.0)</div> <div>Public (N/A; FAR 1.0)</div> <div>Preservation (N/A; N/A)</div> <div>Municipality</div> </div> </div>	

210407 SU

AR#: 26223

PA#s: 35341-00-00
and 35341-001-20

(w/ #2104062)



Marion County
Board of County Commissioners
Growth Services • Planning & Zoning
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

SPECIAL USE PERMIT APPLICATION - REGULAR - \$700.00

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: Expansion of existing WWTP (Oak Run)

Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: (B-4) To BE GU

Parcel account number(s): 2146 ac / 26.56 ac
Portion of 35341-001-00 & 35341-001-20

Property dimensions: _____ Total acreage: 10.0 "portion of"
48.02 ac.

Directions: Take SR 200 SW to CR 484; turn L to SW 90th Terrace; turn L to subject property on L

Each property owner(s) MUST sign this application or provide written authorization naming an applicant or agent to act on his behalf. Please print all information, except for the Owner and Applicant/Agent signature.

Bruce Ochling E Trust/ Myra Grosko Trust ET AL/ Michael Ochling

Tillman & Associates Engineering, LLC

Property Owner name (please print)

Applicant or agent name (please print)

1720 SE 18th Avenue, Bldg 100

Full Address

Mailing Address

Ocala, FL 34470

City, State, Zip code

City, State, Zip code

352-387-4540

Phone number (include area code) 847-327-2700

Phone number (include area code)

permits@tillmaneng.com

E-mail address: Bruce E Ochling Trust

E-mail address

Signature

Signature

PLEASE NOTE: A representative is strongly encouraged to attend the public hearings when this application will be presented. If no representative is present, the request may be postponed or denied. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct and legible to process the Application. Contact Growth Services Planning & Zoning at (352) 438-2675 for more information.

STAFF/OFFICE USE ONLY

Project No. <u>2021 02 0024</u>	Code Case No.	Application No.
Rev. by <u>DM</u>	Rev. Date <u>7/3/21</u>	Rev. Date <u>7/3/21</u>
FLUID <u>Common</u>	Revising Map No. <u>1/4</u>	Rev. 04/20/15

AR 26223

Written Findings and Facts for SUP Expansion of Oak Run WWTP:

- (1) Provision for ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe. Access will be by SW 90th Terrace, a privately paved ROW.
- (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. There will be paved designated parking areas that will conform to requirements of the LDC.
- (3) Provisions for refuse and service area, with particular reference to the items in (1) and (2) above. All refuse will be taken offsite by Marion County to the Local landfill or designated area as allowed. There will be a small maintenance building strictly for repairing and addressing on site equipment.
- (4) Provision for utilities, with reference to locations, availability and compatibility. Electricity shall be provided by SECO. Water and Sewer to be provided by MCUD.
- (5) Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary. There will be a 30' buffer around the exterior perimeter of the expansion area.
- (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. No signage is proposed at this time, and any lighting will be shielded and directed as to not cast a glare onto adjacent properties. Required safety signs to be installed as required by Code.
- (7) Provision for required yards and other green space. There will be sufficient green space and required yard setbacks observed in this project.
- (8) Provision for general compatibility with adjacent properties and other property in the surrounding area. This is an expansion of an existing compliant WWTP. This is compatible with the surrounding area as the expansion is a sizeable distance from any residence.
- (9) Provision for meeting any special requirements required by the site analysis for the particular use involved. We are willing to consider any conditions necessary to obtain approval of this request.

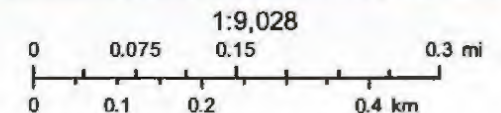
MAP TITLE

#210407 SU



2/4/2021, 10:42:58 AM

- | | | |
|--------------------------------|-----------------|---------------|
| 2008 FIRM Panel | Parcel Boundary | Green: Band_2 |
| Transitional Flood Prone Areas | Municipalities | Blue: Band_3 |
| Flood Prone Areas | Red: Band_1 | |



Marion County IT/GIS, E911, and Office of the County Engineer
Marion County School Board

MAP AUTHOR

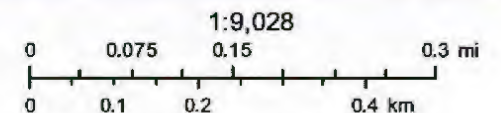
Mapping system are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not for use as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.

MAP TITLE



2/4/2021, 10:41:51 AM

- 2008 FIRM Panel
- Parcel Boundary
- Transitional Flood Prone Areas
- Flood Prone Areas

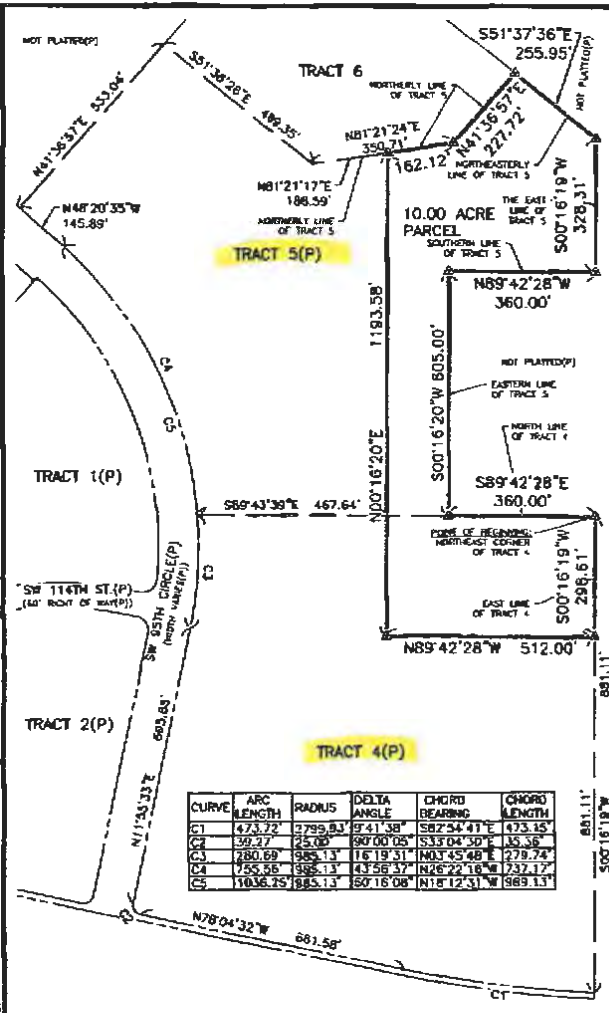


Marion County IT/GIS, E911, and Office of the County Engineer
Marion County Planning and Zoning Division in the Growth Services

MAP AUTHOR

apping system are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not for use as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.





DESCRIPTION:

A PORTION OF TRACTS 4 & 5, MARION CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 39, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, ALL LANDS LYING WITHIN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE NORTHEAST CORNER OF TRACT 4, MARION CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 39, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S00°16'19"W ALONG THE EAST LINE OF SAID TRACT 4, 299.61 FEET; THENCE N89°42'28"W, 512.00 FEET; THENCE N00°16'20"E, 1193.58 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT 5; THENCE N81°21'24"E ALONG SAID NORTHERLY LINE, 162.12 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE N41°36'57"E, 227.72 FEET TO THE NORTHEASTERLY LINE OF TRACT 5; THENCE S51°37'36"E, ALONG SAID NORTHEASTERLY LINE, 255.95 FEET TO THE EAST LINE OF TRACT 5; THENCE S00°16'19"W ALONG SAID EAST LINE OF TRACT 5, 328.31 FEET TO A SOUTHERN LINE OF TRACT 5; THENCE N89°42'28"W ALONG SAID SOUTHERN LINE OF TRACT 5, 360.00 FEET TO AN EASTERN LINE OF TRACT 5; THENCE S00°16'20"W ALONG SAID EASTERN LINE OF TRACT 5, 605.00 FEET TO A POINT ON THE NORTH LINE OF AFORESAID TRACT 4; THENCE S89°42'28"E ALONG SAID NORTH LINE OF TRACT 4, 360.00 FEET TO THE POINT OF BEGINNING.

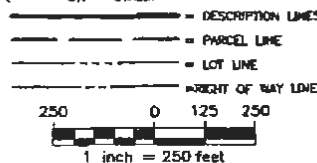
CONTAINING 433,600 SQUARE FEET (10.00 ACRES), MORE OR LESS.

NOTES:

- THIS DRAWING REPRESENTS A SKETCH AND DESCRIPTION AND DOES NOT REPRESENT A CURRENT OR COMPLETE BOUNDARY SURVEY BY THIS FIRM. IT IS BASED ON MARION CENTER PLAT AS RECORDED IN PLAT BOOK 9, PAGE 39, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- NOTE: THE DESCRIBED PARCEL DOES NOT HAVE ACCESS TO A PUBLIC RIGHT OF WAY.
- LINE WORK AND BEARINGS SHOWN HEREON ARE BASED ON THE MARION CENTER PLAT, AND RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY PLAT BOOK 9, PAGE 39, FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- THE REMAINDER OF THE ORIGINAL PARENT TRACT IS NOT DELINEATED HEREON.
- COPIES OF THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

LEGEND:

- A = DESCRIPTIVE POINT
- L# = LINE NUMBER (SEE TABLE)
- O.R.B. = OFFICIAL RECORD BOOK
- P.C. = PAGE
- (P) = PER PLAT
- ST. = STREET



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT WE HAVE MADE A SKETCH AND DESCRIPTION, AS SHOWN HEREON, THAT IT IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF; AND THAT THIS SKETCH AND PLAT CONFORM WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE SIGNED: _____

MARION B. PETERS
PROFESSIONAL SURVEYOR & MAPPER 6301
STATE OF FLORIDA (FOR THE FIRM LB6748)

SKETCH AND DESCRIPTION FOR MARION COUNTY UTILITY DEPARTMENT

GPI

GPI Geospatial, Inc.

3051 E. LIVINGSTON STREET, SUITE 300
ORLANDO, FL 32803 (407) 851-7880
(LICENSED BUSINESS NO. 6748)

SECTION 35, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA			
DRAWN BY: M.T.E.	DATE OF SURVEY: N/A	SCALE: 1" = 250'	
CHECKED BY: H.B.P.	REVISIONS:	F.B./P.G.: N/A	
JOB#: GED-2019066.10		FILE #: 34/XXXX	
CADD FILE: D:\KRM\S&D.CRD		SHEET	
DRAWING FILE: D:\KRM\S&D.DWG		1 OF 1	