



# Marion County Board of County Commissioners

**Date: 5/4/2021**

**P&Z: 4/26/2021 BCC: 5/18/2021**

**Item Number  
210513SU**

**Type of Application**  
Special Use Permit

**Request**

Requesting a special use permit to allow 3 RVs on site, 2 for personal use and 1 for non-commercial guests

**Owner/Applicant**

Trudi and Michael Moore

**Parcel #/Acreage**

12627-000-01/27.53

**Future Land Use**

Rural Land

**Existing Zoning**

A-1 General Agriculture

**Recommendation**

Approval With  
Conditions

**P&Z**

**Recommendation:**

Approval With  
Conditions

**Project Planner**

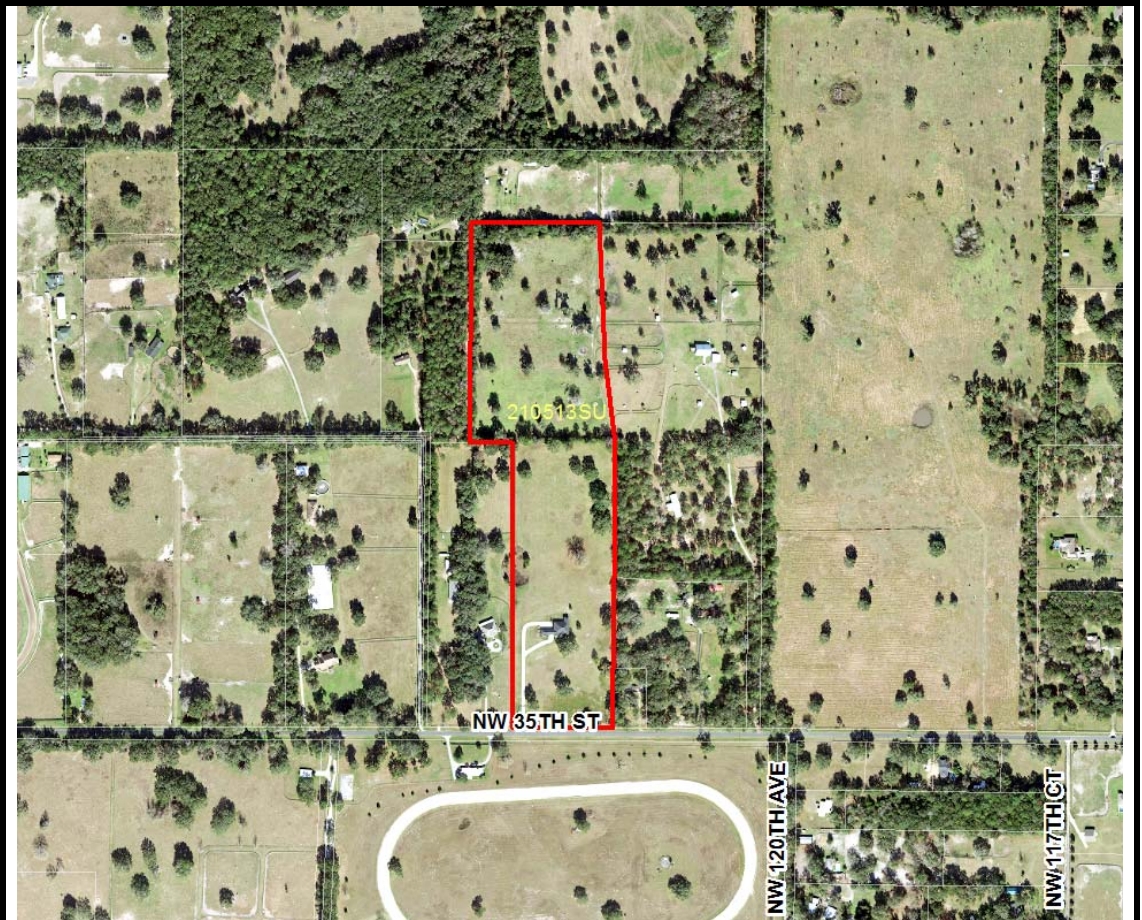
Ken Weyrauch, Senior  
Planner

**Code Enforcement**

**Action:**

None

**AR:26344**



## Summary

Staff is recommending APPROVAL with Conditions for a special use permit to allow three (3) RV sites on 27.53 acres on A-1, General Agriculture, in accordance with the Marion County Land Development Code (LDC), Article 2, Division 8 "Special Use", in A-1 General Agriculture.

## Public Notice

Notice of public hearing was mailed to 11 property owners within 300 feet of the subject property. One letter in opposition has been received at the time of this report's writing or 9%.

## **Background**

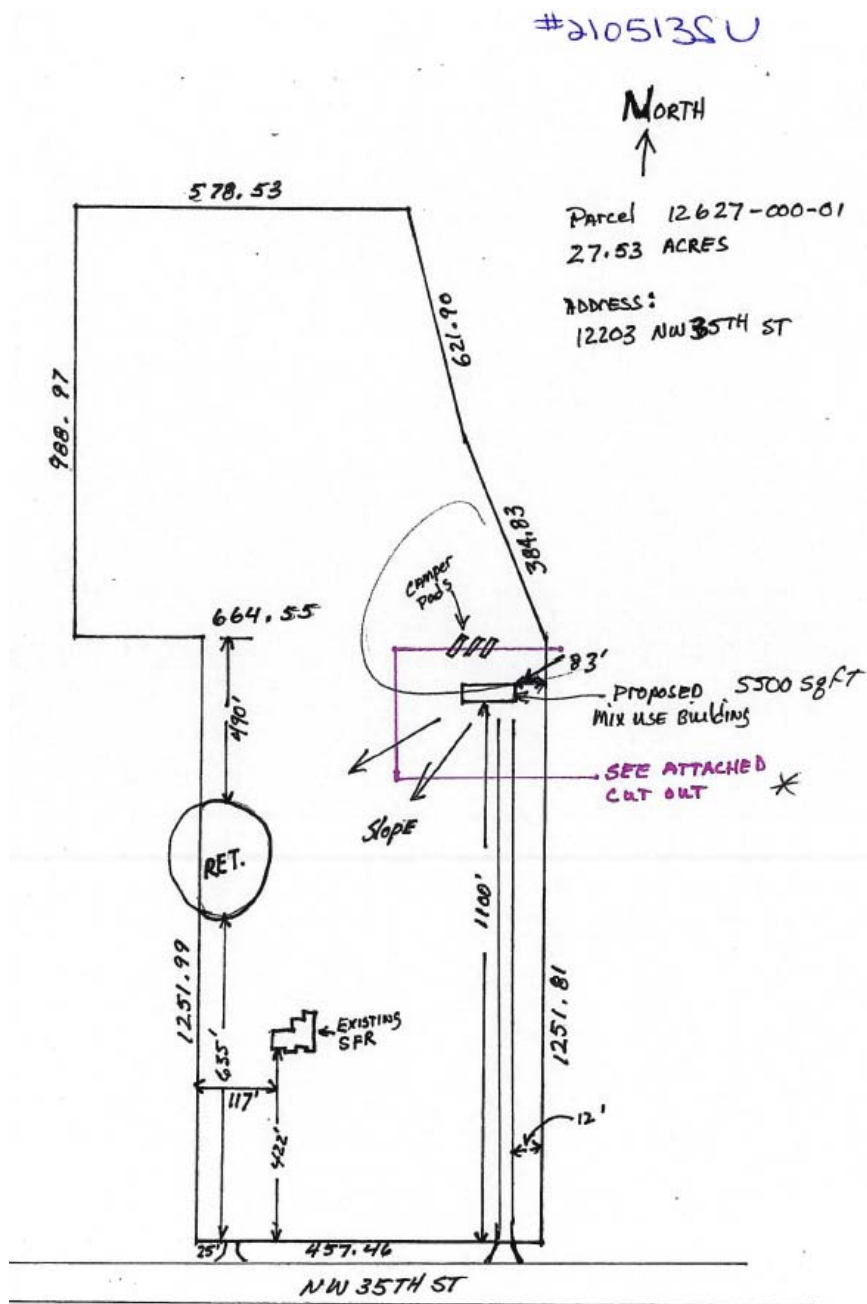
### **Location**

The subject property is located on NW 35<sup>th</sup> Street, inside the Farmland Preservation Area, about 4/5ths of a mile east of NW 130<sup>th</sup> Ave.

### **Request**

The applicant requests a special use permit to allow three (3) R.V. sites on 27.53 acres on A-1, General Agriculture. Two of the RV sites are for personal use and storage and the 3<sup>rd</sup> RV site would be for non-commercial guests of the property owner. There is a new barn being built adjacent to the proposed RV sites. The barn will have a septic tank connected to it. The intention is that the 3 RVs will be connected to well water, septic, and electricity. There will be no signage nor advertising of the sites to the general public. The Findings of Facts states that the neighbor to the west has RVs on site but there is no Special Use Permit or Temporary Use Permit for that property.

CONCEPT PLAN



1: Concept Plan.

## Analysis

The subject property is 27.53 acres with A-1, General Agriculture zoning and Rural Land Use. The property use, according to the Marion County Property Appraiser is Single Family Dwelling (01). Agriculturally zoned properties are allowed to apply for Temporary Use Permits that would allow for up to five (5) RVs on the property, with self contained disposal systems, for up to 60 days within a 365-day period under Section 4.3.6 of the Marion County Land Development Code (LDC). The LDC also states that unoccupied RVs may not be used for storage. The current request is asking for two of the RVs to be used as personal storage and one RV for guests of the property owner. If an RV is used as permanent storage, it may require a permit from the Building Department. Within the Northwest quadrant of Marion County, inside the Farmland Preservation Area, Special Use Permit Requests for RV sites as temporary lodging for guests is not uncommon. The subject property does have a waiver to a Major Site Plan that resulted in a

plan to address the additional stormwater runoff from the proposed impervious surfaces, barn, RV pads, and other agricultural structures.

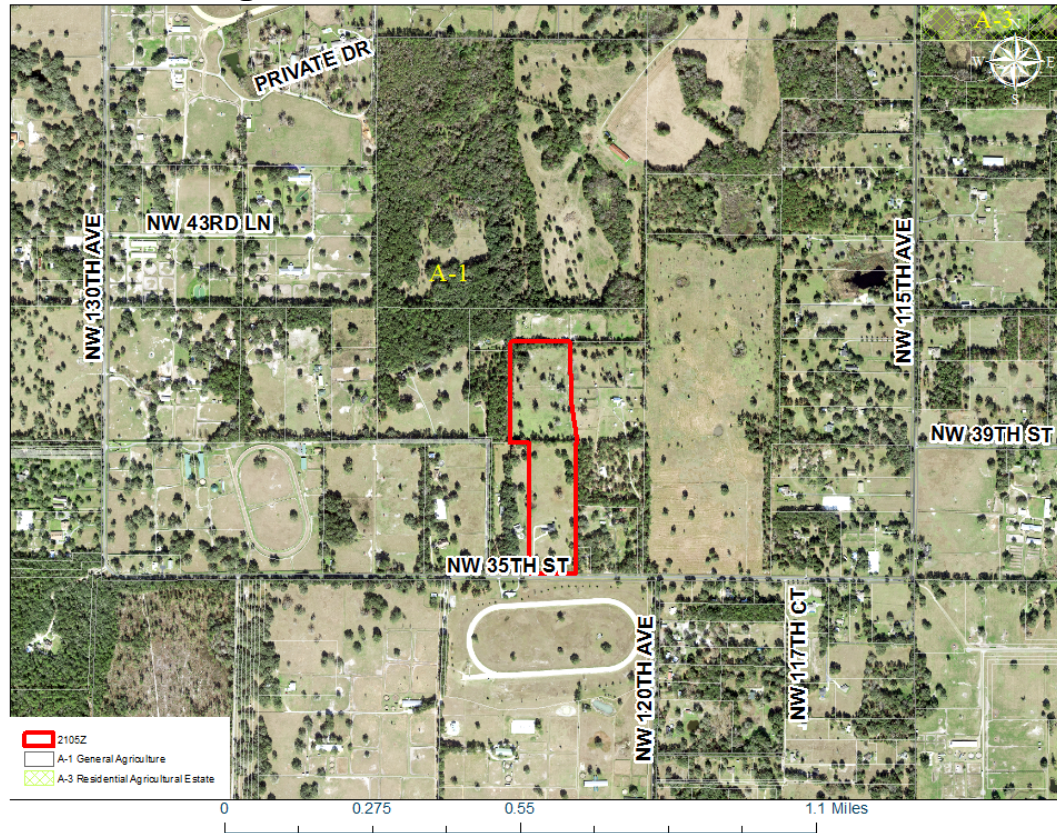
The subject property is located within the Farmland Preservation Area and Secondary Springs Protection Zone.

In reaching its decision, the Board of County Commissioners shall find that the following exist:

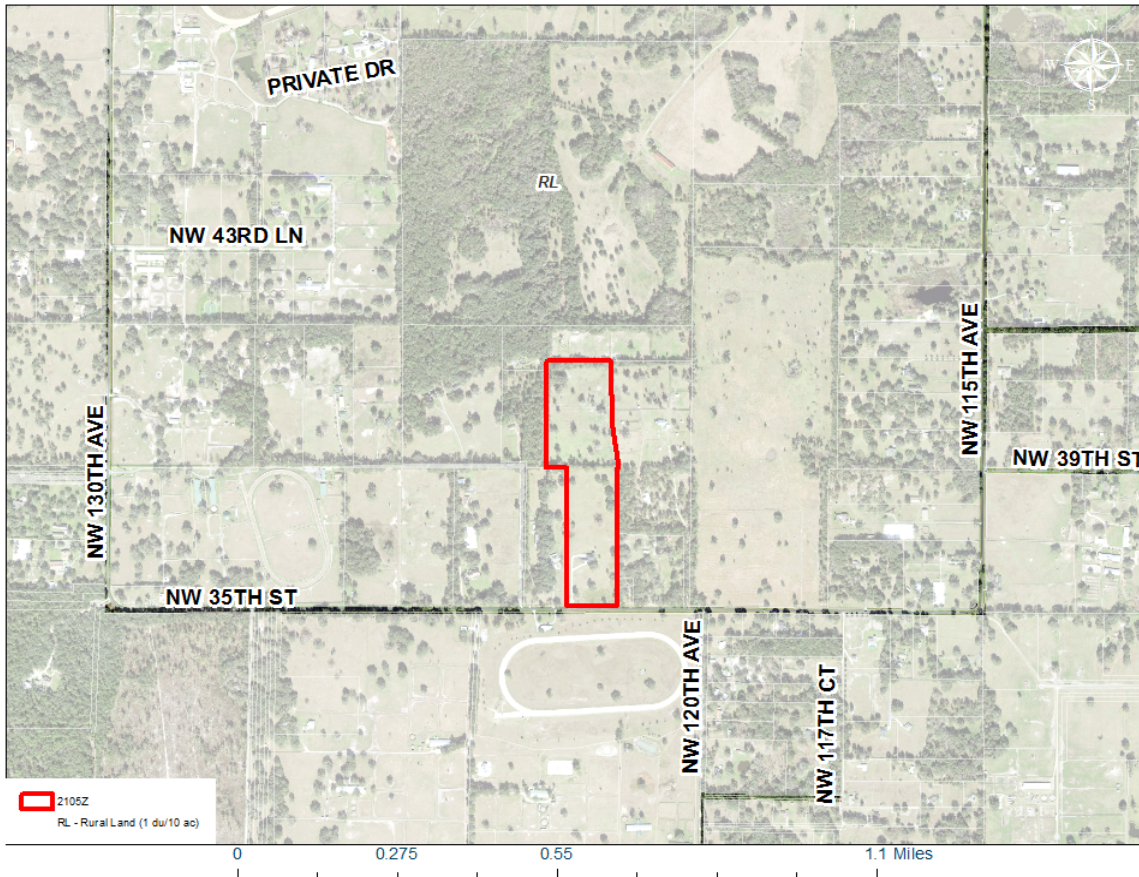
- a. Granting the proposed Special Use Permit will not adversely affect the public interest.** The three(3) RV sites for personal use will be toward the center of the 27.5-acre property and buffered by trees from the street.
- b. The proposed Special Use Permit request is consistent with the current Comprehensive Plan.** The FLU Map 1: Marion County 2035 Future Land Use Map of the Comprehensive Plan designates this property as Rural Land. Rural Land is intended to support agriculture and agriculture-associated activities. Granting the Special Use Permit is consistent with the existing land use and will be compatible with the zoning in the surrounding area.
- c. The proposed Special Use Permit request is compatible with land uses in the surrounding area.** The subject property is 27.53 acres surrounded by undeveloped grazing and timber properties. The Special Use Permit would not change the character of the neighborhood and is compatible with land uses in the surrounding area.



## Current Zoning

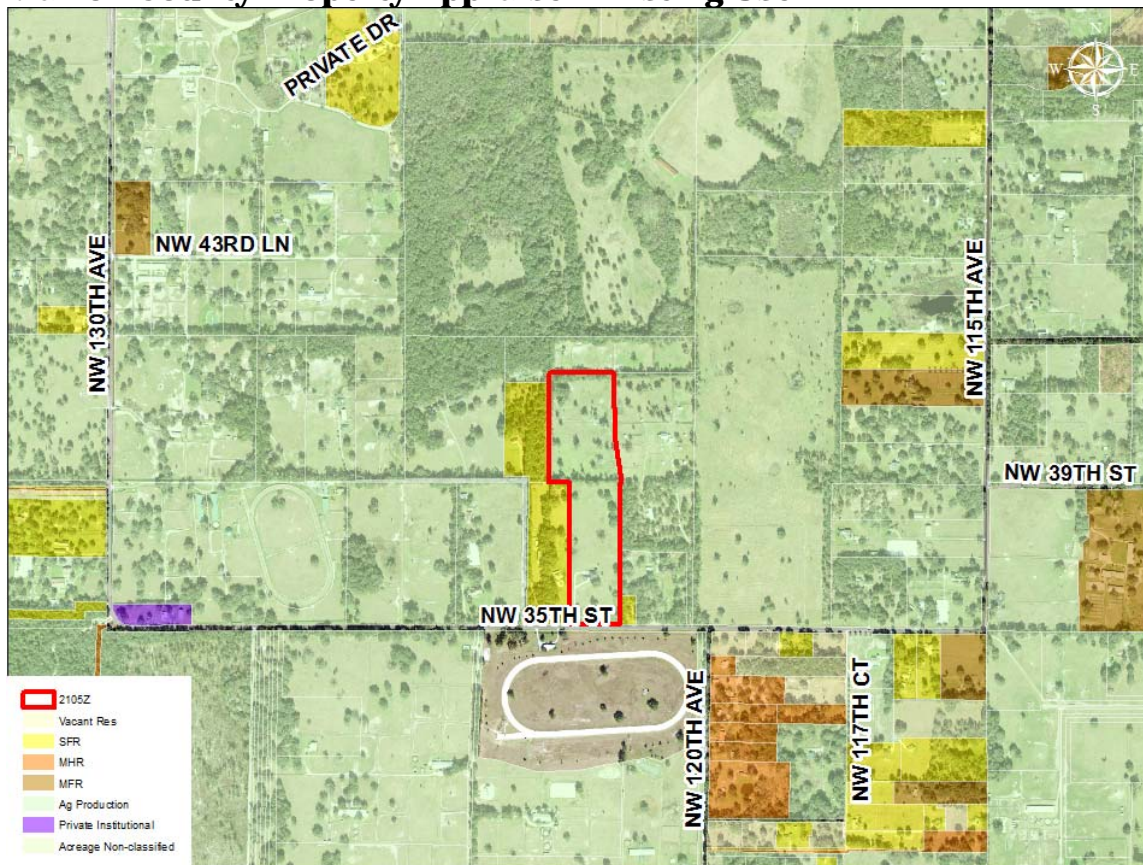


## Current Land Use





## Marion County Property Appraiser Existing Use



The following table summarizes adjacent future land use designation, zoning districts, and existing uses:

ADJACENT PROPERTY CHARACTERISTICS			
Direction of Adjacent	Future Land Use Designation	Zoning	Existing Use/MCPA Property Classification
<b>North</b>	Rural Land	A-1 General Agriculture	(60-65) Grazing
<b>South</b>	Rural Land	A-1 General Agriculture	HOA Community Use (H Track)
<b>East</b>	Rural Land	A-1 General Agriculture	(60-65) Grazing
<b>West</b>	Rural Land	A-1 General Agriculture	(01) Improved Residential

## Infrastructure

**Access** to the property is from NW 35<sup>th</sup> Street.

Road	Classification	Maintenance	Existing Conditions			
			Surface	No. Lanes	R/W Min. Width	R/W Deficiency
NW 35 <sup>th</sup> Street	Minor Local	County	Paved	2	60'	20'

**Water/Sewer** services are to be provided on-site by the Applicant.

Utility	Service Area
Water	Marion County
Sewer	Marion County

# Staff Recommendation:

## Approval with Conditions

1. The site shall be operated consistent with the submitted conceptual plan and conditions as provided with this approval.
2. This Special Use Permit shall run with the owner (Trudi and Michael Moore) and not the property.
3. The applicants, Trudi and Michael Moore, must reside on the subject property
4. No more than three (3) recreational vehicles (RV's) are permitted at any time.
5. All RV sites must be a minimum of 25 feet from any property line
6. Site shall be buffered with trees. A line of trees will need to be planted along the eastern boundary of project area where RV's will be located. Existing tree lines shall remain.
7. The recreational vehicles must be self-contained for waste disposal and connected to the existing septic system.
8. There shall be no signage or advertisements related to this use.
9. The RVs shall not be for commercial use. Two spots are for personal use and no more than one spot may be used for guests.
10. The Special Use Permit shall expire on May 18, 2024; however, it may be renewed administratively for up to 5 years 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).

## DRC Comments

SUBJECT: **STAFF REVIEW COMMENTS LETTER**

PROJECT NAME: MOORE PROPERTY, TRUDI

PROJECT #2015090019

APPLICATION: SPECIAL USE PERMIT #26344

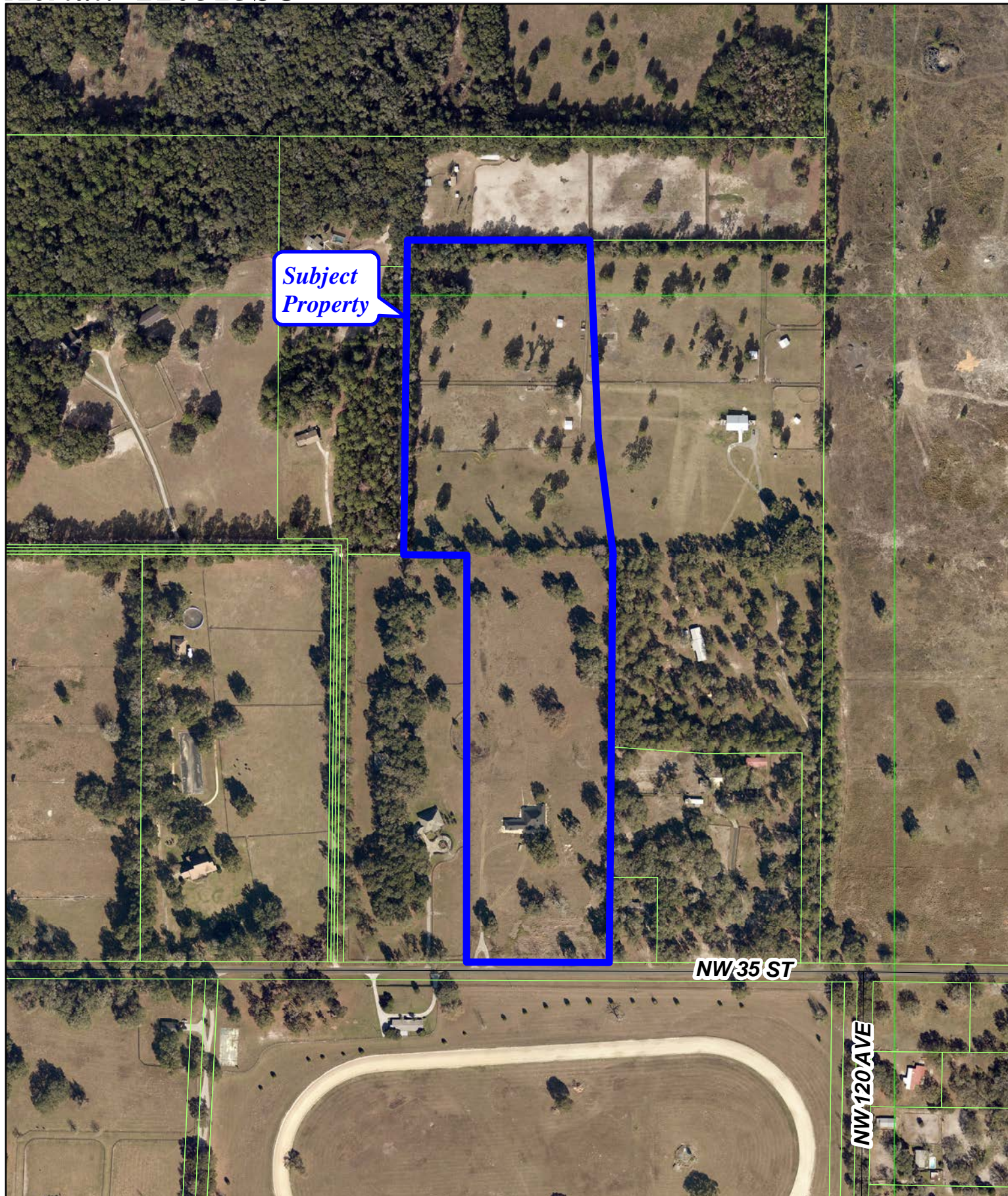
1. DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Special Use Permit  
STATUS OF REVIEW: INFO  
REMARKS: Approve. The site has a Major Site Plan waiver, and a plan to address the additional runoff from new impervious areas (driveways, barns, RV pads, etc.). Please see approved stormwater plan dated 03-04-2021 under AR# 26102.
2. DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: Special Use Permit  
STATUS OF REVIEW: INFO

REMARKS: The proposed rv parking is personal use and not commercial storage.  
There are no traffic impacts.

3. DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Special Use Permit  
STATUS OF REVIEW: INFO  
REMARKS: no comments
4. DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: Special Use Permit  
STATUS OF REVIEW: INFO  
REMARKS: N/A
5. DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Special Use Permit  
STATUS OF REVIEW: INFO  
REMARKS: N/A
6. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: Special Use Permit  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
7. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: Special Use Permit  
STATUS OF REVIEW: INFO  
REMARKS: no comments
8. DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Special Use Permit  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED - Parcel 12627-000-01 within Marion County Utilities public service area but outside connection distance to utility provider's closest available water or sewer at this time. When water or sewer become available from the public utility provider, parcel shall connect to respective service(s) within 365 days of notification. Not within any primary springs protection zone.
9. DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: Special Use Permit  
STATUS OF REVIEW: INFO  
REMARKS: Finding of Facts states neighbor property has RVs, no SUPs can be found for such. RVs are not allowed outside of PRV without an SUP. RVs with Temp Use Permits are supposed to be self-contained.
10. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Special Use Permit  
STATUS OF REVIEW: INFO  
REMARKS: Property is Rural Land, Not intended for commercial use that is not agriculture-related. If SUP is granted then the use is allowable in RL.



*Aerial: 210513SU*

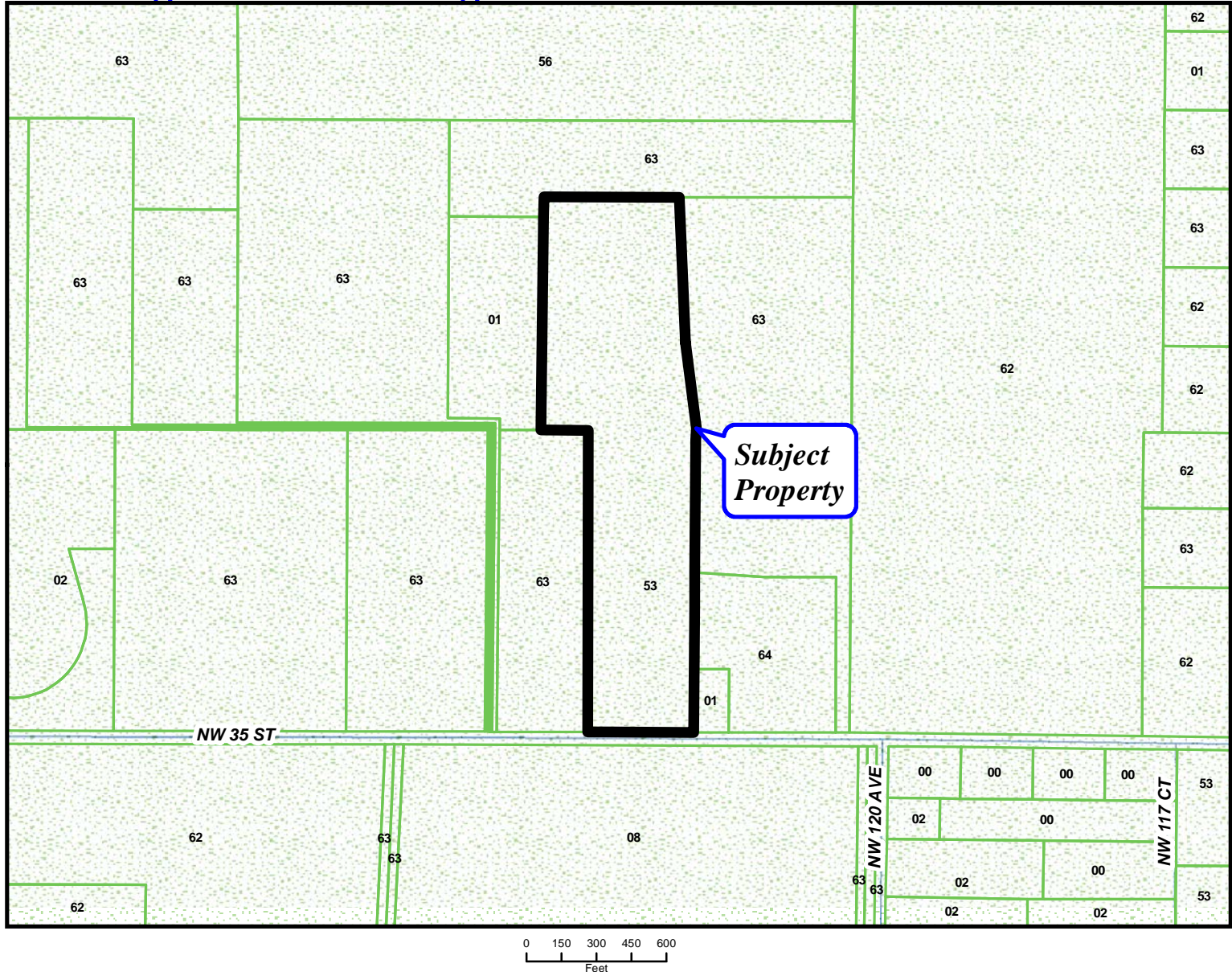


0 150 300 450 600  
Feet





# Existing Land Use Designation 210513Z



Use per MC Property Appraiser		OWNER(S): Michael J. and Trudi J. Moore
01	Single Family Res	AGENT: SAME
50-69/99	Agricultural	
00/10/40/70	Vacant	
71	Church	PARCEL(S): 12627-000-01
02	Mobile Home	
06-07/11-39	Commercial	
41-49	Industrial	
83-98	Public	
82	Recreation	
03-05/08	Multi-Family	
77	Club/Lodge/Union Hall	



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.



## Legend

• All Amendments	Rural Land (1 du/10 ac)	Urban Residential (8 - 16 du/ac)	Employment Center (0 - 12 du/ac; FAR 2.0)
★ Policy 1.20	Low Residential (0 - 1 du/ac)	Rural Activity Center (0 - 2 du/ac; FAR 0.35)	Commerce District (N/A; FAR 2.0)
	Medium Residential (1 - 4 du/ac)	Rural Community (0 - 3 du/ac; FAR 0.70)	Public (N/A; FAR 1.0)
	High Residential (4 - 8 du/ac)	Commercial (0 - 6 du/ac; FAR 1.0)	Preservation (N/A; N/A)
	Farmland Preservation Area	Environmentally Sensitive Overlay Zone (ESOZ)	Municipality





Marion County  
Board of County Commissioners

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

#210513SU

AR#: 26344

PA#: 12627-000-01

**SPECIAL USE PERMIT APPLICATION - REGULAR - \$1,000.00**

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: Personal use for our RV, and guests stopping by, short term only. NOT for long term storage or rental. (up to 3 RV's) 2 for personal use one for guests.

Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: A-1 ✓

Parcel account number(s): 12627-000-01

Property dimensions: ON SITE PLAN Total acreage: 27.53 ✓

Directions: WEST ON US 27 Left ON 464B Left ON NW 115 AVE  
Rd Turns into NW 35TH ST property on Right

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.

Trudi J Moore and Michael J. Moore

Property Owner name (please print)

12203 NW 35th St. ✓

Applicant or agent name (please print)

Mailing Address

Ocala, FL 34482

Mailing Address

City, State, Zip code

352-216-4145

City, State, Zip code

Phone number (include area code)

Trudi@tjimpromos.com

Phone number (include area code)

E-mail address

Cindi J Moore

E-mail address

Signature

Signature

**PLEASE NOTE:** A representative is strongly encouraged to attend the public hearings when this application will be discussed. 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.

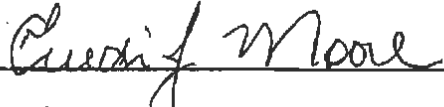
STAFF/OFFICE USE ONLY			
Project No.: <u>2015090019</u>	Code Case No.: <u>N/A</u>	Application No.: <u>26344</u>	
Rcvd by: <u>sym</u>	Rcvd Date: <u>3/2/21</u>	FLUM: <u>Rural</u>	Zoning Map No.: <u>T2</u> Rev: 07/1/2019

Sec. 32-14-20



Written Findings of Fact - NOT FOR COMMERCIAL USE

1. Access to the property is off NW 35<sup>th</sup> Street. There is an asphalt entrance and drive Running along the East side of the property that leads to the RV parking.
2. The RV parking will be blacktop and will be located behind the barn and in front of a tree line. There is no visual effect to the neighbors, or from road or property behind. The location is approximately ¼ back from NW 35<sup>th</sup> Street.
3. Waste removal will be collected by owner and disposed properly on an as needed basis. Waste is held on the RVs until it is ready to be disposed of.
4. SECO is the power company, there is a new well installed and there will be a new septic Tank installed as per code.
5. The tree line and the barn will be blocking the view and additional landscaping will be added after the completion of the Barn.
6. There will be no signage as this is not for commercial use.
7. As well as setbacks RV parking will be in compliance with local codes and ordinances.
8. Adjacent property to the West, Gary Lange's property, which currently has RVs and Trailers hooked up to their barn. Adjacent property to the East also has trailers, RVs And mobile homes. Property to the north has two tree lines blocking any views of RVs Or trailers. South Facing will be the Barn and our Home which will block any views to The racetrack across the street from 12203 NW 35<sup>th</sup> St. They also have trailers and RVs on site.
9. Yes, we will be willing to meet any special conditions necessary to get this special use permit.

  
Trudi Moore, Owner

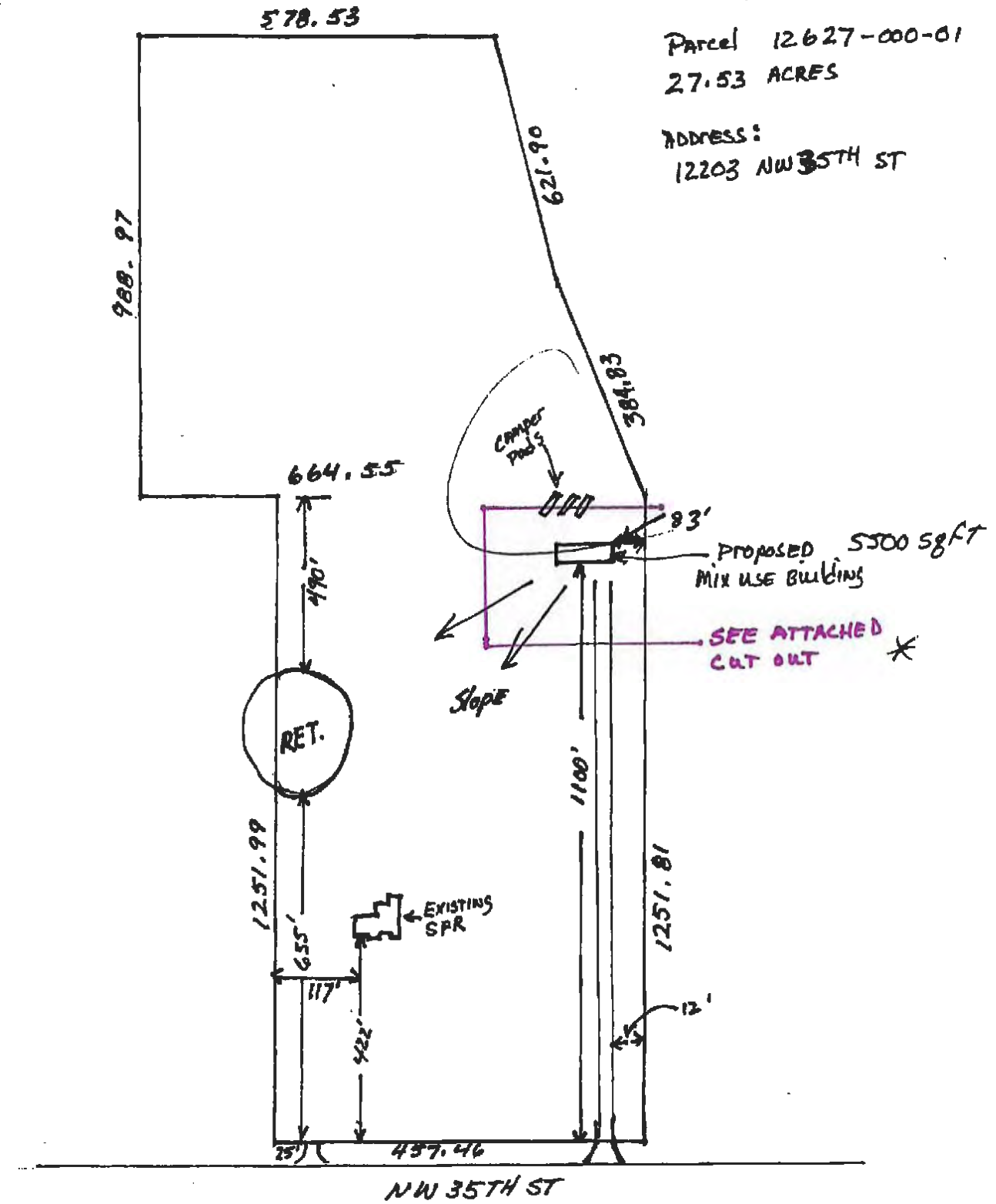
2/27/2021

#2105135U

NORTH  
↑

Parcel 12627-000-01  
27.53 ACRES

Address:  
12203 NW 35TH ST



North

\* Attached Cut Out

1" = 100'

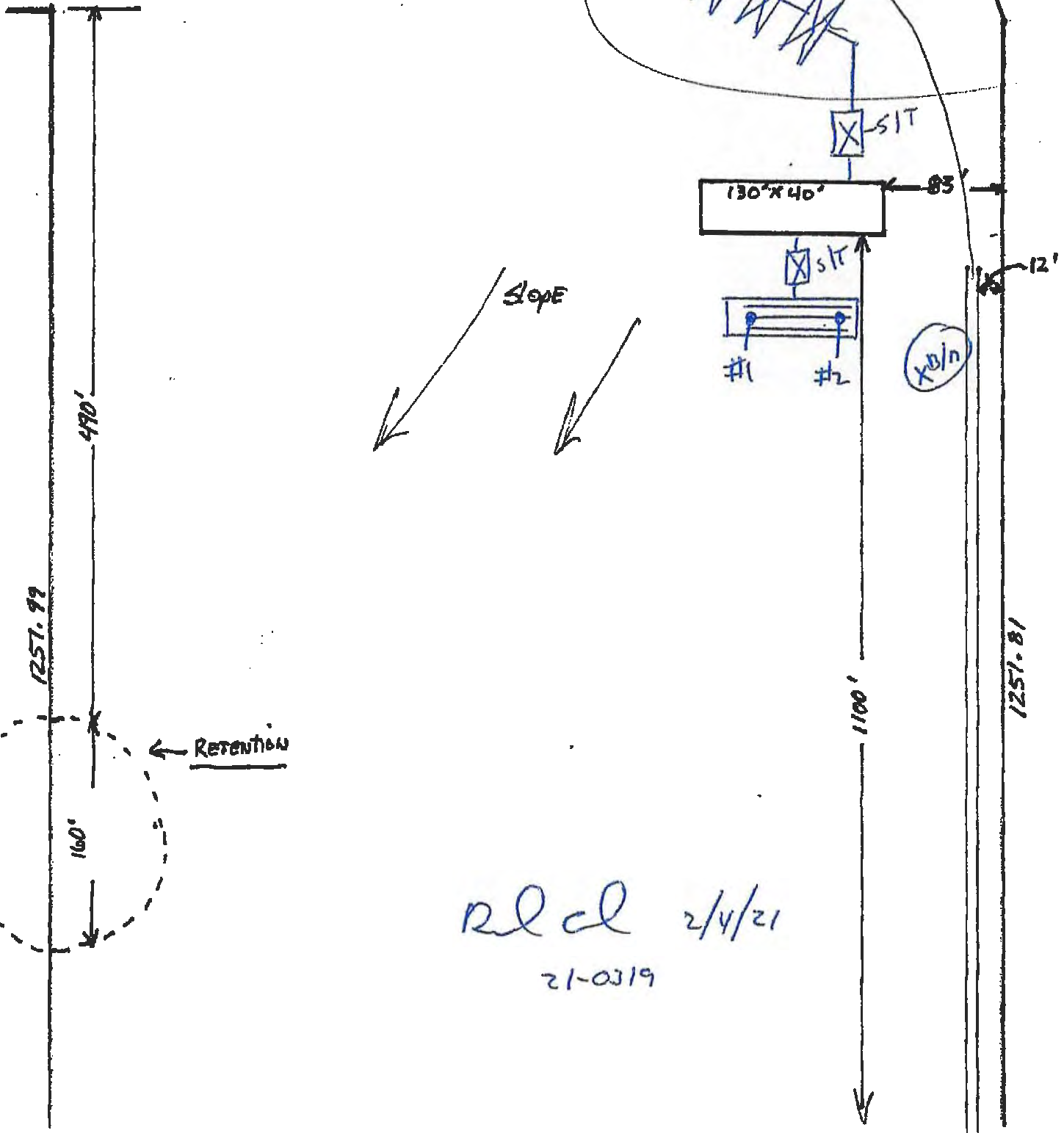
Parcel # 12627-000-01

27.53 ACRES

Property Address:

12203 NW 35TH ST

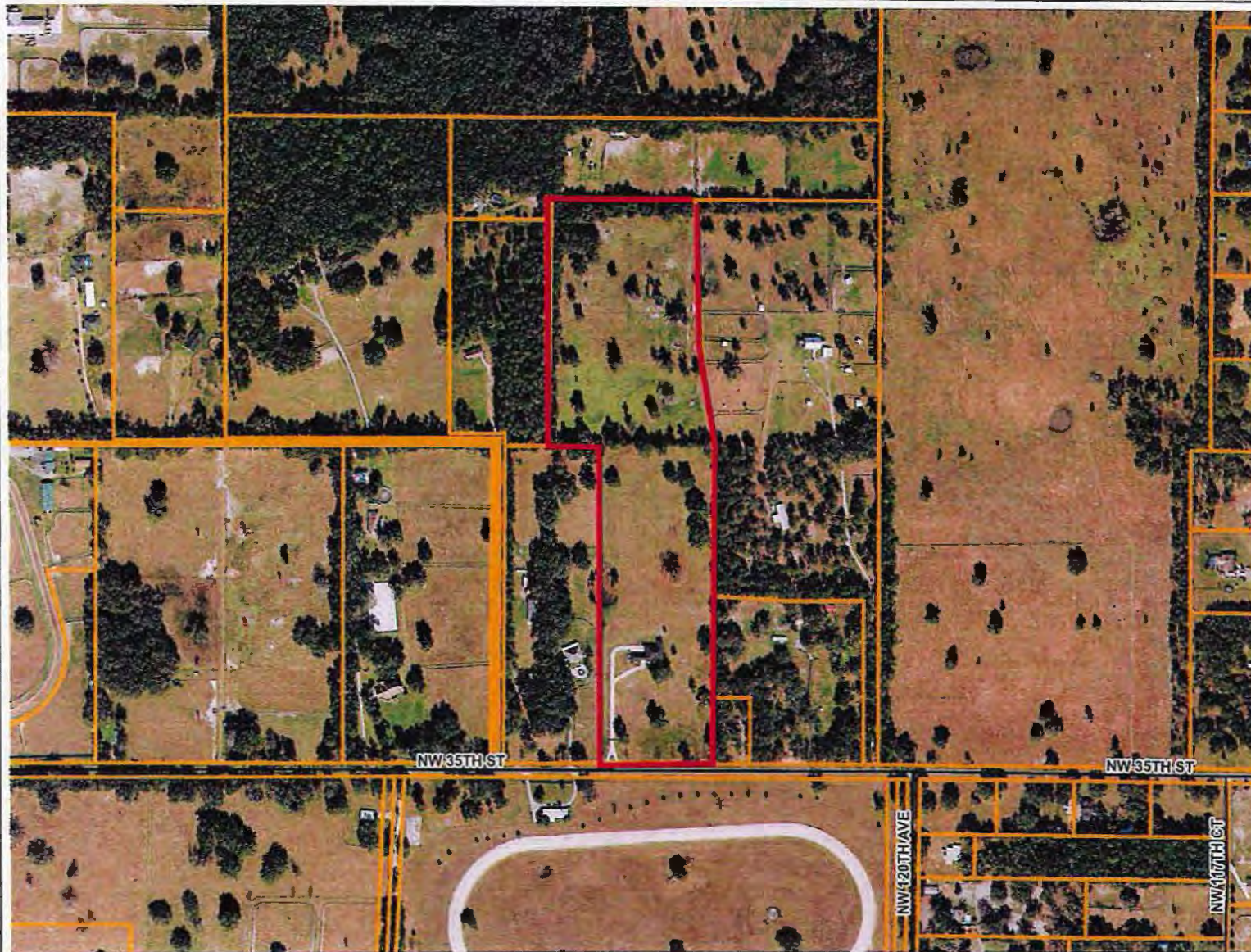
TREE LINE



RLCL 2/4/21

21-0319





**Legend**

- Urban Growth Boundary
- Streets
- Parcels
- Municipalities
- Marion County

1: 7,294

1 in = 0.12 Miles



**Notes**

0.2 0 0.12 0.2 Miles

Projected Coordinate System: NAD\_1983\_StatePlane\_Florida\_West\_FIPS\_0902\_Feet

Created By:

This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online internal mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.

Creation Date: 3/2/2021