RESOLUTION NO. 26-R-___

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on February 23, 2026; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, March 17, 2026. Now, therefore,

BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. SPECIAL USE PERMIT PETITION 260303SU – Andres Hernandez and Gladisleidys Gonzalez, the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Andres Hernandez and Gladisleidys Gonzalez, Dunnellon, FL 34432, to allow two (2) horses for personal use, in a Single-Family Dwelling (R-1) zone, on an approximate 1.29 Acre Parcel, on Parcel Account Number 3490-059-007, Site Address 13516 SW 80th Street, Dunnellon, FL 34432

SECTION 2. FINDINGS AND CONDITIONS. The Board has determined that this request will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. The Board of County Commissioners agrees/disagree with the recommendation of approval with conditions/denial and findings of the Planning and Zoning Commission and approves the Special Use Permit subject to the following conditions:

1. The site shall be developed and operated consistent with the concept plan. Any required improvements, including the expansion of the existing fenced area, shall be provided within ninety (90) days of approval.
2. The Special Use Permit shall run with the property owner(s), Andres Hernandez and Gladisleidys Gonzalez.
3. No commercial activity related to the horses shall be permitted within the subject property. This condition shall not restrict family members or friends invited by the subject property owner, from time to time and without compensation, to interact with the horses.
4. All accessory structures, including horses' stables and sheds, shall meet minimum zoning requirements as provided in the Marion County Land Development Code (LDC).
5. All manure shall be stored within an enclosed container or on an impervious surface covered by waterproof material. Manure shall be collected and removed from the subject property at least once every week.

6. Up to two (2) horses shall be permitted on at least 39,800 square feet of pasture area, with feed to be supplemented by hay.
7. The Special Use Permit shall expire on March 17, 2031; however, it may be renewed administratively three times for five years each by written instrument signed and issued by the Growth Services Director (or designee), 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 feet 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; and/or
    c. The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or equivalent review process at the time).

SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 17th day of March, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

_____
GREGORY C. HARRELL, CLERK

_____
CARL ZALAK, III, CHAIRMAN

DRAFT