

ORDINANCE NO. 26-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA; ADOPTING THE FOLLOWING SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP SERIES OF THE MARION COUNTY COMPREHENSIVE PLAN:

**26-S03, THE DELTONA CORPORATION
+/- 0.29 ACRE PORTION OF AN OVERALL +/-7.48 ACRE
TRACTS,
PORTIONS OF PARCEL NOS. 8007-0000-10 and 8007-0000-08
FROM PRESERVATION TO COMMERCIAL**

PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR APPEALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Marion County, Florida (Board), is responsible for and has established the Comprehensive Plan Future Land Use Designation of parcels of property in the unincorporated area of Marion County as reflected in the Future Land Use Map Series, and

WHEREAS, the Board has the authority to approve small-scale amendments to the Comprehensive Plan consistent with the provisions of Section 163.3187, Florida Statutes, and

WHEREAS, the property owner submitted Application No. 26-S03 for a small-scale amendment to the Comprehensive Plan and such application identifies the subject property by suitable legal description with parcel number, and such identification of property is hereby incorporated into this ordinance by reference, and the property description and illustration are attached hereto as Exhibits "A1," "A2," "B1," "B2," and "C" respectively, and

WHEREAS, the Marion County Planning and Zoning Commission, acting as the Local Planning Agency, conducted an advertised public hearing on May 27, 2026, to consider Amendment No. 26-S03. The Planning and Zoning Commission considered the Growth Services Department's then recommendation of denial, received public comment, and made a recommendation of approval, subject to resolving staff concerns related to concurrent Binding Letter of Modification of Vested Rights (BLIM) Application No. 260508BL, to the Board regarding the Amendment, including findings of fact related to:

1. The granting of the amendment will not adversely affect the public interest.
2. The proposed amendment is compatible with land uses in the surrounding areas.

3. The proposed amendment is consistent with Chapter 163, Florida Statutes, and the Marion County Comprehensive Plan, and

WHEREAS, the Board conducted an advertised adoption public hearing on June 17, 2026, to consider Amendment No. 26-S03, considering the Growth Services Department’s revised recommendation of approval, the Planning and Zoning Commission’s recommendation of approval, and public comment received, and acted to adopt the Amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. SMALL-SCALE AMENDMENT APPROVAL. The Board hereby approves the below-listed small-scale amendment to the Comprehensive Plan and authorizes the necessary amendment to the Future Land Use Map Series, in accordance with Exhibits “A1,” “A2,” “B1,” “B2,” and “C” attached hereto and by this reference made a part hereof, based on findings that it does not adversely affect the public interest, is compatible with land uses in the surrounding areas, and is consistent with the Marion County Comprehensive Plan and Chapter 163, Florida Statutes:

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SECTION 2. APPEALS. Any affected person may file a petition with the Division of Administrative Hearings pursuant to Sections 120.569 and 120.57, Florida Statutes, to request a hearing to challenge the compliance of this small-scale amendment with Chapter 163, Part II, Florida Statutes, within 30 days following the adoption date of this ordinance.

SECTION 3. SEVERABILITY. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining portions and provisions of this ordinance shall remain in full force and effect.

SECTION 4. CONFLICTS. In the event that any other ordinances are in conflict with this Ordinance, the provisions of this Ordinance shall prevail with respect to this property.

SECTION 5. EFFECTIVE DATE. This small-scale amendment shall not become effective until 31 days after adoption. If this small-scale amendment is challenged within 30 days after adoption, then this small-scale amendment shall not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small-scale amendment complies with Chapter 163, Part II, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

SECTION 6. CERTIFIED COPY. A certified copy of this ordinance shall be filed by the Clerk of the Board, by email, with the office of the Secretary of State of Florida within ten days after enactment, and shall take effect upon receipt of official acknowledgment from the Secretary of State that this ordinance has been filed with such office, subject to the limitation set forth above.

SECTION 7. COPY ON FILE. This original ordinance shall be filed with the Clerk of the Circuit Court, and a certified copy of this ordinance shall be on file in the Marion County Growth Services Department – Planning and Zoning Division for public inspection.

DULY ADOPTED with a quorum present and voting by the Board of County Commissioners of Marion County, Florida, this 17th day of June, 2026.

**BOARD OF COUNTY
COMMISSIONERS
MARION COUNTY, FLORIDA**

CARL ZALAK, III, CHAIRMAN

ATTEST:

GREGORY C. HARRELL, CLERK

APPROVED AS TO LEGAL FORM AND SUFFICIENCY

MATTHEW MINTER, COUNTY
ATTORNEY

Portion of Tract "H", Portion of Parcel Number 8007-0000-08

Legal Description

SKETCH OF DESCRIPTION FOR: THE DELTONA CORPORATION

DESCRIPTION:

A PORTION OF TRACT H AS SHOWN ON THE PLAT OF MARION OAKS UNIT 7 AS RECORDED IN PLAT BOOK O, PAGE 140 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF LOT 8, BLOCK 1034 OF SAID PLAT; THENCE ALONG THE WEST BOUNDARY OF SAID LOT 8, S.01°08'23"W., A DISTANCE OF 290.00 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID TRACT H, SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE DEPARTING THE NORTH BOUNDARY OF SAID TRACT H, S.43°51'37"E., A DISTANCE OF 56.57 FEET; THENCE S.88°51'37"E., A DISTANCE OF 215.43 FEET; THENCE S.01°08'23"W., A DISTANCE OF 10.0 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. HIGHWAY NO. 484, BEING A 100 FOOT RIGHT OF WAY; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N.88°51'37"W., A DISTANCE OF 345.43 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N.46°08'23"E., A DISTANCE OF 70.71 FEET TO A POINT ON THE NORTH BOUNDARY OF THE AFOREMENTIONED TRACT H; THENCE ALONG SAID NORTH BOUNDARY, S.88°51'37"E., A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.15 ACRES MORE OR LESS.

NOTE ~ THIS IS NOT A SURVEY!

SHEET 1 OF 2

ONE IS NOT COMPLETE WITHOUT THE OTHER

SEE SHEET 1 OF 2

FOR DESCRIPTION, NOTES & SURVEYOR'S CERTIFICATION

NOTES:

- 1. DATE OF SKETCH: DECEMBER 8, 2025
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE ASSUMED BASED ON THE NORTH RIGHT OF WAY LINE OF S.W. HIGHWAY NO. 484, AS BEING N.88°51'37"W.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LEGEND UNLESS OTHERWISE NOTED

- CL = CENTERLINE OF RIGHT OF WAY
O.R. = OFFICIAL RECORDS OF MARION COUNTY
C.B. = CHORD BEARING
-/- = BROKEN LINE; NOT DRAWN TO SCALE

12/8/2025 SIGNATURE DATE

Handwritten signature of Travis P. Barrineau

TRAVIS@RMBARRINEAU.COM

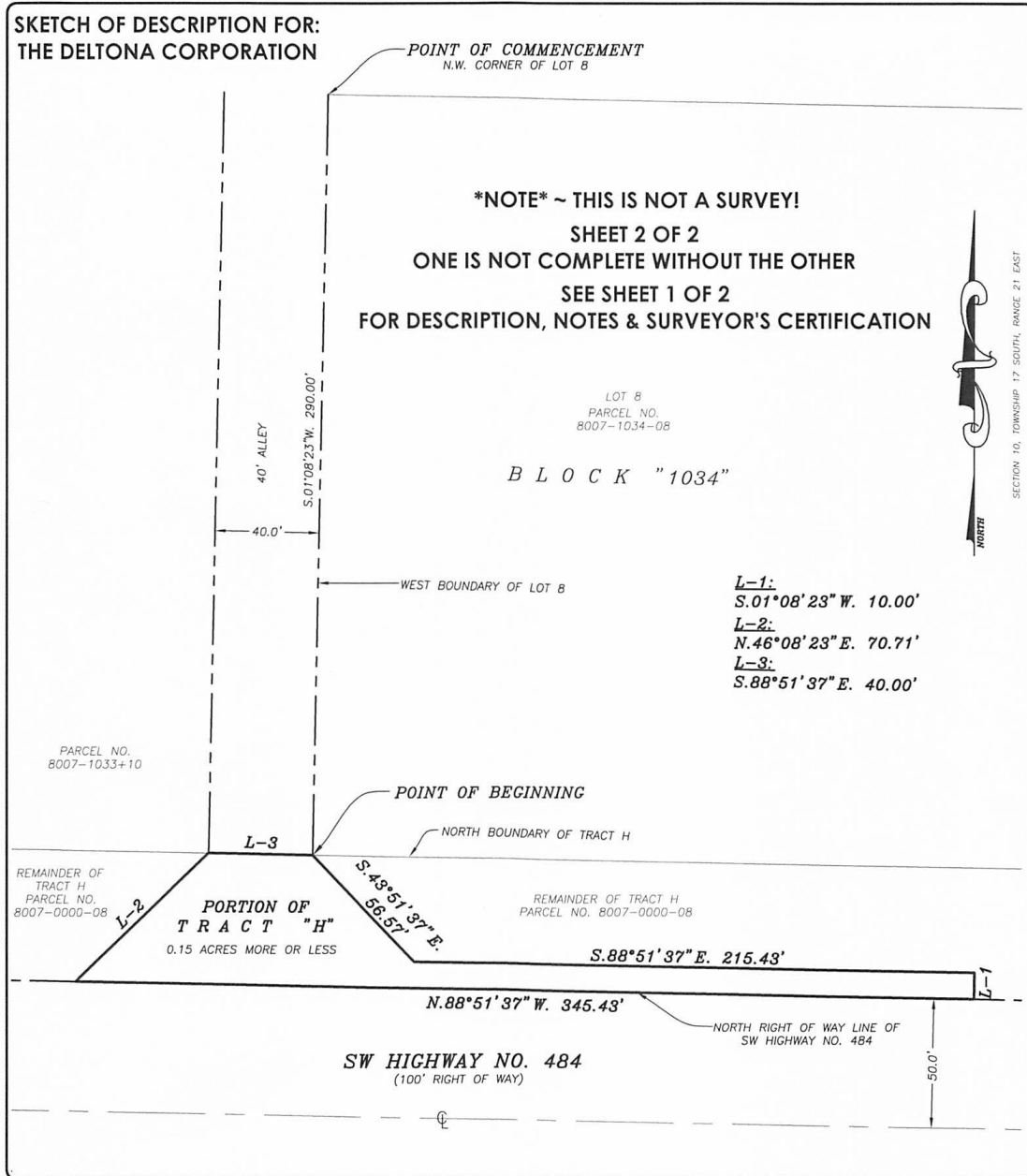
TRAVIS P. BARRINEAU, P.S.M. - LS 6897 OF R.M. BARRINEAU & ASSOCIATES, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

R.M. BARRINEAU AND ASSOCIATES logo and contact information including address, phone, and website.

Table with 3 columns: Action (DRAWN, REVISED, CHECKED, APPROVED, SCALE), Date/Party (T.P.B.), and Details (J.O.#, DWG.#, SHEET, TRACT H, COPYRIGHT).

Portion of Tract "H", Portion of Parcel Number 8007-0000-08
 Sketch of Description



<p>R.M. BARRINEAU AND ASSOCIATES PROFESSIONAL SURVEYORS & MAPPERS Oakhurst Professional Park • 1309 S.E. 25th Loop • Suite 103 • Ocala, FLORIDA 34471 PHONE (352) 622-3133 • FAX (352) 369-3711 • www.rmBarrineau.com REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091 TRAVIS P. BARRINEAU, P.S.M. - LS 6897</p>	DRAWN:	T.P.B.	J.O.# 02627
	REVISED:		DWG.# 02627 SK REZONE
	CHECKED:	T.P.B.	SHEET 2 OF 2
	APPROVED:	T.P.B.	TRACT H
	SCALE:	1" = 50'	COPYRIGHT © DECEMBER, 2025

Portion of Tract "J", Portion of Parcel Number 8007-0000-10

Legal Description

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DESCRIPTION:

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SHEET 1 OF 2

ONE IS NOT COMPLETE WITHOUT THE OTHER

SEE SHEET 1 OF 2

FOR DESCRIPTION, NOTES & SURVEYOR'S CERTIFICATION

NOTES:

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12/8/2025
SIGNATURE DATE
TRAVIS@RMBARRINEAU.COM

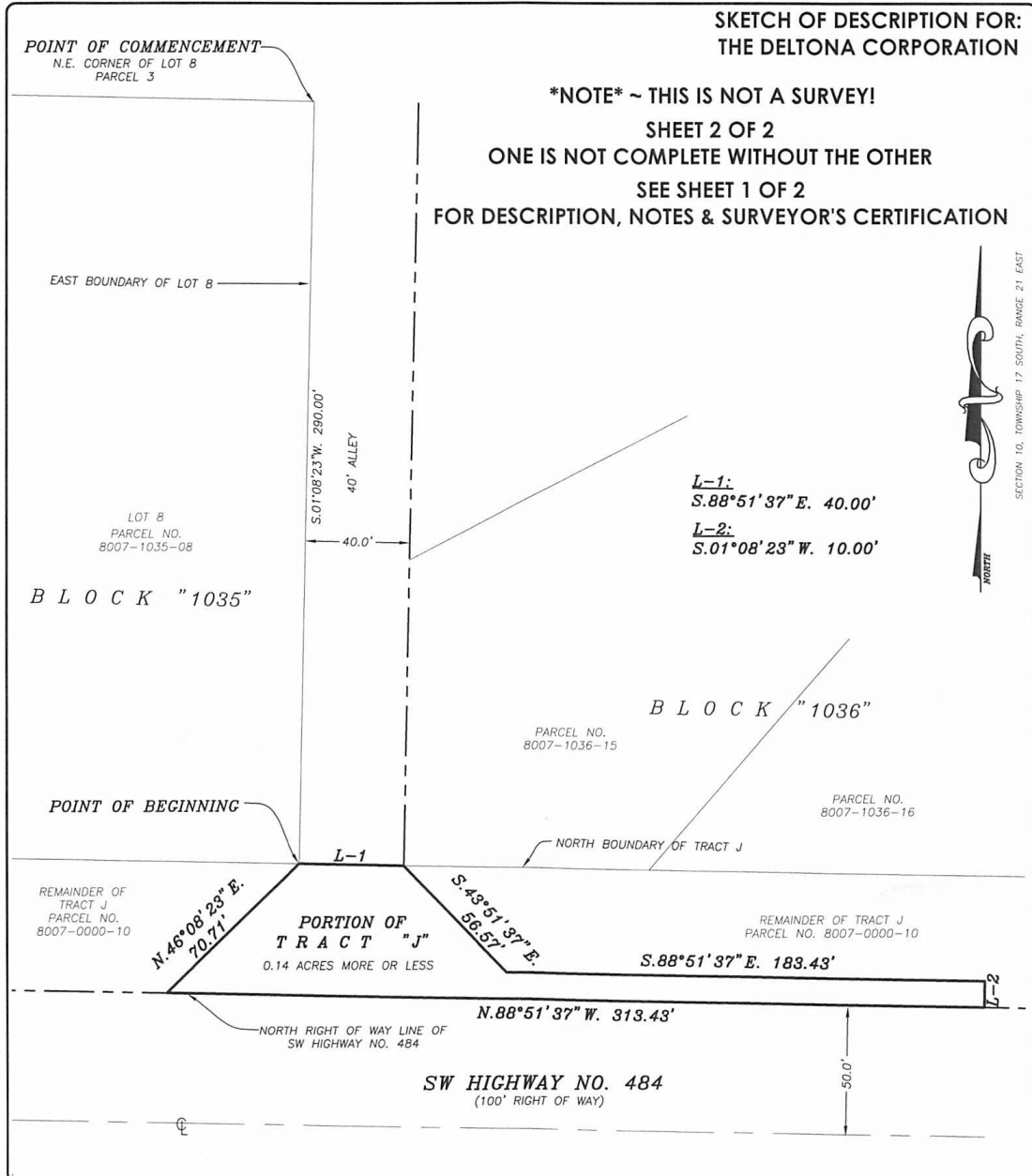
Travis P. Barrineau
TRAVIS P. BARRINEAU, P.S.M. - LS 6897
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REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 9661
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

Table with 3 columns: Field, Value, and Reference. Includes rows for DRAWN, REVISED, CHECKED, APPROVED, SCALE, and J.O.#.

Portion of Tract "J", Portion of Parcel Number 8007-0000-10
 Sketch of Description



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 TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 02627
REVISED:		DWG.# 02627 SK REZONE
CHECKED:	T.P.B.	SHEET 2 OF 2
APPROVED:	T.P.B.	TRACT J
SCALE:	1" = 50'	COPYRIGHT © DECEMBER, 2025

Portion of Tract "H", Portion of Parcel Number 8007-0000-08

Portion of Tract "J", Portion of Parcel Number 8007-0000-10

Future Land Use Designation Illustration



Information shown hereon is compiled from best available data for use by the Marion County Growth Services Department. This data should not be used for surveying or land transfers of any type. Parcel information is for representation only and may not reflect the most recent transactions or parcel records.