

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, an application 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 May 27, 2026; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, June 16, 2026. Now, therefore,

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

1. **SECTION 1. SPECIAL USE PERMIT APPLICATION 260601SU** – Juan Diaz Marrero and Yelaine Trujillo Ravelo, the application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Juan Diaz Marrero and Yelaine Trujillo Ravelo, Summerfield, FL 34491, to allow for parking of five (5) tractor trailer trucks, in a General Agricultural (A-1) zone, on an approximate 4.83 Acre Parcel, on Parcel Account Number 45453-000-00, Site Address 13660 SE 80th Avenue, Summerfield, FL, 34491

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/disagrees** with the recommendation of 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 shall be provided within ninety (90) days of approval.
2. The Special Use Permit shall run with the property owner(s), Juan Carlos Diaz Marrero and Yelaine Trujillo Ravelo.
3. This Special Use Permit shall be limited to one (1) tractor and one (1) flatbed trailer, which shall be owned and operated by the subject property owner and to be provided to the Growth Services Department Director within fourteen (14) days of the approval of this Special Use Permit.
 - a. The owner/operator of the commercial vehicle shall reside on-site.
 - b. The parking of refrigerated trailer unit(s), or refer unit(s), shall be prohibited.
4. All inoperable commercial vehicles and commercial vehicle parts stored outside shall be removed from the subject property within fourteen (14) days of approval by the Board of County Commissioners.
5. Loaded vehicles shall not be permitted on the subject property. Commercial vehicles shall be unloaded prior to entering the subject property.

6. No mechanical repairs or maintenance of commercial vehicles shall occur within the subject property.
7. Outdoor ground and building lighting shall not cast direct light on adjacent properties.
8. All commercial vehicles shall be parked within the designated parking area at all times.
 - a. A paved parking area shall accommodate the entire commercial vehicle.
 - b. In the case that additional commercial vehicles are approved, each additional tractor trailer beyond the tractor trailer owned and operated by the subject property owner shall be accompanied by a paved parking space for the personal vehicle of the respective operator, with dimensions consistent with LDC Section 6.11.8.C.
9. The designated parking area shall be screened from the west, north, and east through the use of an opaque fence at least six (6) feet in height. The designated parking area shall be screened from PID 45456-000-00 to the south through the use of an opaque fence at least eight (8) feet in height.
 - a. Consistent with Figure 6, above, the designated parking area shall be buffered from the south and east through the use of a fifteen (15) natural buffer, to be supplemented by hedgerows capable of reaching six (6) feet in height within three (3) years along existing vegetation gaps.
10. Any container structures with non-agricultural material and equipment related to the commercial vehicles (i.e. seats, etc.) shall be permitted and re-located consistent with the Marion County Land Development Code (LDC) and the Florida Building Code (FBC), including a minimum setback of twenty-five (25) feet as required by the General Agricultural (A-1) zoning classification.
11. The subject property shall be limited to one (1) driveway only, which shall be constructed to commercial driveway standards.
 - a. If the existing paved driveway along SE 80th Avenue, which serves as the primary residential entrance, is used for ingress and egress of commercial vehicle(s), the unpaved gateway currently used by commercial vehicles shall no longer be used for commercial vehicle access.
 - b. If the existing gateway is used for all ingress and egress, the existing paved driveway along SE 80th Avenue shall no longer be used for residential access and shall be blocked/removed.
12. The Special Use Permit shall expire on June 20, 2029.

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 16th day of June 2026.

ATTEST:

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

GREGORY C. HARRELL, CLERK

CARL ZALAK, III, CHAIRMAN