

ORDINANCE NO. 19-26
AN ORDINANCE OF THE BOARD OF
COUNTY COMMISSIONERS OF MARION
COUNTY, FLORIDA, APPROVING
REZONING AND SPECIAL USE PERMIT
PETITIONS AND AUTHORIZING
IDENTIFICATION ON THE OFFICIAL
ZONING MAP; PROVIDING FOR AN
EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Marion County, Florida (Board), is responsible for and has established the zoning of parcels of property in the unincorporated area of Marion County as reflected on the official Zoning Map, and

WHEREAS, property owner(s) have submitted petition(s) for rezoning and special use permits and such petitions identify the property by metes and bounds description or by the Marion County Property Appraiser parcel number and such identification of property is hereby incorporated into this ordinance by reference, and

WHEREAS, the Board has considered the recommendation of the Marion County Planning and Zoning Commission and has conducted the necessary public hearing and has approved the petitions contained in this ordinance. Now therefore,

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

SECTION 1. REZONING AND SPECIAL USE PERMIT APPROVALS. The Board hereby approves the below-listed petitions for Rezoning and Special Use Permits. NOTE: The terms and conditions of Board approvals of Special Use Permits are stated in the Board Resolution corresponding to each Special Use Permit Petition shown below.

1. **AGENDA ITEM #14A2.** 191101SU – DeYauna Morson-Mitchell, Anthony, FL 32617, requests a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, for accessory structures on a parcel without a primary residence in a R-1 (Single Family Dwelling) zone, on Parcel Account No. 1470-028-025, .25 Acres.
Subject to all terms and conditions of Resolution No. 19-R-510 attached hereto and incorporated herein by reference.
2. **AGENDA ITEM #14A3.** 191103Z – Richard Roundtree, Citra, FL 32113, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from B-4 (Regional Business) to R-1 (Single Family Dwelling), for all permitted uses, on Parcel Account No. 03506-000-00, .68 Acres.

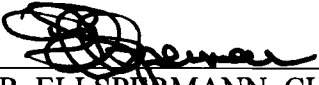
3. **AGENDA ITEM #14A4.** 191104Z – Timothy and Mashon Pontious, Ocala FL34479, request a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from A-1 (General Agriculture) to R-1 (Single Family Dwelling), for all permitted uses, on Parcel Account No. 1581-008-008 .33 Acres
4. **AGENDA ITEM #14A5.** 191105Z – Baseline Sandmine, LLC. and Baseline Commercial, LLC., Ocala, FL 34479, request a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from M-1 (Light Industrial) and PUD (Planned Unit Development) to PUD (Planned Unit Development), for all permitted uses, on Parcel Account Nos. 35800-008-00 and 35800-008-04, 65.82 Acres.
5. **AGENDA ITEM #14C3.** 191110Z – McGinley Family Limited Partnership, Ocala, FL 34473, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, for a PUD (Planned Unit Development) modification for all permitted uses, on Parcel Account Nos. 41205-000-00 and 41205-000-01, 963.88 Acres.

SECTION 2. EFFECTIVE DATE. A certified copy of this Ordinance as enacted shall be filed by the Clerk of the Board with the Office of the Secretary of State of the State of Florida within ten (10) days after enactment, and this Ordinance shall take effect in accordance with Section 125.66(2), Florida Statutes.

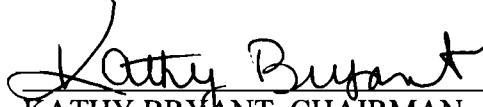
DULY ADOPTED in regular session this 19th day of November, 2019.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



DAVID R. ELLSPERMANN, CLERK



KATHY BRYANT, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE
ON NOVEMBER 27, 2019 ADVISING ORDINANCE
WAS FILED ON NOVEMBER 27, 2019.

RESOLUTION NO. 19-R-510

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 October 28, 2019; 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, November 19, 2019. Now therefore,

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

SECTION 1. SPECIAL USE PERMIT APPLICATION APPROVAL 191101SU DeYauna Morson-Mitchell. The application requesting a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code as submitted by Yvonne Morson-Mitchell, Anthony, FL, a copy of said application being on file with the Marion County Growth Services Director, is hereby approved for accessory structures on a parcel without a primary residence in an R-1 (Single Family Dwelling) zone on Parcel Account No.1470-028-025, .25 Acres.

SECTION 2. FINDINGS AND CONDITIONS. The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission recommending approval of the Special Use Permit and the Board approves the Special Use Permit subject to the following conditions:

1. The site shall be developed and operated consistent with the concept plan and conditions as provided with this approval.
2. This Special Use Permit allows for only the 16' X 32' accessory building and a detached carport. No additional buildings are authorized.
3. All vehicle storage must be within and under roof of the carport structure. No vehicles, accessory equipment or other materials may be stored outside of the structures.
4. Accessory structures shall be located to the side or rear of the property so that a primary dwelling may be built, in the future, to make this site conforming to code.
5. Power or electricity for the well and storage shed shall be permitted.

6. No septic permits shall be authorized for the site unless or until a primary residence is established.
7. No maintenance or repair of the equipment may be conducted onsite with the exception of vehicle washing.
8. This Special Use Permit shall run with the applicant (Yvonne Mitchell) or their direct beneficiary(ies), and not with the property.
 - a. The Special Use Permit shall expire on December 18, 2029; however it may be renewed administratively by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless: 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 Director 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).

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.

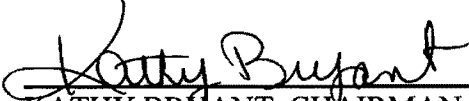
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**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**



DAVID R. ELLESPERMANN, CLERK



KATHY BRYANT, CHAIRMAN