

**RESOLUTION NO. 19-R-241**

**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 and considered by the Marion County Planning and Zoning Commission at its meeting on June 24, 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, July 16, 2019, now therefore,

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

**SECTION 1. SPECIAL USE PERMIT APPLICATION APPROVAL 190711SU Lake Louise LLC.** The application requesting a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code as submitted by John Rudniansyn, Ocala, FL, a copy of said application being on file with the Marion County Growth Services Director, for farm operations; allowing hay production on the property, in an R-1 (Single Family Dwelling) zone, on Parcel Account Nos. 3060-000-000, 3060-001-002, 3060-002-004, 3060-003-001, 3060-004-001, 3060-005-001, 3060-006-001, 3061-002-001, 3061-003-001, 3062-004-001, 3062-005-001, 3062-006-007 and 30785-000-00, 88.9 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:

- The Board of County Commissioner's approved this permit without any conditions.

**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.

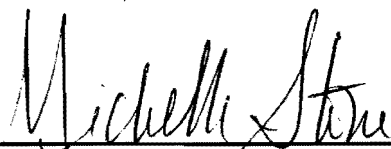
**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 16<sup>th</sup> day of July, 2019.

**ATTEST:**

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

  
\_\_\_\_\_  
DAVID R. ELLSPERMANN, CLERK

  
\_\_\_\_\_  
MICHELLE STONE, CHAIRMAN

**ORDINANCE 22-19**

**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:**

**2022-S08, LAKE LOUISE, LLC,  
+/-12.36 ACRES  
A PORTION OF PARCEL # 3060-004-001 AND  
A PORTION OF PARCEL # 30785-000-00 (+/-3.22)  
FROM MEDIUM DENSITY TO URBAN RESIDENTIAL**

**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 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. 2022-S08 for a small-scale amendment to the Comprehensive Plan and such application identifies the subject property by suitable legal description, or by 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 "A" and "B" respectively, and

**WHEREAS**, the Marion County Planning and Zoning Commission, acting as the Local Planning Agency, conducted an advertised public hearing on April 25, 2022, to consider Amendment No. 2022-S08. The Planning and Zoning Commission considered the Growth Services Department's recommendation, received public comment, and made recommendations to the Board regarding the Amendment, including findings of fact related to:

1. Whether the granting of the amendment will not adversely affect the public interest.

2. Whether the proposed amendment is compatible with land uses in the surrounding areas.
3. Whether 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 7, 2022, to consider Amendment No. 2022-S08, considering the Growth Services Department's recommendation, the Planning and Zoning Commission's recommendation, 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 "A" and "B" 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:

**2022-S08, LAKE LOUISE, LLC,  
+/-12.36 ACRES  
A PORTION OF PARCEL # 3060-004-001 AND  
A PORTION OF PARCEL # 30785-000-00 (+/-3.22)  
FROM MEDIUM DENSITY TO URBAN RESIDENTIAL**

**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 provision 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



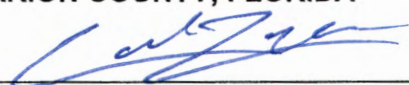
become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining the adopted small-scale amendment is in compliance. No development orders, development permits or land uses dependent on this amendment may be issued or commence before it has become effective.

**SECTION 6. CERTIFIED COPY.** A certified copy of this ordinance shall be filed with the Department of State by the clerk and shall take effect upon filing with the Department of State, subject to the limitation set forth above.

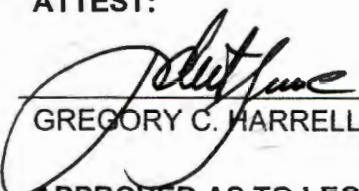
**SECTION 7. COPY ON FILE.** This original ordinance shall be filed with the Clerk of the Circuit Court and a certified copy of this ordinance shall be on file in the Marion County Growth Services Department – Planning and Zoning Division for public inspection.

**DULY ADOPTED** with a quorum present and voting, by the Board of County Commissioners of Marion County, Florida, this 7<sup>th</sup> day of June, 2022.

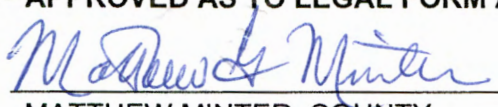
**BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA**

  
CARL ZALAK III, CHAIRMAN

**ATTEST:**

  
GREGORY C. HARRELL, CLERK

**APPROVED AS TO LEGAL FORM AND SUFFICIENCY**

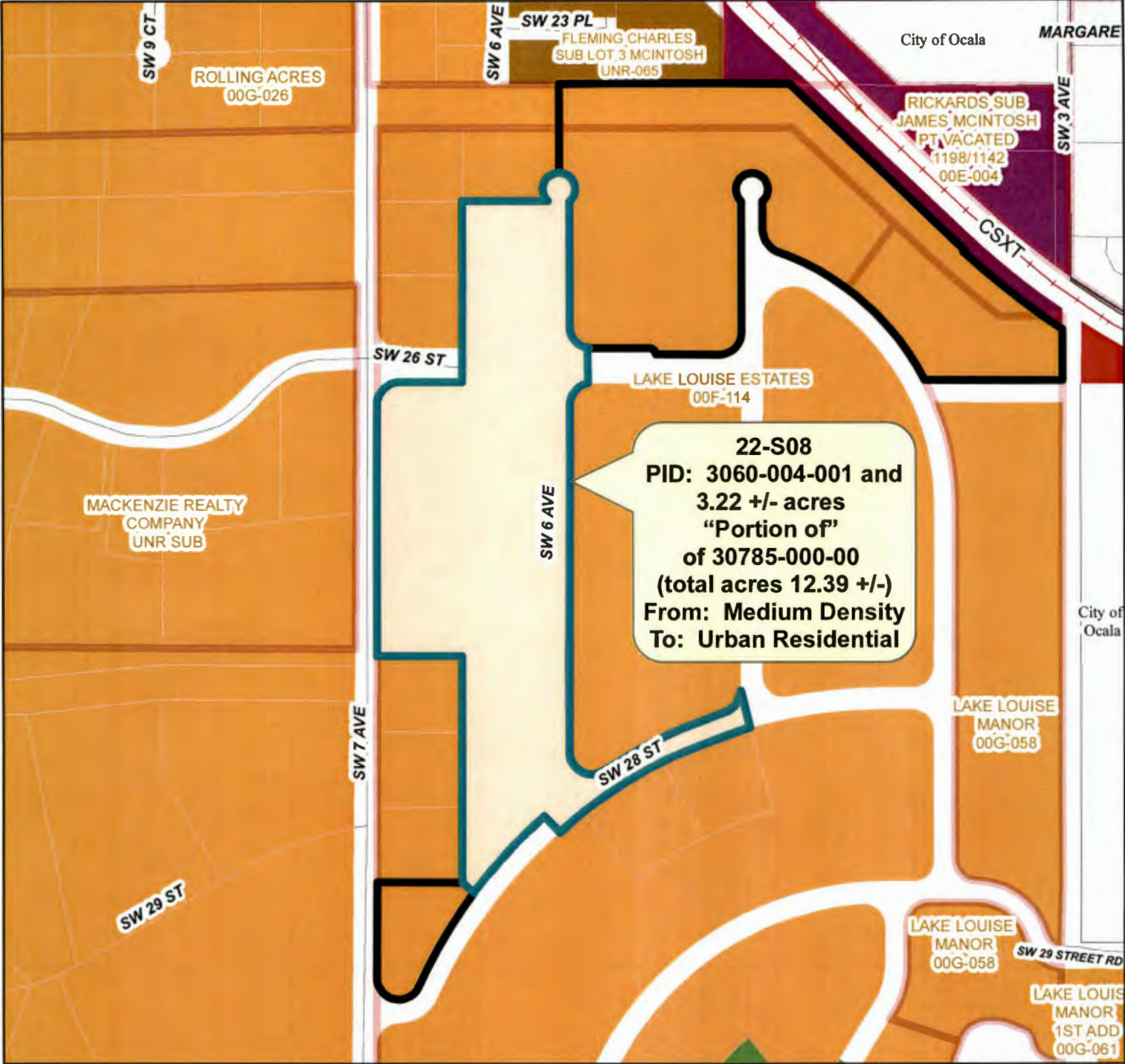
  
MATTHEW MINTER, COUNTY  
ATTORNEY

RECEIVED NOTICE FROM SECRETARY OF STATE  
ON JUNE 15, 2022 ADVISING ORDINANCE WAS  
FILED ON JUNE 9, 2022.

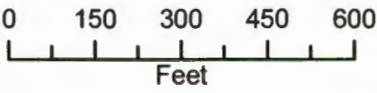
**EXHIBIT "A"**

**DESCRIPTION:**













A PORTION OF LOTS 1, 2, 3, 8, 9, 10, 11, 12 BLOCK D; LOTS 4 AND 5, BLOCK G; A PORTION OF S.W. 26TH STREET (SUNSET BOULEVARD PLAT) (RIGHT OF WAY WIDTH VARIES), ALL OF S.W. 6TH AVENUE (MEMORY LANE PLAT) (BEING A 50 FOOT RIGHT OF WAY); A PORTION OF S.W. 28TH STREET (SUNRISE DRIVE PLAT) (BEING A 50 FOOT RIGHT OF WAY), LAKE LOUISE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK F, PAGE 114 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; ALL LANDS LYING IN MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;



Parcels  Lake Louise, LLC.



**FUTURE LAND USE DESIGNATION**

- |  |  |
|--|--|
|  RL - Rural Land (1 du/10 ac)                     |  COM - Commercial (0-6 du/ac; FAR 1.0)        |
|  LR - Low Residential (0-1 du/ac)                 |  EC - Employment Center (0-12 du/ac; FAR 2.0) |
|  MR - Medium Residential (1-4 du/ac)              |  CD - Commerce District (N/A; FAR 2.0)        |
|  HR - High Residential (4-8 du/ac)                |  P - Public (N/A; FAR 1.0)                    |
|  UR - Urban Residential (8-16 du/ac)              |  PR - Preservation (N/A; N/A)                 |
|  RAC - Rural Activity Center 0-2 du/ac; FAR 0.35) |  M - Municipality                             |



Date: June 7, 2022

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.