

ORDINANCE NO. 26-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING REZONING, AND SPECIAL USE PERMIT APPLICATIONS, AND AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, application(s) for Special Use Permits and Zoning Changes were 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 applications were considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, June 16, 2026; and

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 application(s) for rezoning, and/or special use permits, and such applications identify the property by metes and bounds description or by the Marion County Property Appraiser parcel number, and such identifications of property are hereby incorporated into this ordinance by reference, and

WHEREAS, the Board has considered the **approval/denial** recommendations of the Marion County Planning and Zoning Commission and has conducted the necessary public hearing and has approved the applications contained in this ordinance. The Board has determined that each application will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. 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 applications for Rezoning and Special Use Permits. NOTE: The terms and conditions of Board approval of the Special Use Permits and Planned Unit Development are stated in the Board Resolution corresponding to the Special Use Permit Application shown below.

1. **AGENDA ITEM [REDACTED] 260601SU** – Juan C. Diaz Marrero and Yelaine Trujillo Ravelo, Special Use Permit to allow for parking of five (5) tractor-trailer trucks, in a General Agriculture (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

Subject to all terms and conditions of Resolution 26-R-[REDACTED] attached hereto and incorporated herein by reference.

2. **AGENDA ITEM [REDACTED] 260602SU** – Stefan & Cathy Mehrl, Special Use Permit to allow for two (2) miniature horses, in a Single-Family Dwelling (R-1) zone, on an approximate 1.54 Acre Parcel, on Parcel Account Number 3493-090-003, Site Address 12721 SW 73rd Street, Ocala, FL, 34481

Subject to all terms and conditions of Resolution 26-R-[REDACTED] attached hereto and incorporated herein by reference.

3. **AGENDA ITEM [REDACTED] 260605SU** – Greater Ocala Dog Club, Inc, Special Use Permit to allow for dog events and recreational vehicles (RV) parking, in a General Agricultural (A-1) zone, on an approximate 40.0 Acre Tract, on Parcel Account Numbers 12686-001-00, 12686-003-00, and 12686-003-01, Site Addresses 10285 and 10205 NW Gainesville Road, Ocala, FL 34482

Subject to all terms and conditions of Resolution 26-R-[REDACTED] attached hereto and incorporated herein by reference.

4. **AGENDA ITEM [REDACTED] 260606SU** – Martin R. Helgerson Trust, Special Use Permit to allow for a 125' (feet) tall Telecommunication Tower, in a Community Business (B-2) and Mixed-Use Residential (R-4) zone, on an approximate 63.90 Acre Parcel, on Parcel Account Number 32651-000-01, No Address Assigned

Subject to all terms and conditions of Resolution 26-R-[REDACTED] attached hereto and incorporated herein by reference.

5. **AGENDA ITEM [REDACTED] 260607ZC** – Backhoe Boys, LLC, Zoning Change from the portion General Agricultural (A-1) & Residential Agricultural Estate (A-3) to Single-Family Dwelling (R-1) zone, for all permitted uses, on an approximate 31.13 Acre Portion of an overall 36.73 Acre Parcel, on Parcel Account Number 39278-003-00, No Address Assigned

6. **AGENDA ITEM [REDACTED] 260608ZP** – Jax Road, LLC, Zoning Change from Planned Unit Development (PUD) to Amendment Planned Unit Development (PUD) to allow for a maximum proposed total of 321 residential units, and to modify lot sizes, amenities, and reduce front setback requirements to 20' (feet), on an approximate 82.05 Acre Tract, on Parcel Account Numbers 14973-000-00 and 14971-001-00, Site Address 5823 NE Jacksonville Road, Ocala, FL 34479

Subject to all terms and conditions of Resolution 26-R-[REDACTED] attached hereto and incorporated herein by reference.

SECTION 3. EFFECTIVE DATE. A copy of this Ordinance as enacted shall be filed by the Clerk of the Board by email with the Office of the Secretary of State of Florida within ten (10) days after enactment, and this Ordinance shall take effect upon receipt of official acknowledgment from the Secretary of State that this Ordinance has been filed with such office.

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

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