

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, August 18, 2026.

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

1. **SECTION 1. SPECIAL USE PERMIT APPLICATION 260604SU** – Solfan, LLC, the application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Paula Dempsey & Ted Stone, Gainesville, FL 32609, to allow for Alkaline Hydrolysis for domestic animals, in a Community Business (B-2) zone, on an approximate 1.55 Acre Parcel, on Parcel Account Number 02938-000-00, Site Address 19241 N US Highway 441, Reddick, FL 32686

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 approval with conditions 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 proposed uses, the submitted Conceptual Site Plan, and the conditions as provided with this approval.
2. A modified type C-buffer on the western boundary of the parcel fronting N US Highway 441. The modified buffer shall consist of a 15-foot-wide landscape strip without a buffer wall. The buffer shall contain at least three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shade trees will be substituted for accent/ornamental trees at a 1:1 ratio, for a total of five (5) accent/ornamental trees. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.
3. The dumpster enclosure shall not be used to dispose of materials associated with the aquamation.

4. No outdoor storage or processing of materials associated with the aquamation shall be permitted.
5. The proposed aquamation and processing operation shall be conducted indoors.
6. If public water or sewer becomes available from the public utility provider, connection will be required to services within 365 days of notification.
7. No effluent from the aquamation process is permitted to be drained to the septic system or wastewater utilities. All wastewater from the aquamation process must be captured and removed off-site.
8. The applicant shall maintain a Spill Containment and Hazard Management Plan on file with the Growth Services Director and shall provide updated copies annually for recordkeeping purposes.
9. A new Special Use Permit will be required for any future expansion of the approved aquamation use.
10. No funeral or memorial services shall be conducted on-site.
11. The Special Use Permit runs with Ted Stone and Paula Dempsey and not the property.
12. The Special Use Permit shall expire on June 17, 2031; however, it may be renewed administratively three times for up to 5 years each by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
 - a. 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,
 - c. The Growth Services Manager 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.

DULY ADOPTED in regular session this 18th day of August 2026.

ATTEST:

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

GREGORY C. HARRELL, CLERK

CARL ZALAK, III, CHAIRMAN

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