

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 Wednesday, June 17, 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 recommendation 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 are stated in the Board Resolution corresponding to the Special Use Permit Application shown below.

1. **AGENDA ITEM . . . 260507ZC** – The Deltona Corporation, Zoning Change from Single-Family Dwelling (R-1) to Community Business (B-2) zone, for all permitted uses, on an approximate 0.29 acre portion of an overall approximate 7.48 Acre Tracts, on portions of Parcel Account Numbers 8007-0000-08 and 8007-000-10, No Address Assigned; as provided in Exhibits “A1,” “A2,” “B1,” and “B2” attached.

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 the effectiveness of concurrent Small-Scale Comprehensive Plan Amendment No. 26-S03, approved by Ordinance 26- .

DULY ADOPTED in regular session this 17th day of JUNE 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

GREGORY C. HARRELL, CLERK

CARL ZALAK, III, CHAIRMAN

Portion of Tract "H", Portion of Parcel Number 8007-0000-08
Legal Description

SKETCH OF DESCRIPTION FOR:
THE DELTONA CORPORATION

DESCRIPTION:

A PORTION OF TRACT H AS SHOWN ON THE PLAT OF MARION OAKS UNIT 7 AS RECORDED IN PLAT BOOK O, PAGE 140 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF LOT 8, BLOCK 1034 OF SAID PLAT; THENCE ALONG THE WEST BOUNDARY OF SAID LOT 8, S.01°08'23"W., A DISTANCE OF 290.00 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID TRACT H, SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE DEPARTING THE NORTH BOUNDARY OF SAID TRACT H, S.43°51'37"E., A DISTANCE OF 56.57 FEET; THENCE S.88°51'37"E., A DISTANCE OF 215.43 FEET; THENCE S.01°08'23"W., A DISTANCE OF 10.0 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. HIGHWAY NO. 484, BEING A 100 FOOT RIGHT OF WAY; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N.88°51'37"W., A DISTANCE OF 345.43 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N.46°08'23"E., A DISTANCE OF 70.71 FEET TO A POINT ON THE NORTH BOUNDARY OF THE AFOREMENTIONED TRACT H; THENCE ALONG SAID NORTH BOUNDARY, S.88°51'37"E., A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.15 ACRES MORE OR LESS.

NOTE ~ THIS IS NOT A SURVEY!

SHEET 1 OF 2

ONE IS NOT COMPLETE WITHOUT THE OTHER

SEE SHEET 1 OF 2

FOR DESCRIPTION, NOTES & SURVEYOR'S CERTIFICATION

NOTES:

- 1. DATE OF SKETCH: DECEMBER 8, 2025
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE ASSUMED BASED ON THE NORTH RIGHT OF WAY LINE OF S.W. HIGHWAY NO. 484, AS BEING N.88°51'37"W.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LEGEND UNLESS OTHERWISE NOTED

- CL = CENTERLINE OF RIGHT OF WAY
O.R. = OFFICIAL RECORDS OF MARION COUNTY
C.B. = CHORD BEARING
--- = BROKEN LINE; NOT DRAWN TO SCALE

12/8/2025
SIGNATURE DATE

Travis P. Barrineau
TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

TRAVIS@RMBARRINEAU.COM
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

Table with 3 columns: Field (DRAWN, REVISED, CHECKED, APPROVED, SCALE), Value (T.P.B., J.O.# 02627, DWG.# 02627 SK REZONE, SHEET 1 OF 2, TRACT H, 1" = 50'), and Copyright (COPYRIGHT © DECEMBER, 2025)

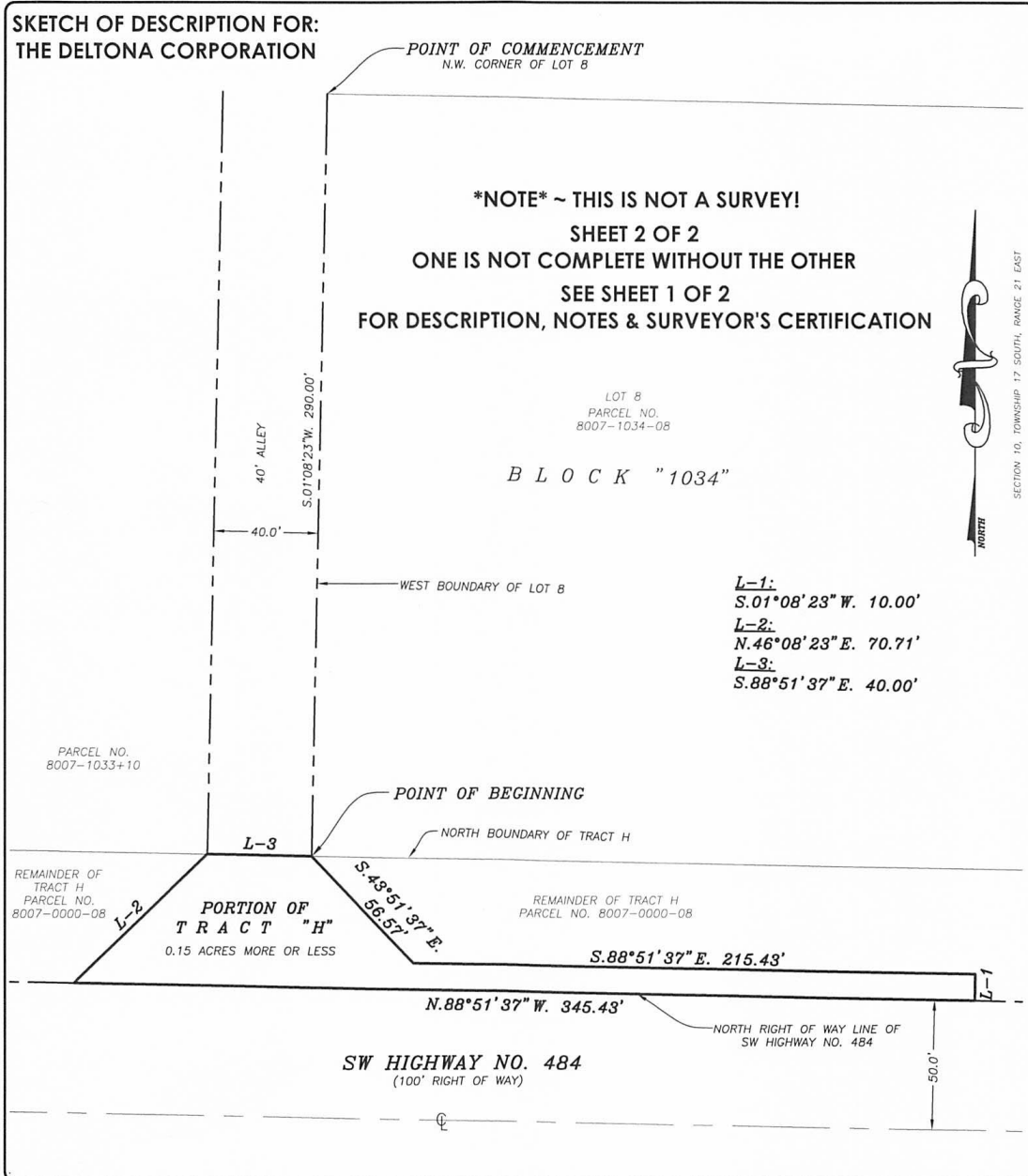
REZONING

Exhibit "A2"

260507ZC

Portion of Tract "H", Portion of Parcel Number 8007-0000-08

Sketch of Description



 <p>R.M. BARRINEAU AND ASSOCIATES PROFESSIONAL SURVEYORS & MAPPERS Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471 PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091 TRAVIS P. BARRINEAU, P.S.M. - LS 6897</p>	DRAWN: T.P.B.	J.O.# 02627
	REVISED:	DWG.# 02627 SK REZONE
	CHECKED: T.P.B.	SHEET 2 OF 2
	APPROVED: T.P.B.	TRACT H
	SCALE: 1" = 50'	COPYRIGHT © DECEMBER, 2025

REZONING

Exhibit "B1"

260507ZC

Portion of Tract "J", Portion of Parcel Number 8007-0000-10

Legal Description

**SKETCH OF DESCRIPTION FOR:
THE DELTONA CORPORATION**

DESCRIPTION:

A PORTION OF TRACT J AS SHOWN ON THE PLAT OF MARION OAKS UNIT 7 AS RECORDED IN PLAT BOOK O, PAGE 140 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF LOT 8, BLOCK 1035 OF SAID PLAT; THENCE ALONG THE EAST BOUNDARY OF SAID LOT 8, S.01°08'23"W., A DISTANCE OF 290.00 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID TRACT J, SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE ALONG SAID NORTH BOUNDARY, S.88°51'37"E., A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S.43°51'37"E., A DISTANCE OF 56.57 FEET; THENCE S.88°51'37"E., A DISTANCE OF 183.43 FEET; THENCE S.01°08'23"W., A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. HIGHWAY NO. 484, BEING A 100 FOOT RIGHT OF WAY; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N.88°51'37"W., A DISTANCE OF 313.43 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N.46°08'23"E., A DISTANCE OF 70.71 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.14 ACRES MORE OR LESS.

***NOTE* ~ THIS IS NOT A SURVEY!**

SHEET 1 OF 2

ONE IS NOT COMPLETE WITHOUT THE OTHER

SEE SHEET 1 OF 2

FOR DESCRIPTION, NOTES & SURVEYOR'S CERTIFICATION

NOTES:

1. DATE OF SKETCH: DECEMBER 8, 2025
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE ASSUMED BASED ON THE NORTH RIGHT OF WAY LINE OF S.W. HIGHWAY NO. 484, AS BEING N.88°51'37"W.
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SURVEYOR'S CERTIFICATION:

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LEGEND UNLESS OTHERWISE NOTED

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- C.B. = CHORD BEARING
- √- = BROKEN LINE; NOT DRAWN TO SCALE

12/8/2025
SIGNATURE DATE
TRAVIS@RMBARRINEAU.COM

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TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 02627
REVISED:		DWG.# 02627 SK REZONE
CHECKED:	T.P.B.	SHEET 1 OF 2
APPROVED:	T.P.B.	TRACT J
SCALE:	1" = 50'	COPYRIGHT © DECEMBER, 2025

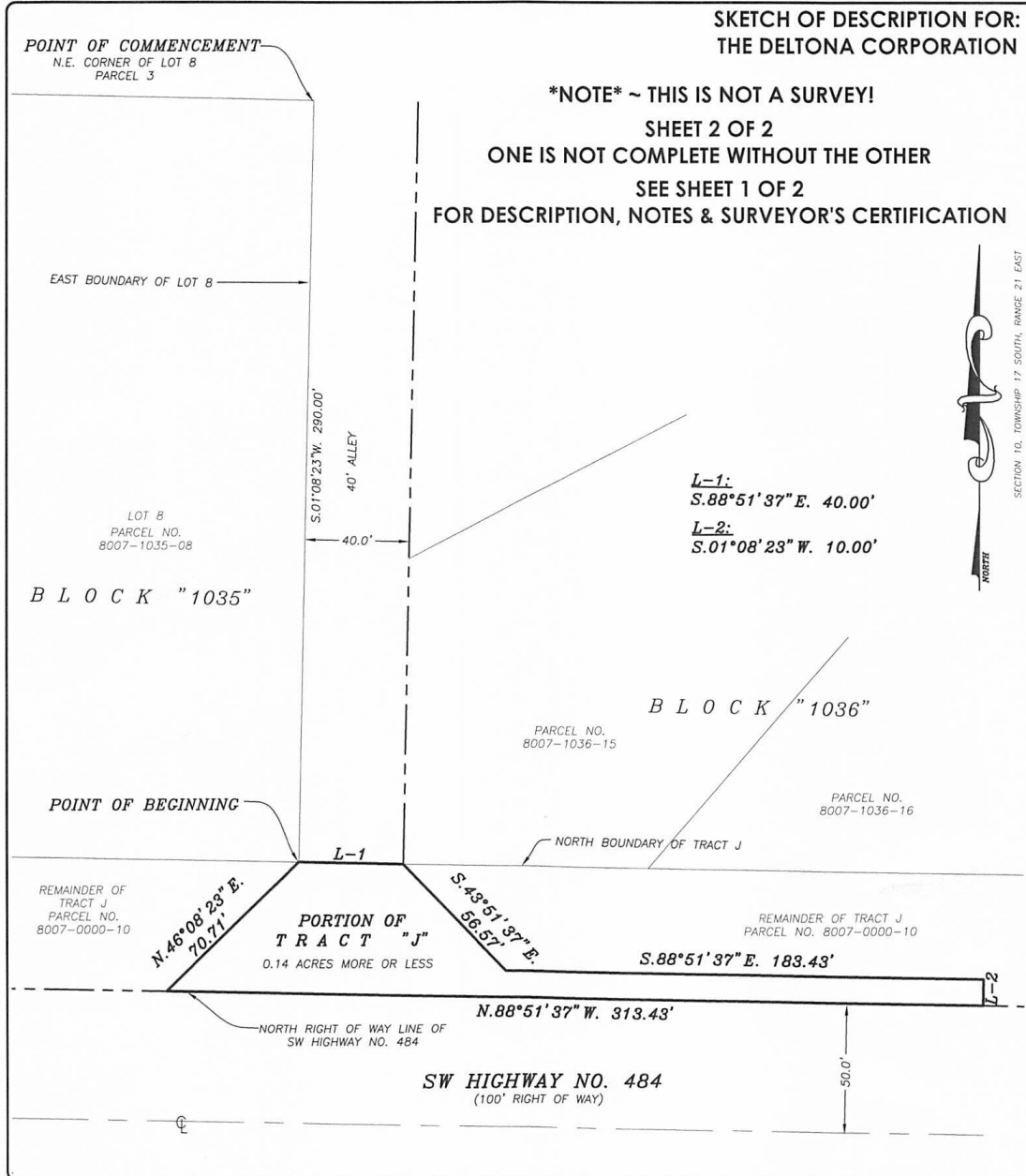
REZONING

Exhibit "B2"

260507ZC

Portion of Tract "J", Portion of Parcel Number 8007-0000-10

Sketch of Description



R.M. BARRINEAU AND ASSOCIATES
EST. 1980

PROFESSIONAL SURVEYORS & MAPPERS

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