

ORDINANCE NO. 25-01

**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, 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/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 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. 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 approvals of the Special Use Permits are stated in the Board Resolution corresponding to each Special Use Permit Petition shown below.

1. **AGENDA ITEM 1.1.1. 250102SU** – Gavroche Fernandez, Special Use Permit to allow for an assisted living facility (ALF) to increase from six (6) to sixteen (16) residents, in a Mixed Residential (R-4) zone, 3.85 acre parcel, on Parcel Account Number 21384-000-00, Site Address 3280 NW 16th Avenue, Ocala, FL 34475.

Subject to all terms and conditions of Resolution 25-R-01 attached hereto and incorporated herein by reference.

2. **AGENDA ITEM 1.1.2. 250103SU** – Troy Mann & Dena Futch, Special Use Permit to allow for the construction of a 40' X 40' enclosed structure for storage on a vacant parcel, in a Mixed Residential (R-4) zone, 0.38 acre parcel, on Parcel Account Number 1132-012-003, Site Address 21478 NE 136th Street, Salt Springs, FL 32134.

ATTACHMENT D

Subject to all terms and conditions of Resolution 25-R-03 attached hereto and incorporated herein by reference.

3. **AGENDA ITEM 1.1.3. 250104SU** – Yohan Perez Hernandez & Lesli Cartagena, Special Use Permit to allow for parking one (1) commercial semi-truck and one (1) commercial semi-truck trailer, in a General Agriculture (A-1) zone, 3.50 acre parcel, on Parcel Account Number 01745-001-01, Site Address 11250 NW 200th Street, Micanopy, FL 32667.

Subject to all terms and conditions of Resolution 25-R-02 attached hereto and incorporated herein by reference.

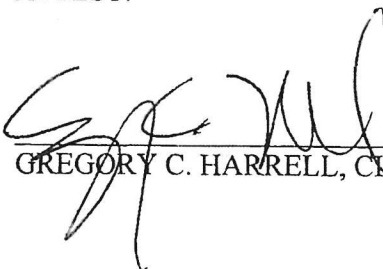
4. **AGENDA ITEM 1.1.4. 250105ZC** – Greene Ventures, LLC, Zoning Change from Regional Business (B-4) to Mixed Residential (R-4), for all permitted uses, 0.25 acre parcel, on Parcel Account Number 08385-000-00, Site Address 1875 NE 128th Place, Anthony, FL 32617.
5. **AGENDA ITEM 1.1.5. 250106ZC** – Christine Riley & 2020 Sunshine Holdings, LLC, Zoning Change from Community Business (B-4) and Mixed Residential (R-4) to General Agriculture (A-1), for all permitted uses, 18.73 acre tract, on Parcel Account Numbers 03063-001-00, 03063-002-00, and 03079-002-00, Site Address 5592 NW 185th Street, Reddick, FL 32686, 18400 N US Highway 441, Reddick FL 32686, and No Address Assigned.
6. **AGENDA ITEM 1.1.6. 250108ZC** – Lynn Padricia Wilson, Ricardo Wilson, & Leroy Wilson, Zoning Change from Light Industrial (M-1) to General Agriculture (A-1), for all permitted uses, on a 3.25 acre portion of a 9.0 acre parcel, on Parcel Account Number 35838-000-00, Site Address 3050 SE 62nd Street, Ocala, FL 34480.

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 acknowledgement from the Secretary of State that this Ordinance has been filed with such office.

DULY ADOPTED in regular session this 13TH day of JANUARY, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA


GREGORY C. HARRELL, CLERK


KATHY BRYANT, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE ON
JANUARY 27, 2025 ADVISING ORDINANCE WAS FILED
ON JANUARY 22, 2025.