ORDINANCE NO. 26-__

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:

26-S02, HEATHER ISLAND, LLC
+/- 0.74 ACRE TRACT
PARCEL NO. 9064-1799+01, 9064-1793+05, AND 9064-0000-02
FROM PUBLIC TO HIGH 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 the 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. 26-S02 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 February 23, 2026, to consider Amendment No. 26-S02. The Planning and Zoning Commission considered the Growth Services Department's recommendation of approval, received public comment, and made a recommendation of approval/denial to the Board regarding the Amendment, including findings of fact related to:

1. The granting of the amendment will not adversely affect the public interest.
2. The proposed amendment is compatible with land uses in the surrounding areas.
3. 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 March 17, 2026, to consider Amendment No. 26-S02, considering the Growth Services Department's recommendation of approval, the Planning and Zoning Commission's recommendation of approval/denial, 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:

26-S02, HEATHER ISLAND, LLC
+/- 0.74 ACRE PARCEL
PARCEL NO. 9064-1799+01, 9064-1793+05 AND 9064-0000-02
FROM PUBLIC TO HIGH 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 provisions 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 that the adopted small-scale amendment complies with Chapter 163, Part II, Florida Statutes. 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 by the Clerk of the Board, by email, with the office of the Secretary of State of Florida within ten days after enactment, and shall take effect upon receipt of official acknowledgment from the Secretary of State that this ordinance has been filed with such office, subject to the limitation set forth above.

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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 17th day of March, 2026.

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

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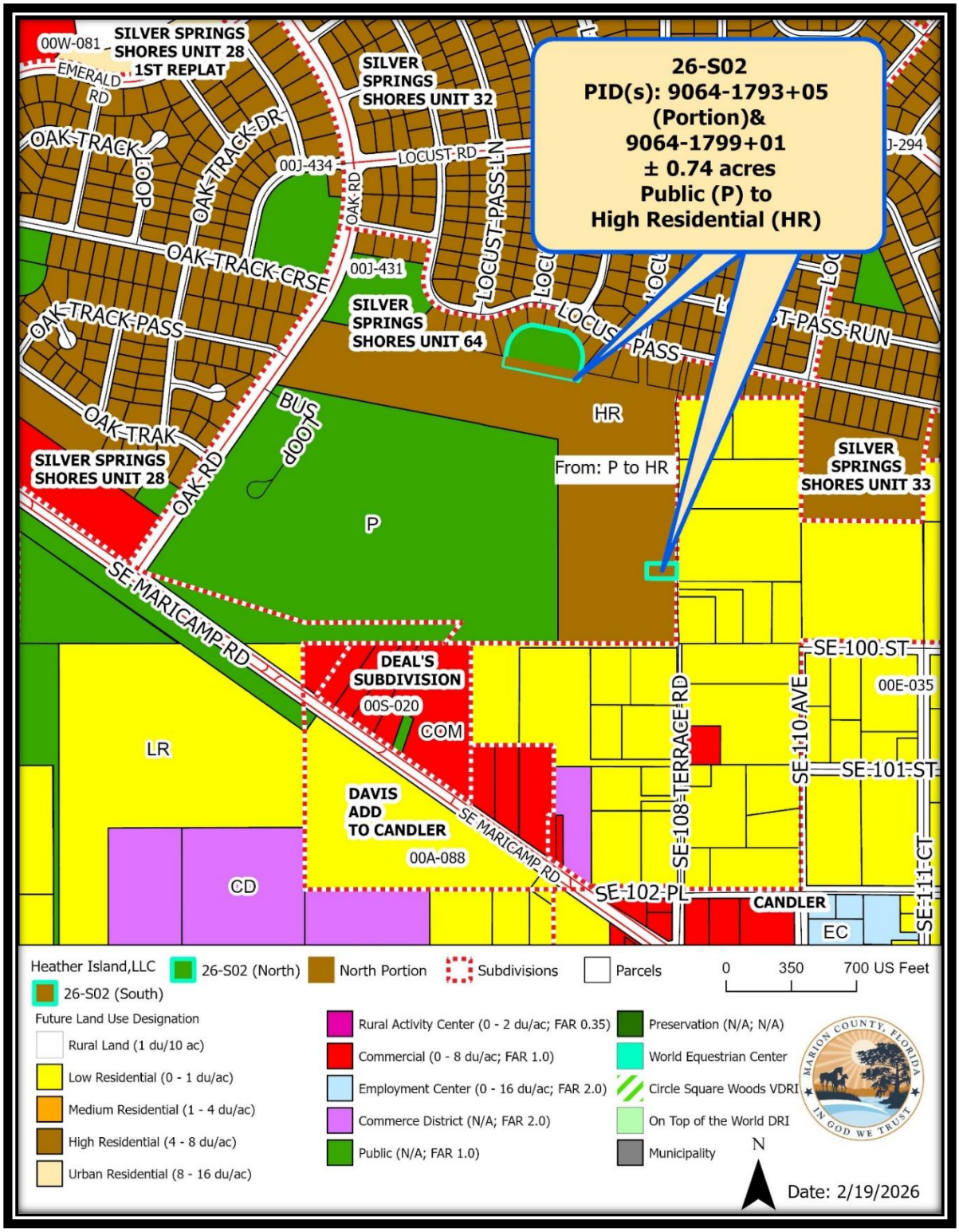
9064-1793+05

SEC 23 TWP 16 RGE 23
PLAT BOOK J PAGE 431
SILVER SPRINGS SHORES UNIT 64
WRA SE OF BLK 1793 LOT 5 DEDICATED BY PLAT TO THE PUBLIC
Parent Parcel: 9064-0000-00

9064-1799+01

SEC 23 TWP 16 RGE 23
PLAT BOOK J PAGE 431
SILVER SPRINGS SHORES UNIT 64
WRA S OF BLK 1799 LOT 1 (DEDICATED BY PLAT TO THE PUBLIC)
Parent Parcel: 9064-0000-00


26-S02
PID(s): 9064-1793+05
(Portion)&
9064-1799+01
± 0.74 acres
Public (P) to
High Residential (HR)
SILVER SPRINGS SHORES UNIT 28 1ST REPLAT
00W-081
EMERALD RD
SILVER SPRINGS SHORES UNIT 32
OAK-TRACK
OAK-TRACK-DR
LOOP
00J-434
LOCUST-RD
LOCUST-PASS-LN
OAK-RD
OAK-TRACK-CRSE
00J-431
SILVER SPRINGS SHORES UNIT 64
LOCUST-PASS
OAK-TRACK-PASS
OAK-TRAK
BUS LOOP
HR
From: P to HR
SILVER SPRINGS SHORES UNIT 28
SILVER SPRINGS SHORES UNIT 33
P
SE-MARICAMP-RD
DEAL'S SUBDIVISION
00S-020
COM
LR
DAVIS ADD TO CANDLER
00A-088
CD
SE-100-ST
00E-035
SE-108-TERRACE-RD
SE-110-AVE
SE-101-ST
SE-102-PL
CANDLER
EC
SE-111-CT
Heather Island,LLC
26-S02 (North)
North Portion
Subdivisions
Parcels
0 350 700 US Feet
26-S02 (South)
Future Land Use Designation
Rural Land (1 du/10 ac)
Low Residential (0 - 1 du/ac)
Medium Residential (1 - 4 du/ac)
High Residential (4 - 8 du/ac)
Urban Residential (8 - 16 du/ac)
Rural Activity Center (0 - 2 du/ac; FAR 0.35)
Commercial (0 - 8 du/ac; FAR 1.0)
Employment Center (0 - 16 du/ac; FAR 2.0)
Commerce District (N/A; FAR 2.0)
Public (N/A; FAR 1.0)
Preservation (N/A; N/A)
World Equestrian Center
Circle Square Woods VDRI
On Top of the World DRI
Municipality
MARION COUNTY, FLORIDA
IN GOD WE TRUST
N
Date: 2/19/2026

Information shown hereon is compiled from the 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.

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