

ORDINANCE NO. 26-

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

WHEREAS, petition(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 February 23, 2026; and

WHEREAS, the aforementioned petitions were considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, March 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 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, 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 approvals of the Special Use Permits and Planned Unit Developments are stated in the Board Resolution corresponding to each Special Use Permit and Planned Unit Development Petition shown below.

1. **AGENDA ITEM 15. . . 260302SU** – Libor & Rachael Zavalsky, Special Use Permit to allow for the operation of a training facility and canine breeding kennel for German Shepards and Dobermans, in a General Agriculture (A-1) zone, on an approximate 19.73 Acre Parcel, on Parcel Account Number 35581-002-03, Site Addresses 8201 and 8205 SW 27th Avenue, Ocala, FL 34476

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

2. **AGENDA ITEM 15. . . 260203SU** – Ronald & Shirley Adams, Special Use Permit to allow for a new 154' (feet) monopole telecommunications tower and support facility, in a General Agriculture (A-1) zone, on an approximate 13.48 Acre Parcel, on Parcel Account Number 0800-300-000, Site Address 4390 E Highway 316, Citra, FL 32113

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

3. **AGENDA ITEM [REDACTED] 260301SU** – Pasteur Cattle Co, Inc., Special Use Permit to allow for a new 199' (feet) Monopole Telecommunication Tower Facility, in a General Agriculture (A-1) zone, on an approximate 266.21 Acre Parcel, on Parcel Account Number 15967-000-00, No Address Assigned

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

4. **AGENDA ITEM [REDACTED] 260304ZC** – Michelle Katirae, Zoning Change from Community Business (B-2) to General Agriculture (A-1) zone, for all permitted uses, on a ±2.88 Acre Portion of an overall approximate 3.26 Acre Parcel, on Parcel Account Number 06836-001-01, Site Address 2303 NW 145th Street, Citra, FL 32113

5. **AGENDA ITEM [REDACTED] 260205ZP** – Heather Island, LLC, Zoning Change from Single-Family Dwelling (R-1) to Planned Unit Development (PUD), for a maximum proposed total of 176 Single-Family Residential Units, on an approximate 33.56 Acre Tract, on Parcel Account Numbers 9064-0000-02, 9064-1799+01, and a portion of 9064-1793+05, No Address Assigned

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

6. **AGENDA ITEM [REDACTED] 260102SU** – Trina Lester & Roy Lester, Jr, Special Use Permit to allow D & D Tree & Land Clearing, Inc. to use the property to store business vehicles and equipment, in a Mixed Residential (R-4) zone, on an approximate 0.88 Acre Parcel, on Parcel Account Number 1029-005-010, Site Address 14100 NE 154th Avenue, Ft. McCoy, FL 32134

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

7. **AGENDA ITEM [REDACTED] 260303SU** – Andres Hernandez and Gladisleidys Gonzalez, Special Use Permit to allow two (2) horses for personal use, in a Single-Family Dwelling (R-1) zone, on an approximate 1.29 Acre Parcel, on Parcel Account Number 3490-059-007, Site Address 13516 SW 80th Street, Dunnellon, FL 34432

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 17th day of MARCH, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

GREGORY C. HARRELL, CLERK

CARL ZALAK, III, CHAIRMAN