

## 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**, a petition 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 April 27, 2026; and

**WHEREAS**, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, June 2, 2026. Now, therefore,

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

1. **SECTION 1. SPECIAL USE PERMIT PETITION 260503SU** – WRR of Marion County, the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Denali Water Solutions, Russell, AR 72081, to allow for the operation of a food waste de-packaging facility, in Heavy Industrial (M-2) zone, on an approximate 36.77 Acre Tract, on Parcel Account Numbers 12869-001-00 and 12907-003-00, Site Addresses 8510 and 8548 NW Gainesville Road, Ocala, FL 34482

**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/denial** 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 submitted conceptual plan and the conditions as provided with this approval.
2. Development of the site is limited to a composting facility for green waste (e.g. vegetation, waste wood and wood mulch), animal bedding and food waste only. Expansion or modification of the number, type, approximate size, or location of any of the proposed use or site operations beyond those shown on the conceptual plan is prohibited; however, a new Special Use Permit Application may be submitted for consideration to expand the uses/operations.
3. All primary composting process activity (2nd step) shall occur within an “in-vessel” system as defined by the US Environmental Protection Agency (EPA) per 40 CFR Part 503 Rule.
4. All food waste materials shall held within the transfer portion of the de-packing facility building, and all food waste shall be processed and stored within forty-eight hours of receipt on site in order to mitigate offensive odors and animal intrusion at this location.

5. A minimum of two monitoring wells, one up-gradient and one down-gradient, shall be provided on site and semiannual reporting provided to Marion County Office of the County Engineer (OCE). The report shall include at a minimum TKN, NH<sub>4</sub>, phosphorus and ortho-phosphorus levels.
6. Prior to commencing the composting operations authorized by this Special Use Permit, the applicant shall install the monitoring wells referenced in Condition #5 and provide a report from each well. The report shall include at a minimum the existing levels of TKN, NH<sub>4</sub>, total phosphorus, and ortho-phosphorus, in order to establish a baseline on site.
7. Odor from the composting process must be managed and remain below a level considered offensive by the Zoning Manager and Growth Management Director. If offensive levels or odor are determined to occur off-site a meeting with County staff and mitigation plan must be established within 10 working days. Filtration, scrubbers or other odor mitigation techniques may be required by Marion County.
8. The applicant shall maintain processing records for the food grade materials processed on site including total amounts per annum to the Marion County Solid Waste Department. The applicant shall also make these ongoing records available to staff of the Growth Management Department or its divisions, if requested, within 30 calendar days of receiving such a request.
9. Liquid by-product from the de-packing process shall be captured in on-site drains, within the de-packing facility, and shall be included in the with the primary processed food grade materials as indicated on the conceptual plan in accordance with the applicable federal, state, and local regulations.
10. Development of the site shall comply with all applicable Springs Protection Zone requirements; the applicant may not obtain a LDC waiver from these requirements.
11. No composting operations, including storage or curing areas, shall be located in the on-site wetland.
12. The ingress/egress will be continue to be from the existing commercial entrance on NW Gainesville Rd. using the paved driveway apron.
13. Existing buffers shall be maintained as they currently exist.
14. The Special Use Permit shall expire May 19th, 2031; however it may be renewed administratively for up to 3 consecutive times by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
  - There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit,
  - 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, or
  - The Growth Services Director 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 2<sup>nd</sup> day of June, 2026.

**ATTEST:**

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

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GREGORY C. HARRELL, CLERK

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CARL ZALAK, III, CHAIRMAN

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