



GREGORY C. HARRELL
CLERK OF COURT AND COMPTROLLER – MARION COUNTY, FLORIDA

CLERK OF COURT
RECORDER OF OFFICIAL RECORDS
CLERK AND ACCOUNTANT OF THE BOARD OF COUNTY COMMISSIONERS
CUSTODIAN OF COUNTY FUNDS AND COUNTY AUDITOR

POST OFFICE BOX 1030
OCALA, FLORIDA 34478-1030
TELEPHONE (352) 671-5604
WWW.MARIONCOUNTYCLERK.ORG

TO: Marion County Board of County Commissioners

FROM: Gregory C. Harrell, Clerk of Circuit Court and Comptroller

DATE: August 18, 2026

RE: Ordinances 26-29, 26-30 and 26-31

The 2013 Legislature passed legislation that changed the manner by which County Ordinances were to be filed with the Florida Department of State and the manner in which the Department would acknowledge that filing. "An Act relating to paper reduction", Chapter 2013-192, amended Section 125.66, Florida Statutes, to require the Clerks of the Board of County Commissioners to file Ordinances and Amendments, as well as Emergency Ordinances, by e-mail to the Department. In turn, the Department would acknowledge receipt of such documents by return e-mail.

Attached, please find e-mail correspondence from the Clerk's Office to the Department and their acknowledgement related to the above Ordinance(s).

GCH/es



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

July 31, 2026

Gregory C. Harrell
Clerk of Court
Marion County
P.O. Box 1030
Ocala, FL 34478-1030

Dear Gregory Harrell:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Marion County Ordinance No. 26-29, which was filed in this office on July 31, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Emily Sherouse

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Friday, July 31, 2026 11:10 AM
To: Emily Sherouse; County Ordinances
Cc: Debra Windberg; Debra Lewter; Susan Mills McAllister
Subject: RE: MRN20260721_ORDINANCE_2026_29
Attachments: Marion20260731_Ordinance26_29_Ack.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

Attached is the acknowledgement letter for Marion County Ordinance 26-29.

Thank you,

David Parrish
Government Operations Consultant II
Office of the General Counsel
Department of State
Room 701 – The Capitol – Tallahassee, FL
P: (850) 245-6270

From: Emily Sherouse <emilys@marioncountyclerk.org>
Sent: Friday, July 31, 2026 10:39 AM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Debra Lewter <DebraL@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>
Subject: MRN20260721_ORDINANCE_2026_29

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good morning Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of the Marion County Ordinance 26-29. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, July 21, 2026.

Please advise our office of the date on which this corrected Ordinance is received or should you need anything further.

Emily Sherouse

From: Emily Sherouse
Sent: Friday, July 31, 2026 10:39 AM
To: countyordinances@dos.myflorida.com
Cc: Debra Windberg; Debra Lewter; Susan Mills McAllister
Subject: MRN20260721_ORDINANCE_2026_29
Attachments: MRN20260721_ORDINANCE_2026_29.pdf

Good morning Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of the Marion County Ordinance 26-29. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, July 21, 2026.

Please advise our office of the date on which this corrected Ordinance is received or should you need anything further.

Thank you in advance for your cooperation in this matter.



Emily Sherouse

Clerk, Commission Records

352-671-5622 | emilys@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

ORDINANCE NO. 26-29

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-S04, GARCON INVESTMENT, LLC
+/- 0.28 ACRE PARCEL
PARCEL NO. 3120-001-008
FROM HIGH TO URBAN 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-S04 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 a properly noticed public hearing on June 29, 2026, to consider Amendment No. 26-S04. The Planning and Zoning Commission considered the Growth Services Department's recommendation of approval, received public comment, and made a recommendation of approval to the Board regarding the Amendment, including findings of fact that:

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 a properly noticed adoption public hearing on July 21, 2026, to consider Amendment No. 26-S04, considering the Growth Services Department's recommendation of approval, the Planning and Zoning Commission's recommendation of approval, 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-S04, GARCON INVESTMENT, LLC
+/- 0.28 ACRE PARCEL
PARCEL NO. 3120-001-008
FROM HIGH TO URBAN 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 Circuit Court, 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.

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 21st day of July 2026.

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



CARL ZALAK, III, CHAIRMAN

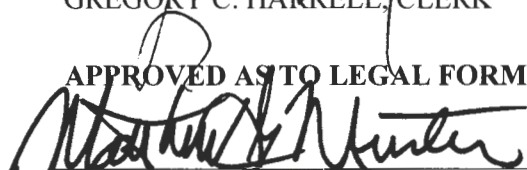
ATTEST:



GREGORY C. HARRELL, CLERK

RECEIVED NOTICE FROM SECRETARY
OF STATE ON JULY 31, 2026
ADVISING ORDINANCE WAS FILED ON
JULY 31, 2026.

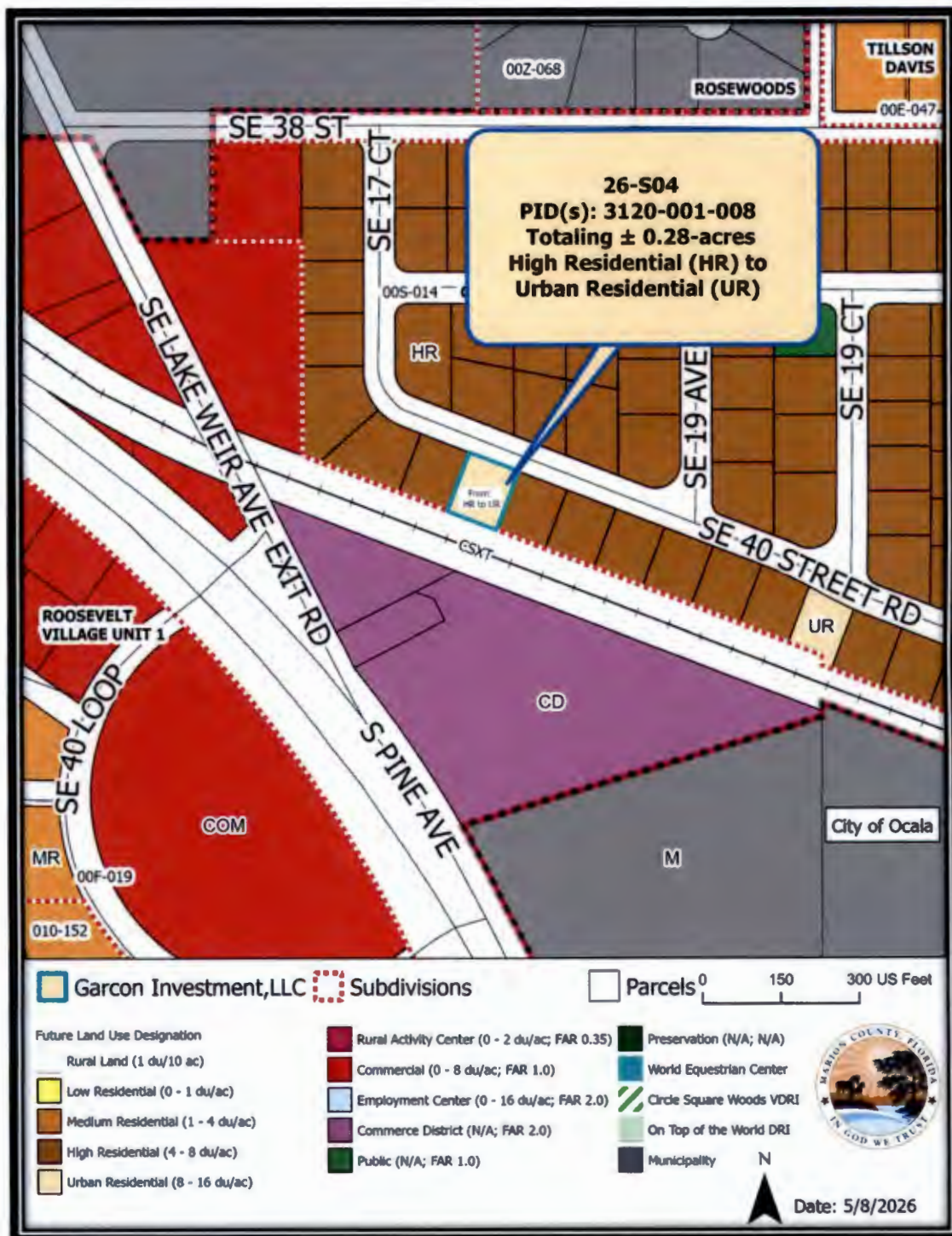
APPROVED AS TO LEGAL FORM AND SUFFICIENCY



MATTHEW MINTER, COUNTY
ATTORNEY

3120-001-008

SEC 33 TWP 15 RGE 22
PLAT BOOK S PAGE 014
CITRUS PARK
BLK A LOT 8
Parent Parcel: 3120-000-000



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.



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

July 31, 2026

Gregory C. Harrell
Clerk of Court
Marion County
P.O. Box 1030
Ocala, FL 34478-1030

Dear Gregory Harrell:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Marion County Ordinance No. 26-30, which was filed in this office on July 31, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Emily Sherouse

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Friday, July 31, 2026 11:10 AM
To: Emily Sherouse; County Ordinances
Cc: Debra Windberg; Debra Lewter; Susan Mills McAllister
Subject: RE: MRN20260721_ORDINANCE_2026_30
Attachments: Marion20260731_Ordinance26_30_Ack.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

Attached is the acknowledgement letter for Marion County Ordinance 26-30.

Thank you,

David Parrish

Government Operations Consultant II
Office of the General Counsel
Department of State
Room 701 – The Capitol – Tallahassee, FL
P: (850) 245-6270

From: Emily Sherouse <emilys@marioncountyclerk.org>
Sent: Friday, July 31, 2026 10:41 AM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Debra Lewter <DebraL@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>
Subject: MRN20260721_ORDINANCE_2026_30

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good morning Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of the Marion County Ordinance 26-30. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, July 21, 2026.

Please advise our office of the date on which this corrected Ordinance is received or should you need anything further.

Emily Sherouse

From: Emily Sherouse
Sent: Friday, July 31, 2026 10:41 AM
To: countyordinances@dos.myflorida.com
Cc: Debra Windberg; Debra Lewter; Susan Mills McAllister
Subject: MRN20260721_ORDINANCE_2026_30
Attachments: MRN20260721_ORDINANCE_2026_30.pdf

Good morning Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of the Marion County Ordinance 26-30. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, July 21, 2026.

Please advise our office of the date on which this corrected Ordinance is received or should you need anything further.

Thank you in advance for your cooperation in this matter.



Emily Sherouse

Clerk, Commission Records

352-671-5622 | emilys@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

ORDINANCE NO. 26-30

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

WHEREAS, application for a Zoning Changes was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on June 29, 2026; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, July 21, 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 an application for rezoning and such application identifies 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 application contained in this ordinance. The Board has determined that the 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 APPROVALS. The Board hereby approves the below-listed application for Rezoning.

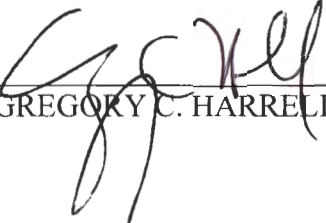
1. **AGENDA ITEM 15.3.1. 260706ZC** – PAC 3 Properties, LLC, Zoning Change from Expired Planned Unit Development (PUD) to Single-Family Dwelling (R-1) zone, for all permitted uses, on an approximate 0.91 Acre Parcel, on Parcel Account Number 1754-053-033, Site Address 6272 SW 209th Avenue, Dunnellon, FL 34431.

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 21st day of JULY 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



GREGORY C. HARRELL, CLERK



CARL ZALAK, III, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF
STATE ON JULY 31, 2026 ADVISING
ORDINANCE WAS FILED ON JULY 31, 2026.



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

July 31, 2026

Gregory C. Harrell
Clerk of Court
Marion County
P.O. Box 1030
Ocala, FL 34478-1030

Dear Gregory Harrell:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Marion County Ordinance No. 26-31, which was filed in this office on July 31, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Emily Sherouse

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Friday, July 31, 2026 12:46 PM
To: Emily Sherouse; County Ordinances
Cc: Debra Lewter; Debra Windberg; Susan Mills McAllister
Subject: RE: MRN20260722_ORDINANCE_2026_31
Attachments: Marion20260731_Ordinance26_31_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 26-31.

Thank you,

David Parrish

Government Operations Consultant II
Office of the General Counsel
Department of State
Room 701 – The Capitol – Tallahassee, FL
P: (850) 245-6270

From: Emily Sherouse <emilys@marioncountyclerk.org>
Sent: Friday, July 31, 2026 12:39 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Lewter <DebraL@marioncountyclerk.org>; Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>
Subject: MRN20260722_ORDINANCE_2026_31

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 26-31, which includes Resolution 26-R-240. The Ordinance and Resolution were adopted by the Marion County Board of County Commissioners on July 22, 2026.

Please advise our office of the date on which this Ordinance was filed.

Thank you in advance for your cooperation in this matter.

Sincerely,

Emily Sherouse

From: Emily Sherouse
Sent: Friday, July 31, 2026 12:39 PM
To: countyordinances@dos.myflorida.com
Cc: Debra Lewter; Debra Windberg; Susan Mills McAllister
Subject: MRN20260722_ORDINANCE_2026_31
Attachments: MRN20260722_ORDINANCE_2026_31.pdf

Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 26-31, which includes Resolution 26-R-240. The Ordinance and Resolution were adopted by the Marion County Board of County Commissioners on July 22, 2026.

Please advise our office of the date on which this Ordinance was filed.

Thank you in advance for your cooperation in this matter.

Sincerely,



Emily Sherouse

Clerk, Commission Records

352-671-5622 | emilys@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

ORDINANCE NO. 26-31

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 June 29, 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, July 22, 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 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. 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 1.1.1. 260703SU** – Haber Kennels, Inc, Special Use Permit to allow for an Automobile Paint and Body Shop, in a Community Business (B-2) zone, on an approximate 3.17 Acre Parcel, on Parcel Account Number 47690-004-00, No Address Assigned.

Subject to all terms and conditions of Resolution 26-R-240 attached hereto and incorporated herein by reference.

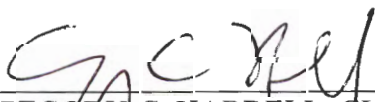
2. **AGENDA ITEM 1.2.1. 260704ZC** – RGR Developer, LLC, Zoning Change from Community Business (B-2) to Rural Activity Center (RAC), for all permitted uses, on an approximate 1.03 Acre Parcel, on Parcel Account Number 1751-010-006, No Address Assigned.
3. **AGENDA ITEM 1.2.2. 260705ZC** – 484 Land Holdings LLC, Zoning Change from Regional Business (B-4) to Light Industrial (M-1), for all permitted uses, on an approximate 9.67 Acre Parcel, on Parcel Account Number 34899-004-00, Site Address 15877 SW Highway 484, Dunnellon, FL 34432.
4. **AGENDA ITEM 1.2.3. 260708ZC** – Barry & Jennifer Hess, Zoning Change from Community Business (B-2) to Residential Estate (R-E), for all permitted uses, on an approximate 7.60 Acre Parcel, on Parcel Account Number 9036-0000-03, No Address Assigned.

AGENDA ITEM # 1.2.2. **260705ZC** – (484 Land Holdings LLC) shall not take effect unless and until a concurrent Developer's Agreement regarding Agenda Item # 1.2.2. 484 Land Holdings LLC, Zoning Change is effective. Developer's Agreement proffered by applicant for conditional zoning pursuant to Laws of Florida, Chapter 85-464 (Senate Bill No. 542).

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 22nd day of JULY 2026.

ATTEST:



GREGORY C. HARRELL, CLERK

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



CARL ZALAK, III, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE
ON JULY 31, 2026 ADVISING ORDINANCE WAS
FILED ON JULY 31, 2026.

RESOLUTION NO. 26-R-240

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application 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 June 29, 2026; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Wednesday, July 22, 2026.

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

1. **SECTION 1. SPECIAL USE PERMIT APPLICATION 260703SU** – Haber Kennels, Inc., the application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Haber Kennels, Inc., Summerfield, FL 34492, to allow for an Automobile Paint and Body Shop, in a Community Business (B-2) zone, on an approximate 3.17 Acre Parcel, on Parcel Account Number 47690-004-00, No Address Assigned

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 with the recommendation of approval and findings of the Planning and Zoning Commission, and approves the Special Use Permit subject to the following conditions:

1. Exterior storage of any materials or crashed vehicles is prohibited outside of the fenced-in area that encompasses a portion of the sides and rear of the primary structure.
2. The storage area will be limited to containment of passenger vehicles and light trucks, will be surrounded by seven-foot vinyl fencing, and will be buffered by no less than fifty feet of natural foliated area between the storage area and the closest residences to the east.
3. The Special Use Permit shall run with the lessee, Gerber Collision, LLC. The Special Use Permit does not run with the land. The Special Use Permit does not run with the property owner, Haber Kennels, LLC, and shall be permitted to remain active if the owner of the property changes and the active lease continues to be honored. A new or revised lease, between the current owner or a new owner and Gerber Collision, LLC, will permit the Special Use Permit to remain effective. Should Gerber Kennels elect not to renew or terminate the lease with the current or

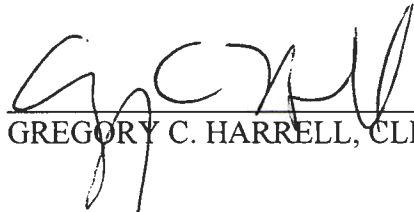
different property owner, the Special Use Permit will automatically terminate.

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 22nd day of July 2026.

ATTEST:



GREGORY C. HARRELL, CLERK

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



CARL ZALAK, III, CHAIRMAN