

ORDINANCE NO. 26-

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/denial** 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** [REDACTED] **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-[REDACTED] attached hereto and incorporated herein by reference.

2. **AGENDA ITEM** [REDACTED] **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** [REDACTED] **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** [REDACTED] **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

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:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

GREGORY C. HARRELL, CLERK

CARL ZALAK, III, CHAIRMAN