

## **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 July 27, 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 Tuesday, August 18, 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 . . . 260801SU** – Alamday Valle Sanchez and Ismaray Fundora Lima, Special Use Permit to allow for parking of one (1) commercial vehicle, in a General Agricultural (A-1) zone, on an approximate 2.22 Acre Parcel, on Parcel Account Number 2093-003-002, Site Addresses 4636 and 4660 SW 166<sup>th</sup> Court Road, Ocala, FL 34481

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

1. **AGENDA ITEM . . . 260802SU** – Fig Lake Preserve, LLLP, Special Use Permit to allow for a 199' (feet) Monopole Telecommunication Tower, in a General Agriculture (A-1) zone, on an approximate 1,398.64 Acre Parcel, on Parcel Account Number 48512-000-00, Site Addresses 14607 and 14617 E Highway 25, and 16000 SE 135<sup>th</sup> Street, Ocklawaha, FL 32179

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

2. **AGENDA ITEM . . . 260804SU** – 2745 PDH Extension, LLC, Special Use Permit to allow for a 12,000 square foot warehouse with parking, in a Regional Business (B-4) zone, on an approximate 1.23 Acre Parcel, on Parcel Account Number 9024-0565-06, No Address Assigned

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

3. **AGENDA ITEM . . . 260805ZC** – Anjana Singh, Zoning Change from General Agriculture (A-1) to Residential Estate (R-E) zone, for all permitted uses, on an approximate 1.68 Acre Parcel, on Parcel Account Number 45849-002-01, No Address Assigned
4. **AGENDA ITEM . . . 260806ZC** – Donald Pierson III, Zoning Change from Regional Business (B-4) to Mixed Residential (R-4) zone, for all permitted uses, on an approximate 0.25 Acre Parcel, on Parcel Account Number 08370-001-00, Site Address 1898 NE 128<sup>th</sup> Place, Anthony, FL 32617
5. **AGENDA ITEM . . . 260808ZC** – Copper Penny Farm, LLC, Zoning Change from expired Community Business (B-2) and General Agriculture (A-1) to Recreational Vehicle Park (P-RV) zone, for all permitted uses, on approximate ±26.05 Acre Portion of an overall 31.44 Acre Parcel, on Parcel Account Number 36512-000-00, No Address Assigned
6. **AGENDA ITEM . . . 260809ZC** – CGB Investment Properties, LLC, Zoning Change from Community Business (B-2) to Rural Residential (RR-1) zone, for all permitted uses, on an approximate 0.20 Acre Parcel, on Parcel Account Number 03873-000-00, Site Address 731 W Highway 318, Citra, FL 32113

**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 18<sup>th</sup> day of AUGUST 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA

\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

\_\_\_\_\_  
CARL ZALAK, III, CHAIRMAN