

**RESOLUTION NO. 24-R-64**  
**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 January 29, 2024; 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, February 20, 2024. Now therefore,

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

**SECTION 1. SPECIAL USE PERMIT PETITION 240102SU – Headsprings, LLC** The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Davis Dinkins, P.E., Ocala FL 34470, Special Use Permit to exceed the allowable height of 50' to allow a 6-story hotel in a Community Business (B-2) Zone, on approximately 4.22 acres, on Parcel Account Number 24141-000-00, site address 5495 NE 25<sup>th</sup> Street, Ocala FL 34470.

**SECTION 2. FINDINGS AND CONDITIONS.** The Board of County Commissioners disagrees with the recommendation and findings of the Planning and Zoning Commission and recommends approval of the Special Use Permit. The Board approves the Special Use Permit subject to the following conditions:

1. The building height to the habitable space rooftop is limited to 68'. The building height to the top of the parapet is limited 77'. The building height at the top of the roof stairwell is limited to 80'. The building height at the top of the decorative roof façade feature is limited to 90'.
2. This site shall be developed consistent with the proposed conceptual plan and the height increase is limited to one hotel only.
3. Any modification to the circulation or fire department access road around the building must be approved by MCFR.
4. Access to the roof from at least one interior stairwell shall be provided and clearly marked on all levels.
5. The top of the decorative roof façade feature upon which the sign will be located shall be a non-occupied space above the habitable space height each as permitted in paragraph Condition 1 above. The decorative roof façade feature may be used for wall signage, consistent with Marion County's applicable sign provisions.
6. The building shall comply to all applicable fire codes for fire protection systems applicable to the occupancy.

7. The Special Use Permit shall expire on January 10, 2028, unless an unexpired building permit is issued.

8. The Special Use Permit shall run with the property.

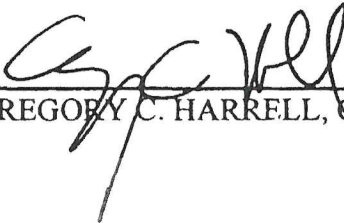
**SECTION 3. REVOCATION.** Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

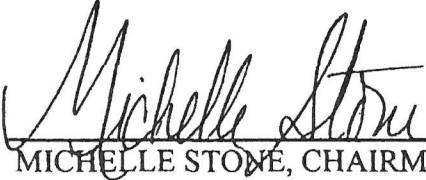
**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 20<sup>th</sup> day of February, 2024.

**ATTEST:**

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

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

  
\_\_\_\_\_  
MICHELLE STONE, CHAIRMAN