

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, 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 Tuesday, July 21, 2026.

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

1. **SECTION 1. SPECIAL USE PERMIT APPLICATION 260804SU – 2745 PDH** Extension, LLC, the application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Perfect Deed Homes LLC, Ocala, FL 34474, 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

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/denial** and findings of the Planning and Zoning Commission, and approves the Special Use Permit subject to the following conditions:

1. The Special Use Permit (SUP) authorizes a maximum 12,000 square foot warehouse building with office space (10,000 square foot warehouse and 2,000 square foot office) on Parcel 9024-0565-06. Any increase in the gross building square footage or changes in SUP conditions shall require a new Special Use Permit.
2. The site shall be developed in conformance with the proposed concept plan and the SUP conditions provided, along with conforming to the Marion County Land Development Code (LDC) as applicable at the time of site plan application.
3. Any material change to the building's use(s) that change the extent of warehouse and/or office space, including the introduction of potential new uses within the building, shall be subject to conformance with the LDC as applicable at the time of application, such as parking, buffering, etc. provided such uses are permissible under the site's then zoning classification.

4. The Special Use Permit runs with the land and not solely with the applicant or property owner.
5. Cross access for and parallel to Chestnut Road shall be required with the site's development, with the final design subject to the County Engineer's review and approval.
6. A Type "C" Buffer (minimum 15 feet) shall be provided and maintained along the site's Chestnut Road frontage, and no waivers to that buffer may be permitted, except the buffer shade trees may be provided as accent/ornamental trees consistent with the LDC due to the presence of overhead powerlines along the Chestnut Road frontage.
7. A Type "C" Buffer (minimum 15 feet) shall be provided and maintained along the site's north and east property boundaries. Further, along the north property boundary a minimum 6-foot-high solid opaque privacy fence (not chain-link or similar open pattern fencing with fabric, mesh, or slats, etc.) to be provided and maintained along the interior side of the north boundary's Type "C" Buffer to further deter any light, sound, dust, or debris from escaping the site in to or across the FDOT WRA.
8. No outdoor storage shall be permitted, except for the site's enclosed dumpster/refuse area, being provided consistently with the concept plan and Findings of Fact.
9. The applicant shall coordinate with the City of Belleview and Marion County Utilities regarding the water and sewer service availability and capacity prior to site plan approval. Any required utility extensions or agreements shall be in place prior to issuance of a Certificate of Occupancy.

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 18th day of August 2026.

ATTEST:

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

GREGORY C. HARRELL, CLERK

CARL ZALAK, III, CHAIRMAN