

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, 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 February 23, 2026; 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, March 17, 2026. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 260302SU – Libor & Rachael Zavalsky, the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Libor & Rachael Zavalsky, Ocala, FL 34476, to allow for the operation of a training facility and canine breeding kennel for German Shepards and Dobermans, in a General Agriculture (A-1) zone, on an approximate 19.73 Acre Parcel, on Parcel Account Number 35581-002-03, Site Addresses 8201 and 8205 SW 27th Avenue, Ocala, FL 34476

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

1. All dog waste shall be collected daily and removed from the premises weekly.
2. Connection to Marion County Utilities would be required within 365 days' notice of availability.
3. This special use permit shall automatically become null and void should the subject property be transferred to another owner.
4. The site shall be developed and operated consistent with the conditions and concept plan submitted as part of the application.
5. The special use permit shall expire on March 17, 2031. However, since the previous SUP was revoked, this SUP will be reviewed every six months and one year. It may be renewed administratively for up to 5 years by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
 - a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the permit.

- b. Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
 - c. The Growth Service Manager determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).
6. A building permit shall be obtained for the three shipping containers currently on site.
 7. Any site improvement and building construction shall comply with the minimum requirements of the Florida Fire Prevention Code.
 8. The owners/operators shall reside onsite.
 9. The special use permit allows up to 15 canines on site (a combination of breeding, boarding, and training).
 10. This permit allows for the sale of puppies bred and delivered onsite directly to clients but does not allow the sale of puppies or dogs to pet stores, flea markets, or other non-direct entities.
 11. The applicants shall maintain up-to-date licensure with Marion County for all canines intended to remain on-site.
 12. Dogs on property under this special use permit shall not be kept in outside runs before 7:00 a.m. or after 10:00 p.m.
 13. The six-foot fencing around the kennel and training areas shall be maintained while this Special Use Permit is active.
 14. A viburnum or ligustrum hedge shall be installed on the eastern property line commencing at the southeastern corner, which will run along the eastern property boundary for a distance of no less than five-hundred feet to buffer the adjacent property to the east.

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 17th day of March, 2026.

ATTEST:

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

GREGORY C. HARRELL, CLERK

CARL ZALAK, III, CHAIRMAN