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 260102SU – Trina Lester & Roy Lester, Jr, the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by David Craft, Ft. McCoy, FL 32134, to allow D & D Tree & Land Clearing, Inc. to use the property to store business vehicles and equipment, in a Mixed Residential (R-4) zone, on an approximate 0.88 Acre Parcel, on Parcel Account Number 1029-005-010, Site Address 14100 NE 154th Avenue, Ft. McCoy, FL 32134

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. Vehicles and trailers used by D&D Tree and Land Clearing, Inc., or any future business operated by the Property Owner or Applicant, must use legal access routes to reach the subject property.
2. The Property Owner is responsible for maintaining the legal access routes used by commercial vehicles, trailers, and equipment to access NE 150th Ave from the subject property.
3. All vehicles and equipment used for commercial purposes will be parked and stored entirely on parcel 1029-005-010.
4. Commercially used trucks, trailers, and equipment are prohibited from parking in the front yard of the property. The front yard is defined as the distance between the eastern property line of parcel 1029-005-010 and the nearest exterior wall of the property's primary structure (currently a mobile-home residence).
5. No debris generated by the commercial use is allowed on the site. Any storage or burning of debris on site.

6. The applicant may provide and maintain one (1) of three (3) options to screen the view of the vehicles and trailers used for commercial purposes from surrounding properties. The dimensions of the chosen option must be sufficient to properly screen the vehicles and trailers. The Applicant will submit a permit application to Building Safety within 30 days of receiving SUP approval. If the permit application expires without approval, this SUP is revoked. The Applicant will construct the structure for the chosen option within 60 days of receiving the necessary permit(s).
    a. Option A: A solid opaque privacy fence reaching a minimum of eight (8) feet in height that provides at least three (3) opaque surfaces facing east, north, and west
    b. Option B: A carport, or similar structure, that provides at least three (3) opaque surfaces facing east, north, and west. Multiple structures may be used to ensure all commercially used vehicles and equipment are adequately screened.
    c. Option C: A combination of open-air carport, or similar structure, and a solid opaque privacy fence reaching a minimum of six (6) feet in height that provides an opaque enclosure effect facing east, north, and west around the open-air carport or similar structure.
7. Any exterior lighting installed for the parking area associated with commercial use must be shielded, direct light downwards, and not cast light onto adjacent properties.
8. This SUP runs with the Property Owner (Trina Lester and Roy Lester Jr). If the parcel account number 1029-005-010 is transferred to David Craft, the Applicant, the SUP remains effective, contingent on compliance with other conditions. Any sale of the property, or change of ownership, to any other person or entity other than the Applicant will void this SUP.
9. The SUP shall expire on March 17, 2029; however, this SUP may be eligible for administrative renewal three (3) times for up to three (3) years by filing a SUP administrative renewal form with Growth Services. If an administrative renewal is approved, the Growth Services Director (or position equivalent to Growth Services Director at that time) shall issue a written instrument signed and issued by said director. Under the following circumstances, the SUP will not be eligible for administrative renewal and may be subject to revocation:
    a. There are unresolved violations of the Land Development Code, the County Code of Ordinances, and/or the conditions of this SUP.
    b. Property owners within 300 feet of the subject property have submitted complaints to Growth Services or other relevant departments regarding activities conducted under this SUP.
    c. The Growth Services Manager determines that renewal should be considered directly by the Board of County Commissioners through the SUP review process (or review process equivalent at that time).

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.

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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**
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GREGORY C. HARRELL, CLERK	CARL ZALAK, III, CHAIRMAN

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