

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 June 29, 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, July 21, 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 and Planned Unit Development are stated in the Board Resolution corresponding to the Special Use Permit Application shown below.

1. **AGENDA ITEM . . . 260701SU** – Wayne & Melanie Traina, Special Use Permit to allow for a 195' (feet) Monopole Tower Facility, in a General Agriculture (A-1) zone, on an approximate 25.55 Acre Parcel, on Parcel Account Number 05585-000-00, Site Address 18250 NE 160th Avenue Road, Fort McCoy, FL 32134

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

2. **AGENDA ITEM . . . 260707SU** – John Rudnianyn, Special Use Permit to allow for a 180' (feet) Monopole Tower, in a Community Business (B-2) zone, on an approximate 28.56 Acre Parcel, on Parcel Account Number 35695-025-04, No Address Assigned

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

3. **AGENDA ITEM . . . 260706ZC** – PAC 3 Properties, LLC, Zoning Change from Expired Planned Unit Development (PUD) to Single-Family Dwelling (R-1) zone, for all permitted uses, on an approximate 0.91 Acre Parcel, on Parcel Account Number 1754-053-033, Site Address 6272 SW 209th Avenue, Dunnellon, FL 34431

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 21st day of JULY 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

GREGORY C. HARRELL, CLERK

CARL ZALAK, III, CHAIRMAN