

ORDINANCE NO. 26-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING REASONABLE ACCOMMODATION, 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 April 27, 2026; and

WHEREAS, the aforementioned applications, in addition to a Reasonable Accommodation, were considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, May 19, 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 reasonable accommodation, 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. REASONABLE ACCOMMODATION, REZONING, AND SPECIAL USE PERMIT APPROVALS. The Board hereby approves the below-listed applications for Reasonable Accommodation, Rezoning, and Special Use Permits. NOTE: The terms and conditions of Board approval of the Reasonable Accommodation and Special Use Permits are stated in the Board Resolution corresponding to the Special Use Permit Application shown below.

1. **AGENDA ITEM [REDACTED] 260510RA** – Russell & Karen Loges, Reasonable Accommodation to allow for three (3) goats, four (4) geese, and two (2) ducks, in a Single-Family Dwelling (R-1) zone, 0.95 acre parcel, on Parcel Account Number 1753-035-020, Site Address 6500 SW 202nd Court, Dunnellon, FL 34431.

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

2. **AGENDA ITEM [REDACTED] 260502SU** – Partners Self Storage, LLC, Special Use Permit to allow for covered outdoor storage of RVs, boats, and trailers, in a Community Business (B-2) zone, on an approximate 11.0 Acre Parcel, on Parcel Account Number 39169-000-00, Site Address 7655 E. Highway 25, Belleview, FL 34420
3. **Subject to all terms and conditions of Resolution 26-R-[REDACTED] attached hereto and incorporated herein by reference.**
4. **AGENDA ITEM [REDACTED] 260504SU** – 848 Broadway, LLC, Special Use Permit to allow for the operation of a funeral home and crematorium facility, in a Heavy Business (B-5) zone, on an approximate 1.65 Acre Parcel, on Parcel Account Number 36459-001-00, Site Address 7075 S. Pine Avenue, Ocala, FL 34480
5. **Subject to all terms and conditions of Resolution 26-R-[REDACTED] attached hereto and incorporated herein by reference.**
6. **AGENDA ITEM [REDACTED] 260505SU** – FCH Properties, LLC, Special Use Permit to allow construction or contractor yard, in a Regional Business (B-4) zone, on an approximate 5.02 Acre Parcel, on Parcel Account Number 45458-002-03, Site Address 13866 S. US Highway 441, Summerfield, FL 34491
7. **Subject to all terms and conditions of Resolution 26-R-[REDACTED] attached hereto and incorporated herein by reference.**
8. **AGENDA ITEM [REDACTED] 260506SU** – Marion County-County Administrator, Special Use Permit to allow water plant upgrade and expansion, in a Government Use (G-U) zone, on an approximate 8.75 Acre Parcel, on Parcel Account Number 12082-001-00, Site Address 14463 NE 250th Avenue, Salt Springs, FL 32134
9. **Subject to all terms and conditions of Resolution 26-R-[REDACTED] attached hereto and incorporated herein by reference.**
10. **AGENDA ITEM [REDACTED] 260402ZC** – Gironj, LLC, Zoning Change, from Single Family Dwelling (R-1) to Community Business (B-2) zone, for all permitted uses, on an approximate 0.48 Acre Parcel, on Parcel Account Number 14138-000-00, Site Address 9645 NE 21st Avenue, Anthony, FL 32617
11. **AGENDA ITEM [REDACTED] 260509ZP** – Marion Gaming Management, LLC, Zoning Change from Planned Unit Development (PUD) to Amendment Planned Unit Development (PUD) for the addition of six (6) pickleball courts, two (2) manufactured buildings, and modify conditions concerning buffers and construction access, on an approximate 65.51 Acre

Tract, on Parcel Account Numbers 48476-001-00 and 48476-002-00, Site Address 17996 S. US Highway 301, Summerfield, FL 34491

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 19th day of MAY 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

GREGORY C. HARRELL, CLERK

CARL ZALAK, III, CHAIRMAN

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