



GREGORY C. HARRELL

CLERK OF COURT AND COMPTROLLER – MARION COUNTY, FLORIDA

CLERK OF COURT
RECORDER OF OFFICIAL RECORDS
CLERK AND ACCOUNTANT OF THE BOARD OF COUNTY COMMISSIONERS
CUSTODIAN OF COUNTY FUNDS AND COUNTY AUDITOR

POST OFFICE BOX 1030
OCALA, FLORIDA 34478-1030
TELEPHONE (352) 671-5604
WWW.MARIONCOUNTYCLERK.ORG

TO: Marion County Board of County Commissioners
FROM: Gregory C. Harrell, Clerk of Circuit Court and Comptroller
DATE: July 9, 2026
RE: Ordinances 26-25 and Corrected 26-08

The 2013 Legislature passed legislation that changed the manner by which County Ordinances were to be filed with the Florida Department of State and the manner in which the Department would acknowledge that filing. "An Act relating to paper reduction", Chapter 2013-192, amended Section 125.66, Florida Statutes, to require the Clerks of the Board of County Commissioners to file Ordinances and Amendments, as well as Emergency Ordinances, by e-mail to the Department. In turn, the Department would acknowledge receipt of such documents by return e-mail.

Attached, please find e-mail correspondence from the Clerk's Office to the Department and their acknowledgement related to the above Ordinance(s).

GCH/dl



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 26, 2026

Gregory C. Harrell
Clerk of Court
Marion County
P.O. Box 1030
Ocala, FL 34478-1030

Dear Gregory Harrell:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Marion County Ordinance No. 26-25, which was filed in this office on June 26, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Susan Mills McAllister

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Friday, June 26, 2026 01:32 PM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister
Subject: RE: MRN20260616_ORDINANCE_2026_25
Attachments: Marion20260626_Ordinance26_25_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 26-25.

Thank you,

David Parrish

Government Operations Consultant II
Office of the General Counsel
Department of State
Room 701 – The Capitol – Tallahassee, FL
P: (850) 245-6270

From: Debra Lewter <DebraL@marioncountyclerk.org>
Sent: Friday, June 26, 2026 11:51 AM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>
Subject: MRN20260616_ORDINANCE_2026_25

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good morning Ms. Grosenbaugh,

Please disregard the previous version sent of Ordinance 26-25.

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 26-25, which includes Resolutions 26-R-180 through 26-R-184. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, June 16, 2026.

Please advise our office of the date on which this Ordinance was filed.

Thank you in advance for your cooperation in this matter.



Debra Lewter

Clerk, Commission Records

352-671-5620 | DebraL@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

Debra Lewter

From: Debra Lewter
Sent: Friday, June 26, 2026 11:51 AM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister
Subject: MRN20260616_ORDINANCE_2026_25
Attachments: MRN20260616_ORDINANCE_2026_25.pdf

Good morning Ms. Grosenbaugh,

Please disregard the previous version sent of Ordinance 26-25.

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 26-25, which includes Resolutions 26-R-180 through 26-R-184. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, June 16, 2026.

Please advise our office of the date on which this Ordinance was filed.

Thank you in advance for your cooperation in this matter.



Debra Lewter

Clerk, Commission Records

352-671-5620 | DebraL@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

ORDINANCE NO. 26-25

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 May 27, 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, June 16, 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 denial recommendation for 260601SU and the approval recommendations for 260602SU, 260605SU, 260606SU, 260607ZC, and 260608ZP by 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 (PUD) Amendment are stated in the Board Resolution corresponding to the Special Use Permit Applications and PUD Amendment shown below.

1. **AGENDA ITEM 15.3.1. 260605SU** – Greater Ocala Dog Club, Inc, Special Use Permit to allow for dog events and recreational vehicles (RV) parking, in a General Agricultural (A-1) zone, on an approximate 40.0 Acre Tract, on Parcel Account Numbers 12686-001-00, 12686-003-00, and 12686-003-01, Site Addresses 10285 and 10205 NW Gainesville Road, Ocala, FL 34482

Subject to all terms and conditions of Resolution 26-R-180 attached hereto and incorporated herein by reference.

2. **AGENDA ITEM 15.4.1. 260601SU** – Juan C. Diaz Marrero and Yelaine Trujillo Ravelo, Special Use Permit to allow for parking of five (5) tractor-trailer trucks, in a General Agriculture (A-1) zone, on an approximate 4.83 Acre Parcel, on Parcel Account Number 45453-000-00, Site Address 13660 SE 80th Avenue, Summerfield, FL 34491

Subject to all terms and conditions of Resolution 26-R-181 attached hereto and incorporated herein by reference.

3. **AGENDA ITEM 15.4.2. 260602SU** – Stefan & Cathy Mehrl, Special Use Permit to allow for two (2) miniature horses, in a Single-Family Dwelling (R-1) zone, on an approximate 1.54 Acre Parcel, on Parcel Account Number 3493-090-003, Site Address 12721 SW 73rd Street, Ocala, FL, 34481

Subject to all terms and conditions of Resolution 26-R-182 attached hereto and incorporated herein by reference.

4. **AGENDA ITEM 15.4.3. 260606SU** – Martin R. Helgerson Trust, Special Use Permit to allow for a 125' (feet) tall Telecommunication Tower, in a Community Business (B-2) and Mixed-Use Residential (R-4) zone, on an approximate 63.90 Acre Parcel, on Parcel Account Number 32651-000-01, No Address Assigned

Subject to all terms and conditions of Resolution 26-R-183 attached hereto and incorporated herein by reference.

5. **AGENDA ITEM 15.4.4. 260607ZC** – Backhoe Boys, LLC, Zoning Change from the portion General Agricultural (A-1) & Residential Agricultural Estate (A-3) to Single-Family Dwelling (R-1) zone, for all permitted uses, on an approximate 31.13 Acre Portion of an overall 36.73 Acre Parcel, on Parcel Account Number 39278-003-00, No Address Assigned

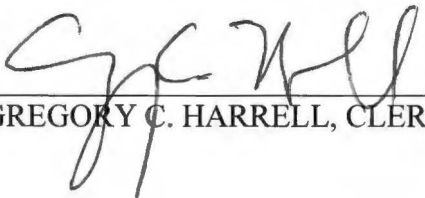
6. **AGENDA ITEM 15.4.5. 260608ZP** – Jax Road, LLC, Zoning Amendment to Planned Unit Development (PUD) to allow for a maximum proposed total of 321 residential units, and to modify lot sizes, amenities, and reduce front setback requirements to 20' (feet), on an approximate 82.05 Acre Tract, on Parcel Account Numbers 14973-000-00 and 14971-001-00, Site Address 5823 NE Jacksonville Road, Ocala, FL 34479

Subject to all terms and conditions of Resolution 26-R-184 attached hereto and incorporated herein by reference.

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.

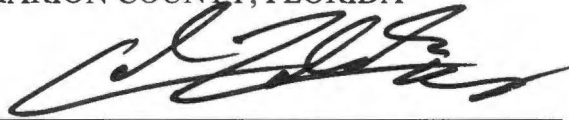
DULY ADOPTED in regular session this 16th day of JUNE 2026.

ATTEST:



GREGORY C. HARRELL, CLERK

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



CARL ZALAK, III, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE ON JUNE
26, 2026 ADVISING ORDINANCE WAS FILED ON JUNE
26, 2026.

RESOLUTION NO. 26-R-180

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 May 27, 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, June 16, 2026.

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

1. **SECTION 1. SPECIAL USE PERMIT APPLICATION 260605SU** – Greater Ocala Dog Club, Inc, the application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Phil Briasco, Ocala, FL 34482, to allow for dog events and recreational vehicles (RV) parking, in a General Agricultural (A-1) zone, on an approximate 40.0 Acre Tract, on Parcel Numbers, 12686-001-00, 12686-003-00, and 12686-003-01, Site Addresses 10285 and 10205 NW Gainesville Road, Ocala, FL 34482

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 with the recommendation of approval with conditions and findings of the Planning and Zoning Commission, and approves the Special Use Permit subject to the following conditions:

1. The site shall be developed and operated with the submitted conceptual plan and conditions as provided with this approval.
2. Use of the RV facilities and parking spaces shall be permitted only in conjunction with the presentation of dog shows.
3. Operation of the site for dog shows and any associated RV parking shall be limited to a maximum of 60 days per calendar year.
4. If public water or sewer becomes available from the public utility provider, connection will be required to services within 365 days of notification.
5. Prior to commencement of any dog show events, the owner shall notify the Marion County Zoning Division, Fire Services, and the Public Information Officer in writing a minimum of 10 working days in advance, and provide the event title/name, duration, and estimated number of visitors for the event, along with the event coordinator's name and contact information.

6. A Special Event Permit shall be obtained for any other events held on-site not consistent with this Special Use Permit approval.
7. The development and construction of RV facilities is limited to the provisions of electrical utility services and supporting driveway/parking improvements only. No other utility services for the RV facilities (e.g., sanitary sewer or potable water) shall be provided.
8. The ingress/egress shall be from NW Gainesville RD using a paved driveway apron.
9. A Type "E" Buffer (minimum 5' wide, minimum 4 trees per 100 LF, and a continuous double-staggered hedgerow to be 60" high in 2 years) shall be maintained along the property's NW Gainesville Road frontage. Existing vegetation along the property's frontage may be used to satisfy the buffering requirements with additional vegetation planting provided to "fill in" gaps, etc., in the existing vegetation.
10. The Special Use Permit shall run with the owner/operator and not the property.
11. The Special Use Permit shall expire on June 16th, 2031; however, it may be renewed administratively three times for up to 5 years each 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 Services 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).

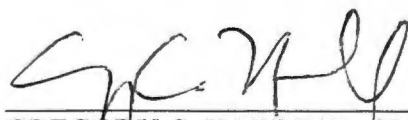
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 16th day of June 2026.

ATTEST:

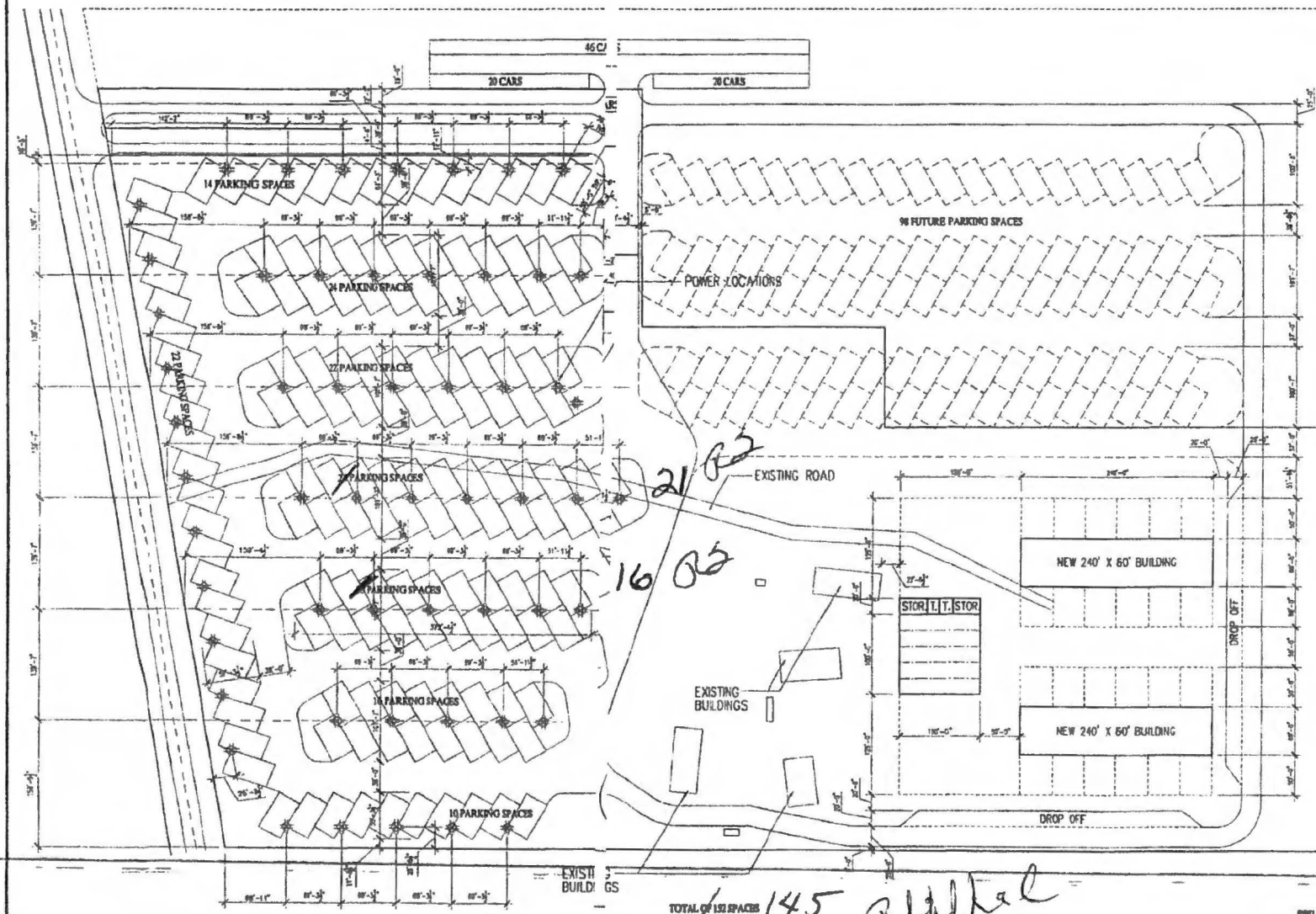
**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**



GREGORY C. HARRELL, CLERK



CARL ZALAK, III, CHAIRMAN



PRELIMINARY
CONCEPTUAL SITE PLAN
GREATER OCALA DOG CLUB, INC.
JANUARY 4, 2010

SITE STUDY FOR:
OCALA DOG CLUB
OCALA, FLORIDA
SITE STUDY

WALTER B. BAKER, P.A.
ARCHITECT
1000 SOUTH HWY. 17, WEST
OCALA, FLORIDA 34761
352-321-1234

DATE: 1/4/10
BY: WBB
CHECKED: WBB
APPROVED: WBB

A1.1

RESOLUTION NO. 26-R-181

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 May 27, 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, June 16, 2026.

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

1. **SECTION 1. SPECIAL USE PERMIT APPLICATION 260601SU** – Juan Carlos Diaz Marrero and Yelaine Trujillo Ravelo, the application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Juan Carlos Diaz Marrero and Yelaine Trujillo Ravelo, Summerfield, FL 34491, to allow for parking of five (5) tractor trailer trucks, in a General Agricultural (A-1) zone, on an approximate 4.83 Acre Parcel, on Parcel Account Number 45453-000-00, Site Address 13660 SE 80th Avenue, Summerfield, FL, 34491

SECTION 2. FINDINGS AND CONDITIONS. The Board has determined that this request, as modified by the below conditions, 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 disagrees with the recommendation of denial and findings of the Planning and Zoning Commission, and approves the Special Use Permit subject to the following conditions:

1. The site shall be developed and operated consistent with the concept plan. Any required improvements shall be provided within ninety (90) days of approval.
2. The Special Use Permit shall run with the property owner(s), Juan Carlos Diaz Marrero and Yelaine Trujillo Ravelo, for the subject property only.
3. This Special Use Permit shall be limited to one (1) tractor (VIN IFUJGLD5XFLGD5426) and one (1) flatbed trailer (Plate No. QB12MM; VIN 1NUFT28Z7XMNA1299) which shall be owned and operated by the subject property owner.
 - a. The owner/operator of the commercial vehicle shall reside on-site.
 - b. The parking of refrigerated trailer unit(s), or refer unit(s), shall be prohibited.
4. All inoperable commercial vehicles and commercial vehicle parts stored outside shall be removed from the subject property within fourteen (14) days of the approval date of this Special Use Permit.

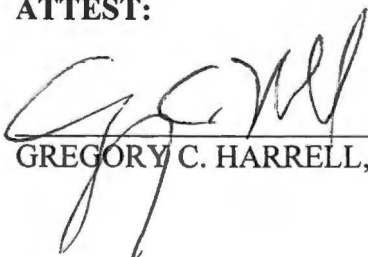
- a. All other commercial vehicles shall be removed from the subject property within thirty (30) days of the approval date of this Special Use Permit.
5. Loaded vehicles shall not be permitted on the subject property. Commercial vehicles shall be unloaded prior to entering the subject property.
6. No mechanical repairs or maintenance of commercial vehicles shall occur within the subject property.
7. Outdoor ground and building lighting shall not cast direct light on adjacent properties.
8. All commercial vehicles shall be parked within the designated parking area at all times.
 - a. A paved parking area shall accommodate the entire commercial vehicle.
9. The designated parking area shall be screened from the west, north, south, and east through the use of an opaque fence at least six (6) feet in height.
10. Consistent with Exhibit A, attached, the designated parking area shall be buffered from the south and east through the use of a fifteen (15) foot natural buffer. This condition shall not prohibit the applicant from providing a fence at any location between the designated parking area and subject property boundaries, provided that the required buffers remain undisturbed and maintained in accordance with these conditions.
11. Any non-agricultural accessory structure related to commercial vehicles (i.e., for storage of seats, etc.) shall meet a minimum setback of twenty-five (25) feet as required by the General Agricultural (A-1) zoning classification.
12. The subject property shall be limited to the driveway closest to the Spruce Creek Fire Station, which shall be constructed to commercial driveway standards. The existing paved residential driveway along SE 80th Avenue shall be blocked and no longer used for residential access.
13. The Special Use Permit shall expire on June 20, 2029.

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.

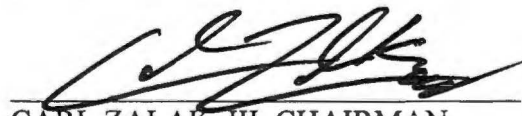
DULY ADOPTED in regular session this 16th day of June 2026.

ATTEST:



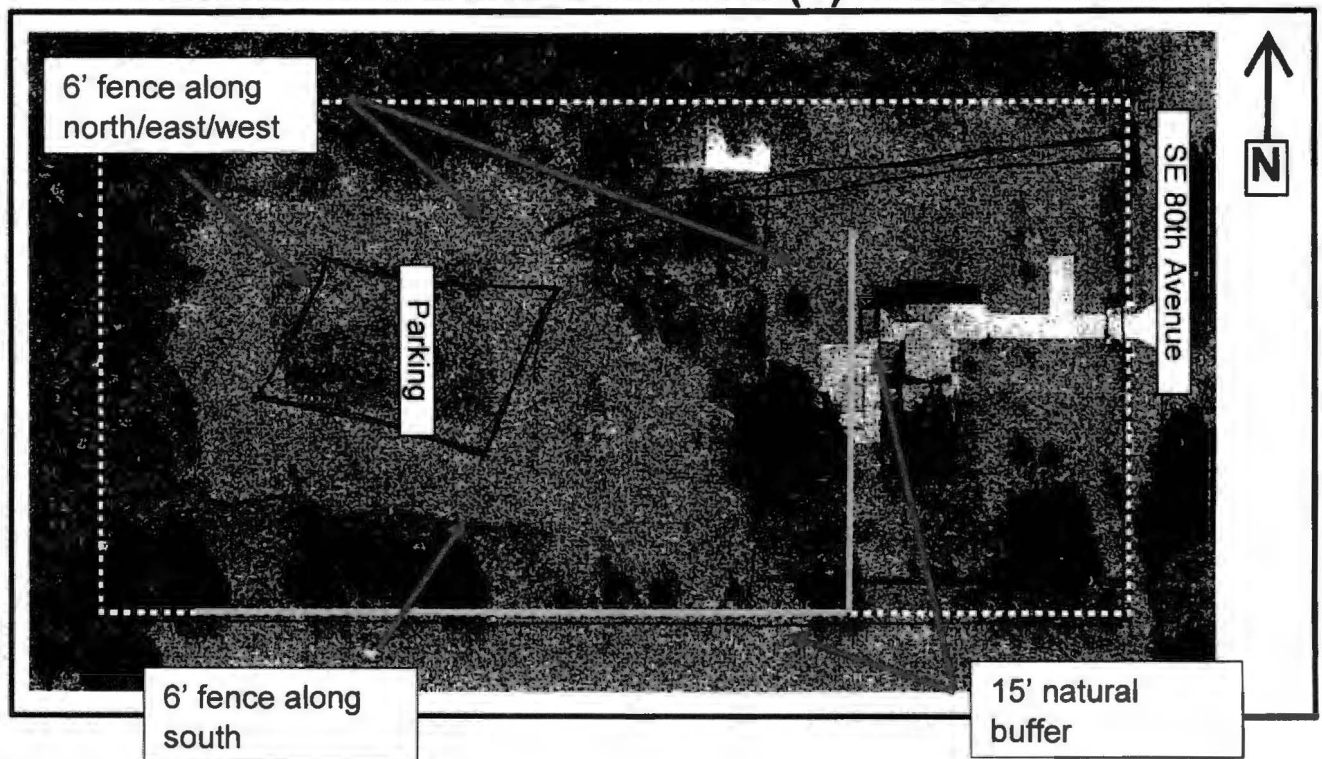
GREGORY C. HARRELL, CLERK

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



CARL ZALAK, III, CHAIRMAN

Recommended Buffers for One (1) Tractor Trailer



RESOLUTION NO. 26-R-182

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 May 27, 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, June 16, 2026.

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

1. **SECTION 1. SPECIAL USE PERMIT APPLICATION 260602SU** – Stefan & Cathy Mehrl, the application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Stefan & Cathy Mehrl, Crystal River, FL 34429, to allow for two (2) miniature horses, in a Single-Family Dwelling (R-1) zone, on an approximate 1.54 Acre Parcel, on Parcel Account Number 3493-090-003, Site Address 12721 SW 73rd St, Ocala, FL 34481

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 with the recommendation of approval with conditions and findings of the Planning and Zoning Commission, and approves the Special Use Permit subject to the following conditions:

1. Manure must be managed at all times to prevent odors, pests, or any condition that could create a nuisance or pose a risk to the health, welfare, or safety of people or animals.
2. Manure must be collected from the pasture at least twice per week.
3. Manure must not be stored in open piles. All manure must be stored in sealed, leak-resistant containers. The leak-resistant containers must be stored on top of an asphalt or concrete surface and under a covered roof.
4. Sealed manure storage containers must be located within the approved pasture area and set back at least sixty (60) feet from side property lines and one hundred (100) feet from the rear property line.
5. Manure must be removed from the property at least once per week and disposed of at an approved waste disposal facility.
6. The applicant must install a two-, three-, or four-board fence with no-climb wire around the pasture.

7. In the event the grass provided to the horses is depleted or not in abundance, the applicant will ensure that there is free-choice quality hay offered to the horses at all times unless otherwise directed by a veterinarian.
8. The pasture may be larger or smaller than 24,000 square feet, as denoted on the Concept Plan (received 6/3/26), but must be at least 15,000 square feet.
9. Pasture use is prohibited within fifteen (15) feet of the side and rear subject property lines.
10. The Special Use Permit runs with the property owners, Stefan Mehrl and Cathy Mehrl, and is only valid on the subject property. The Special Use Permit does not run with the land. The Special Use Permit automatically terminates upon (a) any sale, conveyance, assignment, or transfer of any ownership interest in the subject property; or (b) any subdivision, partition, or other division of the subject property.
11. If Stefan Mehrl and/or Cathy Mehrl acquire any adjacent property for the purpose of expanding horse pasture or related equestrian use associated with the subject property, the property owners must apply for and obtain an amendment to this Special Use Permit before such expanded use occurs.
12. Miniature horses are not allowed on the property until the required pasture fencing, barn, and covered manure storage area are installed.
13. This Special Use Permit authorizes a maximum of two miniature horses on the subject property at any time. Replacement miniature horses are permitted, provided that the total number of miniature horses does not exceed two. Stefan Mehrl and Cathy Mehrl shall provide written notice to the Growth Services Department within ten (10) days after: (a) the death or permanent removal of a miniature horse from the property; and (b) the placement of a replacement miniature horse on the property.
14. The Special Use Permit expires on June 16, 2031; however, it may be administratively renewed three (3) times for up to five (5) years each by written instrument signed and issued by the Growth Services Director (or a 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 Services Director 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).

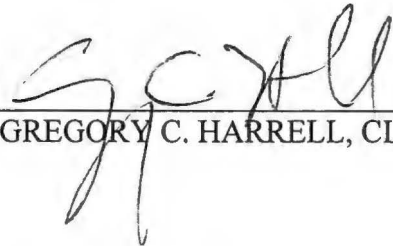
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

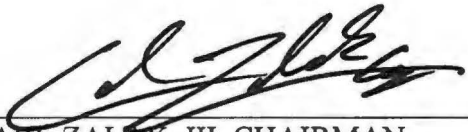
DULY ADOPTED in regular session this 16th day of June 2026.

ATTEST:

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



GREGORY C. HARRELL, CLERK



CARL ZALAK, III, CHAIRMAN

RESOLUTION NO. 26-R-183

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 May 27, 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, June 16, 2026.

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

1. **SECTION 1. SPECIAL USE PERMIT APPLICATION 260606SU** – Martin R. Helgerson Trust, the application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Jaime Maier, ESQ, on behalf of Skyway Towers, LLC, to allow for a 125' (feet) tall Telecommunication Tower, in a Community Business (B-2) and Mixed-Use Residential (R-4) zone, on an approximate 63.9 Acre Parcel, on Parcel Account Number, 32651-000-01, 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 with the recommendation of approval with conditions and findings of the Planning and Zoning Commission, and approves the Special Use Permit subject to the following conditions:

1. The Special Use Permit is limited to one monopole tower within the portion of the subject property leased by Skyway Tower, LLC (the "Leased Premises"), as indicated in the submitted application.
2. The site shall be developed and operated consistently with the submitted conceptual plan and the conditions as provided with this approval.
3. A site plan approval is required before construction of the tower and compound.
4. The access driveway and utility easement shall be designed, constructed, and maintained in compliance with applicable Marion County engineering standards and Marion County Fire Rescue requirements, including emergency vehicle access and turning radius standards.
5. Access shall be maintained for emergency uses at all times during construction and operation of the facility.
6. Existing native vegetation within 30 feet of the Leased Premises' boundaries shall be preserved and maintained, except where clearing is necessary for the approved access road

and utility easement corridor, and within the Leased Premises, subject to applicable permitting requirements.

- a. If the existing native vegetation is not preserved and maintained, as required above, a landscape buffer shall be installed and maintained around the Leased Premises in accordance with Marion County Land Development Code Sec. 4.3.25 Telecommunication Towers and Antennas E.(1)(c)(4) Landscapes and Buffers.
7. A photometric plan shall be provided during the Development Review Phase if additional lighting is proposed to be added to the site.
8. The Special Use Permit is granted solely for the benefit of Skyway Tower, LLC's use of the Leased Premises. Any termination, expiration, assignment, or transfer of Skyway Tower, LLC's leasehold interest in the Leased Premises shall terminate this Special Use Permit. A transfer of ownership of the underlying parent parcel shall not, by itself, terminate this Special Use Permit.
9. Construction of the telecommunications tower shall be complete, or subject to an issued unexpired building permit, within two (2) years after the date of the approval of this Special Use Permit. If the tower is not completed and not subject to an unexpired building permit within two (2) years, the Special Use Permit shall terminate.
10. A paved commercial driveway connection shall be installed at the intersection of SE 178th Avenue and SE 20th Street.

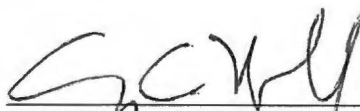
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 16th day of June 2026.

ATTEST:

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



GREGORY C. HARRELL, CLERK



CARL ZALAK, III, CHAIRMAN

RESOLUTION NO. 26-R-184

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT ON AN OVERALL ±82.05 ACRE TRACT FOR JAX ROAD, LLC, ZONING CASE NUMBER 260608ZP; PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for an amendment to a Planned Unit Development was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on May 27, 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, June 16, 2026.

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

- 1. SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 260608ZP – Jax Road, LLC**, the application requesting to amend the existing Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by David Tillman with Tillman & Associates Engineering, LLC, Ocala, FL 34471, to allow for a maximum proposed total of 321 residential units, and to modify lot sizes, amenities, and reduce front setback requirements to 20' (feet), on an approximate 82.05 Acre Tract, on Parcel Account Numbers 14973-000-00 and 14971-001-00, Site Address 5823 NE Jacksonville Road, Ocala, FL 34479

SECTION 2. FINDINGS AND DEVELOPMENT CONDITIONS. The Board of County Commissioners has considered the recommendation and findings of the Growth Services staff and the Planning and Zoning Commission regarding approval of the amendment to the existing Planned Unit Development, and following public comment, the Board agrees with those affirmative findings and approves the Planned Unit Development subject to the following development conditions:

1. The PUD shall consist of 261 detached single-family residential (SFR) dwelling units consistent with the Concept Plans listed development standards as provided in Attachment A.
2. Front setback shall be 25' when lot adjoins a sidewalk and 23' when the lot does not adjoin a sidewalk. Prior to completion and approval of the final Master Plan, or equivalent, the project shall demonstrate vehicles will not encroach on sidewalks when parked in the driveway.

3. Any RV/Boat storage area shall be provided internally to the PUD and set back a minimum of 100' from any external PUD boundary.

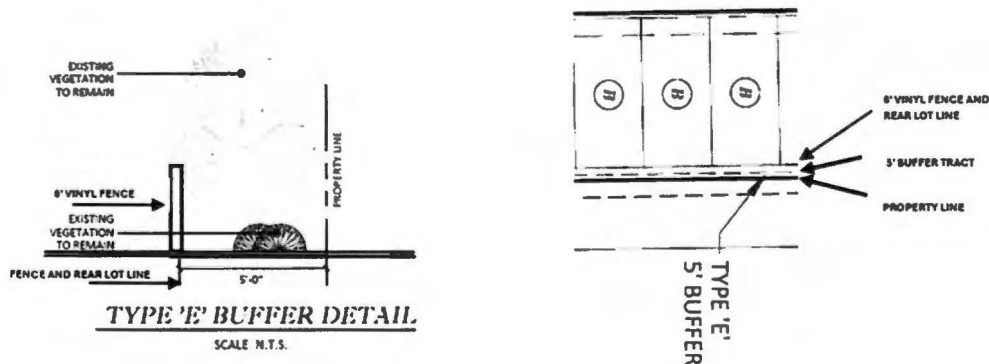
4. Prior to completion and approval of the final PUD Master Plan, or equivalent, an updated project Traffic Study shall be completed, and adequate provisions shall be made to provide for the dedication of thoroughfare and major local collector rights-of-way, along with necessary supporting transportation system and/or access improvements, consistent with applicable County and State provisions.

5. Development of the PUD shall provide for full connected access (vehicular and pedestrian) to NE 56th Street and the adjoining Fore Acres North Subdivision, and an emergency only access to NE 59th Street and the adjoining Courtney Acres Subdivision with the final connection details established with the final PUD Master Plan.

6. The PUD shall comply with the minimum provision of 16.06 acres of total open space as shown on the PUD Conceptual Plan.

7. Buffers shall be provided consistent with the buffers as provided on the PUD Conceptual Plan and be installed by completion of final plat approval.

8. The proposed E-Type buffer shall be modified to include a 6' vinyl fence on the internal side of the buffer located adjacent to the rear of lots and to be completed at the time of first C.O. for the corresponding phase of development.



9. The final PUD Master Plan, or equivalent, shall provide final amenity provision details (clubhouse, pool, pickleball courts, sports field, playground, play area, etc.) demonstrating that the amenities comply with national home builder association residential community amenity package practices and rates and the minimum amenities established by the PUD Conceptual Plan, whichever is greater.

10. Accessory uses allowed as in R-1 with the exception of single-family guest cottage/apartment.

11. Any access & utility easement(s) along the site boundaries shall be placed internally so as not to conflict with any buffer along that boundary.

12. The final PUD Master Plan, or equivalent, shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the Land Development Codes Zoning Application notice provisions at the applicant's expense.

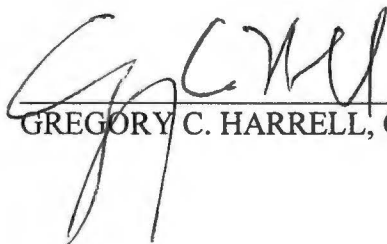
SECTION 3. COMPLIANCE/REVOCATION. Violation or failure to comply with one or more conditions of this Planned Unit Development Amendment shall be grounds for code enforcement action and/or repeal, in part and/or total, as related to this Planned Unit Development Amendment by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon the effective date of this Zoning Change's corresponding Rezoning Ordinance, No. 26-25.

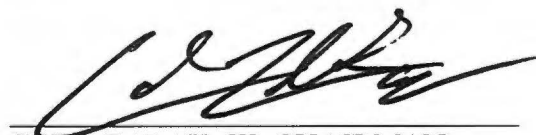
DULY ADOPTED in regular session this 16th day of June 2026.

ATTEST:

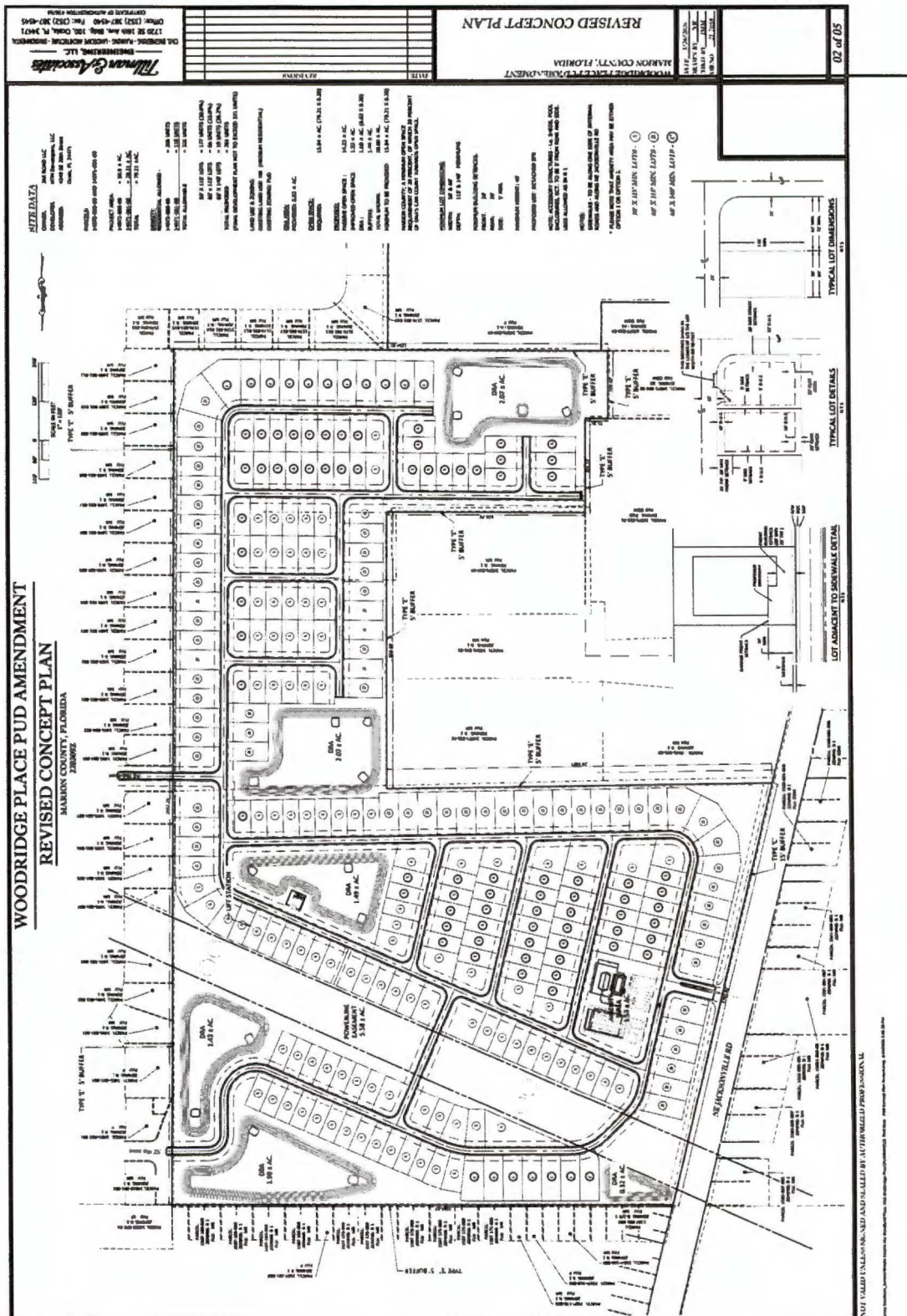
**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**



GREGORY C. HARRELL, CLERK



CARL ZALAK, III, CHAIRMAN





FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

July 8, 2026

Gregory C. Harrell
Clerk of Court
Marion County
P.O. Box 1030
Ocala, FL 34478-1030

Dear Gregory Harrell:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Marion County Corrected Ordinance No. 26-08, which was filed in this office on July 6, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Susan Mills McAllister

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Wednesday, July 08, 2026 01:54 PM
To: Susan Mills McAllister; County Ordinances
Cc: Debra Windberg; Debra Lewter
Subject: RE: MRN20260317_ORDINANCE_2026_08
Attachments: Marion20260706_Ordinance26_08_Ack (CORRECTED).pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Corrected Ordinance 26-08.

Thank you,

David Parrish

Government Operations Consultant II
Office of the General Counsel
Department of State
Room 701 – The Capitol – Tallahassee, FL
P: (850) 245-6270

From: Susan Mills McAllister <SusanM@marioncountyclerk.org>
Sent: Monday, July 6, 2026 10:03 AM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Debra Lewter <DebraL@marioncountyclerk.org>
Subject: MRN20260317_ORDINANCE_2026_08

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good morning Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of the **corrected** Marion County Ordinance 26-08 including Resolutions 26-R-74, 26-R-75, **corrected** Resolution 26-R-76, 26-R-77 and 26-R-78. Also included is the cover letter from the Growth Services Deputy Director in regard to this issue. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, March 17, 2026 and was originally filed in your office on March 27, 2026.

Please advise our office of the date on which this corrected Ordinance is received or should you need anything further.

Thank you in advance for your cooperation in this matter.



Susan Mills McAllister

Clerk, Commission Records

352-671-5727 | SusanM@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

Susan Mills McAllister

From: Susan Mills McAllister
Sent: Monday, July 06, 2026 10:03 AM
To: countyordinances@dos.myflorida.com
Cc: Debra Windberg; Debra Lewter
Subject: MRN20260317_ORDINANCE_2026_08
Attachments: MRN20260317_ORDINANCE_2026_08 - CORRECTED MEMO.pdf; MRN20260317_ORDINANCE_2026_08 - CORRECTED.pdf

Good morning Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of the **corrected** Marion County Ordinance 26-08 including Resolutions 26-R-74, 26-R-75, **corrected** Resolution 26-R-76, 26-R-77 and 26-R-78. Also included is the cover letter from the Growth Services Deputy Director in regard to this issue. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, March 17, 2026 and was originally filed in your office on March 27, 2026.

Please advise our office of the date on which this corrected Ordinance is received or should you need anything further.

Thank you in advance for your cooperation in this matter.

Susan Mills McAllister

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Monday, July 06, 2026 10:07 AM
To: Susan Mills McAllister
Subject: Automatic reply: MRN20260317_ORDINANCE_2026_08

Your email has been received by the Florida Department of State, Administrative Code and Register, County Ordinance inbox. The Florida Administrative Code and Register staff will respond as soon as possible.

The Administrative Code and Register office will be closed July 2nd, 3rd, and 6th. Any filing sent to our office at during this time will be reviewed upon our return to the office.

Thank you,

Administrative Code and Register
Department of State
Room 701 The Capitol | Tallahassee, FL
P: (850)245-6270



**Marion County
Board of County Commissioners**

Growth Services ▪ Planning & Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

INTERDEPARTMENTAL CORRESPONDENCE

MEMO TO: Debra Lewter, Deputy Clerk, Commission Records Division

FROM: Kenneth Weyrauch, Deputy Director 

DATE: June 24, 2026

SUBJECT: Scrivener's Errors on Ordinance 26-08

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic PDF copy of the corrected Marion County Ordinance 26-08. The Ordinance was adopted by the Marion County Board of County Commissioners on March 17, 2026, and was originally filed in your office on March 27, 2026.

The Ordinance 26-08 that was adopted March 17, 2026, and had scrivener's errors; Table 3. B Buffers misidentifies the East and West requirements, and the descriptions appear to have been transposed in the Ordinance and have now been added to correctly reflect the application that was approved.

Attached is a copy of the original adopted Ordinance 26-08 and the corrected Ordinance 26-08.

**CORRECTIVE
ORDINANCE NO. 26-08**

**AN ORDINANCE OF THE BOARD OF
COUNTY COMMISSIONERS OF MARION
COUNTY, FLORIDA, APPROVING
REZONING, 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 February 23, 2026; and

WHEREAS, the aforementioned applications were considered at a properly noticed public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, March 17, 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 recommendations of the Marion County Planning and Zoning Commission, 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 approvals of the Special Use Permits and Planned Unit Developments are stated in the Board Resolution corresponding to each Special Use Permit and Planned Unit Development application shown below.

1. **AGENDA ITEM 15.3.1. 260301SU** – Pasteur Cattle Co, Inc., Special Use Permit to allow for a new 199' (feet) Monopole Telecommunication Tower Facility, in a General Agriculture (A-1) zone, on an approximate 266.21 Acre Parcel, on Parcel Account Number 15967-000-00, No Address Assigned

Subject to all terms and conditions of Resolution 26-R-74 attached hereto and incorporated herein by reference.

2. **AGENDA ITEM 15.3.2. 260304ZC** – Michelle Katirae, Zoning Change from Community Business (B-2) to General Agriculture (A-1) zone, for all permitted uses, on a ±2.88 Acre Portion of an overall approximate 3.26 Acre Parcel, on Parcel Account Number 06836-001-01, Site Address 2303 NW 145th Street, Citra, FL 32113
3. **AGENDA ITEM 15.4.1. 260302SU** – Libor & Rachael Zavalsky, Special Use Permit 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

Subject to all terms and conditions of Resolution 26-R-75 attached hereto and incorporated herein by reference.

4. **AGENDA ITEM 15.4.3. 260205ZP** – Heather Island, LLC, Zoning Change from Single-Family Dwelling (R-1) to Planned Unit Development (PUD), for a maximum proposed total of 176 Single-Family Residential Units, on an approximate 33.27 Acre Tract, on Parcel Account Numbers 9064-0000-02, 9064-1799+01, and a portion of 9064-1793+05, No Address Assigned

Subject to all terms and conditions of Resolution 26-R-76 attached hereto and incorporated herein by reference.

5. **AGENDA ITEM 15.4.4. 260102SU** – Trina Lester & Roy Lester, Jr, Special Use Permit 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

Subject to all terms and conditions of Resolution 26-R-77 attached hereto and incorporated herein by reference.

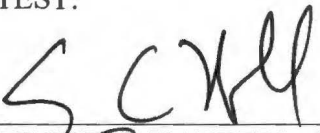
6. **AGENDA ITEM 15.4.5. 260303SU** – Andres Hernandez and Gladisleidys Gonzalez, Special Use Permit to allow two (2) horses for personal use, in a Single-Family Dwelling (R-1) zone, on an approximate 1.29 Acre Parcel, on Parcel Account Number 3490-059-007, Site Address 13516 SW 80th Street, Dunnellon, FL 34432

Subject to all terms and conditions of Resolution 26-R-78 attached hereto and incorporated herein by reference.

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.

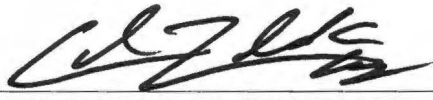
DULY ADOPTED in regular session this 17th day of MARCH, 2026.

ATTEST:



GREGORY C. HARRELL, CLERK

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



CARL ZALAK, III, CHAIRMAN

RECEIVED NOTICE FROM THE SECRETARY OF STATE ON JULY
8, 2026 ADVISING ORDINANCE WAS FILED ON JULY 6, 2026.

RESOLUTION NO. 26-R-74

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

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

SECTION 1. SPECIAL USE PERMIT APPLICATION 260301SU – Pasteur Cattle Co, Inc, the application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Gulfstream Towers Holding Company, LLC, Winter Park, FL 32789, to allow for a new 199' (feet) monopole telecommunication tower facility, in a General Agriculture (A-1) zone, on an approximate 266.21 Acre Parcel, on Parcel Account Number 15967-000-00, 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 with the recommendation of approval with conditions and findings of the Planning and Zoning Commission, and approves the Special Use Permit subject to the following conditions:

1. A driveway apron onto the property that meets OCE's standards of development shall be required.
2. Buffering shall meet the minimum requirements as established in LDC Sec. 4.3.25 E (4).
3. An approved site plan review from the Development Review Committee shall be obtained prior to construction.
4. A photometric plan shall be provided during the Development Review Phase if additional lighting is proposed to be added to the site.
5. This site shall be developed consistent with the proposed conceptual plan.
6. The Special Use Permit runs with Pasteur Cattle Company, and not the property.

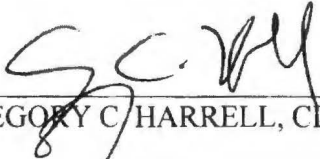
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

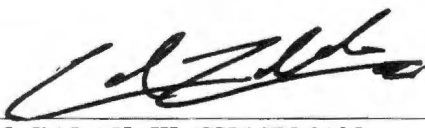
DULY ADOPTED in regular session this 17th day of March, 2026.

ATTEST:

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



GREGORY C. HARRELL, CLERK



CARL ZALAK, III, CHAIRMAN

RESOLUTION NO. 26-R-75

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

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

SECTION 1. SPECIAL USE PERMIT APPLICATION 260302SU – Libor & Rachael Zavalsky, the application 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 with the recommendation of approval with conditions 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 is 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. The three Conex boxes, utilized as kennels, shall be moved to the center of the property near the stables and west of the primary residence, and a site plan and a building permit shall be obtained for them prior to any commercial operations commencing on site. They are required to be permitted within six months of this approval. If the permitting for these structures has not been completed within six months, action may be taken by the board to begin revocation of this permit. (Inspections will occur on/or about 9/07/2026).
 - 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 or off-site 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 training areas shall be maintained while this Special Use Permit is active.

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

CORRECTIVE RESOLUTION NO. 26-R-76

**A RESOLUTION OF THE BOARD OF
COUNTY COMMISSIONERS OF MARION
COUNTY, FLORIDA, APPROVING A
PLANNED UNIT DEVELOPMENT ON AN
OVERALL ±33.27 ACRE TRACT FOR
HEATHER ISLAND, LLC, ZONING CASE
NUMBER 260205ZP; PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, an application for a Planned Unit Development 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 application 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. PLANNED UNIT DEVELOPMENT APPLICATION 260205ZP – Heather Island, LLC, the application requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by David Tillman with Tillman & Associates Engineering, LLC, Ocala, FL 34471, to allow for a maximum proposed total of 176 Single-Family residential units, on a ±0.29 acre parcel, Parcel Account Number 9064-1799+01, on a A ±0.47 acre portion of a ±2.11 acre parcel, Parcel Account Number 9064-1793+05, and a ±32.53 acre portion of a ±32.75 acre parcel, Parcel Account Number, 9064-0000-02, no address assigned.

SECTION 2. FINDINGS AND DEVELOPMENT CONDITIONS. The Board of County Commissioners has considered the recommendation and findings of the Growth Services staff and the Planning and Zoning Commission regarding approval of the Planned Unit Development, and following public comment, the Board agrees with those affirmative findings and approves the Planned Unit Development subject to the following development conditions:

1. The homeowner's association or the developer must care for and maintain all common areas used by residents of the subdivision, as well as buffers, stormwater, and any other forms of infrastructure within the subdivision. The maintenance responsibility begins at installation and continues in perpetuity. Language and documentation enforcing this condition will be required at the Final Plat stage of Development Review.
2. The County may issue Certificates of Occupancy for up to, but not exceeding, fifty (50) percent of the total residential units prior to construction of required amenities. All required

amenities must be fully constructed and operational before any additional Certificates of Occupancy are issued.

3. For each phase of development, all required buffers must be installed by the developer before the first (1st) residential Certificate of Occupancy is issued for the corresponding phase of development.
4. The street running east-to-west from Oak Road to the proposed amenity area must be designed to include at least one (1) vertical or horizontal traffic calming measure, as outlined in the 2023 Florida Department of Transportation's Greenbook. The chosen traffic calming measure(s) must be shown at the Master Plan stage of development review. The final design and location will be determined at the Improvement Plan stage of development review.
5. The applicant must execute and record a Developer's Agreement within one (1) year of approval of this PUD zoning change to address and secure all transportation improvements identified in the approved Traffic Impact Study.
6. The final roadway design shall be finalized during the Master Plan stage. The County Engineer and Utilities Director must approve the final roadway design before the Master Plan is approved.
7. An internal sidewalk, at least five (5) feet wide, on at least one (1) side of the internal street circulation network is required, consistent with the concept plan dated 02/05/2026. The internal sidewalk must connect to the existing sidewalk along Oak Road and stub out to Locust Pass. The developer must construct and fully complete all required internal sidewalks at the time of internal right-of-way construction. The internal sidewalk required cannot be waived.
8. The developer must provide a bus pullout bay with accompanying bench consistent with the location shown. The homeowner's association is responsible for maintenance of the bench.
9. Each lot and structure within this PUD must comply with the Development Standards listed in Table 2.B.

TABLE 2.B. DEVELOPMENT STANDARDS	
Standards	Required
Minimum Lot Area	4,000 SF
Minimum Lot Depth	100'
Minimum Lot Width	40' for Interior Lot 55' for Corner Lot
Front Setback^{1,2}	20'
Rear Setback	15'
Side Setback	5' for Interior Lot 15' for Corner Lot
Maximum Single-Family Residence and Amenity Structure Height	40'
Maximum Accessory Structure Height	20'
Accessory Structure, Front Setback	20'
Accessory Structure, Rear Setback	5'

Accessory Structure, Side Setback	5' for Interior Lot 15' for Corner Lot
Note: 1. The front building line of each dwelling unit along the same side of street frontage must vary by at least two (2) feet and no more than five (5) feet from the adjacent unit. No more than two (2) consecutive dwellings may have the same front setback. 2. Non-habitable extensions building features, such as, but not limited to eaves, roof overhangs, porches, and patios, may encroach 2 feet into the front setback area.	

10. At the time of development review, the Improvement Plan must include a photometric lighting plan that—
- 1) Complies with all applicable Land Development Code outdoor lighting standards in Division 6.19; and
 - 2) Demonstrates the subdivision's street intersections and amenity areas are adequately illuminated for safety, visibility, and wayfinding.
11. The developer, or homeowner's association, must install the buffers listed in Table 3.

TABLE 3.B BUFFERS			
Direction	Adjoining Use	Parcel ID	Required
North	Vacant Residential	9064-1793-(01 to 04 & 12 to 13)	None
		9064-1799-(12 to 13)	
North	Drainage Retention Area	9064-1793+01	None
		9064-1793+05	
West	Right of Way	N/A	15' C-Type
South	Single Family Residential	37675-002-00	Modified 5' E-Type ¹
		37675-001-00	
	Vacant Residential	37675-000-01	
	Agricultural Production	37675-000-00	
Southwest	Lake Weir High School	9064-0000-01	15' C-Type
East	Vacant Residential	37533-001-01	Modified 10' E-Type ¹
	Agricultural Production	37533-000-00	
		37533-002-00	
	Single Family Residential	37533-002-02	

Note:

1. **Modified E Type Buffer means:** A landscape strip without a buffer wall. The buffer must contain at least four (4) evergreen shade trees for every one hundred (100) lineal feet or fractional part thereof. Required trees must be planted in a staggered design that blocks views of rooftops at time of maturity. Shrubs must be planted in a double-staggered row and must be capable of reaching a maintained height of six feet within three years. Groundcovers and/or turfgrass must not be used in this buffer. Existing vegetation may be utilized.

12. At the time of development review, the Owner/Applicant must provide a tree mitigation plan based on LDC Division 6.7 requirements at the Improvement Plan stage. The Owner/Applicant must also provide a landscape plan at the Improvement Plan stage that demonstrates where the replacement trees will be located. The first-level priority for replacement is within the front or rear setback of individual residential lots. Once each lot has at least one tree, the remaining required replacement trees must be planted in common areas and amenity areas.

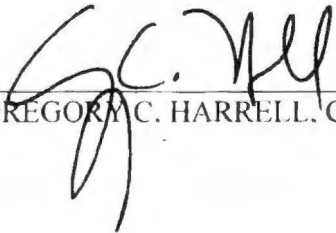
SECTION 3. COMPLIANCE/REVOCATION. Violation or failure to comply with one or more conditions of this Planned Unit Development shall be grounds for code enforcement action and/or repeal, in part and/or total, as related to this Planned Unit Development by the Board at a noticed public hearing.

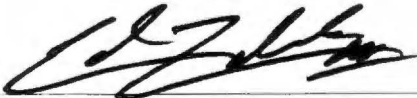
SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon the effective date of this Zoning Change's corresponding Rezoning Ordinance, No. 26-08.

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

RESOLUTION NO. 26-R-77

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

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

SECTION 1. SPECIAL USE PERMIT APPLICATION 260102SU – Trina Lester & Roy Lester, Jr, the application 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 with the recommendation of approval with conditions 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 recorded legal access easements to reach the subject property from NE 150th Avenue. If an exclusive legal access easement is recorded to fulfill this condition, then the exclusive easement must be granted to Trina Lester, Roy Lester, David Craft, and Amber Kirkland. A continuous route for legal access must be recorded within 60 days of approval of this Special Use Permit, and a copy must be submitted to planning@marionfl.org. If continuous legal access is not recorded within 60 days of approval of this Special Use Permit, then this Special Use Permit is revoked, and commercial trailers and equipment must be removed within 90 days of approval of this Special Use Permit.
2. The Property Owner is responsible for maintaining the legal access routes used by commercial vehicles, trailers, and equipment to access NE 150th Avenue 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 is prohibited.
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 Special Use Permit approval. If the permit application expires without approval, this Special Use Permit 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 Special Use Permit runs with the Property Owner (Trina Lester and Roy Lester Jr). If the parcel account number 1029-005-010 is transferred to David Craft and/or Amber Kirkland, the Special Use Permit remains effective. Any sale of the property, or change of ownership, to any other person or entity other than David Craft or Amber Kirkland will void this Special Use Permit.
9. Commercial vehicles and equipment must be parked on an improved asphalt or concrete surface. Within 60 days of Special Use Permit approval, the improved surface must be permitted and installed. The location of the improved surface must be consistent with other conditions of approval.
10. This Special Use Permit allows for the following equipment. A like-for-like replacement may be permitted, subject to David Craft providing a photo and VIN/model number for the replacement equipment.
 - a. One (1) small low-sided dump trailer; VIN 4YNBN1223GC077834
 - b. One (1) 25' flat deck Big Tex trailer; VIN 16VHX2021J6030171
 - c. One (1) pull behind 50' lift; Model #TM50HG
11. The Special Use Permit shall expire on March 17, 2029; however, this Special Use Permit may be eligible for administrative renewal three (3) times for up to three (3) years by filing a Special Use Permit 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 Special Use Permit 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 Special Use Permit.
- 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 Special Use Permit.
- c. The Growth Services 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).

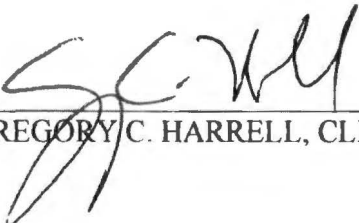
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

RESOLUTION NO. 26-R-78

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

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

SECTION 1. SPECIAL USE PERMIT APPLICATION 260303SU – Andres Hernandez and Gladisleidys Gonzalez, the application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Andres Hernandez and Gladisleidys Gonzalez, Dunnellon, FL 34432, to allow two (2) horses for personal use, in a Single-Family Dwelling (R-1) zone, on an approximate 1.29 Acre Parcel, on Parcel Account Number 3490-059-007, Site Address 13516 SW 80th Street, Dunnellon, FL 34432.

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 with the Staff recommendation of approval and findings of the Planning and Zoning Commission and approves the Special Use Permit subject to the following conditions:

1. Up to two (2) horses shall be permitted within the existing fenced area, at least 17,300 square feet (SF) in size.
2. The Special Use Permit shall run with the property owner(s), Andres Hernandez and Gladisleidys Gonzalez.
3. No commercial activity related to the horses shall be permitted within the subject property. This condition shall not restrict family members or friends invited by the subject property owner, from time to time and without compensation, to interact with the horses.
4. All accessory structures, including horses' stables and sheds, shall meet minimum zoning requirements as provided in the Marion County Land Development Code (LDC). Consistent with Section 5.5-33 of the Marion County Code of Ordinances, permits shall not be required for any pre-fabricated structures less than 168 square feet and any other improvements valued below five thousand dollars.

5. All horse manure shall be stored within an enclosed container or on an impervious surface covered by waterproof material. Horse manure shall be collected and removed from the subject property at least once every week.
6. The Special Use Permit shall expire on March 17, 2031; however, it may be renewed administratively three times for five years each by written instrument signed and issued by the Growth Services Director (or designee), 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 feet 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; and/or
 - c. The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or equivalent review process at the time).

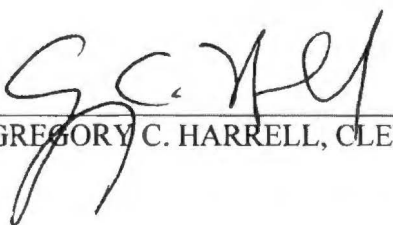
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

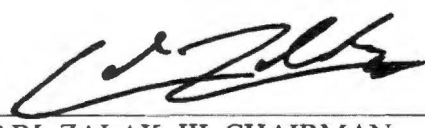
DULY ADOPTED in regular session this 17th day of March, 2026.

ATTEST:

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



GREGORY C. HARRELL, CLERK



CARL ZALAK, III, CHAIRMAN