



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: November 6, 2025
RE: Ordinances Corrected 24-23, 25-48, 25-49, 25-50 and 25-51

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

October 28, 2025

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. 24-23, which was filed in this office on October 28, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Susan Mills McAllister

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Tuesday, October 28, 2025 01:02 PM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: RE: MRN20240820_ORDINANCE_2024_23_ FOURTH CORRECTED
Attachments: Marion20251028_Ordinance24_23_Ack (FOURTH CORRECTED).pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Corrected Ordinance 24-23.

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: Tuesday, October 28, 2025 12:04 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Jared Thornton <jaredt@marioncountyclerk.org>
Subject: MRN20240820_ORDINANCE_2024_23_ FOURTH CORRECTED

EMAIL RECEIVED FROM EXTERNAL SOURCE

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

Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of the **fourth corrected** Marion County Ordinance 24-23, which includes Resolutions 25-R-329 through 24-R-335. Please note **corrected Resolution 24-R-332**. Also included is the Interdepartmental Correspondence Letter advising of the scrivener's error. The Ordinance was adopted by the Marion County Board of County Commissioners on August 20, 2024 and was originally filed in your office on August 28, 2024.

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.

Sincerely,



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: Tuesday, October 28, 2025 12:04 PM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: MRN20240820_ORDINANCE_2024_23_ FOURTH CORRECTED
Attachments: MRN20240820_ORDINANCE_2024_23_ FOURTH CORRECTED.pdf; MRN20240820_ORDINANCE_2024_23_ FOURTH CORRECTED - MEMO.pdf

Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of the **fourth corrected** Marion County Ordinance 24-23, which includes Resolutions 25-R-329 through 24-R-335. Please note **corrected Resolution 24-R-332**. Also included is the Interdepartmental Correspondence Letter advising of the scrivener's error. The Ordinance was adopted by the Marion County Board of County Commissioners on August 20, 2024 and was originally filed in your office on August 28, 2024.

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.

Sincerely,

Debra Lewter

From: Debra Lewter
Sent: Tuesday, October 28, 2025 01:43 PM
To: municodeords@civicplus.com
Subject: Fourth Corrected Ordinance 24-23
Attachments: 08-20-24 Fourth Corrected Ordinance 24-23.docx; 08-20-24 Resolution 24-R-332 Fourth Corrected 240815ZP Armstrong.docx; 08-20-24 Fourth Corrected Ordinance 24-23 - Memo.pdf

Good afternoon,

Attached is the fourth corrected Ordinance 24-23, along with Resolution 24-R-332 (the resolution that required correcting). Please advise of any issue opening the attachment.



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"



**Marion County
Board of County Commissioners**

Growth Services

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

INTERDEPARTMENTAL CORRESPONDENCE

MEMO TO: Susan Mills McAllister Clerk, Commission Records Division
FROM: Kenneth Weyrauch, Deputy Director (KW)
DATE: October 27, 2025
SUBJECT: Scrivener's Errors on Resolution 24-R-332

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of the corrected Marion County Resolution 24-R-332. The Resolution was adopted by the Marion County Board of County Commissioners on August 20, 2024, and was originally filed in your office on August 28, 2024, and a Corrective Resolution was filed on May 21, 2025, as Ord. 24-23.

The Resolution 24-R-332 that was adopted August 20, 2024, had scrivener's errors; Under Section 2. Findings and Conditions. Condition added to include architectural variations in color and texture for the rear fascia of the homes.

Attached is a copy of the original adopted Resolution 24-R-332 and the corrected Resolution 24-R-332.

FOURTH CORRECTED ORDINANCE NO. 24-23

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, 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 petition(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 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. 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 Special Use Permits and Planned Unit Developments are stated in the Board Resolution corresponding to each Special Use Permit and Planned Unit Development Petition shown below.

1. **AGENDA ITEM 15.2.1 240802SU** --TCVM LTD. Corp, Special Use Permit to expand an Educational Center, 39.61 acres, Parcel Account Number 02039-000-00, site address 9700 W CR 318, Reddick, FL 32686.

Subject to all terms and conditions of Resolution 24-R-329 attached hereto and incorporated herein by reference.

2. **AGENDA ITEM 15.2.2 240804SU** --Noonan, Diocese of Orlando, Special Use Permit to allow for the expansion of an Existing Church Complex in Rural Activity Center (RAC) and Manufactured Housing (M-H) Zone, 8.72 acres, Parcel Account Number 21108-000-00, site address 11153 W HWY 40, Ocala, FL 34482

Subject to all terms and conditions of Resolution 24-R-331 attached hereto and incorporated herein by reference.

3. **AGENDA ITEM 15.2.3 240806SU** --Jay Fratello, Special Use Permit to allow for Beer and Wine Sales at a Snack Bar/Cantina that is within 1000' of Public Park (Marjorie Harris-Carr Cross Florida Greenway), 3.61 acres, Parcel Account Numbers 3137-002-019, 3137-002-17, 3137-002-15, and 3137-002-013, no address assigned.

Subject to all terms and conditions of Resolution 24-R-330 attached hereto and incorporated herein by reference.

4. **AGENDA ITEM 15.2.5 240810ZC** -- Brandon Jimerson and Bobbie Stutts, Zoning Change from Single-Family Dwelling (R-1) to General Agricultural Estate (A-3), 4.34 acres, Parcel Account Number 48948-000-00, no address assigned.
5. **AGENDA ITEM 15.2.6 240811ZC** --PAC3 Properties LLC, Zoning Change from Expired Planned Unit Development (PUD) to Single-Family Dwelling (R-1), 1.01 acres, Parcel Account Number 1751-014-017, site address 19874 SE 59th Lane, Dunnellon, FL 34431.
6. **AGENDA ITEM 15.2.8 240816ZC** --Meridian Land Holdings, LLC, Zoning Change from General Agriculture (A-1) and Community Business (B-2) to Rural Activity Center (RAC) and General Agriculture (A-1), 25-acre portion of 34.31 acres, Parcel Account Number 12550-000-00, site address 5465 NW 110th Avenue, Ocala, FL 34482.
7. **AGENDA ITEM 15.3.2 240703SU** -- Pinnucia Viola, Special Use Permit to allow for a Dude Ranch, in a General Agriculture (A-1) Zone, 8.83 acres, Parcel Account Number 49448-001-00, site address 15021 South CR 25, Weirsdale, FL 32195.

Subject to all terms and conditions of Resolution 24-R-333 attached hereto and incorporated herein by reference.

8. **AGENDA ITEM 15.3.3 240808SU** --Acristo Investments, LLC, Special Use Permit to allow for a Warehouse in a Regional Business (B-4) Zone, 1.04 acres, Parcel Account Number 9025-0621-03, no address assigned.

Subject to all terms and conditions of Resolution 24-R-334 attached hereto and incorporated herein by reference.

9. **AGENDA ITEM 15.3.4 240812ZC** --Zuber Mine, Inc., CDH Realty, LLC, and CGB Construction Group, Inc., Zoning Change Request from Single-Family Dwelling (R-1) and Mixed Residential (R-4) to Regional Business (B-4) Zone, 28.22 acres of 31.31 acres, Parcel Account Numbers 13338-000-00, 13338-000-01, and 13338-000-03, historic site address 31277 NW 56th Street, Ocala, FL 34482.

10. **AGENDA ITEM 15.3.6 240814ZP** --Adena GC Holdings, LLC, Zoning Change to Amend Existing Planned Unit Development (PUD), 659.85 acres, Parcel Account Numbers 14699-000-07, 14605-002-00, 14606-002-00 & 14699-001-00, site address 544 NW 78th Lane Road, Ocala, FL 34475.

Subject to all terms and conditions of Resolution 24-R-335 attached hereto and incorporated herein by reference.

11. **AGENDA ITEM 15.3.7 240815ZP** --Armstrong Land LLC, Zoning Change from Planned Unit Development (PUD) to modify the unit type from Townhomes to Single-Family Dwellings, 10.33 acres, Parcel Account Number 9007-0000-12, no address assigned.

Subject to all terms and conditions of Resolution 24-R-332 attached hereto and incorporated herein by reference.

SECTION 2. The Board hereby authorizes the official zoning map to be revised to reflect the above described re-zonings and special use permits.

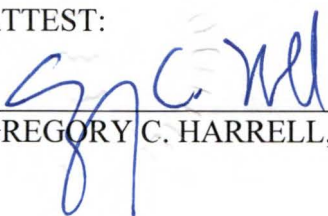
SECTION 3. EFFECTIVE DATE. A copy of this Ordinance as enacted shall be filed by the Clerk of the Board by email with the Office of the Secretary of State of Florida within ten (10) days after enactment, and this Ordinance shall take effect upon receipt of official acknowledgement from the Secretary of State that this Ordinance has been filed with such office.

AGENDA ITEM # 15.2.8. 240816ZC (Meridian Land Holdings, LLC) shall not take effect unless and until concurrent Ordinance Number 24-22 regarding Agenda Item #15.2.7. Adopting Small-Scale Amendment 24-S07 is effective.

AGENDA ITEM # 15.3.6. 240814ZP (Adena GC Holdings, LLC) shall not take effect unless and until concurrent Developer's Agreement regarding Agenda Item #15.3.6. Adena GC Holdings, LLC Zoning Change is effective.

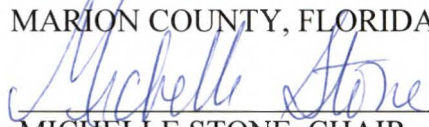
DULY ADOPTED in regular session this 20TH day of August, 2024.

ATTEST:



GREGORY C. HARRELL, CLERK

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



MICHELLE STONE, CHAIR

RECEIVED NOTICE FROM SECRETARY OF STATE ON
OCTOBER 28, 2025 ADVISING ORDINANCE WAS FILED
ON OCTOBER 28, 2025.

RESOLUTION NO. 24-R-329

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 July 29, 2024; 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, August 20, 2024. Now therefore,

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

SECTION 1. ZONING CHANGE PETITION 240802SU - TCVM LTD Corp, Requests Amended Special Use Permit, as submitted by Mastroserio Engineering, Inc., Ocala, FL 34471, to Expand an Educational Center, on 39.61 acres, Parcel Account Number 02039-000-00, site address 9700 W CR 318, Reddick, FL 32686.

SECTION 2. FINDINGS AND CONDITIONS. The Board of County Commissioners agrees with the recommendation 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 submitted conceptual plan and the conditions as provided with this approval.
- 2) Access to the subject property shall be via Hwy 318.
- 3) Additional development of the Chi Institute may include up to three (3) Phases as follows:
 - Phase 1 - Barn and Equine Arena 20,000 SF, Office 8,000 SF
 - Phase 2 - Student Dormitory 18,000 SF
 - Phase 3 - Storage Building 11,000 SF, Administration Building 3,400 SF, Zen Garden & Pavilion.
- 4) A Modified Type D Buffer (minimum 15' wide, minimum of 5 trees and 18 shrubs per 100 linear feet, and a minimum 6' high fence in lieu of a wall) shall be extended and maintained along the property's western boundary as indicated by the conceptual plan package.
- 5) The maximum number of students shall be two hundred (200).
- 6) The hours of operation shall be Monday through Saturday, 9:00 a.m. to 5:30 p.m. and Sunday, 9:00 a.m. to 1:00 p.m.
- 7) The existing vegetative buffer shall be maintained on the subject property.
- 8) The existing fencing around the subject property shall be maintained.

- 9) The applicant shall comply with all applicable health/safety codes and/or permitting requirements (e.g., site, building, fire, change of use, driveway, etc.) for the site and use modifications authorized with this Special Use Permit.
- 10) The expansion or addition of structures to the subject property, increases in non-family employees, and increases in students are not permitted; however, a new Special Use Permit Application may be submitted for consideration for such expansions or additions.
- 11) The Special Use Permit shall terminate upon the sale or transfer of the property to another person or entity not controlled by the applicant.

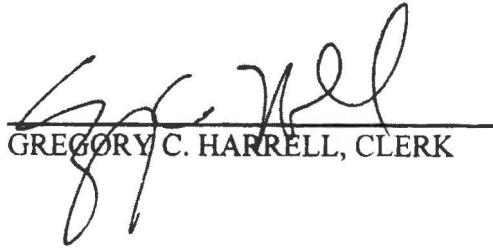
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

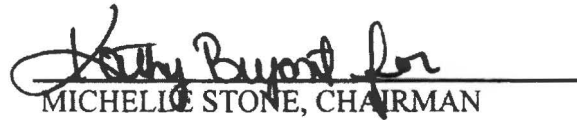
SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 20th day of August, 2024.

ATTEST:

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


GREGORY C. HARRELL, CLERK


MICHELLE STONE, CHAIRMAN

RESOLUTION NO. 24-R-331

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 July 29, 2024; 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, August 20, 2024. Now therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 240804SU – Bishop Noonan, Diocese of Orlando, Special Use Permit, as submitted by Pigeon-Adurra, LLC, Ocala, FL 34471, to allow for the expansion of an Existing Church Complex in Rural Activity Center (RAC) and Manufactured Housing (M-H) Zone, on 8.72 acres, Parcel Account Number 21108-000-00, site address 11153 W HWY 40, Ocala FL 34482.

SECTION 2. FINDINGS AND CONDITIONS. The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission and approves the Special Use Permit subject to the following conditions:

1. The project shall be developed consistent with the conceptual plan that was submitted with this application.
2. The project is limited to the previously approved structures and the proposed 3,000 sf building as shown on the conceptual plan that was submitted with this application. Any further expansion of the site will require approval from a new Special Use Permit.
3. A major site plan approval from the Development Review Committee is required for all development on the subject property.
4. Cross access to adjacent properties, when required, must be paved.
5. Along the site's north boundary, development of the site shall comply with the following:
 - a. For the LDC required Type "B" Buffer, the interior side buffer wall requirement may not be waived; however, a LDC Waiver(s) may be obtained to phase installation of the buffer and buffer wall to correspond with the site's development and/or to allow a "blank building wall" to function as the buffer wall in lieu of providing two parallel walls; or
 - b. In lieu of the regularly required Type "B" Buffer, a modified Type "A" Buffer, including a minimum 6' high continuous interior side opaque vinyl privacy/buffer fence shall be installed and maintained to run parallel to the boundary; however, a LDC Waiver(s) may be obtained to phase installation of the buffer and buffer

fence to correspond with the site's development and/or to allow a "blank building wall" to function as the buffer fence in lieu of providing two parallel barriers.

- c. Along the west boundary, a modified Type "E" Buffer, increasing the buffer width to a minimum 10' wide and increasing the minimum number of shade trees from four to five shade trees per 100 linear feet, shall be provided; however, a LDC Waiver may be obtained to phase installation of the buffer to correspond with the site's development.
6. The sport/ball fields shall not be lighted or used/operated after dark. However, an exception to night-time use may be permitted as part of a Special Event Permit issued consistent with Marion County regulations. Before the field is developed, the applicant and/or agent shall work with Growth Services Staff and the Dorchester Estate's HOA board considering the size, design, and any additional buffering of the field.
7. The general/day-to-day ingress/egress shall be from W. Hwy 40 via the existing Guadalupe Mission Complex immediately east of the site.
8. A gated emergency ingress/egress connection may be provided to NW 112th Court and the Dorchester Estates Subdivision (DES); however, no general/day-to-day ingress/egress shall be provided through DES. In the event an agreement to allow general/day-to-day ingress/egress through DES is reached between the site owner and the Dorchester Estates Property Owners Association, and upon recording of said agreement, NW 112th Court may then be used for general/day-to-day ingress/egress without requiring any amendment and/or reconsideration of this specific Special Use Permit condition.
9. This Special Use Permit will repeal and replace the previous Special Use Permits on this property relating to this use.
10. The Special Use Permit will terminate in the event there is a division or subdivision of the site and/or it is separated from the current Guadalupe Mission Complex property.
11. The Special Use Permit shall run with the Diocese of Orlando/Guadalupe Mission and not with the property.

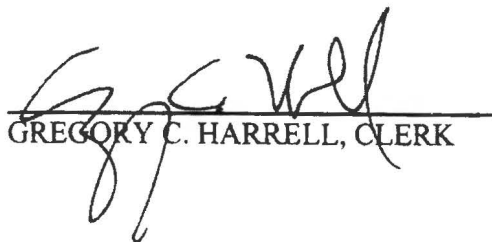
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

DULY ADOPTED in regular session this 20th day of August, 2024.

ATTEST:

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


GREGORY C. HARRELL, CLERK


MICHELLE STONE, CHAIRMAN

RESOLUTION NO. 24-R-330

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 July 29, 2024; 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, August 20, 2024. Now therefore,

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

SECTION 1. ZONING CHANGE PETITION 240806SU - Jay Fratello, Special Use Permit to allow for Beer and Wine Sales at a Snack Bar/Cantina inside the proposed Football Factory (soccer complex) that is within 1,000' of Public Park (Marjorie Harris-Carr Cross Florida Greenway), on 3.61 acres, Parcel Account Numbers 3137-002-019, 3137-002-17, 3137-002-15, and 3137-002-013, no address assigned.

SECTION 2. FINDINGS AND CONDITIONS. The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission and approves the Special Use Permit subject to the following conditions:

1. The Special Use Permit shall run with the owner of this property, Jay Fratello, not the property itself. Sale of this property or business shall void the Special Use Permit immediately.
2. All lighting shall be shielded in order to shield the SR 35 corridor and surrounding properties.
3. The southern and eastern boundaries shall have a Type 'C' buffer installed and maintained. A modified Type 'B' Buffer shall be installed and maintained on the west side of the property. No buffer is required to the north side of the property.
4. The site shall be operated consistent with the application, submitted conceptual plan and conditions as provided.
5. The applicant shall maintain a 2COP Beer & Wine license through the Department of Business and Professional Regulation.
6. Sale of alcohol shall only be permitted during the time of field operations and when permitted under State and local laws.
7. The Special Use Permit shall expire on August 20, 2029, at which point, it may be renewed administratively up to 3 consecutive times, for up to 3 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 against the subject property, or
- b. Neighboring property owners within 600 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, 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.

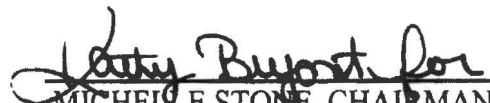
DULY ADOPTED in regular session this 20th day of August, 2024.

ATTEST:

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



GREGORY C. HARRELL, CLERK



MICHELLE STONE, CHAIRMAN

RESOLUTION NO. 24-R-333

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 July 29, 2024; 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, August 20, 2024. Now therefore,

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

SECTION 1. ZONING CHANGE PETITION 240703SU - Pinuccia Viola, Special Use Permit to allow for a Dude Ranch in a General Agriculture (A-1) Zone, on 8.83 acres, Parcel Account Number 49448-001-00, site address 15021 South CR 25, Weirsdale, FL 32195.

SECTION 2. FINDINGS AND CONDITIONS. The Board of County Commissioners agrees with the recommendation 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 submitted conceptual plan and the conditions as provided with this approval.
2. Access to the subject property shall only be from CR 25.
3. One single-family dwelling shall be permitted on the subject parcel, while the Steadfast Dude Ranch is in operation, only Pinuccia Viola, and her family, shall reside on premises. The single-family dwelling shall not be permitted to be utilized as a rental facility at any time while the SUP is active on the subject parcel.
4. Prior to the commencement of any tourism activities occurring on site, a commercial driveway apron shall be required to be installed, with sufficient radii to accommodate livestock trailers.
5. A single sign shall be permitted at the CR 25 entrance. Any signage shall be required to adhere to all requirements under the Marion County Land Development Code.
6. A Campground permit shall be required to be obtained from the DOH prior to any guests utilizing the property for overnight stays.
7. A maximum of three cabins shall be permitted (twelve guests maximum) under the first three years of the SUP. If all conditions have been met at the time of the first renewal, the Director of Growth Services shall have the right to increase the number of cabins to seven (maximum of twenty-eight individuals).
8. The SUP shall terminate upon the sale or transfer of the property to another person or entity not controlled by the applicant.

9. If the SUP is terminated, for any reason, all of the cabins that are located on site shall be removed, or modified to agricultural uses (not dwelling), in order to realign the compatibility of the property with established Marion County Comprehensive Plan policies and any applicable Land Development Code.
10. The SUP shall run with the applicant and not the property. The SUP shall expire on August 20, 2027; however, it may be renewed administratively by a written instrument signed and issued by the Growth Services Director for two additional periods of five years each (or position equivalent to the Growth Services Director at that time), unless:
 - i. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit,
 - ii. 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
 - iii. 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).

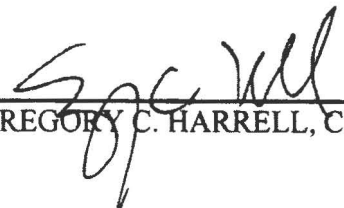
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

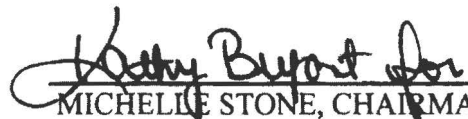
DULY ADOPTED in regular session this 20th day of August, 2024.

ATTEST:

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



GREGORY C. HARRELL, CLERK



MICHELLE STONE, CHAIRMAN

RESOLUTION NO. 24-R-334

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 July 29, 2024; 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, August 20, 2024. Now therefore,

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

SECTION 1. ZONING CHANGE PETITION 240808SU - Acristo Investments, LLC, Special Use Permit, as submitted by Linn Engineering & Design, Inc., Winter Park, FL 32789, to allow for a Warehouse in a Regional Business (B-4) Zone, on 1.04 acres, Parcel Account Number 9025-0621-03, no address assigned.

SECTION 2. FINDINGS AND CONDITIONS. The Board of County Commissioners disagrees with the recommendation and findings of the Planning and Zoning Commission and approves the Special Use Permit subject to the following conditions:

1. The applicant shall be responsible for obtaining cross access easements to the north and shall be responsible for establishing cross access to the southern property.
2. The screening and buffering shall be consistent with the LDC and waivers shall only be obtained through BCC approval.
3. No outdoor storage will be permitted under this commercial operation.
4. This special use permit runs with the property and the owner. Any sale of the property will void this SUP and a new owner must obtain one.
5. The front façade of the building shall consist of at least five (5) windows with shutters or doors with other architectural features to enhance the aesthetics of the building.

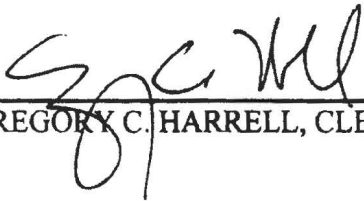
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

DULY ADOPTED in regular session this 20th day of August, 2024.

ATTEST:

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



GREGORY C. HARRELL, CLERK



MICHELLE STONE, CHAIRMAN

CORRECTED RESOLUTION NO. 24-R-335

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON ±659.85 ACRES FOR ADENA GC HOLDINGS, LLC, ZONING CASE NUMBER 240814ZP; PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application to amend 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 July 29, 2024; 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, August 20, 2024. Now therefore,

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

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 240814ZP – Adena GC Holdings, LLC., requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Tillman & Associates Engineering, LLC, Ocala, FL 34471, to amend existing Adena Golf and County Club Planned Unit Development (PUD), on approximately 659.85 acres, on Parcel Account Numbers 14699-000-07, 14605-002-00, 14606-002-00 & 14699-001-00, 544 NW 78th Lane Road, Ocala, FL 34475.

SECTION 2. FINDINGS AND DEVELOPMENT CONDITIONS. The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission recommending approval of the Planned Unit Development, and the Board approves the Planned Unit Development subject to the following development conditions:

1. The PUD shall be developed consistent with the PUD Concept Plan, as revised, and the development conditions provided with this approval, attached hereto.
2. The PUD shall comply with the following design and development standards listed in Table 2.A below:

TABLE 2.A. ADENA GCC - PROPOSED DESIGN & DEVELOPMENT STANDARDS (20240814ZP)

Development Type		Minimum		Minimum Setbacks			Maximum Height
		Width	Area	Front	Rear	Side	
SFR* (detached & site built; estate- or villa-type, etc.)	Principle Structure	60'	5,000 SF	10'	10'	5'	65'
	Accessory Structure	N/A	N/A	10'	10'	5'	30'
	Rear Pool & Enclosure	N/A	N/A	N/A	5'	5'	30'
Duplex/ Townhome (site-built; 1 or more common walls; 0' setback reflects common wall)	Individual Unit/Lot						
	Principle Structure	20'	1,200 SF	20'	10'	10'/0'	45'
	Accessory Structure	N/A	N/A	20'	5'	5'/0'	30'
	Pool & Enclosure	N/A	N/A	20'	5'	5'/0'	30'
	Set/Series of Units/Lots (Overall building)						
	Principle Structure	N/A	N/A	25'	25'	25'	N/A
	Accessory Structure	N/A	N/A	25'	25'	25'	N/A
	Pool & Enclosure	N/A	N/A	25'	25'	25'	N/A
	<i>Duplex/Townhouse development provides development standards for individual units, and standards for the overall set/series of units. The standards for the set/series of units are measured from the overall PUD Boundary. Additionally, individual duplex/townhome structures shall comply with applicable Florida Building Code and Fire Code Standards regarding building separations from other building and building site property lines, along with applicable site plan requirements for multiple family uses.</i>						
Condo	Principle Structure Alt. 1	N/A	N/A	100'	100'	100'	65'
	Principle Structure Alt. 2	N/A	N/A	50'	50'	50'	45'
	Accessory Structure	N/A	N/A	50'	50'	50'	30'
	Pool & Enclosure	N/A	N/A	50'	50'	50'	30'
	<i>Condo development provides development standards for the set/series of units (overall building) that are measured from the overall PUD Boundary. Additionally, individual condo structures shall comply with applicable Florida Building Code and Fire Code Standards regarding building separations from other building and building site property lines, along with applicable site plan requirements for multiple family uses.</i>						
Non-Residential (clubhouses, amenities, maintenance, and storage facilities)	Clubhouses, recreation amenities, etc.						
	Principle Structure	60'	5,000 SF	20'	10'	10'	65'
	Accessory Structure	N/A	N/A	10'	10'	10'	30'
	Rear Pool & Enclosure	N/A	N/A	N/A	5'	10'	30'
	Golf maintenance/storage facilities						
	POA maintenance/storage facilities (non-commercial)						
	<i>These listed development standards are measured from the overall PUD Boundary. Additionally, structures shall comply with applicable Florida Building Code and Fire Code Standards regarding building separations from other buildings and building site property lines, along with applicable site plan requirements for said uses.</i>						

Principle Structure	N/A	N/A	25'	25'	25'	45'
Accessory Structure and/or Storage "Bins"	N/A	N/A	25'	25'	25'	30'

Gross Maximum Residential Units: 236 residential dwelling units

*SFR units (lots) may also include customary single-family accessory structures as permitted in Marion County's Land Development Code (LDC) Section 4.2.9 Single-Family Dwelling (R-1) zoning classification, including allowing an accessory non-commercial dwelling unit identified as a single-family/guest cottage/apartment, consistent with LDC Section 4.3.18

3. Internal PUD road rights-of-way shall comply with the original Adena PUD minimum with of 50-feet wide with minimum 10-foot wide multi-purpose (e.g., utility, drainage, etc.) easements on each side, for a minimum functional width of 60-feet. A minimum 40-foot wide right-of-way may be proposed and used subject to review and approval by the Development Review Committee (DRC), wherein if the DRC disagrees/denies such use, the developer/applicant may appeal the denial to the Board of County Commissioners comparable to the LDC Waiver Application process.
4. Building separations shall meet all requirements placed on development by Building and Fire Safety codes.
5. PUD site must comply with the County's LDC lighting standards that require lighting be shielded so as to not cast direct lighting off-site and a photometric plan be provided during major site plan review to ensure no negative impacts to neighboring parcels.
6. In conjunction with initiation of development for Phase 2, the PUD developer will be required to update the project traffic study and provide any necessary transportation improvements (access/operation and/or system, right-of-way, etc.) that need to be addressed to the satisfaction County Engineer.

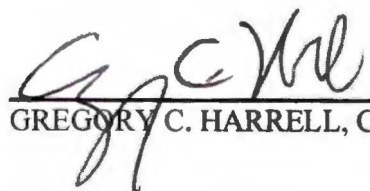
SECTION 3. COMPLIANCE/REVOCATION. Violation or failure to comply with one or more condition(s) of this Planned Unit Development shall be grounds for code enforcement action and/or repeal, in part and/or total, as related to this Planned Unit Development by the Board at a noticed public hearing.

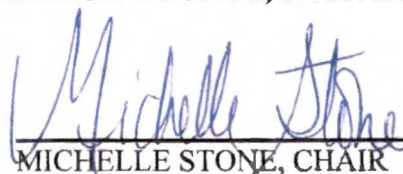
SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 20th day of August, 2024.

ATTEST:

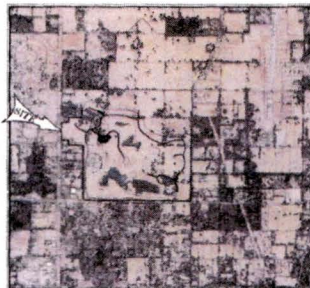
**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**


GREGORY C. HARRELL, CLERK


MICHELLE STONE, CHAIR

FUTURE LAND USE: LOW RESIDENTIAL
EXISTING ZONING: PUD (1607112)
PROPOSED ZONING: PUD

1	COVER SHEET
2	DETAILS
3	CONCEPT PLAN
4	RENDERINGS

[illegible]

VICINITY MAP
SCALE 1" = 2,000'

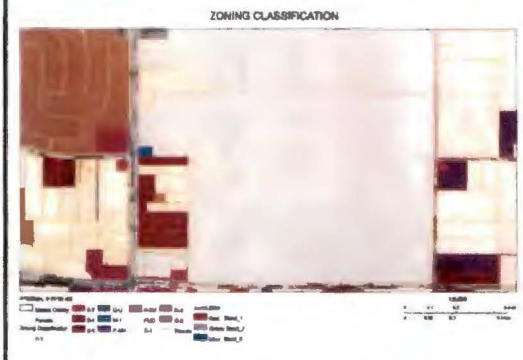
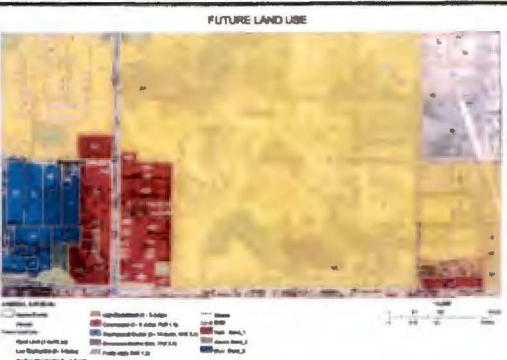
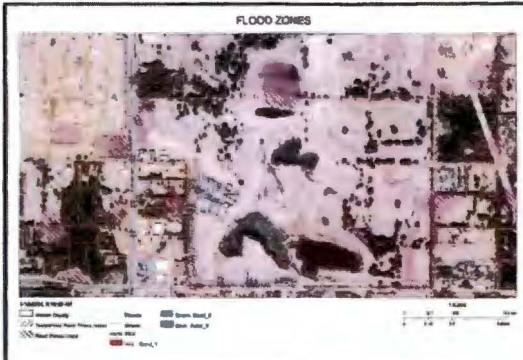
Phillips & Associates
— 2000 Broadway, N.Y.C. —
and elsewhere: LAMBERT ARCHITECTS - NEW YORK
1735 30th Ave. 3rd Fl. NYC, N.Y. 10027

ADELINA SPRINGS
 MAJON COUNTY, FLORIDA
 PUD AMENDMENT

DATE 12/21
DRAWN BY CAJ
CHECK BY EM
JOB NO.

01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO PROVIDE A FUTURE LAND USE MAP FOR THE CITY OF ADENA, OHIO. THE MAP IS BASED ON THE CITY'S CURRENT LAND USE AND THE CITY'S FUTURE LAND USE PLAN.
2. THE MAP IS BASED ON THE CITY'S CURRENT LAND USE AND THE CITY'S FUTURE LAND USE PLAN.
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9. THE MAP IS BASED ON THE CITY'S CURRENT LAND USE AND THE CITY'S FUTURE LAND USE PLAN.
10. THE MAP IS BASED ON THE CITY'S CURRENT LAND USE AND THE CITY'S FUTURE LAND USE PLAN.

TRAFFIC PLATMENT TABLE

Road Name	Road Type	ADT		ADT		ADT		ADT		ADT	
		ADT	ADT	ADT	ADT	ADT	ADT	ADT	ADT	ADT	ADT
State Route 1	Two Lane	100	100	100	100	100	100	100	100	100	100
State Route 2	Two Lane	100	100	100	100	100	100	100	100	100	100
State Route 3	Two Lane	100	100	100	100	100	100	100	100	100	100
State Route 4	Two Lane	100	100	100	100	100	100	100	100	100	100
State Route 5	Two Lane	100	100	100	100	100	100	100	100	100	100
State Route 6	Two Lane	100	100	100	100	100	100	100	100	100	100
State Route 7	Two Lane	100	100	100	100	100	100	100	100	100	100
State Route 8	Two Lane	100	100	100	100	100	100	100	100	100	100
State Route 9	Two Lane	100	100	100	100	100	100	100	100	100	100
State Route 10	Two Lane	100	100	100	100	100	100	100	100	100	100

TRAFFIC PLATMENT TABLE

Road Name	Road Type	ADT		ADT		ADT		ADT		ADT	
		ADT	ADT	ADT	ADT	ADT	ADT	ADT	ADT	ADT	ADT
State Route 1	Two Lane	100	100	100	100	100	100	100	100	100	100
State Route 2	Two Lane	100	100	100	100	100	100	100	100	100	100
State Route 3	Two Lane	100	100	100	100	100	100	100	100	100	100
State Route 4	Two Lane	100	100	100	100	100	100	100	100	100	100
State Route 5	Two Lane	100	100	100	100	100	100	100	100	100	100
State Route 6	Two Lane	100	100	100	100	100	100	100	100	100	100
State Route 7	Two Lane	100	100	100	100	100	100	100	100	100	100
State Route 8	Two Lane	100	100	100	100	100	100	100	100	100	100
State Route 9	Two Lane	100	100	100	100	100	100	100	100	100	100
State Route 10	Two Lane	100	100	100	100	100	100	100	100	100	100

Adena & Associates

12345 Main St., Suite 100, Adena, OH 44001

Phone: (440) 123-4567

Fax: (440) 123-4568

Website: www.adenaandassociates.com

DETAILS

02



NOT A FINAL PLAN. THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE.

NOTES

1. ALL LOT LINES SHALL BE SET BACK 10 FEET FROM THE ADJACENT PROPERTY LINE.
2. ALL LOT LINES SHALL BE SET BACK 10 FEET FROM THE ADJACENT PROPERTY LINE.
3. ALL LOT LINES SHALL BE SET BACK 10 FEET FROM THE ADJACENT PROPERTY LINE.
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9. ALL LOT LINES SHALL BE SET BACK 10 FEET FROM THE ADJACENT PROPERTY LINE.
10. ALL LOT LINES SHALL BE SET BACK 10 FEET FROM THE ADJACENT PROPERTY LINE.



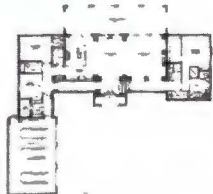
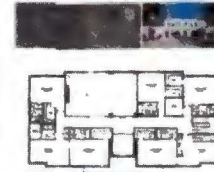
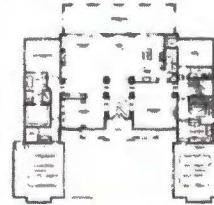
DATE: 01/11/2011 DRAWN BY: J. L. [illegible] CHECKED BY: [illegible] SCALE: AS SHOWN	CONCEPT PLAN	Fillman & Associates ENGINEERING, LLC CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - SURVEYING 1720 SE 18th Ave, Bldg 100, Ocala, FL 34471 Office: (352) 387-4940 Fax: (352) 387-4545
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TOWNHOMES & VILLAS



CONDO



SINGLE FAMILY RESIDENTIAL

NOTE: THE IMAGES HEREIN ARE CONCEPTUAL AND MEANT TO ILLUSTRATE THE INTENDED STRUCTURE, MATERIALS AND PRELIMINARY DESIGN. THE SIZE OF THE UNITS IS SPECIFIC TO THE CONCEPT BUT DOES NOT REPRESENT THE ACTUAL END PRODUCT. THE SIZE OF THE UNITS MAY CHANGE DUE TO THE CHANGES IN THE MARKETPLACE.

Tillman & Associates
— SPECIALISTS IN —
DR. ROBERT J. TILLMAN, M.D., FRCPC, FRCR
1792 SE 16th Ave., Bldg 14B, O-3A, Ft. Lauderdale
Office (305) 367-4540 Fax (305) 367-4545

ONLINE

DATE _____

ADENA SPRINGS
MARION COUNTY, FLORIDA
FUD AMENDMENT

DATE 1/28/81
DRAWN BY CAP
CHECK BY PM
JAN 28

RENDERINGS

947 04

THIRD CORRECTED RESOLUTION NO. 24-R-332

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON ±10.33 ACRES FOR ARMSTRONG LAND, LLC, ZONING CASE NUMBER 240815ZP; 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 July 29, 2024; 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, August 20, 2024. Now therefore,

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

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 240815ZP – Armstrong Land, LLC., requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Tillman & Associates Engineering, LLC, Ocala, FL 34471, from Planned Unit Development (PUD) to modify the Unit Type from Townhomes to Single-Family Dwellings, on approximately 10.33 acres, on Parcel Account Number 9007-0000-12, no address assigned.

SECTION 2. FINDINGS AND DEVELOPMENT CONDITIONS. The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission recommending denial of the Planned Unit Development, and the Board approves the Planned Unit Development subject to the following development conditions:

1. The PUD is restricted to a total of 82 detached single-family dwelling units, and accompanying accessory amenities consistent with the Marion County Land Development Code, the PUD Application, and PUD Concept Plan (Dated 5/2024; attached).
2. Accessory dwelling units are prohibited as they are not specifically called out.
3. Buffers shall be consistent with the submitted Conceptual Plan (Dated 5/2024; attached).
4. Sidewalks are required along both Pine Road and Bahia Road, providing connectivity from internal pedestrian facilities to existing sidewalks and future bus stop shelters external to the PUD. No waivers shall be granted to this requirement.
5. Applicant is also responsible for the construction of two concrete pads for one future sheltered bus stop on Pine Road, and also one future sheltered bus stop on Bahia Road.

6. Sidewalks at the Transit Loading Area should be wide enough for on-loading and offloading passengers safely. The final placement and design may be finalized between the Development Review Committee and coordinated with SunTran.
7. The front building setbacks should be a minimum of 22' from the face of the garage to the inside edge of the sidewalk, rather than to the ROW, to allow sufficient parking space for up to one vehicle so as to ensure the integrity of pedestrian facilities.
8. The PUD shall connect to Marion County centralized water and sewer.
9. Overhangs such as building pop-outs, cantilevers, and/or other extensions that project outward from the principal structure shall be reviewed similarly to the Single-Family Dwelling (R-1) zoning classification of the LDC.
10. Single-family homes shall be a maximum of 40' in height. Any accessory structures shall be limited to 20'.
11. The rear fascia of the homes needs to have architectural variation in contrasting color and texture.
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 LDC notice provisions and at the Applicant's expense; further, the Developer may present the final PUD Master Plan, or equivalent, as separate plan areas wherein plans for north represent one submittal and plans for the south represent a second/separate submittal.

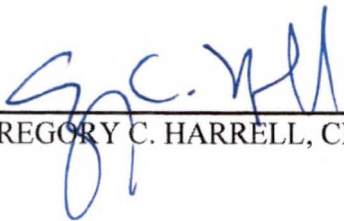
SECTION 3. COMPLIANCE/REVOCATION. Violation or failure to comply with one or more condition(s) of this Planned Unit Development shall be grounds for code enforcement action and/or repeal, in part and/or total, as related to this Planned Unit Development by the Board at a noticed public hearing.

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

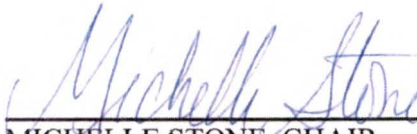
DULY ADOPTED in regular session this 20th day of August, 2024.

ATTEST:

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



GREGORY C. HARRELL, CLERK



MICHELLE STONE, CHAIR



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 30, 2025

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. 25-48, which was filed in this office on October 29, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Thursday, October 30, 2025 04:21 PM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: RE: MRN20251020_ORDINANCE_2025-48
Attachments: Marion20251029_Ordinance25_48_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 25-48.

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: Wednesday, October 29, 2025 4:48 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Jared Thornton <jaredt@marioncountyclerk.org>
Subject: MRN20251020_ORDINANCE_2025-48

EMAIL RECEIVED FROM EXTERNAL SOURCE

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

Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 25-48, which was adopted by the Marion County Board of County Commissioners on Monday, October 20, 2025.

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

Thank you in advance for your cooperation in this matter.

Sincerely,



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: Wednesday, October 29, 2025 04:48 PM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: MRN20251020_ORDINANCE_2025-48
Attachments: MRN20251020_ORDINANCE_2025-48.pdf

Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 25-48, which was adopted by the Marion County Board of County Commissioners on Monday, October 20, 2025.

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

Thank you in advance for your cooperation in this matter.

Sincerely,



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: Thursday, October 30, 2025 04:46 PM
To: municodeords@civicplus.com
Subject: Marion County Ordinance 25-48
Attachments: 10-20-25 Ordinance 25-48 - Curry.docx

Good afternoon,

Attached is Ordinance 25-48, which was adopted by the Marion County Board of County Commissioners on Monday, October 20, 2025.

Please advise of any problems you may have opening the attached Word document.



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. 25-48

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA; ADOPTING THE FOLLOWING SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP SERIES OF THE MARION COUNTY COMPREHENSIVE PLAN:

**25-S13, STEPHEN & TASHA CURRY
+/- 0.53 ACRE PARCEL
PARCEL NO. 2304-022-028
FROM MEDIUM RESIDENTIAL TO HIGH RESIDENTIAL**

PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR APPEALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Marion County, Florida, (Board) is responsible for and has established the Comprehensive Plan Future Land Use Designation of parcels of property in the unincorporated area of Marion County as reflected in the Future Land Use Map Series, and

WHEREAS, the Board has the authority to approve small-scale amendments to the Comprehensive Plan consistent with the provisions of Section 163.3187, Florida Statutes, and

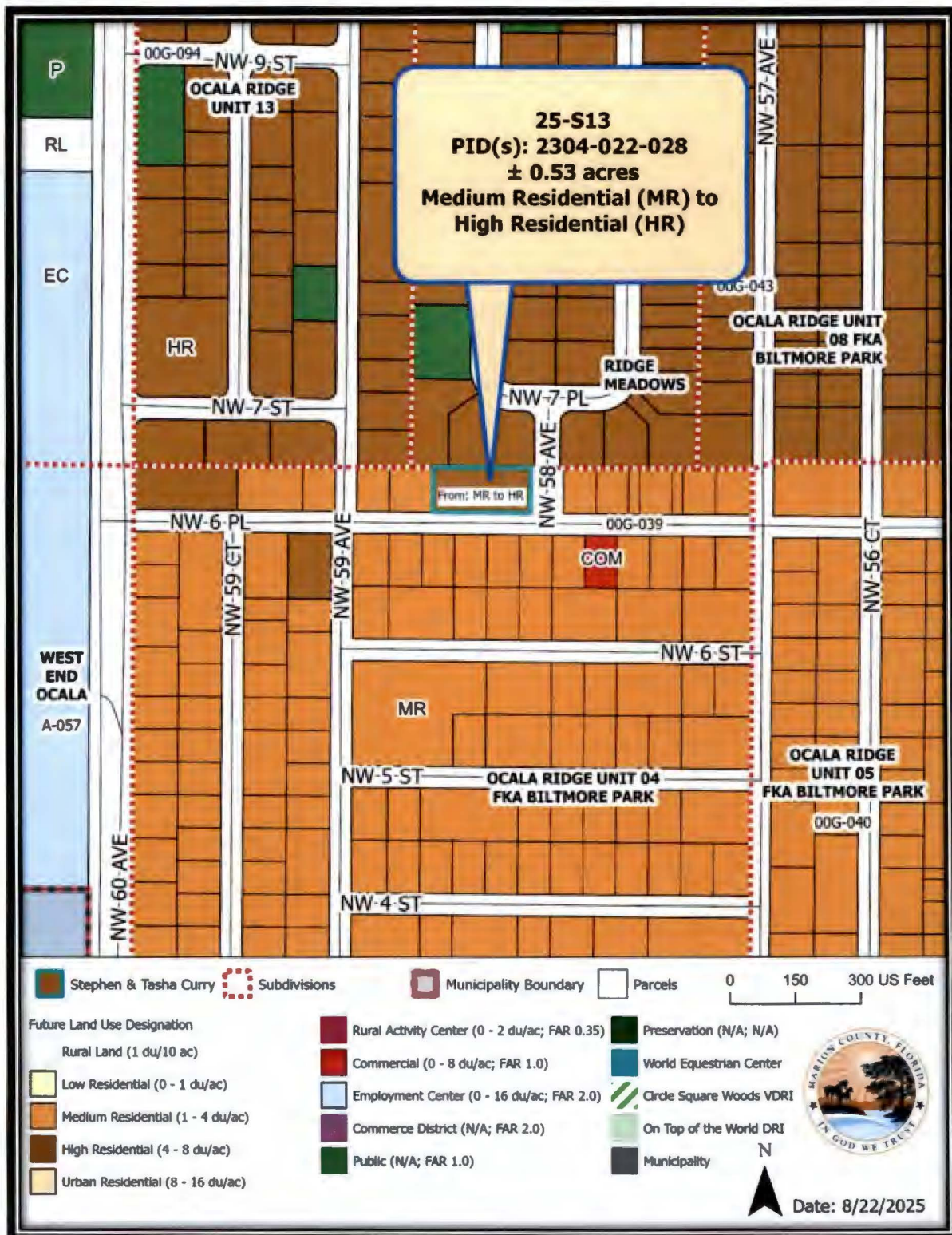
WHEREAS, the property owner submitted Application No. 25-S13 for a small-scale amendment to the Comprehensive Plan and such application identifies the subject property by suitable legal description, or by parcel number, and such identification of property is hereby incorporated into this ordinance by reference, and the property description and illustration are attached hereto as Exhibits "A" and "B" respectively, and

WHEREAS, the Marion County Planning and Zoning Commission, acting as the Local Planning Agency, conducted an advertised public hearing on September 29, 2025, to consider Amendment No. 25-S13. The Planning and Zoning Commission considered the Growth Services Department's recommendation of approval, received public comment, and made a recommendation of approval to the Board regarding the Amendment, including findings of fact related to:

1. The granting of the amendment will not adversely affect the public interest.
2. The proposed amendment is compatible with land uses in the surrounding areas.
3. The proposed amendment is consistent with Chapter 163, Florida Statutes, and the Marion County Comprehensive Plan, and

2304-022-028

SEC 16 TWP 15 RGE 21
PLAT BOOK G PAGE 039
OCALA RIDGE UNIT 4
BLK V LOTS 28.29.30.31.32.33.34.35.36



Information shown hereon is compiled from best available data for use by the Marion County Growth Services Department. This data should not be used for surveying or land transfers of any type. Parcel information is for representation only and may not reflect the most recent transactions or parcel records.

WHEREAS, the Board conducted an advertised adoption public hearing on October 20, 2025, to consider Amendment No. 25-S13, considering the Growth Services Department's recommendation, the Planning and Zoning Commission's recommendation, and public comment received, and acted to adopt the Amendment.

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

SECTION 1. SMALL-SCALE AMENDMENT APPROVAL. The Board hereby approves the below-listed small-scale amendment to the Comprehensive Plan and authorizes the necessary amendment to the Future Land Use Map Series, in accordance with Exhibits "A" and "B" attached hereto and by this reference made a part hereof, based on findings that it does not adversely affect the public interest, is compatible with land uses in the surrounding areas, and is consistent with the Marion County Comprehensive Plan and Chapter 163, Florida Statutes:

**25-S13, STEPHEN & TASHA CURRY
+/- 0.53 ACRE PARCEL
PARCEL NO. 2304-022-028
FROM MEDIUM RESIDENTIAL TO HIGH RESIDENTIAL**

SECTION 2. APPEALS. Any affected person may file a petition with the Division of Administrative Hearings pursuant to Sections 120.569 and 120.57, Florida Statutes, to request a hearing to challenge the compliance of this small-scale amendment with Chapter 163, Part II, Florida Statutes, within 30 days following the adoption date of this ordinance.

SECTION 3. SEVERABILITY. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining portions and provisions of this ordinance shall remain in full force and effect.

SECTION 4. CONFLICTS. In the event that any other Ordinances are in conflict with this Ordinance, the provisions of this Ordinance shall prevail with respect to this property.

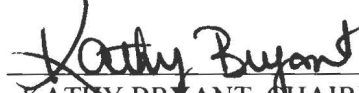
SECTION 5. EFFECTIVE DATE. This small-scale amendment shall not become effective until 31 days after adoption. If this small-scale amendment is challenged within 30 days after adoption, then this small-scale amendment shall not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining the adopted small-scale amendment complies with Chapter 163, Part II, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

SECTION 6. CERTIFIED COPY. A certified copy of this ordinance shall be filed by the Clerk of the Board, by email, with the office of the Secretary of State of Florida within ten days after enactment, and shall take effect upon receipt of official acknowledgment from the Secretary of State that this ordinance has been filed with such office, subject to the limitation set forth above.

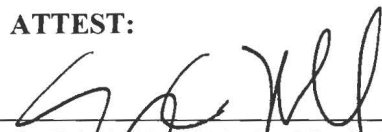
SECTION 7. COPY ON FILE. This original ordinance shall be filed with the Clerk of the Circuit Court, and a certified copy of this ordinance shall be on file in the Marion County Growth Services Department – Planning and Zoning Division for public inspection.

DULY ADOPTED with a quorum present and voting by the Board of County Commissioners of Marion County, Florida, this 20th day of October 2025.

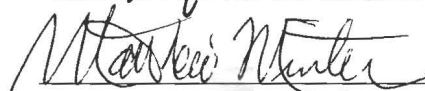
**BOARD OF COUNTY
COMMISSIONERS
MARION COUNTY, FLORIDA**


KATHY BRYANT, CHAIRMAN

ATTEST:


GREGORY C. HARRELL, CLERK

APPROVED AS TO LEGAL FORM AND SUFFICIENCY


MATTHEW MINTER, COUNTY
ATTORNEY

RECEIVED NOTICE FROM SECRETARY OF STATE
ON OCTOBER 30, 2025 ADVISING ORDINANCE
WAS FILED ON OCTOBER 29, 2025.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 30, 2025

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. 25-49, which was filed in this office on October 29, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Thursday, October 30, 2025 04:21 PM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: RE: MRN20251020_ORDINANCE_2025-49
Attachments: Marion20251029_Ordinance25_49_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 25-49.

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: Wednesday, October 29, 2025 4:59 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Jared Thornton <jaredt@marioncountyclerk.org>
Subject: MRN20251020_ORDINANCE_2025-49

EMAIL RECEIVED FROM EXTERNAL SOURCE

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

Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 25-49, which includes Resolution 25-R-405. The Ordinance was adopted by the Marion County Board of County Commissioners on Monday, October 20, 2025.

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: Wednesday, July 23, 2025 02:11 PM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: MRN20250721_ORDINANCE_2025_33
Attachments: MRN20250721_ORDINANCE_2025_33.pdf

Categories: This message has been archived by Retain on July 23 2025 18:51

Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 25-33, which was adopted by the Marion County Board of County Commissioners on Monday, July 21, 2025.

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

Thank you in advance for your cooperation in this matter.

Sincerely,



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: Thursday, October 30, 2025 04:47 PM
To: municodeords@civicplus.com
Subject: Marion County Ordinance 25-49
Attachments: 10-20-25 Ordinance 25-49 - ZONING.docx; 10-20-25 Resolution 25-R-405 - 251001SU
Wall Rives American Legion Post #58.docx

Good morning,

Attached is Ordinance 25-49 (Zoning and Special Use Permit) along with Resolution 25-R-405, which were adopted by the Marion County Board of County Commissioners on Monday, October 20, 2025.

Please advise of any problems you may have opening the attached Word documents.

ORDINANCE NO. 25-49

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A SPECIAL USE PERMIT APPLICATION AND AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE.

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 a petition for a special use permit, and such application identifies the property by metes and bounds description or by the Marion County Property Appraiser parcel number, and such identification of the property is hereby incorporated into this ordinance by reference, and

WHEREAS, the Board has considered the approval with conditions recommendation of the Marion County Planning and Zoning Commission and has conducted the necessary public hearing, and has approved the application contained in this ordinance. The Board has determined that the 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. SPECIAL USE PERMIT APPROVAL. The Board hereby approves the below-listed application for Special Use Permit. NOTE: The terms and conditions of Board approvals of the Special Use Permit are stated in the Board Resolution corresponding to each Special Use Permit Petition shown below.

1. **AGENDA ITEM 1.2.1. 251001SU** – Wall-Rives American Legion Post #58, Special Use Permit to allow for an outdoor community flea market and other outdoor events, in a Community Business (B-2) zone, 1.69 acre parcel, on Parcel Account Number 33607-001-00, Site Address 10730 South Highway 41, Dunnellon, FL 34432.

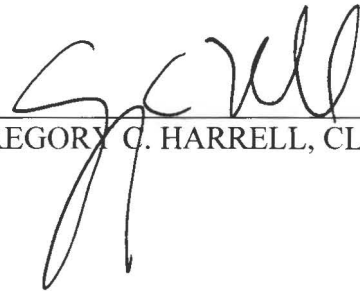
Subject to all terms and conditions of Resolution 25-R-405 attached hereto and incorporated herein by reference.

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 20TH day of OCTOBER, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



GREGORY C. HARRELL, CLERK

KATHY BRYANT, CHAIRMAN

RECIEVED NOTICE FROM SECRETARY OF STATE
ON OCTOBER 30, 2025 ADVISING ORDINANCE
WAS FILED ON OCTOBER 29, 2025.

RESOLUTION NO. 25-R-405

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 September 29, 2025; 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 Monday, October 20, 2025. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 251001SU – Wall-Rives American Legion Post #58 the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Carl E. Kester, Jr., Dunnellon, FL 34432, to allow for an outdoor community flea market and other outdoor events, in a Community Business (B-2) zone, on an approximate 1.69 acre parcel, on Parcel Account Number 33607-001-00, Site Address 10730 S Highway 41, 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 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 shall run with the Wall-Rives American Legion Post #58. Should the property be sold, sublet, or the use changed, the Special Use Permit shall be terminated.
2. Flea Market operations shall be limited to one weekend per month for a total of twelve per year.
3. Flea market operations shall not begin prior to 8:00 AM and shall end no later than 6:00 PM.
4. A schedule of permitted operations for indoor and outdoor events are as follows, per the approval of the Board of County Commissioners.

January

New Years Day

Indoor outdoor flea market on Saturday and Sunday once per month

February

Four Chaplains Ceremony

Valentines Day

Indoor Outdoor Flea Market on Saturday and Sunday once per month

March

St Patrick's Day

Vietnam War Veterans Day

Indoor Outdoor Flea Market on Saturday and Sunday once per month

April

Army Day

Former POW Recognition Day

Easter

Indoor Outdoor Flea Market on Saturday and Sunday once per month

May

Military Spouses Day

Mother's Day

Armed Forces Day

Memorial Day

Indoor Outdoor Flea Market on Saturday and Sunday once per month

June

D-Day

US Army Birthday

Father's Day

National PTSD Awareness Day

Indoor Outdoor Flea Market on Saturday and Sunday once per month

July

US Army Air Corps Birthday

Independence Day Fourth of July

Indoor Outdoor Flea Market on Saturday and Sunday once per month

August

US Coast Guard Birthday

Indoor Outdoor Flea Market on Saturday and Sunday once per month

September

9/11 Ceremony

Patriot Day

Auxiliary Birthday

US Air Force Birthday

POW/MIA Recognition Day

Indoor Outdoor Flea Market on Saturday and Sunday once per month

October

US Navy Birthday

Halloween

Indoor Outdoor Flea Market on Saturday and Sunday once per month

November

Election Day

US Marine Corps Birthday

Veterans Day

Thanksgiving

Indoor Outdoor Flea Market on Saturday and Sunday once per month

December

Pearl Harbor Remembrance Day

US Space Force Birthday

Christmas Eve

Christmas Day

Indoor Outdoor Flea Market on Saturday and Sunday once per month

5. The applicant shall adhere to the conceptual plan as presented in this application. Any new structures, other than storage facilities (sheds, barns, etc.) or minor amenities (fire pits, pergolas, small gaming areas, etc.), will necessitate that this Special Use Permit be modified and reheard by the Board of County Commissioners, at the expense of the applicant. In this event, the applicant shall notify the Growth Services Director to indicate that a deviation from the conceptual plan is proposed. Should the applicant neglect this notification, it may result in the revocation of the Special Use Permit.
6. This Special Use Permit does not grant the applicant the right to hold any Special Events that are not listed in this document. Any other event shall have to be separately permitted through Marion County by way of Special Event Permit.
7. Amplified music shall not be permitted unless it is in support of Military Honor or Remembrance services.
8. The Special Use Permit shall expire October 21, 2030; however, it may be renewed administratively for 5-year periods up to 3 consecutive times 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 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).

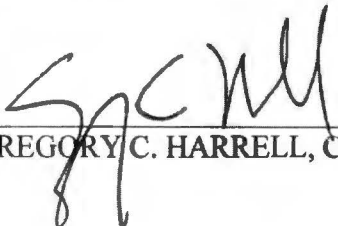
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

DULY ADOPTED in regular session this 20th day of October, 2025.

ATTEST:

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


GREGORY C. HARRELL, CLERK


KATHY BRYANT, CHAIRMAN



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 31, 2025

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. 25-50, which was filed in this office on October 31, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Friday, October 31, 2025 01:07 PM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: RE: MRN20251021_ORDINANCE_2025-50
Attachments: Marion20251031_Ordinance25_50_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 25-50.

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, October 31, 2025 10:36 AM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Jared Thornton <jaredt@marioncountyclerk.org>
Subject: MRN20251021_ORDINANCE_2025-50

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 Marion County Ordinance 25-50, which includes Resolutions 25-R-431 through 25-R-434. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, October 21, 2025.

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, October 31, 2025 10:36 AM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: MRN20251021_ORDINANCE_2025-50
Attachments: MRN20251021_ORDINANCE_2025-50.pdf

Good morning Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 25-50, which includes Resolutions 25-R-431 through 25-R-434. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, October 21, 2025.

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, October 31, 2025 03:26 PM
To: municodeords@civicplus.com
Subject: Marion County Ordinance 25-50
Attachments: 10-21-25 Ordinance 25-50 - ZONING.docx; 10-21-25 Resolution 25-R-431- 251005SU Church at the Springs Inc.docx; 10-21-25 Resolution 25-R-432- 251009RA Marerro RA.docx; 10-21-25 Resolution 25-R-433 - 251003SU Lawrence E Nikola JR Family Trust.docx; 10-21-25 Resolution 25-R-434 - Castro Plaza LLC Austin International Realty LLC.docx

Good morning,

Attached is Ordinance 25-50 (Zoning and Special Use Permit) along with Resolutions 25-R-431 through 25-R-434, which were adopted by the Marion County Board of County Commissioners on Tuesday, October 21, 2025.

Please advise of any problems you may have opening the attached Word documents.

ORDINANCE NO. 25-50

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, 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 petition(s) for reasonable accommodations, 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 recommendation 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 Rezoning and Special Use Permits. NOTE: The terms and conditions of Board approvals of the Reasonable Accommodation, Special Use Permits, and Planned Unit Developments are stated in the Board Resolution corresponding to each Reasonable Accommodation, Special Use Permit, and Planned Unit Development Petition shown below.

1. **AGENDA ITEM 15.2.1. 251005SU** – Church at the Springs, Inc., Special Use Permit to allow for the continuation of up to one hundred and twenty-nine (129) children to be enrolled in VPK and daycare activities on the Church campus, in a General Agriculture (A-1) zone, 66.65 acre parcel, on Parcel Account Number 35800-008-01, Site Address 5424 SE 58th Avenue, Ocala, FL 34480.

Subject to all terms and conditions of Resolution 25-R-431 attached hereto and incorporated herein by reference.

2. **AGENDA ITEM 15.2.2. 251007ZC** – Mark Hodder, Zoning Change from General Agriculture (A-1) to Single-Family Dwelling (R-1), for all permitted uses, 0.33 acre parcel, on Parcel Account Number 1581-008-009, Site Addresses 2170 NE 42nd Street, Ocala, FL 34479.
3. **AGENDA ITEM 15.3.1. 251009RA** – Francisco and Rosita Marrero, Reasonable Accommodation to allow for one (1) Muscovy duck, in a Mixed Residential (R-4) zone, 0.28 acre parcel, on Parcel Account Number 39430-24-015, Site Address 5860 SE 164th Avenue, Ocklawaha, FL 32179.

Subject to all terms and conditions of Resolution 25-R-432 attached hereto and incorporated herein by reference.

4. **AGENDA ITEM 15.3.2. 251003SU** – The Lawrence E. Nikola, Jr. Family Trust, Special Use Permit to allow for a pet cemetery for cremated remains, in a General Agriculture (A-1) zone, 4.40 acre parcel, on Parcel Account Number 48465-000-00, No Address Assigned.

Subject to all terms and conditions of Resolution 25-R-433 attached hereto and incorporated herein by reference.

5. **AGENDA ITEM 15.3.3. 251008ZP** – Castro Plaza LLC & Austin International Realty, LLC, Zoning Change from Planned Unit Development (PUD) to Planned Unit Development (PUD) for a maximum proposed total of 190 dwelling units, including both single-family detached and attached dwelling units, and up to 225,000 square feet of commercial area, ±43.62 acre tract, on Parcel Account Numbers 13676-001-00 and 13675-000-00, Site Addresses (ALL UNITS) 6998 and 6850 N US Highway 27, Ocala, FL 34482.

Subject to all terms and conditions of Resolution 25-R-434 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 21ST day of OCTOBER, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA


GREGORY C. HARRELL, CLERK


KATHY BRYANT, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE ON
OCTOBER 31, 2025 ADVISING ORDINANCE WAS
FILED ON OCTOBER 31, 2025.

RESOLUTION NO. 25-R-431

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 September 29, 2025; 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, October 21, 2025. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 251005SU – Church at the Springs, Inc., the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Randy Smith, Ocala, FL 34480, to allow for the continuation of up to one hundred and twenty-nine (129) children to be enrolled in VPK and daycare activities on the Church campus, in a General Agriculture (A-1) zone, on an approximate 66.65 acre parcel, on Parcel Account Number 35800-008-01, Site Address 5424 SE 58th Avenue, Ocala, FL 34480.

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

1. The Special Use Permit shall run with the Church at the Springs. Should the property be sold or subdivided, the Special Use Permit shall be terminated.
2. Use of the site shall be limited to the church and church related activities, the VPK pre-school, and daycare. K-12 private school activities are not permitted under this SUP.
3. Playground areas may be utilized prior to 8:00 AM, but not before 7:00 AM.
4. The VPK and daycare operations shall be limited to a maximum of one hundred and twenty-nine (129) individuals. All facilities accommodating the SUP operations shall exist at the time of this SUP approval. Any new facilities or expansion of the number of individuals to be served at this location will require an update to the SUP.
5. The Special Use Permit shall expire October 22, 2030; however, it may be renewed administratively for up to 3 consecutive times 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 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.

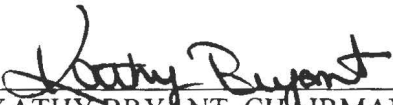
DULY ADOPTED in regular session this 21st day of October, 2025.

ATTEST:

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



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN

RESOLUTION NO. 25-R-432

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A REASONABLE ACCOMMODATION REQUEST, PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition for a Reasonable Accommodation was duly filed with the Growth Services Department; 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, October 21, 2025. Now, therefore,

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

SECTION 1. REASONABLE ACCOMMODATION 251009RA – Francisco and Rosita Marrero, the petition requesting a Reasonable Accommodation, under the Fair Housing Act, as submitted by Francisco and Rosita Marrero, Ocklawaha, FL 32179, to allow for one (1) Muscovy duck, in a Mixed Residential (R-4) zone. on an approximate 0.28 acre parcel, on Parcel Account Number 39430-24-015, Site Address 5860 SE 164th Avenue, Ocklawaha, FL 32179.

SECTION 2. FINDINGS AND CONDITIONS. The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission and approves the Reasonable Accommodation subject to the following conditions:

1. The property owner shall maintain a well-kept area for the duck.
2. Waste produced by the Muscovy duck must be collected twice weekly and disposed of at an approved waste management facility to minimize impacts on neighboring properties.
3. The property owner will maintain the structure of the fenced pen to ensure it is always secure and in good condition.
4. The applicant acknowledges that only one (1) Muscovy duck, as prescribed by her doctor, is permitted on the property.
5. The applicant must notify Growth Services Planning and Zoning if the duck passes away.
6. Under this Reasonable Accommodation, Marion County Code Enforcement may access the property for inspections as necessary, with prior notification provided to the applicant.
7. The Reasonable Accommodation is granted to the applicant, not the property, and does not transfer with ownership.

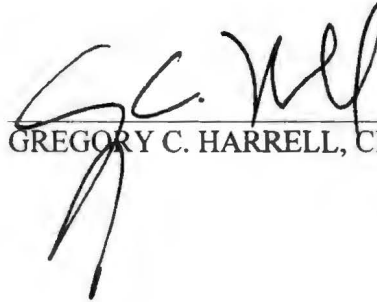
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Reasonable Accommodation shall be grounds for revocation of this Reasonable Accommodation by the Board at a noticed public hearing.

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

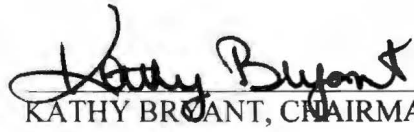
DULY ADOPTED in regular session this 21st day of October, 2025.

ATTEST:

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



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN

RESOLUTION NO. 25-R-433

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 September 29, 2025; 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, October 21, 2025. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 251003SU – The Lawrence E. Nikola, JR. Family Trust the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by James T. Hartley, Ocala, FL 34471, to allow for a pet cemetery for cremated remains, in a General Agriculture (A-1) zone, on an approximate 4.40 acre parcel, on Parcel Account Number 48465-000-00, 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 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 proposed uses, the submitted Conceptual Site Plan, and the conditions as provided with this approval.
2. There shall only be cremated pet remains interred on the property.
3. During Phase 1 improvements, large plantings (i.e. 3-gallon plantings) shall be utilized for interior trees shown on the concept plan.
4. The special use permit shall comply with the buffers listed in Table 1 below.

Direction	Adjoining Use	Buffering Required
North	SECO Substation	Modified Type “C” without plantings
Northeastern	FDOT DRA	Modified Type “C” with no additional plantings during Phase 1, Type “C” during Phase 2.
South	Residential	Modified Type “B”-with a hedge in lieu of a wall
East	CSX Railroad	Modified Type “C” Maintaining existing vegetation.
West	ROW	Type “C”

5. If central sewer services becomes available on the east side of S US HWY 301, the applicant must connect to central sewer services as required by Marion County Utilities, within one year.
6. If there is an increase in the demand for water, or there are any building expansions, the Special Use Permit will need to go back before the Board of County Commissioners to be reheard.

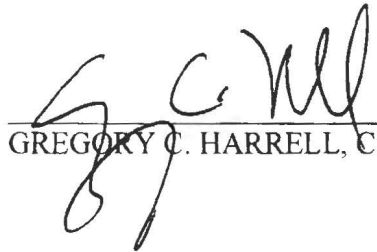
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

DULY ADOPTED in regular session this 21st day of October, 2025.

ATTEST:

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



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN

RESOLUTION NO. 25-R-434

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON A ±43.62 ACRE TRACT FOR CASTRO PLAZA LLC & AUSTIN INTERNATIONAL REALTY, LLC, ZONING CASE NUMBER 251008ZP; 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 September 29, 2025; 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, October 21, 2025. Now therefore,

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

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 251008ZP – Castro Plaza LLC & Austin Internation Realty, LLC, the application requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Matthew Brockway, Sarasota, FL 34237, to allow for a maximum proposed total of 190 dwelling units, including both single-family detached and attached dwelling units, and up to 225,000 square feet of commercial area, on an approximately ±43.62 acre tract, on Parcel Account Numbers 13676-001-00 and 13675-000-00, Site Addresses (all units) 6998 and 6850 N US Highway 27, Ocala, FL 34482.

SECTION 2. FINDINGS AND DEVELOPMENT 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 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 PUD shall comply with the PUD Development Setbacks listed in Table 2 below

TABLE 2. SETBACKS (IN FEET)		
Direction	Adjoining Use	Minimum Setback Required
North	ROW	40'
South	ROW	30'

East	Agriculture	30'
West	ROW	40'

2. Development signage may be permitted within perimeter landscape buffers provided they are integrated into the required buffer design.
3. The 3500 square foot amenity center, including fitness center, multipurpose room, café area with kitchenette, lounge area, and restrooms, shall be built concurrently with the residential development and be completed by the CO of the 50th residential unit.
4. The PUD shall comply with the PUD Development Buffers listed in Table 3 below under "required" and as listed within the buffering plan provided.

TABLE 3. BUFFERS		
Direction	Adjoining Use	Required
North	ROW	Proposed Buffer per PUD Master Plan (Sheet C006)
South	ROW	Proposed Buffer per PUD Master Plan (Sheet C006)
East	Agriculture	Proposed Buffer per PUD Master Plan (Sheet C006)
West	ROW	Proposed Buffer per PUD Master Plan (Sheet C006)

5. The PUD shall be developed consistent with the PUD Master Plan, PUD Development Standards, and PUD List of Permitted, Prohibited, and Special Uses (Exhibits "A" PUD Master Plan, "B" PUD Development Standards, and "C" Applicant's list of permitted, prohibited, and special uses, respectively, along with the development conditions provided. The maximum commercial square footage allowed shall be 225,000 sq. ft., and the maximum number of dwellings shall be 190 units. In the event an alternative use other than those listed individually or within the B-1 and B-2 zoning classifications is proposed, the site shall go through the Special Use Permit Application process to ensure due public notice is provided.
6. Residential dwelling types are limited to single-family attached dwelling units (townhomes) and single-family detached dwelling units.
7. Requirements provided as a result of the approved traffic study and traffic review must be implemented.
8. Sidewalk to be provided internally as shown in the PUD Master Plan.
9. Connectivity to surrounding pedestrian and bicycle networks must be implemented if it is found to be available by the traffic study.
10. Development of the PUD's buildings related to setbacks and building separations shall conform to the PUD's development standards and applicable building code and fire safety code provisions.
11. The PUD site must comply with the County's LDC lighting standards that require lighting to be shielded so as not to cast direct lighting off-site, and a photometric plan must be provided during major site plan review to ensure no negative impacts to neighboring parcels.

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

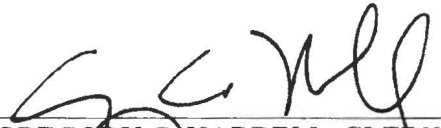
and/or repeal, in part and/or total, as related to this Planned Unit Development by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon the effective date of this Zoning Change's corresponding Rezoning Ordinance, No. 25-50.

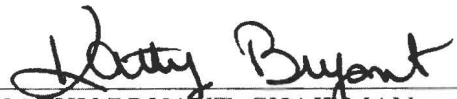
DULY ADOPTED in regular session this 21st day of October, 2025.

ATTEST:

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

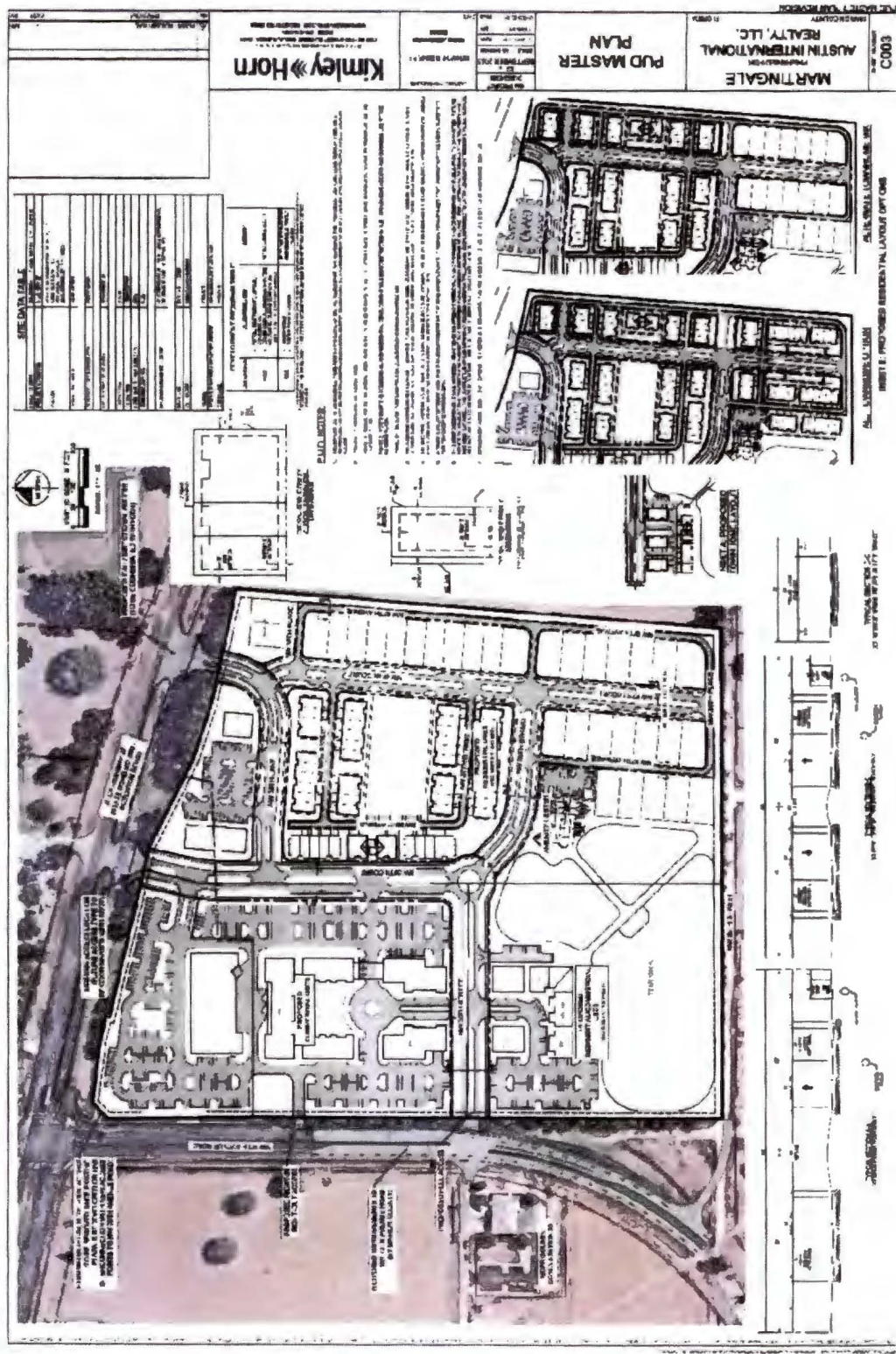


GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN

Page 4 of 15



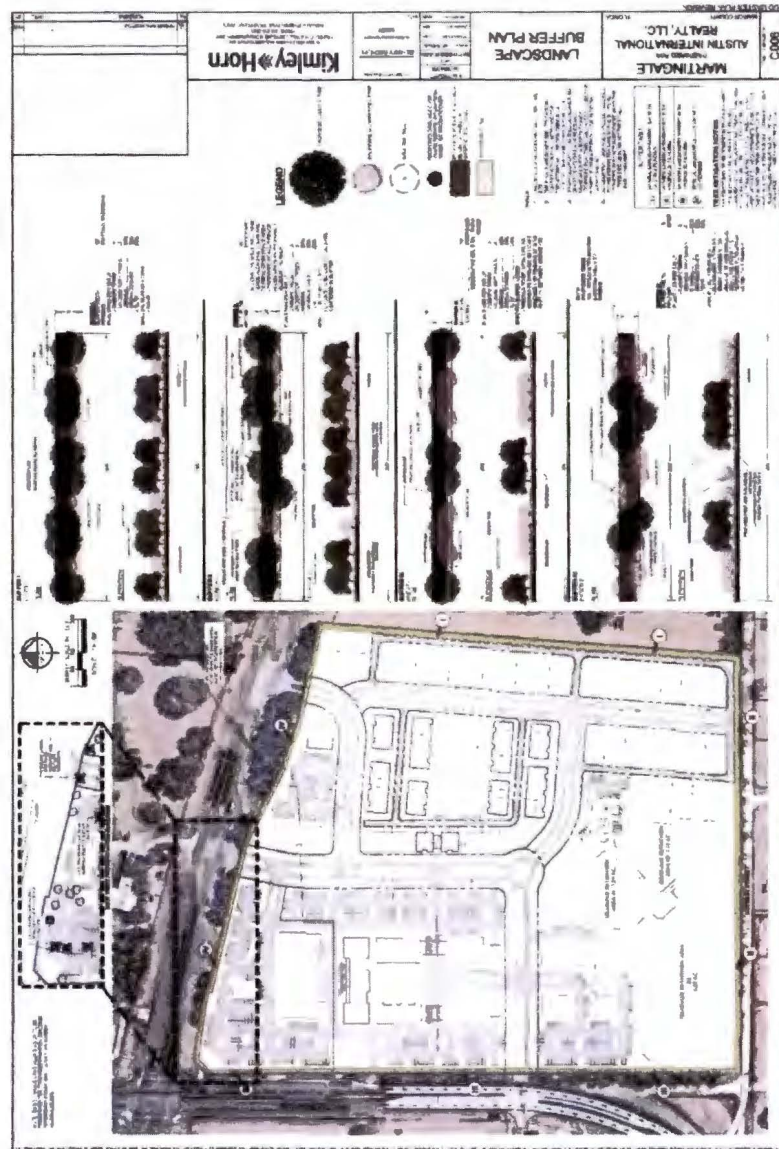


Exhibit B

DEVELOPMENT STANDARDS

This PUD is intended to provide for flexibility in design while meeting the County's intent for development in this region. These standards and supporting application materials allow for proper development with the intent to minimize impacts to and from adjoining land uses. The overall program distribution may be adjusted according to the needs of the development, provided the total densities and intensities included in the PUD Plan are not exceeded. The PUD Plan provides appropriate buffers, setbacks, and development standards to mitigate impacts to existing adjoining uses.

Land uses shall be in accordance with the standards contained within this PUD Plan. These PUD Standards are intended to communicate the general design intent of the project.

Table 1: Proposed Uses Within the PUD

Future Land Use Classification	Generalized Land Uses	Proposed Uses
Commercial (COM)	Commercial PUD	Permitted Uses and Special Uses at the maximum intensity shown on the PUD Plan are compliant with the Neighborhood Business (B-1) and Community Business (B-2) zoning classifications, outdoor market and retail sales, and event venues. Prohibited Uses within the PUD shall include those listed on Exhibit F of the application materials.
	Residential PUD	Single-family detached and attached townhome units at the maximum density shown on the PUD Plan.

Table 2: Development Standards for Commercial Use

Standard	Requirements
Maximum Lot Coverage (FAR)	1.0 Subject to 225,000 S.F. Maximum Commercial Density.
Minimum Building Setback (NW 80th Ave ROW)	40'
Minimum Building Setback (US Hwy 27 ROW)	40'
Minimum Lot Size	N/A
Maximum Building Height	Height of a building, as defined in the Marion County Land Development Code, may not exceed 45 feet.
Parking	Parking and loading spaces shall be provided consistent with the requirements for developed uses as listed in Section 6.11.8; however, alternative parking and loading standards may be proposed, provided such standards are based on accompanying technical information and analysis provided by a qualified professional.
Signage	Signage along public roadways and the eastern boundary shall be allowed per the PUD Master Plan. All other signage, such as internal tenant signs, wall signs, roof signs, under-canopy signs, incidental signs, etc., shall be allowed per the Marion County Land Development Code, Section 4.4.4. Internal project wayfinding signs shall be allowed and shall not be limited to the size restrictions in Section 4.4.4. All wayfinding signs are required to relate to the theme and design of the main project signs on the public streets.
Buffers	Buffers shall be as shown on the PUD Plan.
Open Space	Improved Open Space shall be provided at 20% minimum of the PUD gross land area. See notes and site data on PUD plan. Improved Open Space shall be tabulated for the overall PUD plan area, and not on a per-phase basis. Some areas of the PUD may provide more or less than 20% Improved Open Space, provided that the Open Space requirement is satisfied for the overall PUD.
Tracts and Roadway Alignment	Tract acreage and delineation/boundary may be adjusted at the time of the final development plan for engineering and planning considerations.

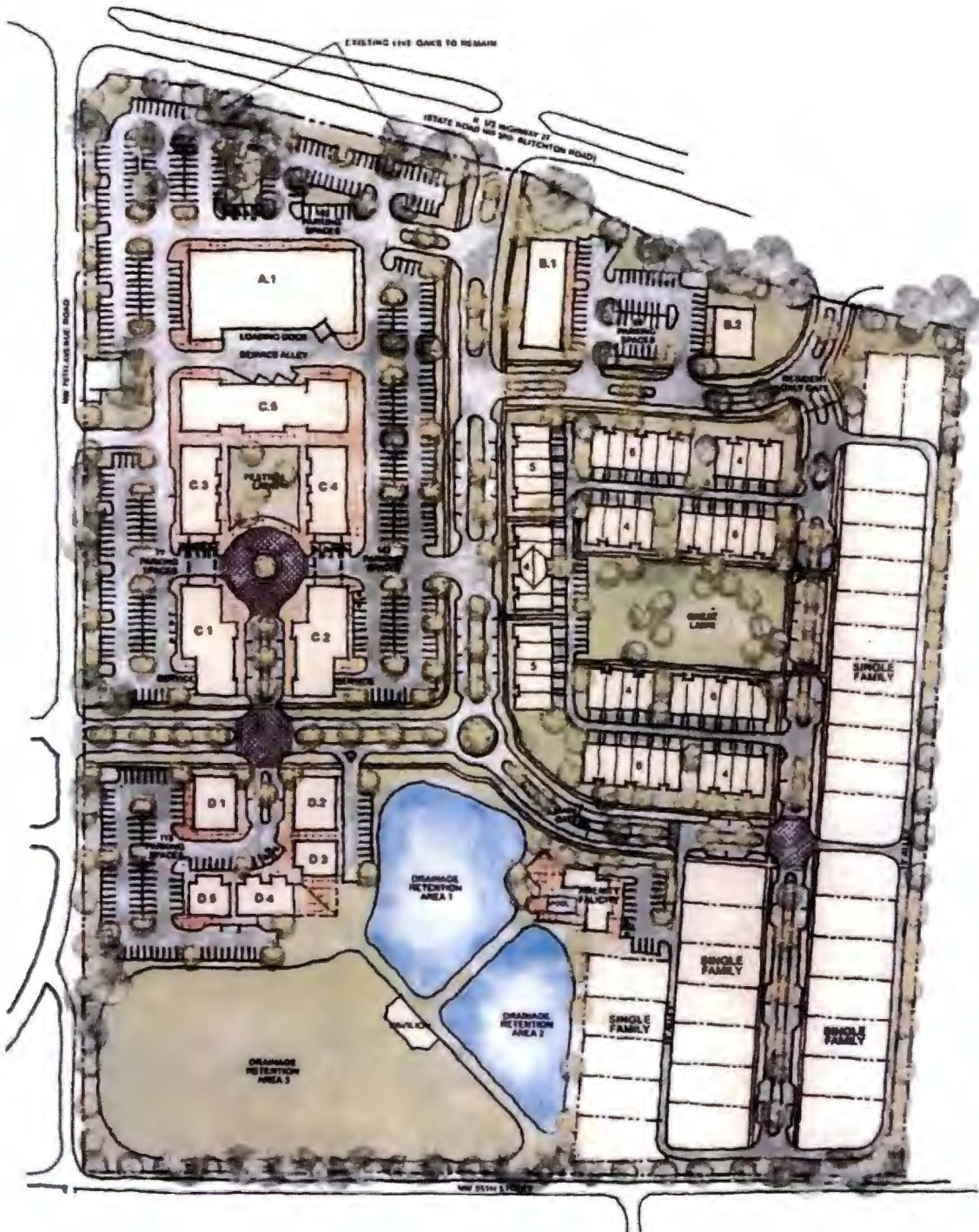
Access	Proposed access to the adjacent public roadways is shown on the PUD Plan. Internal interconnection shall be provided within the PUD.
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Table 3: Development Standards for Residential Use

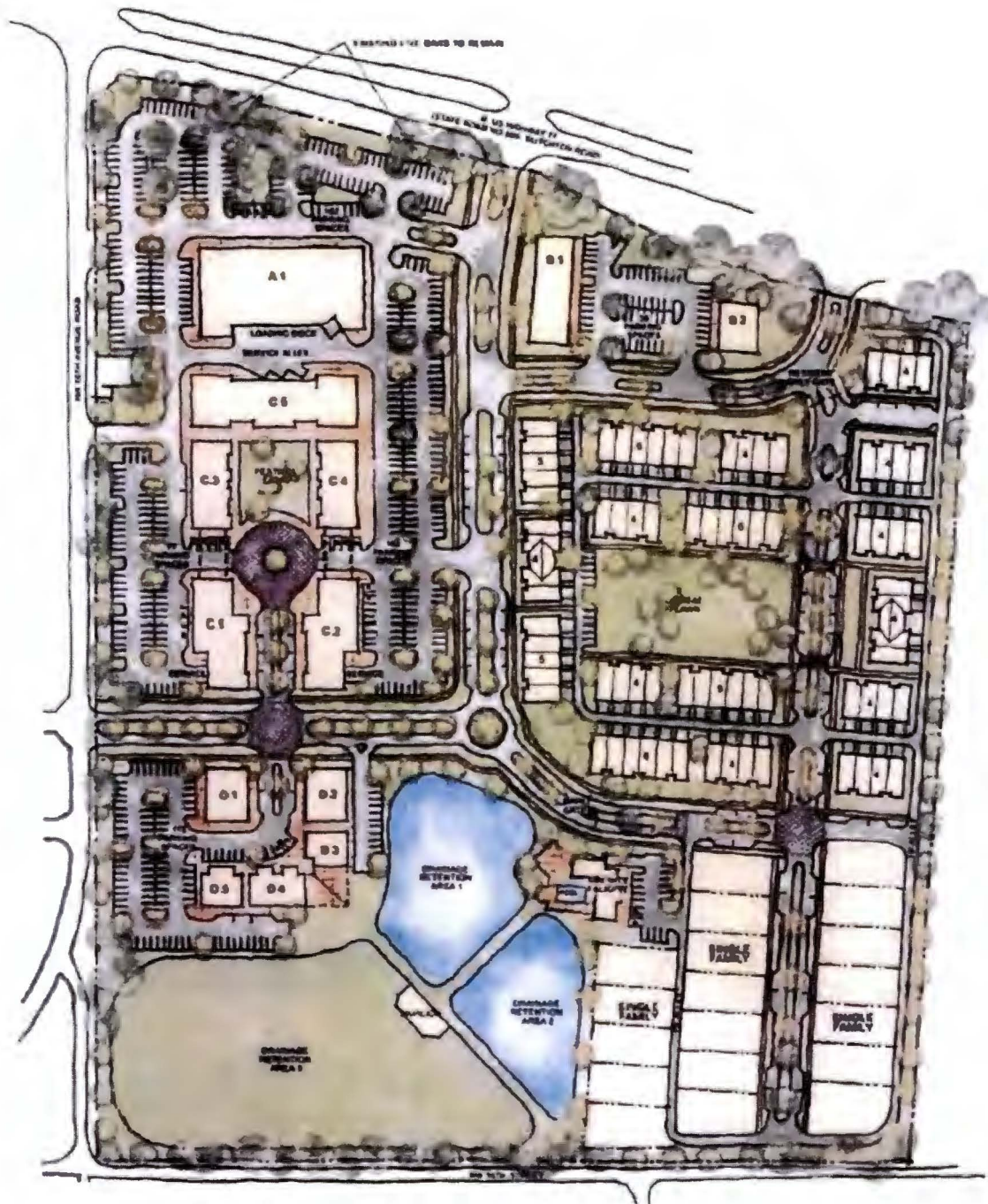
Standard	Requirements
Maximum Dwelling Units	140 attached townhomes and 50 single-family detached residential lots.
Minimum Building Setback (NW 80 th Ave ROW)	40'
Minimum Building Setback (US Hwy 27 ROW)	40'
Minimum Building Setback (NW 35 th St ROW)	30'
Minimum Building Setback (Adjacent Eastern Property)	30'
Minimum Lot Size	N/A (Townhomes), 50'x120' (SF Detached)
Maximum Building Height	Height of a building, as defined in the Marion County Land Development Code, may not exceed 35' for attached townhomes or 30' for detached single-family residences.
Parking	Parking and loading spaces shall be provided consistent with the requirements for developed uses as listed in Section 6.11.8; however, alternative parking and loading standards may be proposed, provided such standards are based on accompanying technical information and analysis provided by a qualified professional.
Signage	Signage along public roadways and the eastern boundary shall be allowed per the PUD Master Plan. All other signage, such as internal tenant signs, wall signs, roof signs, under-canopy signs, incidental signs, etc., shall be allowed per the Marion County Land Development Code, Section 4.4.4. Internal project wayfinding signs shall be allowed and shall not be limited to the size restrictions in Section 4.4.4. All wayfinding signs are required to relate to the theme and design of the main project signs on the public streets.
Buffers	Buffers shall be as shown on the PUD Plan.
Open Space	Improved Open Space shall be provided at 20% minimum of the PUD gross land area. See notes and site data on PUD plan. Improved Open Space shall be tabulated for the overall PUD plan area, and not on a per-phase basis. Some areas of the PUD may provide more or less than 20% Improved Open Space, provided that the Open Space requirement is satisfied for the overall PUD.

Tracts and Roadway Alignment	Tract acreage and delineation/boundary may be adjusted at the time of the final development plan for engineering and planning considerations.
Access	Proposed access to the adjacent public roadways is shown on the PUD Plan. Internal interconnection shall be provided within the PUD.

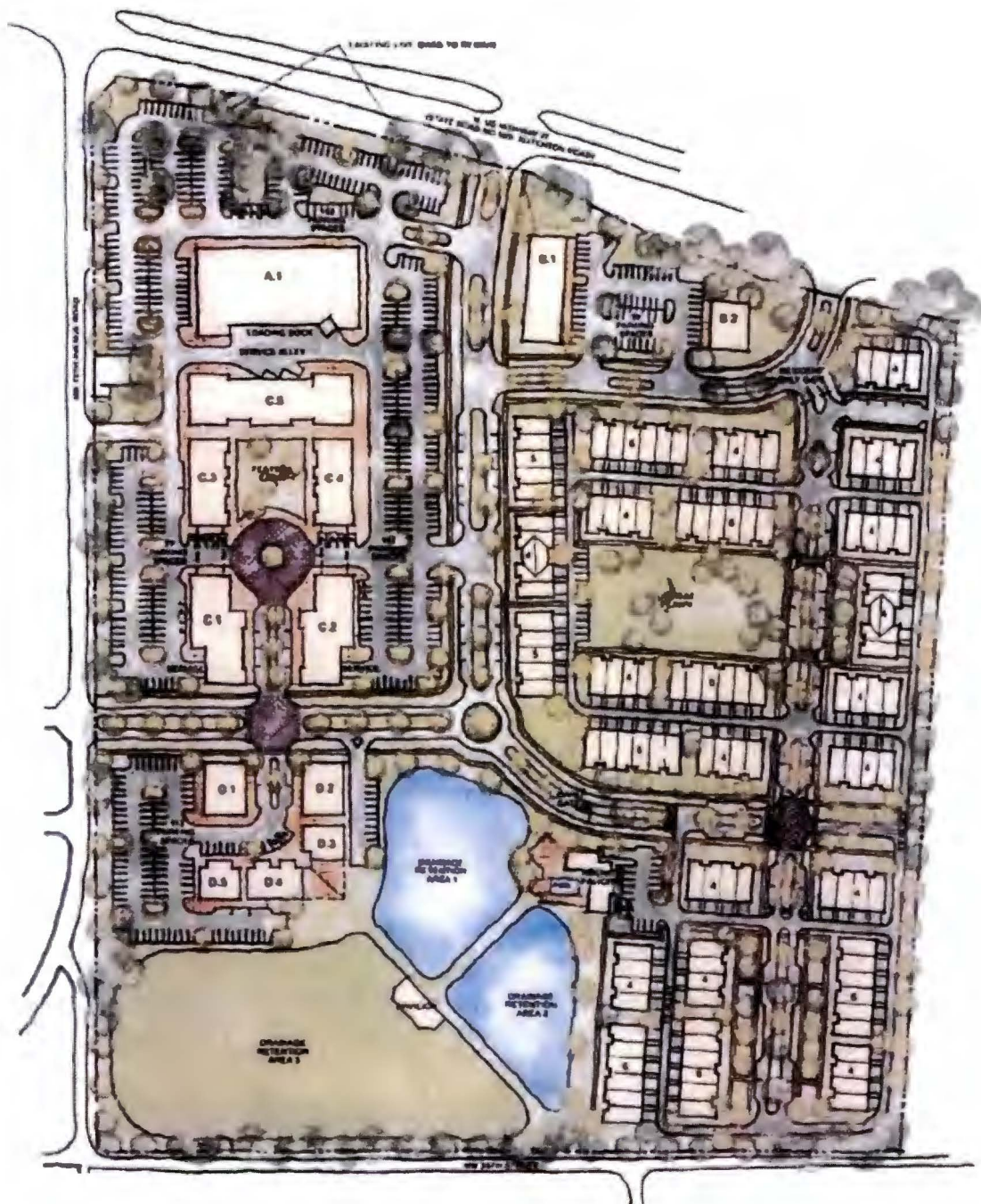
Conceptual Illustration Option 1



Conceptual Illustration Option 2



Conceptual Illustration Option 3



Typical Building Elevations, Articulation and Accent Materials

MARTINGALE



View of Main Street



View of Main Street



View of Main Street

Exhibit C

LIST OF MARTINGALE PERMITTED AND PROHIBITED USES

Permitted Uses:

Except as prohibited below, Permitted Uses within the Martingale PUD shall include the following:

1. Residential dwelling units, including single-family detached dwelling units and single-family attached dwelling units (townhomes);
2. All Permitted Uses and Special Uses allowed within the Neighborhood Business ("B-1") zoning classification;
3. All Permitted Uses and Special Uses within the Community Business ("B-2") zoning classification;
4. Outdoor market and retail sales; and
5. Event venues.

Prohibited Uses:

Prohibited Uses within the Martingale PUD shall include the following:

1. Air-conditioning, heating, ventilation equipment sales, service, repair;
2. Automobile paint and body shop;
3. Automobile parts;
4. Automobile repair;
5. Boats, marine motors sales, service;
6. Bottling plant (non-alcoholic beverages)
7. Bowling alley;
8. Cemetery, crematory, mausoleum;
9. Church, places of worship;
10. Construction or contractor yard;
11. Game arcade;
12. Garbage transfer station;
13. Gas meter facility and supply lines, high pressure (except where such permits are pre-empted by state or federal regulations);
14. Gas station;
15. Golf course;
16. Gun shop;
17. Horses or cattle, not a sales operation;
18. Hospital;
19. Household appliance, furnishings, sales, repair;
20. Lawn mowers, power, sales, repair;
21. Lumberyards, building material sales;
22. Marina;
23. Nightclub;
24. Office furniture, equipment, sales, service;
25. Orphanage;
26. Parking of commercial vehicles in excess of 16,000 lbs.;
27. Pawnshop;
28. Pest control agency, supplies;
29. Plant nursery;
30. Poolroom (not including pool tables within a bar);
31. Recreational vehicle sales and rental;
32. Schools, public, and accredited private or parochial;
33. Sewage treatment plants;
34. Sprayfields or other type of effluent disposal area;
35. Storage, mini-warehouses;
36. Storage warehouses;
37. Tattoo, body-piercing parlor;
38. Taxidermist;

39. Trailers, sales, and service;
40. Utility company service yards; and
41. Water wellfields.

Special Uses

1. Other uses, so long as such requested use is not one of the prohibited uses listed above.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS

Governor

CORD BYRD

Secretary of State

November 5, 2025

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. 25-51, which was filed in this office on November 5, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Susan Mills McAllister

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Wednesday, November 05, 2025 01:37 PM
To: Susan Mills McAllister; County Ordinances
Cc: Debra Windberg; Debra Lewter; Jared Thornton
Subject: RE: MRN20251104_ORDINANCE_2025_51
Attachments: Marion20251105_Ordinance25_51_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 25-51.

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: Wednesday, November 5, 2025 9:38 AM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Debra Lewter <DebraL@marioncountyclerk.org>; Jared Thornton <jaredt@marioncountyclerk.org>
Subject: MRN20251104_ORDINANCE_2025_51

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 Marion County Ordinance 25-51, which was adopted by the Marion County Board of County Commissioners on Tuesday, November 4, 2025.

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

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: Municode Ords Admin <MunicodeOrds@civicplus.com>
Sent: Wednesday, November 05, 2025 05:57 PM
To: Susan Mills McAllister
Subject: RE: Marion County, FL Code of Ordinances - 1985(10237), Marion County, FL Land Development Code - 2013(13949) OrdBank

We have received your file.

Thank you and have a nice day,

Ords Administrator • **CivicPlus**
MunicodeOrds@civicplus.com
1-800-262-2633
P.O. Box 2235
Tallahassee, FL 32316

When available, please send all documents in WORD format to MunicodeOrds@civicplus.com. However, if WORD format is not available, we welcome any document format including PDF.

ems (she/her/hers)

civicplus.com



Powering and Empowering Local Governments

From: Susan Mills McAllister <SusanM@marioncountyclerk.org>
Sent: Wednesday, November 5, 2025 10:07 AM
To: Municode Ords Admin <MunicodeOrds@civicplus.com>; Municode Ords Admin <MunicodeOrds@civicplus.com>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Debra Lewter <DebraL@marioncountyclerk.org>; Jared Thornton <jaredt@marioncountyclerk.org>
Subject: Marion County Ordinance 25-51

Good morning,

Attached is Ordinance 25-51, which was adopted by the Marion County Board of County Commissioners on Tuesday, November 4, 2025.

Please advise of any problem you may have opening the attached Word documents.

Sincerely,



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"

ORDINANCE NO. 25- 51

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, CREATING CHAPTER 5, BOATS, DOCKS AND WATERWAYS, ARTICLE VI SILVER GLEN SPRINGS AND SILVER GLEN RUN TO PROVIDE FOR A NOISE SENSITIVE ZONE, PENALTIES AND ENFORCEMENT; RENUMBERING AND RENAMING SECTION 14-6.1, MARION COUNTY CODE, ENTITLED SILVER GLEN SPRINGS AND SILVER GLEN RUN, ALCOHOLIC BEVERAGES PROHIBITED, TO CHAPTER 5, ARTICLE VI, SECTION 5-70 ALCOHOLIC BEVERAGES PROHIBITED; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Silver Glen Springs is a first-magnitude spring which lies at the east edge of the Ocala National Forest and approximately two miles north of the Juniper Creek entrance; and

WHEREAS, Silver Glen Springs lies within Marion County's jurisdiction and is located on the western shore of Lake George on the St. Johns River; and

WHEREAS, there is a waterway run ("Silver Glen Run") that connects Lake George to Silver Glen Springs, located partially in Marion County; and

WHEREAS, Silver Glen Springs and Silver Glen Run provide the meeting grounds for Marion County citizens and citizens from several surrounding counties, as well as tourists from all over, who utilize Silver Glen Springs and Silver Glen Run for vacationing, boating, jet skiing, kayaking, canoeing, paddleboarding, swimming, snorkeling, lounging, celebrating and all manner of outdoor recreation and water-specific recreation; and

WHEREAS, there are an exceptionally large number of people who congregate in the Silver Glen Springs and Silver Glen Run area, some of whom utilize excessively loud and amplified sound systems or other sound devices on their vessels for entertainment; and

WHEREAS, the excessive use of amplified sound systems or other sound devices are having a negative and deleterious effect on citizens and other users of the Silver Glen Springs and Silver Glen Run who are unable to peaceably enjoy the Silver Glen Springs and Silver Glen Run areas; and

WHEREAS, the Marion County Board of County Commissioners herein determines that there is a legitimate need to adopt regulations to control and enforce excessive, unnecessary and harmful sound, noise, and vibration levels originating from amplified sound systems or other sound devices within the Silver Glen Springs and Silver Glen Run areas; and

WHEREAS, the Marion County Board of County Commissioners hereby finds that the amendments and modifications contained herein are in the best interests of the citizens of Marion County, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA:

Section 1. Legal Findings of Fact. The foregoing recitals are hereby adopted as legislative findings of the Board of County Commissioners and are ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

Section 2. Renumbering, Renaming and Amending. Section 14-6.1 of the Marion County Code, entitled *Silver Glen Springs and Silver Glen Run, alcoholic beverages prohibited*, is hereby renumbered to **Chapter 5** of the Marion County Code, *Boats, Docks and Waterways*, **Article VI**, and renamed as *Silver Glen Springs and Silver Glen Run*, and amended to read as follows (additions shown in underline text and deletions are shown in ~~strikeout-text~~):

CHAPTER 5 – BOATS, DOCKS AND WATERWAYS

~~Sec. 14-6.1.~~ ARTICLE VI. SILVER GLEN SPRINGS AND SILVER GLEN RUN, ~~alcoholic beverages prohibited.~~

Sec. 5-70. Alcoholic Beverages Prohibited.

- (a) *Definition.* As used in this Article section, unless the context clearly requires a different meaning, "Silver Glen Springs and Silver Glen Run" means the northern one-third of Silver Glen Run and all of Silver Glen Springs lying within Marion County.
- (b) *Possession of alcoholic beverages.* It shall be unlawful for any person to possess alcoholic beverages while in, on or under the waters of Silver Glen Springs and Silver Glen Run.
- (c) *Boating.* It shall be unlawful for any vessel to enter Silver Glen Springs and Silver Glen Run with alcoholic beverages aboard said vessel.
- (d) *Enforcement.* The provisions of this section may be enforced by any local, state or federal law enforcement officer, acting within his or her jurisdiction.
- (e) *Penalties.* Persons violating this section may be punished by a fine not to exceed five hundred dollars (\$500.00) or by imprisonment in the county jail not to exceed sixty (60) days or both such fine and imprisonment as provided in Section 1-9, Marion County Code and Section 125.69, Florida Statutes.

Sec. 5-71. Noise Control and Enforcement.

- (a) *Definition.* The following words, terms and phrases, when used in this article, shall have the meaning ascribed to them in this section, except where the context clearly indicates a different meaning:
 - (1) *Amplified sound.* As used in this section, "amplified sound" shall mean sound and sound volume that is increased by any electric, electronic, mechanical, or motor-powered means.

(2) Noise Sensitive Zone. As used in this section, “Noise Sensitive Zone” shall mean a quiet zone where serenity and quiet are of extraordinary significance and which is demarcated by conspicuous signage identifying it as a noise-sensitive or quiet zone.

(3) Operator. As used in this section, "operator" means:

- a. The person in charge of or in command of or in actual physical control of a vessel upon Silver Glen Springs or Silver Glen Run;
- b. The person exercising control over or having responsibility for vessel navigation or safety while the vessel is underway upon Silver Glen Springs or Silver Glen Run; or
- c. The person controlling or steering a vessel being towed by another vessel upon Silver Glen Springs or Silver Glen Run.

(4) Plainly audible. As used in this section, “plainly audible” means any electronically amplified sound that can be clearly heard by an officer using his normal hearing faculties not enhanced by any device. Where distance measurements are required by this section to determine whether sound is plainly audible for purposes of this section, measurements shall be taken in accordance with the following requirements:

- a. The officer must have a direct line of sight to the location of the noise (i.e., the vessel or the speaker), so that the officer can readily identify the distance involved.
- b. The officer need not determine the particular words or phrases being produced or the name of any song or artist producing the sound. The detection of a rhythmic bass reverberating type sound is sufficient to constitute a plainly audible sound.

(5) Vessel. As used in this section, "vessel" is synonymous with the term “boat” and includes every description of watercraft, barge, motorboat, airboat or similar craft used or capable of being used as a means of transportation on water.

(b) Declared Noise Sensitive Zone. Silver Glen Springs and Silver Springs Run are hereby declared a Noise Sensitive Zone. It shall be unlawful for any person to make, create, or maintain any amplified sound while in, on, or under the waters of Silver Glen Springs or Silver Glen Run. If a violation of this section occurs on a vessel, the violation shall be assessed to the operator of the vessel. The following acts shall be prohibited within the Noise Sensitive Zone:

- (1) The using, operating, or permitting to be used or operated amplified sound produced by a radio, tape player, compact disc player, portable music or video player, cellular telephone, tablet computer, laptop computer, stereo, television, musical instrument, speaker, or other mechanical or electronic sound-making device, instrument, or other machine or device used for the production, reproduction, or emission of sound which disturbs the peace; or
- (2) The sounding of any horn or signaling device for any unnecessary or unreasonable period, and the unreasonable use of any horn or signaling device; provided, however,

that noise of safety signals, warning devices, emergency vehicles or vessels during a time of emergency, noise associated with emergency work, or any noise resulting from activities of a temporary duration permitted by law for which a license or permit has been issued by a governmental entity having jurisdiction over the area are exempt from these provisions.

(c) Violation, Enforcement, Penalty and Remedies.

- (1) When a violation of this section has occurred within the presence of a law enforcement officer or if the law enforcement officer has been provided with sufficient information to form a belief that a violation of this section has occurred, this section shall be enforced as follows:
 - a. For the first violation, by a warning requiring immediate elimination or abatement of the violation. The warning shall advise the operator or violator of the violation of this section and of the possible criminal penalty if such violation is not terminated or is repeated.
 - b. If the violation is not terminated after warning or for any subsequent violation of this ordinance, the operator or violator may be charged with a violation of this section as provided in Section 1-9, Marion County Code, Section 125.69, Florida Statutes, or Section 877.03, Florida Statutes, a misdemeanor of the second degree.
- (2) A violation occurs within the presence of a law enforcement officer when amplified sound is plainly audible to the law enforcement officer at a distance of twenty-five (25) feet or more from the vessel or the source of the amplified sound. Sufficient information for a law enforcement officer to form a belief includes the circumstances and facts surrounding the alleged violation, including, but not limited to, the time of day when the alleged violation occurs, the number of complaints received about the alleged violation, whether the person responsible for the alleged violation has previously been in violation of this section, and the degree of disturbance resulting from the violation.
- (3) The provisions of this section may be enforced by any local, state or federal law enforcement officer, acting within his or her jurisdiction.
- (4) Violations of this section which disturb the comfort, repose, health and peace of any person may constitute a public nuisance which may be abated by any substantially affected person through civil or other equitable relief action from any court of competent jurisdiction.

Section 3. Inclusion in the Code. It is the intent of the Board of County Commissioners of Marion County, Florida, and it is hereby provided that the provisions of this Ordinance shall become and be part of the Marion County, Florida Code of Ordinances; that the sections of this Ordinance may

be re-numbered or re-lettered to accomplish such intent; and that the word "ordinance" may be changed to "section," "article," or other appropriate designation.

Section 4. Conflicting Provisions. In the event of any conflict between any provision of this Ordinance and any provision of another section of the County Code, the provisions of this Ordinance shall govern.

Section 5. Severability. Severability is intended throughout and within the provisions of this Ordinance. If any provision, including any exception, part, phrase or term or the application thereof to any person or circumstance is held preempted or invalid by a Court of appropriate jurisdiction, the application to other persons or circumstances shall not be affected thereby, and the validity of this Ordinance in any and all other respects shall not be affected thereby. The Board of County Commissioners do not intend this Ordinance to be held inapplicable in such cases, if any, where its application would be unconstitutional as constitutionally permitted construction is intended and shall be given.

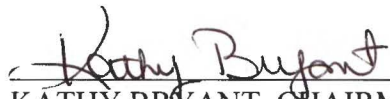
Section 6. Applicability. This Ordinance shall be applicable in the unincorporated area of Marion County, Florida.

Section 7. Ordinance Cumulative. This Ordinance shall be cumulative and in addition to any other laws or ordinances in force in Marion County.

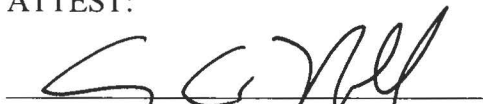
Section 8. Effective Date. A certified copy of this Ordinance shall be filed with the Secretary of State by the Clerk within ten (10) days after enactment by the Board of County Commissioners, as provided in Section 125.66(2)(b), Florida Statutes.

DULY ADOPTED this 11/4/2025.

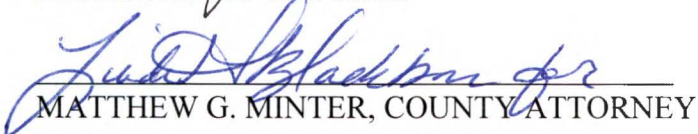
BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA


KATHY BRYANT, CHAIRMAN

ATTEST:


GREGORY C. HARRELL, CLERK

APPROVED AS TO FORM:


MATTHEW G. MINTER, COUNTY ATTORNEY

RECEIVED NOTICE FROM SECRETARY OF STATE ON NOVEMBER
5, 2025 ADVISING ORDINANCE WAS FILED ON NOVEMBER
5, 2025.