



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: September 5, 2025
RE: Ordinances 25-34, 25-35, 25-36 and 25-37

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

August 29, 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. 25-34, which was filed in this office on August 28, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL

Susan Mills McAllister

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Friday, August 29, 2025 03:00 PM
To: Jared Thornton; County Ordinances
Cc: Debra Lewter; Debra Windberg; Susan Mills McAllister
Subject: RE: MRN20250818_ORDINANCE_2025_34
Attachments: Marion20250828_Ordinance25_34_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance No. 25-34.

Best,

Alexandra Leijon
Administrative Code and Register Director
Office of General Counsel
Department of State
Room 701 The Capitol | Tallahassee, FL
P: (850)245-6270

From: Jared Thornton <jaredt@marioncountyclerk.org>
Sent: Thursday, August 28, 2025 2:13 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Lewter <DebraL@marioncountyclerk.org>; Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>
Subject: MRN20250818_ORDINANCE_2025_34

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 25-34. The Ordinance was adopted by the Marion County Board of County Commissioners on Monday, August 18, 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,



Jared Thornton

Clerk, Commission Records

352-671-5622 | jaredt@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: Jared Thornton
Sent: Thursday, August 28, 2025 02:13 PM
To: countyordinances@dos.fl.gov
Cc: Debra Lewter; Debra Windberg; Susan Mills McAllister
Subject: MRN20250818_ORDINANCE_2025_34
Attachments: MRN20250818_ORDINANCE_2025_34.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 25-34. The Ordinance was adopted by the Marion County Board of County Commissioners on Monday, August 18, 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,



Jared Thornton

Clerk, Commission Records

352-671-5622 | jaredt@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. 25-34

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-S10, OAK RUN ASSOCIATES, LTD.
+/- 9.13 ACRE PARCEL
PARCEL NO. 7000-000-000 (PT)
FROM HIGH RESIDENTIAL TO COMMERCIAL**

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-S10 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 July 28, 2025, to consider Amendment No. 25-S10. The Planning and Zoning Commission considered the Growth Services Department's recommendation, received public comment, and made recommendations to the Board regarding the Amendment, including findings of fact related to:

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

WHEREAS, the Board conducted an advertised adoption public hearing on August 18, 2025, to consider Amendment No. 25-S10, 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-S10, OAK RUN ASSOCIATES, LTD.
+/- 9.13 ACRE PARCEL
PARCEL NO. 7000-000-000 (PT)
FROM HIGH RESIDENTIAL TO COMMERCIAL**

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 18th day of August 2025.

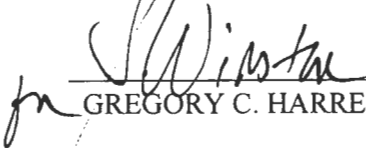
BOARD OF COUNTY
COMMISSIONERS
MARION COUNTY, FLORIDA



KATHY BRYANT, CHAIRMAN

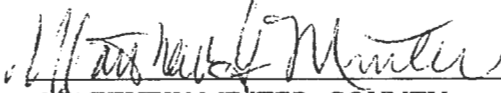
RECEIVED NOTICE FROM SECRETARY OF STATE ON
AUGUST 29, 2025 ADVISING ORDINANCE WAS FILED
ON AUGUST 28, 2025.

ATTEST:



GREGORY C. HARRELL, CLERK

/ APPROVED AS TO LEGAL FORM AND SUFFICIENCY

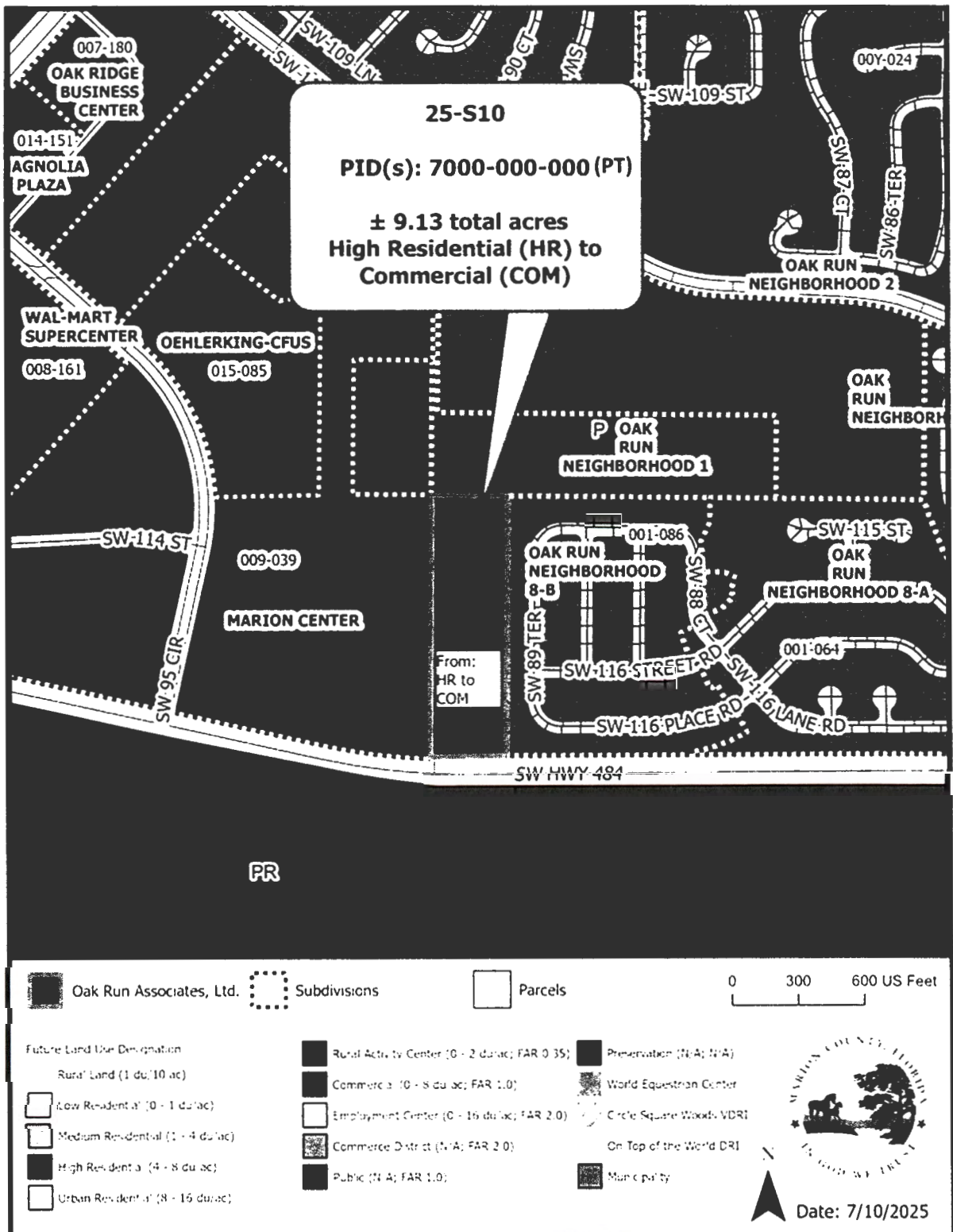


MATTHEW MINTER, COUNTY
ATTORNEY

7000-000-000 (PT)

SEC 35 TWP 16 RGE 20
BEG AT THE SW COR OF TRACT F OF OAK RUN NEIGHBORHOOD 1
PLAT
BOOK X PAGE 100 TH S 00-16-18 W 1168.24 FT MORE OR LESS TO
THE N BDY OF HWY 484 TH E TO THE W BDY OF OAK RUN
NEIGHBORHOOD 8B PLAT BOOK 1 PAGE 86 TH N 00-16-18 E 1168.24
FT TH W 345 FT TO THE POB

Parent Parcel: 35345-000-00



Information shown hereon is compiled from the 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.

FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

August 29, 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. 25-35, which was filed in this office on August 28, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL

Susan Mills McAllister

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Friday, August 29, 2025 02:59 PM
To: Jared Thornton; County Ordinances
Cc: Debra Lewter; Susan Mills McAllister; Debra Windberg
Subject: RE: MRN20250818_ORDINANCE_2025_35
Attachments: Marion20250828_Ordinance25_35_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance No. 25-35.

Best,

Alexandra Leijon
Administrative Code and Register Director
Office of General Counsel
Department of State
Room 701 The Capitol | Tallahassee, FL
P: (850)245-6270

From: Jared Thornton <jaredt@marioncountyclerk.org>
Sent: Thursday, August 28, 2025 2:16 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Lewter <DebraL@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Debra Windberg <DebraW@marioncountyclerk.org>
Subject: MRN20250818_ORDINANCE_2025_35

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 25-35. The Ordinance was adopted by the Marion County Board of County Commissioners on Monday, August 18, 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,



Jared Thornton

Clerk, Commission Records

352-671-5622 | jaredt@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: Jared Thornton
Sent: Thursday, August 28, 2025 02:16 PM
To: countyordinances@dos.fl.gov
Cc: Debra Lewter; Susan Mills McAllister; Debra Windberg
Subject: MRN20250818_ORDINANCE_2025_35
Attachments: MRN20250818_ORDINANCE_2025_35.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 25-35. The Ordinance was adopted by the Marion County Board of County Commissioners on Monday, August 18, 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,



Jared Thornton

Clerk, Commission Records

352-671-5622 | jaredt@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

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352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

ORDINANCE NO. 25-35

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-S11, JENNIFER ELLENBURG
+/- 3.85 ACRE PARCEL
PARCEL NO. 9024-0000-01
FROM HIGH RESIDENTIAL TO MEDIUM 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-S11 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 July 28, 2025, to consider Amendment No. 25-S11. The Planning and Zoning Commission considered the Growth Services Department's recommendation, received public comment, and made recommendations to the Board regarding the Amendment, including findings of fact related to:

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

WHEREAS, the Board conducted an advertised adoption public hearing on August 18, 2025, to consider Amendment No. 25-S11, 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-S11, JENNIFER ELLENBURG
+/- 3.85 ACRE PARCEL
PARCEL NO. 9024-0000-01
FROM HIGH RESIDENTIAL TO MEDIUM 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.

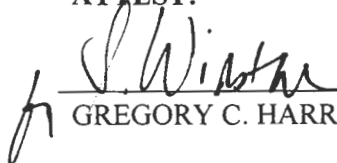
DULY ADOPTED with a quorum present and voting by the Board of County Commissioners of Marion County, Florida, this 18th day of August 2025.

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


KATHY BRYANT, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE ON
AUGUST 29, 2025 ADVISING ORDINANCE WAS FILED
ON AUGUST 28, 2025.

ATTEST:


GREGORY C. HARRELL, CLERK

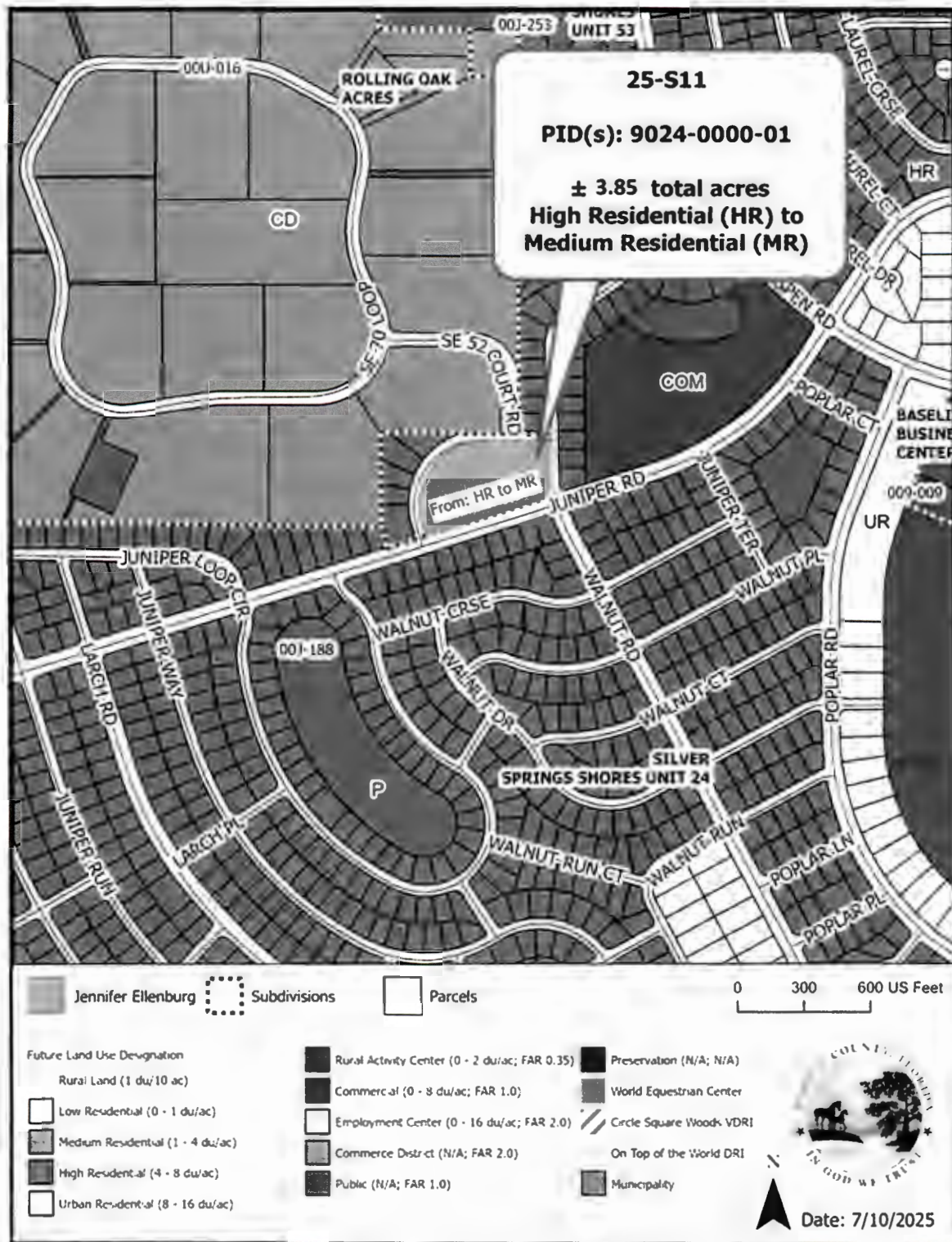
APPROVED AS TO LEGAL FORM AND SUFFICIENCY


MATTHEW MINTER, COUNTY
ATTORNEY

9024-0000-01

SEC 12 TWP 16 RGE 22
PLAT BOOK J PAGE 188
SILVER SPRINGS SHORES UNIT 24
TRACT AT

Parent Parcel: 9024-0000-00



Information shown hereon is compiled from the 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.

FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

August 29, 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. 25-36, which was filed in this office on August 28, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL

Susan Mills McAllister

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Friday, August 29, 2025 02:59 PM
To: Jared Thornton; County Ordinances
Cc: Susan Mills McAllister; Debra Windberg; Debra Lewter
Subject: RE: MRN20250818_ORDINANCE_2025_36
Attachments: Marion20250828_Ordinance25_36_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance No. 25-36.

Best,

Alexandra Leijon

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

From: Jared Thornton <jaredt@marioncountyclerk.org>
Sent: Thursday, August 28, 2025 2:18 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Susan Mills McAllister <SusanM@marioncountyclerk.org>; Debra Windberg <DebraW@marioncountyclerk.org>; Debra Lewter <DebraL@marioncountyclerk.org>
Subject: MRN20250818_ORDINANCE_2025_36

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 25-36. The Ordinance was adopted by the Marion County Board of County Commissioners on Monday, August 18, 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,



Jared Thornton

Clerk, Commission Records

352-671-5622 | jaredt@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

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"Here to serve and protect the public trust"

Debra Lewter

From: Jared Thornton
Sent: Thursday, August 28, 2025 02:18 PM
To: countyordinances@dos.fl.gov
Cc: Susan Mills McAllister; Debra Windberg; Debra Lewter
Subject: MRN20250818_ORDINANCE_2025_36
Attachments: MRN20250818_ORDINANCE_2025_36.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 25-36. The Ordinance was adopted by the Marion County Board of County Commissioners on Monday, August 18, 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,



Jared Thornton

Clerk, Commission Records

352-671-5622 | jaredt@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. 25-36

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING REZONING 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 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 PERMIT APPROVALS. The Board hereby approves the below-listed applications for Rezoning.

1. **AGENDA ITEM 1.2.1. 250604ZC** – Belleview Property Holdings LLC, Zoning Change from General Agriculture (A-1) to Community Business (B-2), for all permitted uses, 1.59 acre tract, on Parcel Account Numbers 45418-000-00 and 45415-000-00, site address 13210, 13214, and 13170, S US Highway 301, Belleview, FL 34420.
2. **AGENDA ITEM 1.2.3. 250806ZC** – Brandon and Ashley Winter, Zoning Change from Single-Family Dwelling (R-1) to Mixed Residential (R-4), for all permitted uses, ±0.65 acre portion of a 0.93 acre parcel, on Parcel Account Number 4988-001-001, no address assigned.

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 18TH day of AUGUST, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA


GREGORY C. HARRELL, CLERK


KATHY BRYANT, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE ON AUGUST
29, 2025 ADVISING ORDINANCE WAS FILED ON AUGUST
28, 2025.

FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

August 29, 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. 25-37, which was filed in this office on August 28, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL

Susan Mills McAllister

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Friday, August 29, 2025 02:59 PM
To: Jared Thornton; County Ordinances
Cc: Debra Lewter; Susan Mills McAllister; Debra Windberg
Subject: RE: MRN20250819_ORDINANCE_2025_37
Attachments: Marion20250828_Ordinance25_37_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance No. 25-37.

Best,

Alexandra Leijon
Administrative Code and Register Director
Office of General Counsel
Department of State
Room 701 The Capitol | Tallahassee, FL
P: (850)245-6270

From: Jared Thornton <jaredt@marioncountyclerk.org>
Sent: Thursday, August 28, 2025 2:29 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Lewter <DebraL@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Debra Windberg <DebraW@marioncountyclerk.org>
Subject: FW: MRN20250819_ORDINANCE_2025_37

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 25-37, containing Resolutions 25-R-296 through 25-R-299. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, August 19, 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

From: Jared Thornton
Sent: Thursday, August 28, 2025 02:29 PM
To: countyordinances@dos.fl.gov
Cc: Debra Lewter; Susan Mills McAllister; Debra Windberg
Subject: FW: MRN20250819_ORDINANCE_2025_37
Attachments: MRN20250819_ORDINANCE_2025_37.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 25-37, containing Resolutions 25-R-296 through 25-R-299. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, August 19, 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,



Jared Thornton

Clerk, Commission Records

352-671-5622 | jaredt@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"

From: Jared Thornton <jaredt@marioncountyclerk.org>

Sent: Thursday, August 28, 2025 2:26 PM

To: countyordinances@dos.fl.gov

Cc: Debra Lewter <DebraL@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Debra Windberg <DebraW@marioncountyclerk.org>

Subject: MRN20250819_ORDINANCE_2025_37

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Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 25-37. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, August 19, 2025.

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

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Jared Thornton

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"Here to serve and protect the public trust"

ORDINANCE NO. 25-37

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING 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 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. SPECIAL USE PERMIT APPROVALS. The Board hereby approves the below-listed applications for Special Use Permits. NOTE: The terms and conditions of Board approvals of the Special Use Permits are stated in the Board Resolution corresponding to each Special Use Permit Petition shown below.

1. **AGENDA ITEM 15.2.1. 250801SU** – Wings of Faith Fellowship, Special Use Permit to allow for the operation of a one hundred and twenty (120) student K-5 private school and learning center on the church campus, in a Single-Family Dwelling (R-1) zone, 4.10 acre parcel, on Parcel Account Number 9021-0000-03, site address 5066 SE 64th Avenue Road, Ocala, FL 34472.

Subject to all terms and conditions of Resolution 25-R-296 attached hereto and incorporated herein by reference.

2. **AGENDA ITEM 15.2.2. 250803SU** – Vikings, LLC, Special Use Permit to allow for the renewal and extension of a temporary golf pro-shop facility (200601SU), in a Planned Unit Development (PUD) zone, 1.77 acre tract, on Parcel Account Numbers 34546-122-00 and 34546-123-00, site address 6933 SW 179th Avenue Road, Dunnellon, FL 34432.

Subject to all terms and conditions of Resolution 25-R-297 attached hereto and incorporated herein by reference.

3. **AGENDA ITEM 15.2.3. 250804SU** – Clifford Mynes and Suzi X, Special Use Permit to allow for a private family cemetery of two (2) plots, in a General Agriculture (A-1) zone, 10.98 acre parcel, on Parcel Account Number 39636-001-05, site address 9030 SE 170th Avenue Road, Ocklawaha, FL 32179.

Subject to all terms and conditions of Resolution 25-R-298 attached hereto and incorporated herein by reference.

4. **AGENDA ITEM 15.3.2. 250802SU** – Partners Self Storage, LLC, Special Use Permit to allow for outdoor storage of RVs, boats, and trailers, in a Community Business (B-2) zone, 11.0 acre tract, on Parcel Account Numbers 39169-000-00 and 39169-003-00, site address 7655 E Highway 25, Belleview, FL 34420.

Subject to all terms and conditions of Resolution 25-R-299 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 19TH day of AUGUST, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA


GREGORY C. HARRELL, CLERK


KATHY BRYANT, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE ON AUGUST
29, 2025 ADVISING ORDINANCE WAS FILED ON AUGUST
28, 2025.

RESOLUTION NO. 25-R-296

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 28, 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, August 19, 2025. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 250801SU – Wings of Faith Fellowship, the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Rocky D. Shrable, Ocala, FL 34481 to allow for the operation of a K-5 private school and learning center, in a Single-Family Dwelling (R-1) zone, on approximate 4.10 acre parcel, on Parcel Account Number 9021-0000-03, Site Address 5066 SE 64th Avenue Road, Ocala, FL 34472.

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 Wings of Faith Church. Should the property be sold, the Special Use Permit shall be terminated.
2. A buffer shall be installed on the west side of the Wings of Faith Campus adjacent to the three single-family residential dwellings (9021-0413-08, 9021-0413-09, and 9021-0413-11). The buffer shall consist of a six-foot vinyl opaque fence on the exterior with a single line hedgerow (to reach six feet within three years) on the interior of the opaque fence.
3. The private school facilities shall be limited to a maximum of forty (40) students in the first year, encompassing Kindergarten and 1st Grade. Each successive year shall allow the addition of one grade and twenty students, up to 5th Grade, and a total of one hundred and twenty (120) students. This capacity is only assigned to K-5 students. It does not include VPK or daycare students. Only existing structures on site currently shall be utilized for the private school. Any increase in the number of students or buildings will require obtaining a new/revised Special Use Permit.
4. A traffic study will be required to be submitted and approved prior to commencement of K-5 operations.
5. This Special Use Permit does not grant extension to daycare operations under SUP 110605SU or food pantry activities under SUP 130603SU.
6. A traffic control plan shall be submitted to Marion County Engineering and Growth Services and approved prior to K-5 operations commencing. This plan will specifically

detail the requirement of maintaining all queuing vehicles for daycare, food pantry, and K-5 operations on-site without overflow onto the local roadways.

7. The Special Use Permit shall expire August 18, 2030; however, it may be renewed administratively for up to 3 consecutive five-year periods by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
- There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit.
 - 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
 - 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 19th day of August, 2025.

ATTEST:



GREGORY C. HARRELL, CLERK

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



KATHY BRYANT, CHAIRMAN

RESOLUTION NO. 25-R-297

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 28, 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, August 19, 2025. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 250803SU – Vikings, LLC the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Chuck A. Pigeon, Ocala, FL 34471 extension for a golf pro-shop facility (200601SU), in a Planned Unit Development (PUD) zone, on approximate 1.77 acre tract, on Parcel Account Numbers 34546-122-00 and 34546-123-00, Site Address 6933 SW 179th Avenue Road, Dunnellon, FL 34432.

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 concept plan provided for Special Use Permit requests 070606SU, 100709SU, 150602SU, and 200601SU.
2. Any expansion of building structures or impervious areas beyond that permitted by the concept plan shall require a new/revised Special Use Permit
3. The ingress/egress shall be limited to existing driveways off NW 70th Street and shall maintain paved aprons consistent with Land Development Code requirements.
4. No change in operations or services provided shall be permitted.
5. A six (6) feet opaque fence or an equivalent form of screening at the northwestern corner of the parking lot shall be provided to buffer adjacent residential properties. The existing buffer along the rest of the property shall be maintained.
6. The Special Use Permit shall terminate upon closure or sale of the business.
7. The Special Use Permit shall expire on August 18, 2030; the applicant shall submit a new Special Use Permit application to continue the uses after August 18, 2030.

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 19th day of August, 2025.

ATTEST:

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



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN

RESOLUTION NO. 25-R-298

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 28, 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, August 19, 2025. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 250804SU – Clifford Mynes and Suzi X, the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Clifford Mynes, Ocklawaha, FL 32179 to allow for a private family cemetery of two (2) plots, in a General Agriculture (A-1) zone, on approximate 10.98 acre parcel, on Parcel Account Number 39636-001-05, Site Address 9030 SE 170th Avenue Road, 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 Special Use Permit subject to the following conditions:

1. The site shall be developed and operated consistent with the submitted conceptual site plan and the conditions as provided with this approval.
2. The cemetery shall be developed in accordance with all applicable state and federal regulations, with the exception of funding requirements for perpetual maintenance.
3. The cemetery shall consist of a maximum of two (2) burial sites and shall be limited to a maximum of a 20'x20' area, as depicted on the conceptual plan.
4. An opaque fence with a secured gate enclosing the proposed burial site shall be installed upon the first on-site burial.
5. Upon the first on-site burial within the cemetery, a notice indicating the initiation of the cemetery shall be recorded in the Marion County Public Records, including identifying, at a minimum, the cemetery site with its specific boundaries by legal description, number of plots/spaces, and the conditions of this Special Use Permit.


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 19th day of August, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN

RESOLUTION NO. 25-R-299

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 28, 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, August 19, 2025. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 250802SU – Partners Self Storage, LLC, the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Ethan White, Ocala, FL 34471 outdoor storage of vehicles, in a Community Business (B-2) zone, on an approximate 11.0-acre tract, on Parcel Account Numbers 39169-000-00 and 39169-003-00, Site Address 7655 E Highway 25, Belleview, FL 34420.

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 conditions outlined herein and with the project's Concept Plan (Dated 03/2025). The outdoor storage parking use shall be limited to RVs, boats, trailers, or any licensed and registered vehicle.
 - a. The parking of refrigerated tractor-trailer units, running/idling tractor-trailer cab units, and/or similar vehicles that require continuous or periodic engine operation to maintain particular vehicle conditions is prohibited on the site.
2. Site access shall be determined during the Development Review phase of development.
3. The outdoor vehicle storage parking spaces shall be located internally to the site and predominantly screened by pull-up/self-storage buildings, consistent with the Concept Plan (Dated 03/2025). Covered parking is not allowed by this Special Use Permit. If desired, the developer/property owner must submit a new SUP application to allow covered parking to address the potential need for additional buffering and screening.
 - a. In the event that gaps between pull-up / mini-storage buildings are provided to comply with Building/Fire Code requirements, the gaps between the buildings shall be filled with an opaque vinyl privacy fence reaching at least 6-feet in height. The opaque fencing combined with the buildings shall form a continuous screen blocking views from adjacent properties and E Hwy 25.
4. Landscape area buffers shall be provided and maintained along the site's boundaries consistent with the following:

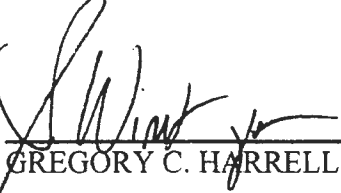
- a. North, East, and West, where pull-up/self-storage buildings are located and abut existing residential properties – a modified 20' B-Type no-touch buffer. The blank rear wall of the storage building(s) and fencing outlined in condition 3. a shall serve as the required buffer wall. The storage buildings and fences shall be located on the perimeter of the development area, with the outdoor storage being internal to the storage buildings. Viable existing buffer vegetation, as confirmed by a Landscape Architect or Certified Arborist, shall be left in place, and each viable tree's Critical Root Zone shall be adequately protected during site grading and development. Any gaps in existing buffer vegetation that do not meet B-Type buffer LDC requirements shall be planted per code.
 - b. West, where pull-up/self-storage buildings are not located and where there is an adjacent existing residential property – a modified 20' B-type no-touch buffer. There shall be an opaque vinyl privacy fence reaching at least 6-feet in height running parallel with the preserved trees. Viable existing buffer vegetation, as confirmed by a Landscape Architect or Certified Arborist, shall be left in place, and each viable tree's Critical Root Zone shall be adequately protected during site grading and development. Any gaps in existing buffer vegetation that do not meet B-Type buffer LDC requirements shall be planted per code.
 - c. East, where pull-up/self-storage buildings are not located and where there is an adjacent public use – a 20' no-touch buffer. Viable existing buffer vegetation, as confirmed by a Landscape Architect or Certified Arborist, shall be left in place, and each viable tree's Critical Root Zone shall be adequately protected during site grading and development. Any gaps in existing buffer vegetation shall be planted and maintained according to the LDC.
 - d. South, along E Hwy 25 – a 15' C-Type buffer.
- 5. No trees shall be removed from the property prior to obtaining Development Review Committee site plan approval.
 - 6. Provision of utilities shall be determined during the Development Review phase of development.
 - 7. Screening for on-site refuse and service areas shall be determined during the Development Review phase of development.
 - 8. Exterior lighting shall comply with applicable sections of the LDC and shall be designed and located to minimize glare, maintain traffic safety, and ensure compatibility with adjacent uses. Light produced on the subject property shall be shielded from the roadway and property lines.
 - 9. The Special Use Permit shall not have a time-based expiration date, subject to compliance with the conditions of the Special Use Permit, wherein non-compliance may result in revocation of the Special Use Permit consistent with Marion County regulations effective at that time.
 - 10. The Special Use Permit shall run with the property.
 - 11. Expansion of the mini-storage facility consistent with the overall site's zoning is permitted. Outdoor parking may not take place on the expansion unless there are revisions to the LDC or a new Special Use Permit (or its equivalent) is obtained.

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 19th day of August, 2025.

ATTEST:

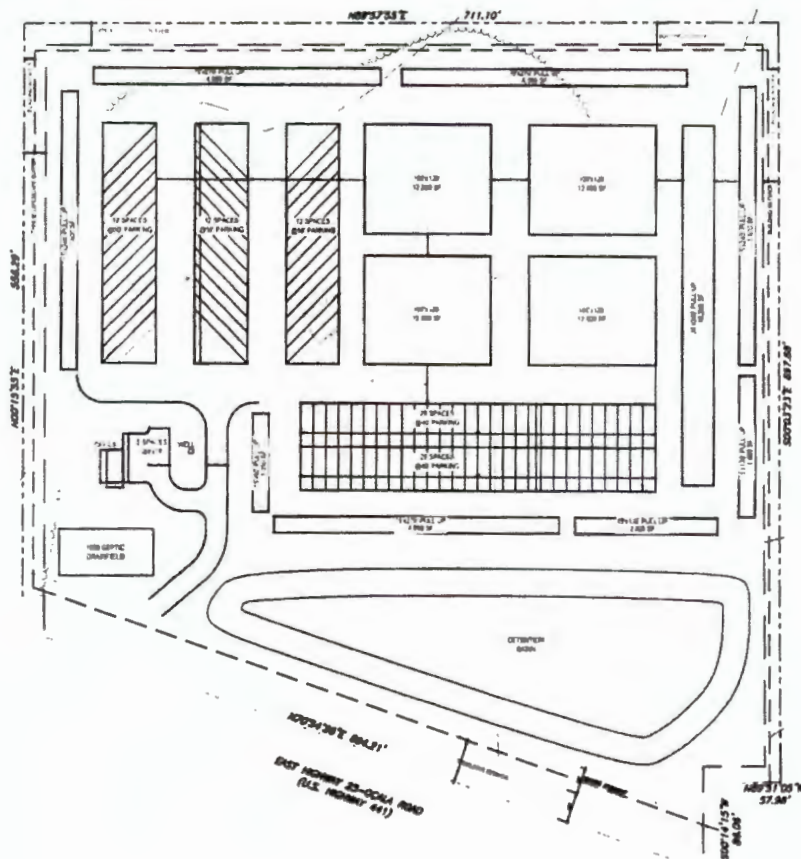


GREGORY C. HARRELL, CLERK

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



KATHY BRYANT, CHAIRMAN



SITE DATA

PARCEL ID# 39169-000-00 & 39169-003-00
 PROJECT AREA 11.0 ACRES / 479,312 SF
 PROPOSED USE SELF STORAGE UNITS

ZONING REQUIREMENTS - B-2 (COMMUNITY BUSINESS DISTRICT)

SITE SETBACKS:

	BUILDING	LANDSCAPE BUFFER
FRONT	40 FT	NA
SIDE	10 FT	WEST 20 FT / EAST 10 FT
REAR	25 FT	20 FT
BUILDING HEIGHT	50 FT	
LANDSCAPE BUFFER	VARIES	

BUILDINGS:

AC STORAGE	48,000 SF
PULL UP STORAGE	34,865 SF
OFFICE	450 SF

PARKING:

12x40'	48 SPACES
12x50'	36 SPACES
10x20'	5 SPACES

Figure 8
Buffer Locations as Described in Conditions

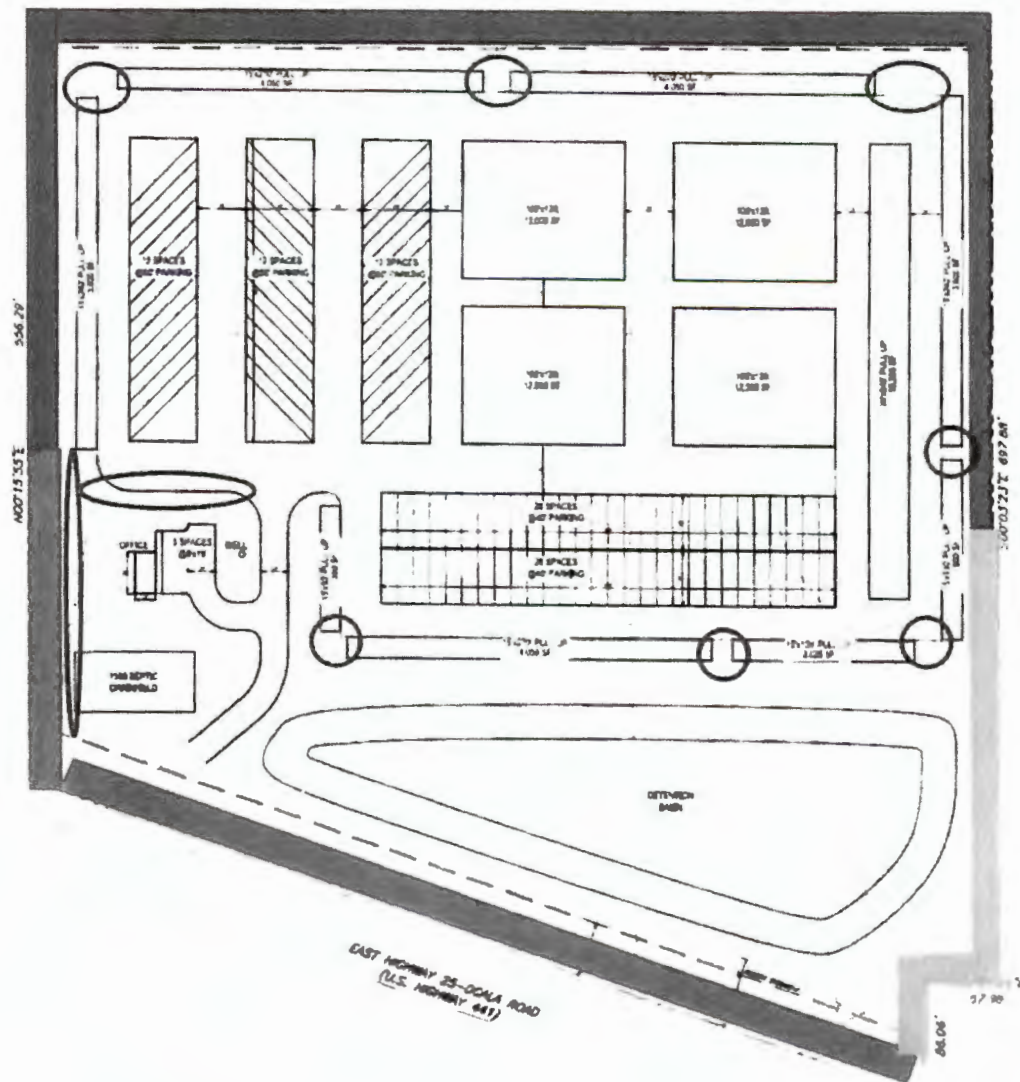

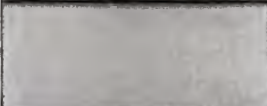
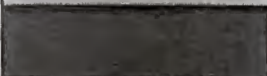




Table 1. Buffer Conditions Key	
	15' Type C Buffer
	20' No Touch Buffer. Fill in gaps w/ Type C plantings if needed
	20' No Touch Buffer w/ continuous wall effect. Fill in gaps w/ Type B plantings if needed
	20' No Touch Buffer w/ opaque vinyl privacy fence in lieu of buffer wall required by Type B
	6' tall (min) opaque vinyl privacy fence