



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: December 4, 2025

RE: Ordinances 25-52 and 25-53

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

November 25, 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. 25-52, which was filed in this office on November 25, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Tuesday, November 25, 2025 02:45 PM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: RE: MRN20251117_ORDINANCE_2025-52
Attachments: Marion20251125_Ordinance25_52_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 25-52.

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, November 25, 2025 2:26 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: MRN20251117_ORDINANCE_2025-52

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 25-52, which includes Resolutions 25-R-469 through 25-R-472. The Ordinance was adopted by the Marion County Board of County Commissioners on Monday, November 17, 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: Tuesday, November 25, 2025 02:26 PM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: MRN20251117_ORDINANCE_2025-52
Attachments: MRN20251117_ORDINANCE_2025-52.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 25-52, which includes Resolutions 25-R-469 through 25-R-472. The Ordinance was adopted by the Marion County Board of County Commissioners on Monday, November 17, 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

From: Debra Lewter
Sent: Tuesday, November 25, 2025 04:20 PM
To: municodeords@civicplus.com
Subject: Marion County Ordinance 25-52
Attachments: 11-17-25 Ordinance 25-52 Zoning.docx; 11-17-25 Resolution 25-R-469 - 251101SU Grimes SUP.docx; 11-17-25 Resolution 25-R-470 - Young Life.docx; 11-17-25 Resolution 25-R-471 - 251107SU Jajolo Limited Partnership SUP.docx; 11-17-25 Resolution 25-R-472 - 251102SU Rodriguez SUP.docx

Good morning,

Attached is Ordinance 25-52 (Zoning and Special Use Permits) along with Resolutions 25-R-469 through 25-R-472, which were adopted by the Marion County Board of County Commissioners on Monday, November 17, 2025.

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

ORDINANCE NO. 25-52

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 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. REZONING AND SPECIAL USE PERMIT APPROVALS. The Board hereby approves the below-listed applications for Rezoning and Special Use Permits. NOTE: The terms and conditions of Board approvals of the Special Use Permits are stated in the Board Resolution corresponding to each Special Use Permit Petition shown below.

1. **AGENDA ITEM 1.1.1. 251101SU** – Thomas Grimes, Special Use Permit to allow for commercial vehicle parking of one (1) semi-truck and one (1) semi-truck trailer, in a General Agriculture (A-1) zone, 3.24 acre parcel, on Parcel Account Number 46072-001-08, Site Address 14612 SE 80th Avenue, Summerfield, FL 34491.

Subject to all terms and conditions of Resolution 25-R-469 attached hereto and incorporated herein by reference.

2. **AGENDA ITEM 1.1.2. 251106SU** – Young Life, Inc., Special Use Permit modification to Special Use Permit (SUP 210110SU-B/Resolution 21-R-083) to add a waste water treatment plant, a new maintenance building and access (for existing recreation camp

facility; conversion of farm structure), in a General Agriculture (A-1) zone, 8.80 acre parcel, on Parcel Account Number 40263-001-00, Site Addresses 9596 and 9600 SE 183rd Avenue Road, and 18285 NE 95th Street Road, Ocklawaha, FL 32179.

Subject to all terms and conditions of Resolution 25-R-470 attached hereto and incorporated herein by reference.

3. **AGENDA ITEM 1.1.3. 251107SU** – Jajolo Limited Partnership, Special Use Permit to allow for a fenced outdoor display area, sidewalk display area, and propane tank, in a Community Business (B-2) zone, 6.69 acre parcel, on Parcel Account Number 35013-002-00, Site Address 8602 SW Highway 200, Ocala, FL 34481.

Subject to all terms and conditions of Resolution 25-R-471 attached hereto and incorporated herein by reference.

4. **AGENDA ITEM 1.2.1. 251102SU** – Krystal Rodriguez DeLeon and Kemuel Rodriguez Rivera, Special Use Permit to allow for the parking of two (2) commercial vehicles with a weight greater than 16,000 pounds, one (1) semi-truck trailer, and two (2) storage trailers, in a General Agriculture (A-1) zone, 4.0 acre parcel, on Parcel Account Number 44997-000-15, Site Address 12160 SE 112th Avenue Road, Belleview, FL 34420.

Subject to all terms and conditions of Resolution 25-R-472 attached hereto and incorporated herein by reference.

5. **AGENDA ITEM 15.2.2. 251108ZC** – Agri-Source, Inc., Zoning Change from General Agriculture (A-1) zone to Heavy Industrial (M-2) zone, for all permitted uses, on an approximate 1.6 acre portion of a 36.77 acre parcel, on Parcel Account Number 15861-000-00, Site Address 4001 NE 35th Street, Ocala, FL 34479.

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

DULY ADOPTED in regular session this 17th day of November 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



GREGORY C. HARRELL, CLERK



for KATHY BRYANT, CHAIRMAN

RECEIVED NOTICE FROM
SECRETARY OF STATE ON
NOVEMBER 25, 2025 ADVISING
ORDINANCE WAS FILED ON
NOVEMBER 25, 2025.

RESOLUTION NO. 25-R-469

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 October 27, 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, November 17, 2025. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 251101SU – Thomas Grimes the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Thomas Grimes, Summerfield, FL 34491, to allow for commercial vehicle parking of one (1) semi-truck and one (1) semi-truck trailer, in a General Agriculture (A-1) zone, on an approximate 3.24 acre parcel, on Parcel Account Number 46072-001-08, Site Address 14612 SE 80th Avenue, Summerfield, FL 34491.

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. Ingress/Egress shall continue to utilize SE 80th AVE. only.
2. The Applicant shall construct a commercial driveway apron, to be permitted through the office of the county engineer, within 180 days.
3. The parking of the truck and trailer shall be contained on the subject parcel and shall be consistent with the submitted Conceptual Site Plan.
4. The eastern boundary of the parcel shall be buffered with a 6' opaque fence within 90 days.
5. No unloading or loading of materials/junk shall take place on the subject property.
6. No mechanical repairs or maintenance on the commercial vehicle(s) shall take place on site.
7. This special use permit runs with the owner and not the property. Any sale of the property will void this special use.
8. This special use permit will allow for one (1) semi-truck and one (1) semi-truck trailer. If the following vehicle is replaced, the applicant shall notify the Marion County Planning Department immediately to record the new VIN as part of this SUP.
 - Tractor: 2019 Freightliner, VIN# 3AKJGNDR4KDKU0130
 - Trailer: VIN# 4U3J04821CL012295

9. The Special Use Permit shall expire on November 21, 2030; however, it may be renewed administratively three times for up to 5 years each by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
- 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 Manager determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).

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

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

DULY ADOPTED in regular session this 17th day of November, 2025.

ATTEST:

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



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN

for

RESOLUTION NO. 25-R-470

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 October 27, 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, November 17, 2025. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 251106SU – Young Life, Inc. the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Brian Tofflemire, Buffalo, NY 14213, to allow for a Special Use Permit (SUP 210110SU-B / RESO 21-R-83) modification for a wastewater treatment plant (WWTP), to add new maintenance building and access (for existing recreation camp facility; conversion of farm structure), in a General Agriculture (A-1) zone, on an approximate 8.80 acre parcel, on Parcel Account Number 40263-001-00, Site Addresses 9596 and 9600 SE 183rd Avenue Road, and 18285 NE 95th Street Road, Ocklawaha, FL 32179.

SECTION 2. FINDINGS AND CONDITIONS. The Board has determined that this request will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. The Board of County Commissioners agrees with the recommendation of approval with conditions and findings of the Planning and Zoning Commission and approves the Special Use Permit subject to the following conditions:

1. The site shall be developed and operated for a wastewater treatment plant (WWTP) and camp maintenance building, consistent with the attached plan set (Concept Plan, ESOZ Plan, and camp maintenance building plan provided as Exhibit “A”); further, a nature walking trail may be provided north of the maintenance building consistent with the historic conceptual plan of record submitted for Special Use Permit No. 20191008SU, Resolution No. 19-R-438.
2. Ingress/egress shall be via SE 95th Street Road via the existing driveway entrances through the existing main camp to the west, or by SE 183rd Avenue Road, subject to review and approval by the County Engineer.
3. In lieu of a minor site plan for the WWTP, an Environmentally Sensitive Overlay Zone Plan must be submitted and maintained. This may occur in conjunction with the building permits for the facility.
4. Expansion or modification of the type, size or location of any of the proposed uses/operations beyond those indicated in the application materials or shown on the

conceptual plan or ESOZ site plan is prohibited; however, a new Special Use Permit application may be submitted for consideration to expand the uses/operations. This prohibition does not apply to use of the site for other uses permitted by the site's A-1 (General Agriculture) zoning, such as agricultural structures (e.g., horse barns), subject to compliance with the Land Development Code (LDC), but ensuring all other conditions of this Special Use Permit continue to be satisfied for their respective use(s).

5. **This Special Use Permit shall run with the owner (Young Life, Inc., a Florida Corporation)** and not the property. In the event the property is sold, the Special Use Permit shall terminate. A Special Use Permit Application for consideration to reassign, renew/extend, and/or modify this Special Use Permit may be submitted in the future, subject to the review and approval considerations as provided in the Marion County Land Development Code.
6. The Special Use Permit shall expire on **January 15, 2031**; however, it may be renewed administratively up to three times, for up to **10 years each for a maximum total of 40 years**, by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
 - a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit,
 - b. Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
 - c. The Growth Services Manager determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).
7. Special Use Permit 210110SU-B, Resolution Number 21-R-083, is hereby modified by this Special Use Permit.

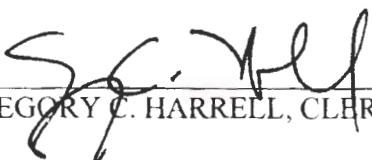
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

DULY ADOPTED in regular session this 17th day of November 2025.

ATTEST:

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

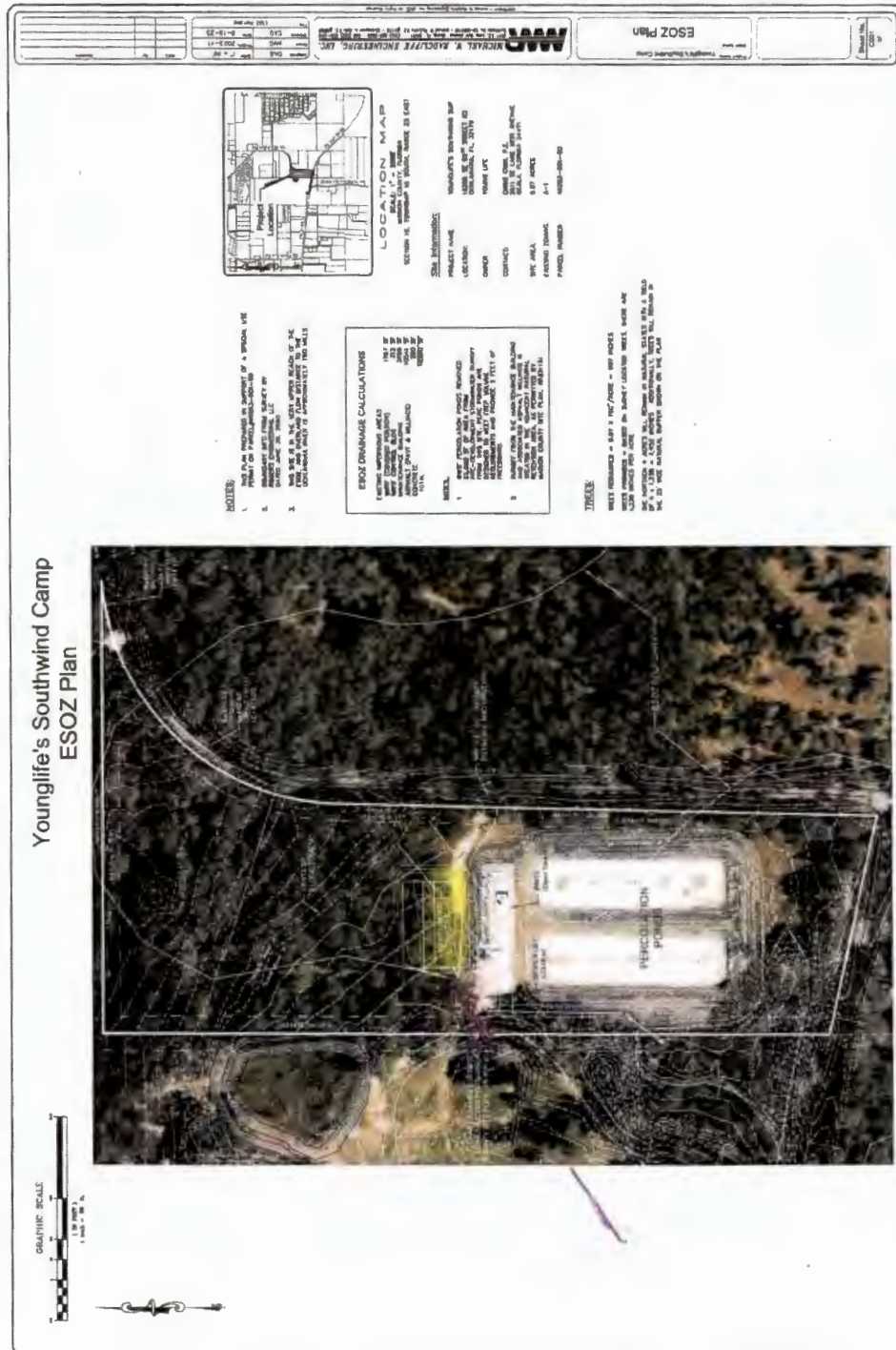

GREGORY C. HARRELL, CLERK


for KATHY BRYANT, CHAIRMAN

The site plan illustrates the proposed wastewater treatment facility and its integration with existing infrastructure. Key features include:

- EXISTING SOUTHWIND FACILITY:** Located in the upper right, showing existing buildings and structures.
- WASTEWATER TREATMENT FACILITY:** A central rectangular area containing a yellow-shaded "PRETREATMENT" zone and a "WASTEWATER TREATMENT" area.
- WASTEWATER POND:** A large circular pond situated to the right of the treatment facility.
- LONG POND:** A large, irregularly shaped pond located in the lower left corner.
- ROADS AND HIGHWAYS:** A major road runs horizontally across the middle, with a "ROAD CROSSING" label. A "ROAD" runs vertically on the right side. A "ROAD CROSSING" is also indicated near the top right.
- UTILITIES:** A "WASTEWATER LINE" runs horizontally across the middle, and a "WASTEWATER LINE" runs vertically on the right side. A "WASTEWATER LINE" is also shown near the top right.
- LANDSCAPE AND VEGETATION:** Areas labeled "LANDSCAPE" and "VEGETATION" are shown along the roads and around the ponds.
- LEGEND:** A scale bar at the bottom right indicates distances in feet (0, 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000).
- NOTES:** A list of notes is provided in the upper right corner, detailing project information and design specifications.

EXHIBIT "A" Resolution 25-R-470 251106SU – Plan Set



15/28/2024 5:08:31 AM

Page 4 of 11

GENERAL REQUIREMENTS		PRIMARY CODES		FOUNDATION OF BRICKS AND RAIL (IF APPLICABLE)		CONCRETE MASONRY (IF APPLICABLE)		STEEL ROOFING (IF APPLICABLE)	
1. GENERAL REQUIREMENTS		1. GENERAL REQUIREMENTS		1. GENERAL REQUIREMENTS		1. GENERAL REQUIREMENTS		1. GENERAL REQUIREMENTS	
2. MATERIALS		2. MATERIALS		2. MATERIALS		2. MATERIALS		2. MATERIALS	
3. CONSTRUCTION		3. CONSTRUCTION		3. CONSTRUCTION		3. CONSTRUCTION		3. CONSTRUCTION	
4. FINISHES		4. FINISHES		4. FINISHES		4. FINISHES		4. FINISHES	
5. MAINTENANCE		5. MAINTENANCE		5. MAINTENANCE		5. MAINTENANCE		5. MAINTENANCE	
6. SPECIAL REQUIREMENTS		6. SPECIAL REQUIREMENTS		6. SPECIAL REQUIREMENTS		6. SPECIAL REQUIREMENTS		6. SPECIAL REQUIREMENTS	
7. NOTES		7. NOTES		7. NOTES		7. NOTES		7. NOTES	
8. REFERENCES		8. REFERENCES		8. REFERENCES		8. REFERENCES		8. REFERENCES	
9. APPENDICES		9. APPENDICES		9. APPENDICES		9. APPENDICES		9. APPENDICES	
10. INDEX		10. INDEX		10. INDEX		10. INDEX		10. INDEX	
11. DRAWINGS		11. DRAWINGS		11. DRAWINGS		11. DRAWINGS		11. DRAWINGS	
12. SPECIFICATIONS		12. SPECIFICATIONS		12. SPECIFICATIONS		12. SPECIFICATIONS		12. SPECIFICATIONS	
13. SCHEDULES		13. SCHEDULES		13. SCHEDULES		13. SCHEDULES		13. SCHEDULES	
14. NOTES		14. NOTES		14. NOTES		14. NOTES		14. NOTES	
15. REFERENCES		15. REFERENCES		15. REFERENCES		15. REFERENCES		15. REFERENCES	
16. APPENDICES		16. APPENDICES		16. APPENDICES		16. APPENDICES		16. APPENDICES	
17. INDEX		17. INDEX		17. INDEX		17. INDEX		17. INDEX	
18. DRAWINGS		18. DRAWINGS		18. DRAWINGS		18. DRAWINGS		18. DRAWINGS	
19. SPECIFICATIONS		19. SPECIFICATIONS		19. SPECIFICATIONS		19. SPECIFICATIONS		19. SPECIFICATIONS	
20. SCHEDULES		20. SCHEDULES		20. SCHEDULES		20. SCHEDULES		20. SCHEDULES	
21. NOTES		21. NOTES		21. NOTES		21. NOTES		21. NOTES	
22. REFERENCES		22. REFERENCES		22. REFERENCES		22. REFERENCES		22. REFERENCES	
23. APPENDICES		23. APPENDICES		23. APPENDICES		23. APPENDICES		23. APPENDICES	
24. INDEX		24. INDEX		24. INDEX		24. INDEX		24. INDEX	
25. DRAWINGS		25. DRAWINGS		25. DRAWINGS		25. DRAWINGS		25. DRAWINGS	
26. SPECIFICATIONS		26. SPECIFICATIONS		26. SPECIFICATIONS		26. SPECIFICATIONS		26. SPECIFICATIONS	
27. SCHEDULES		27. SCHEDULES		27. SCHEDULES		27. SCHEDULES		27. SCHEDULES	

[illegible]

EXHIBIT "A" Resolution 25-R-470 251106SU – Plan Set

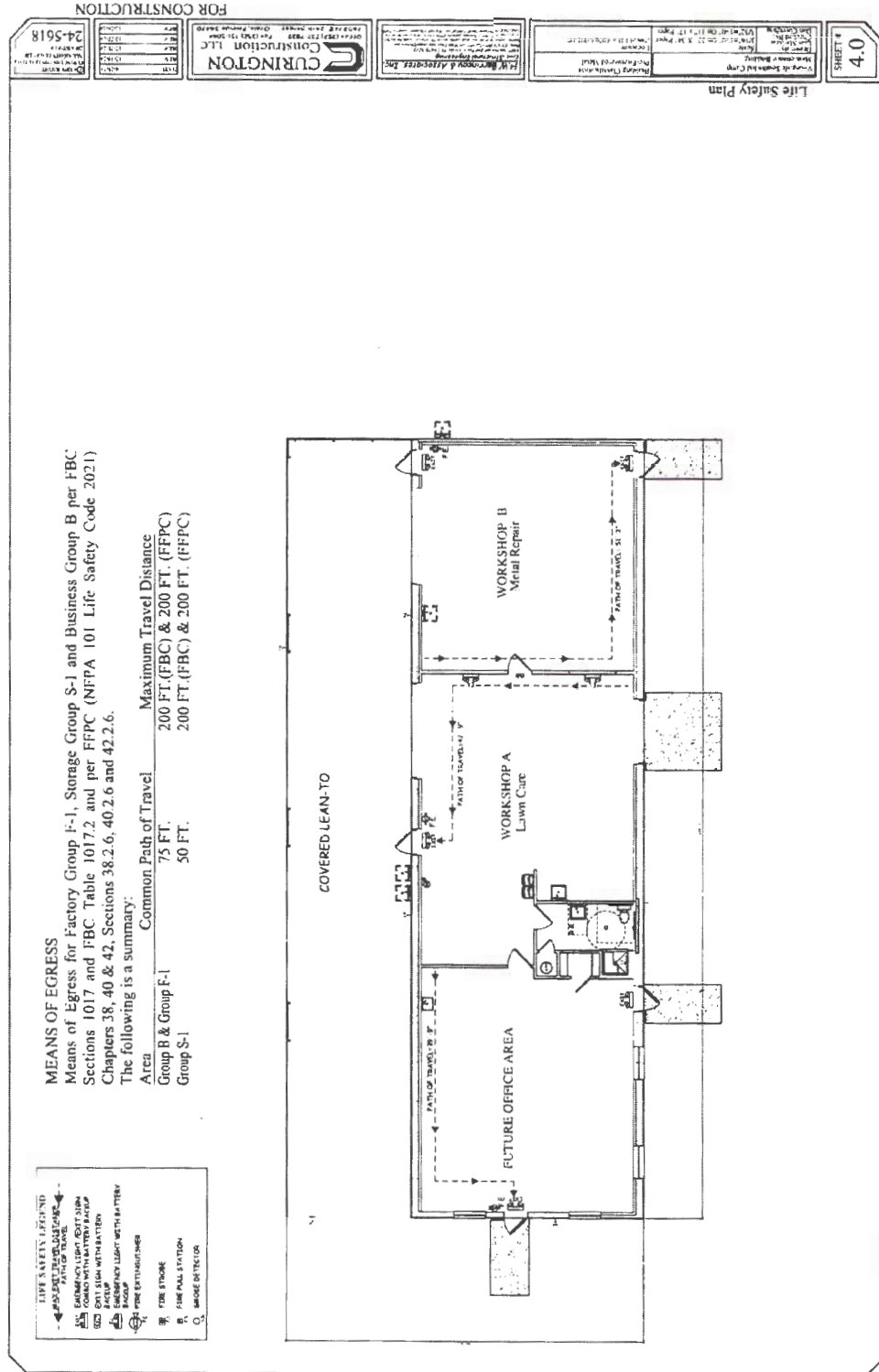


EXHIBIT "A" Resolution 25-R-470 251106SU – Plan Set

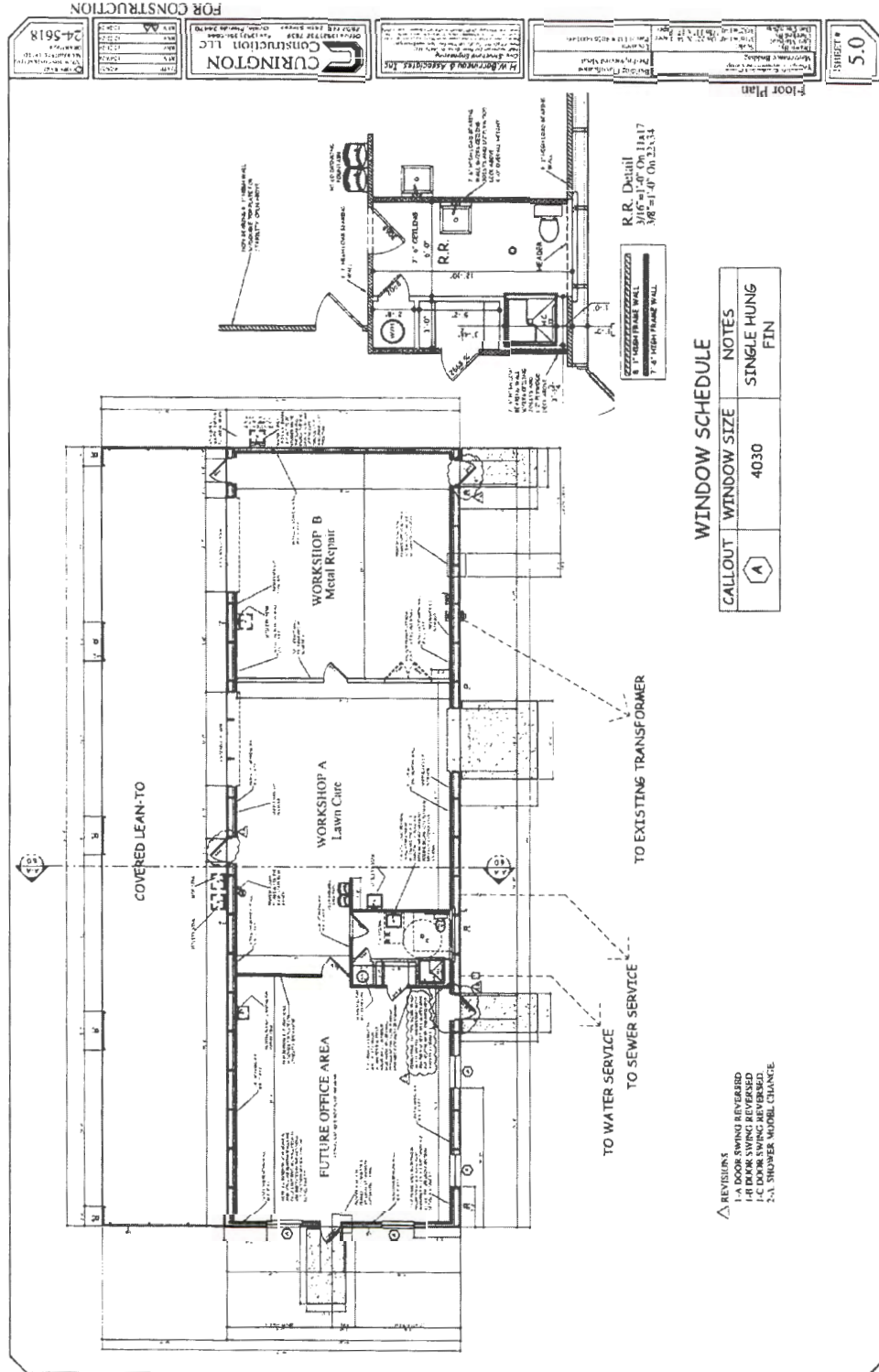


EXHIBIT "A" Resolution 25-R-470 251106SU – Plan Set

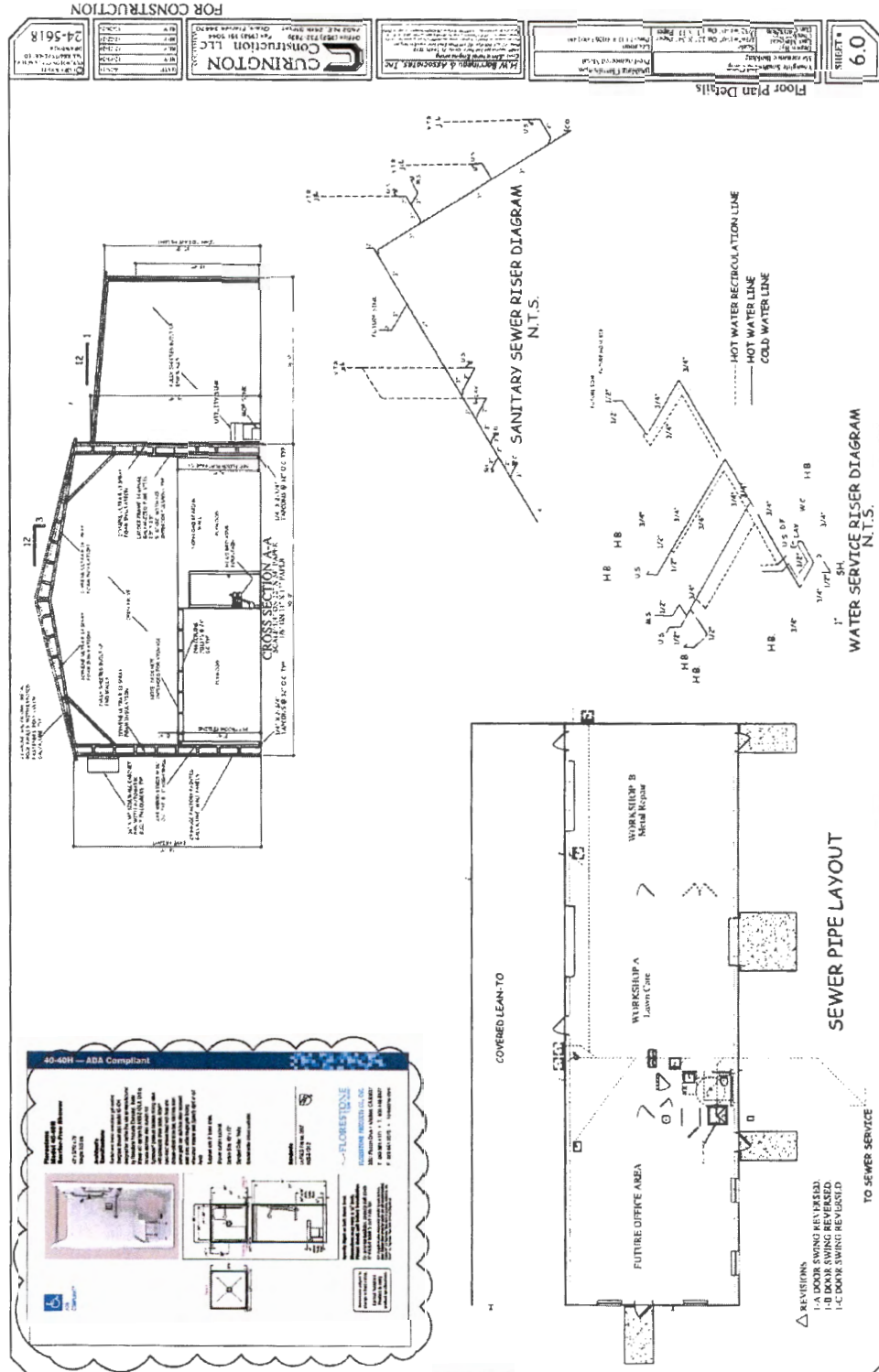
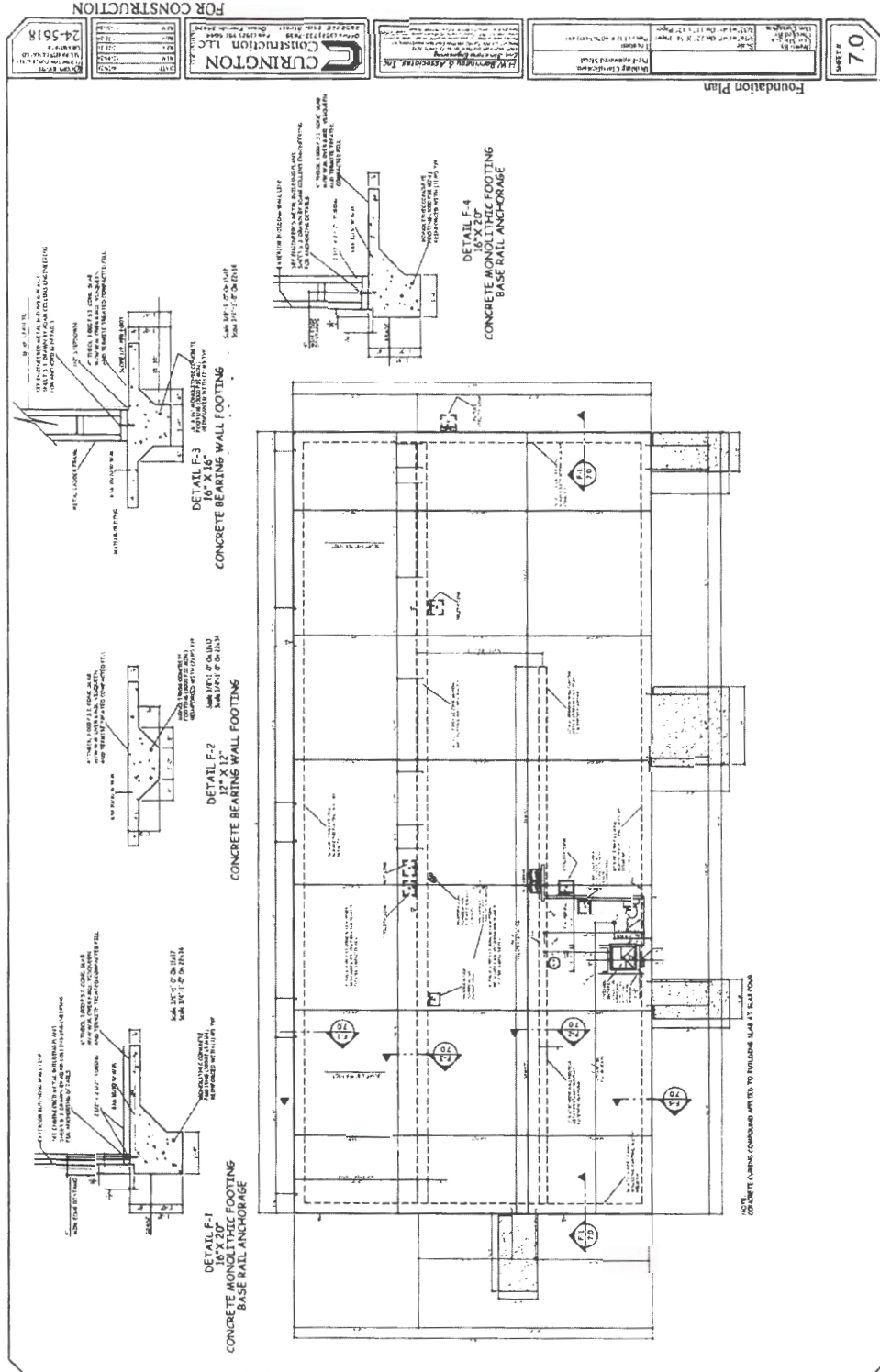


EXHIBIT "A"
Resolution 25-R-470
251106SU – Plan Set



Elevations Plan

FOR CONSTRUCTION

CURINGTON Construction LLC
 CURINGTON
 Construction LLC
 1000 E. Main Street, Suite 100
 Phoenix, AZ 85004
 Phone: (602) 944-1111
 Fax: (602) 944-1112
 Email: info@curingtonllc.com
 Website: www.curingtonllc.com

M. J. KENNEDY & ASSOCIATES, INC.
 ARCHITECTS
 1000 E. Main Street, Suite 100
 Phoenix, AZ 85004
 Phone: (602) 944-1111
 Fax: (602) 944-1112
 Email: info@mjkandassociates.com
 Website: www.mjkandassociates.com

REVISIONS
 -A DOOR SWING REVERSED
 -B DOOR SWING REVERSED
 -C DOOR SWING REVERSED

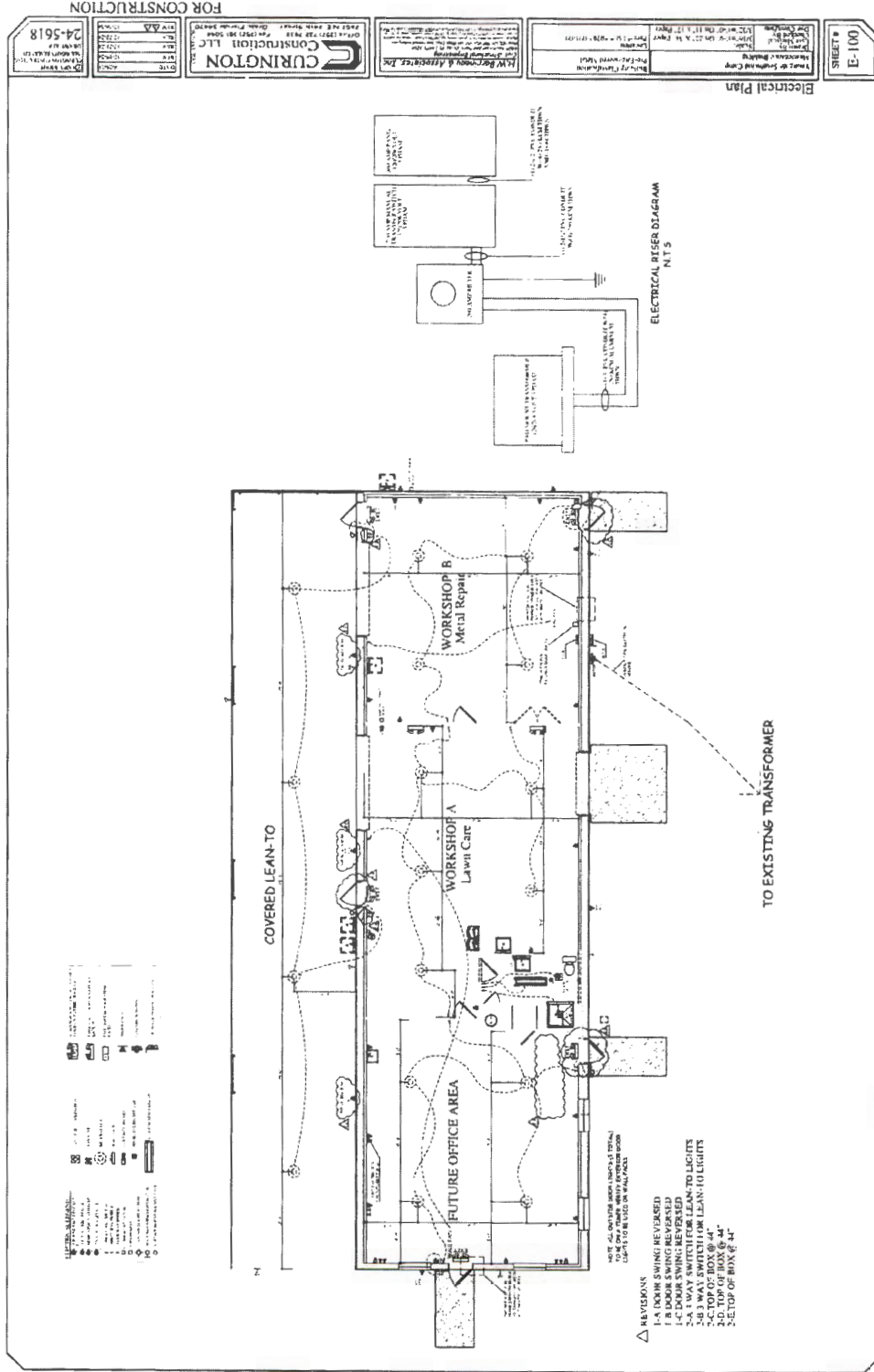
Rear Elevation (North)

Front Elevation (South)

Left Elevation (East)

Right Elevation (West)

Roof Plan
 Roof Pitch: 12/12 or 12/12
 Roof Area: 1,000 sq. ft.



RESOLUTION NO. 25-R-471

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 October 27, 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, November 17, 2025. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 251107SU – Jajolo Limited Partnership the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Paul Rondeau, Brentwood, TN 37207, to allow for a fenced outdoor display area, sidewalk display area, and propane tank, in a Community Business (B-2) zone, on an approximate 6.69 acre parcel, on Parcel Account Number 35013-002-00, Site Address 8602 SW Highway 200, Ocala, FL 34481.

SECTION 2. FINDINGS AND CONDITIONS. The Board has determined that this request will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. The Board of County Commissioners agrees with the recommendation of approval with conditions and findings of the Planning and Zoning Commission and approves the Special Use Permit subject to the following conditions:

1. Delivery of store merchandise via semi-truck must use SE 103rd Street Rd. for ingress/egress.
2. The trailer display area can remain as shown on the site plan abutting SW Hwy 200 if a modified C-Type buffer is installed the entire length of the trailer display area.
 - a. Modified C-Type buffer: shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of six feet achieved within one year.
 - b. As an alternative, the trailer display can be relocated to the south side of the building within the existing area of parking spaces, which would require no additional buffering to be installed.
3. The site shall be developed and operated consistent with the Special Use Permit Application, the submitted conceptual plan, and the conditions as provided with this approval.
4. The special Use Permit shall run with the tenant, Tractor Supply. Any change in tenant will void this special use permit, and a new tenant would need to apply.

5. The propane tank shall be placed behind the commercial center and in accordance with the applicable fire codes.

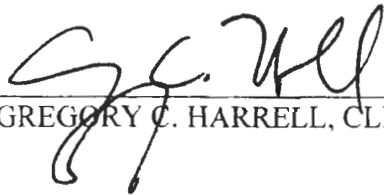
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

DULY ADOPTED in regular session this 17th day of November, 2025.

ATTEST:

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

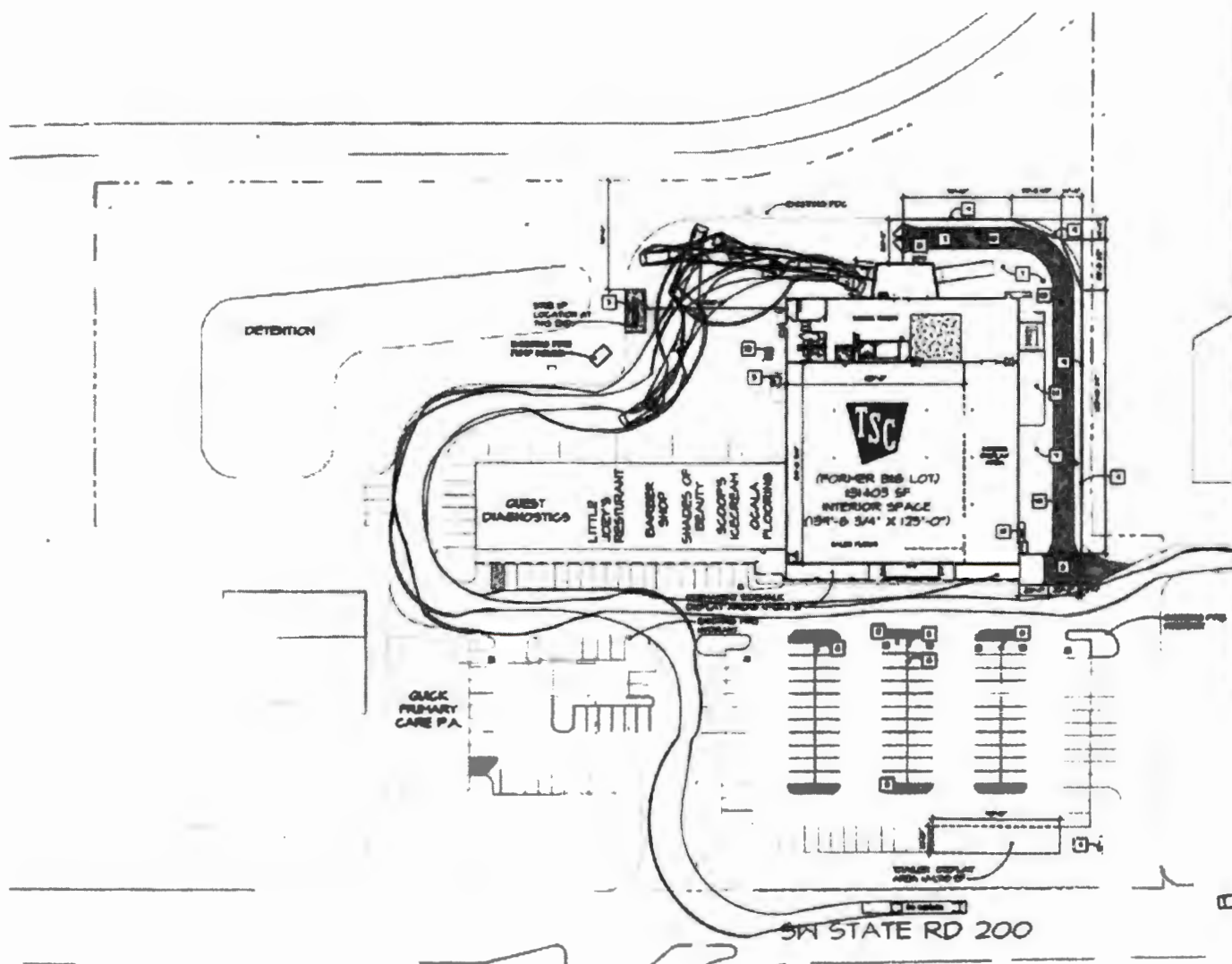


GREGORY C. HARRELL, CLERK



For KATHY BRYANT, CHAIRMAN

Conceptual Plan



RESOLUTION NO. 25-R-472

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 October 27, 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, November 17, 2025. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 251102SU – Krystal Rodriguez DeLeon & Kemuel Rodriguez Rivera the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Krystal Rodriguez De Leon & Kemuel Rodriguez Rivera, Belleview, FL 34420, to allow for the parking of two (2) commercial vehicles with a weight greater than 16,000 pounds, one (1) semi-truck trailer, and two (2) storage semi-truck trailers, in a General Agriculture (A-1) zone, on an approximate 4.0 acre parcel, on Parcel Account Number 44997-000-15, Site Address 12160 SE 112th Avenue Road, Belleview, FL 34420.

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. SE 112th and SE 121st Avenue Roads shall be the only route of ingress/egress.
2. The commercial tractor shall be parked behind the home towards the rear of the property as illustrated in the conceptual plan.
3. The storage trailers currently located on site shall be removed within sixty days of the approval of this application.
4. No commercial trailers are permitted on site at any time.
5. No loading of materials or loaded vehicles shall be permitted on the site.
6. No mechanical repairs, washing, or maintenance on the commercial vehicle(s) shall take place on-site.
7. This special use permit runs with the operator of the commercial vehicles, who resides on-site (Krystal Rodriguez De Leon & Kemuel Rodriguez Rivera) and not with the property.
8. The property owners (Krystal Rodriguez De Leon & Kemuel Rodriguez Rivera) shall also reside on-site.
9. Operating Hours shall be limited to 5:00 AM to 7:30 PM, Monday through Saturday.
10. Commercial vehicles permitted to operate from this site shall be limited to:

• 1989 Peterbilt -1XP5DB9XXKD268523

If the tractor is replaced, the applicant shall contact the Marion Growth Services department immediately to change the VIN numbers permitted on site.

11. The Special Use Permit shall expire on November 17th, 2030, and will not be eligible for administrative renewal; and a new application will need to be submitted at that time.

However, any violations of these conditions will be the basis for a revocation of this SUP, initiated by the Growth Services Director. Additionally, the following items may result in the potential revocation of this SUP:

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.

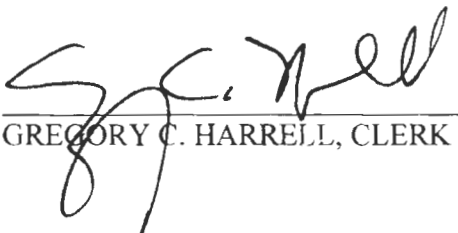
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

DULY ADOPTED in regular session this 17th day of November, 2025.

ATTEST:

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



GREGORY C. HARRELL, CLERK



for KATHY BRYANT, CHAIRMAN



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

November 25, 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. 25-53, which was filed in this office on November 25, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Tuesday, November 25, 2025 03:18 PM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: RE: MRN20251118_ORDINANCE_2025-53
Attachments: Marion20251125_Ordinance25_53_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 25-53.

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, November 25, 2025 2:50 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: MRN20251118_ORDINANCE_2025-53

EMAIL RECEIVED FROM EXTERNAL SOURCE

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

Good morning Ms. Grosenbaugh,

Please disregard previous Ordinance 25-53 it was missing the attachment B for Resolution 25-R-499. The one attached here is correct.

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 25-53, which includes Resolutions 25-R-498 through 25-R-499. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, November 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.



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"

From: Debra Lewter

Sent: Tuesday, November 25, 2025 2:45 PM

To: CountyOrdinances@dos.myflorida.com

Cc: Debra Windberg <debraw@marioncountyclerk.org>; Susan Mills McAllister <susanm@marioncountyclerk.org>;

Jared Thornton <jaredt@marioncountyclerk.org>

Subject: MRN20251118_ORDINANCE_2025-53

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 25-53, which includes Resolutions 25-R-498 through 25-R-499. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, November 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.

Debra Lewter

From: Debra Lewter
Sent: Tuesday, November 25, 2025 02:50 PM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: MRN20251118_ORDINANCE_2025-53
Attachments: MRN20251118_ORDINANCE_2025-53.pdf

Good morning Ms. Grosenbaugh,

Please disregard previous Ordinance 25-53 it was missing the attachment B for Resolution 25-R-499. The one attached here is correct.

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 25-53, which includes Resolutions 25-R-498 through 25-R-499. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, November 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.



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"

From: Debra Lewter

Sent: Tuesday, November 25, 2025 2:45 PM

To: CountyOrdinances@dos.myflorida.com

Cc: Debra Windberg <debraw@marioncountyclerk.org>; Susan Mills McAllister <susanm@marioncountyclerk.org>; Jared Thornton <jaredt@marioncountyclerk.org>

Subject: MRN20251118_ORDINANCE_2025-53

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 25-53, which includes Resolutions 25-R-498 through 25-R-499. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, November 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.

Debra Lewter

From: Debra Lewter
Sent: Tuesday, November 25, 2025 02:45 PM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: MRN20251118_ORDINANCE_2025-53
Attachments: MRN20251118_ORDINANCE_2025-53.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 25-53, which includes Resolutions 25-R-498 through 25-R-499. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, November 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.

Debra Lewter

From: Debra Lewter
Sent: Tuesday, November 25, 2025 04:47 PM
To: municodeords@civicplus.com
Subject: Marion County Ordinance 25-53
Attachments: 11-18-25 Ordinance 25-53- ZONING.docx; 11-18-25 Resolution 25-R-498 - 251105SU OTOW Home Depot SUP.docx; 11-18-25 RES 25-R-498 Figure 5A -Home Depot.pdf; 11-18-25 Resolution 25-R-499 - Drake Ranch LLC PUD.docx; 11-18-25 RES 25-R-499 EXHIBIT A Drake Ranch PUD Concept Plan.pdf; 11-18-25 RES 25-R-499 EXHIBIT B Drake Ranch PUD Concept Plan.pdf

Good morning,

Attached is Ordinance 25-53 (Zoning and Special Use Permits) along with Resolutions 25-R-498 and 25-R-499, which were adopted by the Marion County Board of County Commissioners on Tuesday, November 18, 2025.

Also attached are Figure 5A for Resolution 25-R-498 and Exhibits A & B for Resolution 25-R-499.

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

ORDINANCE NO. 25-53

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 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. REZONING, AND SPECIAL USE PERMIT APPROVALS. The Board hereby approves the below-listed applications for Rezoning and Special Use Permits. NOTE: The terms and conditions of Board approvals of the Special Use Permits and Planned Unit Developments are stated in the Board Resolution corresponding to each Special Use Permit and Planned Unit Development Petition shown below.

1. **AGENDA ITEM 15.2.1. 251109ZC** – On Top of the World Communities, LLC, Zoning Change from Improved Agriculture (A-2), Multiple Family Dwelling (R-3), and Community Business (B-2) to Regional Business (B-4) and Multiple Family Dwelling (R-3), for all permitted uses, on an approximate ±24.10 acre portion of a 37.14 acre tract, on Parcel Account Numbers 3530-000-03, 35300-001-17, and a portion of 35300-000-16, No Addresses Assigned.
2. **AGENDA ITEM 15.3.1. 251105SU** – Home Depot Inc., on behalf of On Top of the World Communities, LLC, Special Use Permit to allow for outdoor storage and sales, in a Community Business (B-2) zone, on an approximate ±13.25 acre portion of a 22.62 acre

parcel, on Parcel Account Number 3530-1001-18, Site Address 8151 SW Highway 200, Ocala, FL 34481.

Subject to all terms and conditions of Resolution 25-R-498 attached hereto and incorporated herein by reference.

3. **AGENDA ITEM 15.3.2. 251110ZP** – Drake Ranch, LLC, Zoning Change from General Agriculture (A-1) and Community Business (B-2) to Planned Unit Development (PUD) on an approximate ±407.40 acre portion of a 1,445.59 acre tract, on Parcel Account Numbers 40866-000-00, 41109-006-00, 41109-005-00, 41109-017-01, and 41109-009-00, Site Addresses 13210 SW Highway 200, Dunnellon, FL 34432

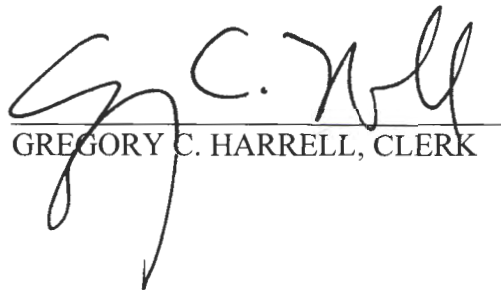
Subject to all terms and conditions of Resolution 25-R-499 attached hereto and incorporated herein by reference.

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 18th day of November, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA


GREGORY C. HARRELL, CLERK


CARL ZALAK, III, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY
OF STATE ON NOVEMBER 25, 2025
ADVISING ORDINANCE WAS FILED
ON NOVEMBER 25, 2025.

RESOLUTION NO. 25-R-498

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 October 27, 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, November 18, 2025. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 251105SU – On Top of the World Communities, LLC the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Home Depot U.S.A., Inc., Atlanta, GA 30339, to allow for outdoor storage and sales, in a Community Business (B-2) zone, (On Top Of The World has conditionally revoked the existing PUD zoning for the site, subject to BCC approval of this SUP pursuant to LDC subsection 4.2.31.M(1)(E, which caused the zoning on this site revert to Community Business (B-2), on an approximate 13.25 acre portion of a 22.62 acre parcel, on Parcel Account Number 3530-1001-18, Site Address 8151 SW Highway 200, Ocala, FL 34481.

SECTION 2. FINDINGS AND CONDITIONS. The Board has determined that this request will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. The Board of County Commissioners agrees with the recommendation of approval with conditions and findings of the Planning and Zoning Commission and approves the Special Use Permit subject to the following conditions:

1. A Type 'C' buffer shall be installed on the southern parcel boundary, adjacent to the access road, as depicted in Figure 5A.
2. Elective buffers shall be installed on the eastern and western boundaries, adjacent to commercial uses. These shall have one shade tree per twenty-five linear feet with a continuous hedge (See Figure 5A).
3. A modified Type 'B' buffer shall be installed on the northern parcel boundary, adjacent to residential uses. This buffer will maintain the existing natural indigenous flora that currently exists and will use additional planting installations to fill in any gaps that may exist. A wall is not required in this buffer as the existing fence line will be utilized.
4. A six-foot screen wall shall be installed on the north side of the storage area and drive aisle behind the primary facility. The base of this wall shall be at a minimum of two feet higher than the storage area and drive aisle, and shall be no more than ten feet away from the curb. The north side of the screen wall will be further screened with an interior vegetative buffer consisting of one shade tree per twenty-five linear feet with a continuous hedge. The buffer

and wall shall be at least 735' in length to shield the entire rear of the primary structure, materials storage, and unloading areas.

5. All lighting shall be pointed inward and downward and will be shielded if necessary in order to keep light from bleeding onto adjacent properties. A photometric study will be required during the site plan review process.
6. The Special Use Permit shall run with the applicant. If this business ceases to continue operations at this location, this SUP will be nullified and will not be conveyable to another commercial enterprise.

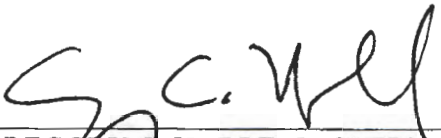
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

DULY ADOPTED in regular session this 18th day of November, 2025.

ATTEST:

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



GREGORY C. HARRELL, CLERK



CARL ZALAK, III, CHAIRMAN

Figure 5A
Sales Areas & Buffer Areas



RESOLUTION NO. 25-R-499

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON A ±407.40 ACRE PORTION OF A 1,445.59 ACRE TRACT FOR DRAKE RANCH, LLC, ZONING CASE NUMBER 251110ZP; 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 October 27, 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, November 18, 2025. Now therefore,

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

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 251110ZP – Drake Ranch, LLC, the application requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by David Tillman with Tillman & Associates Engineering, LLC, Ocala, FL 34471, on an approximately ±407.40 acre portion of a 1,445.59 acre tract, on Parcel Account Numbers 40866-000-00, 41109-006-00, 41109-005-00, 41109-017-01, and 41109-009-00, Site Address 13210 SW Highway 200, Dunnellon, FL 34432.

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 be developed consistent with the submitted PUD Concept Plan Set (initially received August 25, 2025, and subsequently revised on October 21, 2025, and November 5, 2025) provided as Exhibit “A” hereto, and the development conditions provided with this approval.
2. The Project shall be limited to a maximum total of forty (40) residential units/lots, unless the County Attorney, within 30 days of this approval, determines in writing the PUD site

is eligible for an additional residential unit/lot for a maximum total of forty-one (41) residential units/lots.

3. A property owners' association OR the developer must care for and maintain all common areas used by the residents of the subdivision as well as buffers, stormwater, and any other forms of infrastructure within the subdivision.
4. Amenities are not required; however, community amenities may be provided by the developer and/or property owners' association consistent with the LDC.
5. The PUD may be served by individual on-site wells and a performance-based treatment system, consistent with Exhibit "B" and in accordance with County, Department of Health, and Department of Environmental Protection (DEP) standards.
6. External buffers shall be provided consistent with the submitted PUD Concept Plan Set and the development conditions provided with this approval. All buffers shall be required at the time of development.
7. Subject to approval of the Florida Department of Transportation (FDOT), a left-turn lane into the Project entrance on S Highway 200 shall be provided, as indicated in the submitted Traffic Statement. An updated Traffic Statement shall be provided with the Master Plan, or equivalent, to include a right-turn lane analysis and turn lane length recommendations.
8. All lots shall be accessed through/via the proposed internal subdivision road.
9. Open space shall be provided as a minimum of twenty (20) percent of the gross PUD area (± 407.40 Acres).
10. The final PUD Master Plan, or an equivalent, must be brought back and heard by the Board of County Commissioners for final approval.

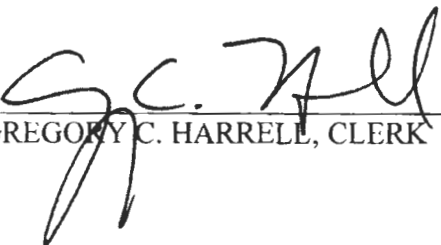
SECTION 3. COMPLIANCE/REVOCATION. Violation or failure to comply with one or more conditions of this Planned Unit Development shall be grounds for code enforcement action and/or repeal, in part and/or total, as related to this Planned Unit Development by the Board at a noticed public hearing.

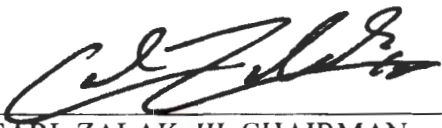
SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon the effective date of this Zoning Change's corresponding Rezoning Ordinance, No. 25-53.

DULY ADOPTED in regular session this 18th day of November 2025.

ATTEST:

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


GREGORY C. HARRELL, CLERK


CARL ZALAK, III, CHAIRMAN

PUD Concept Plan Set originally dated August 25, 2025, and subsequently revised, is subject to the development conditions as approved by Resolution No. 25-R-499.

DRAKE RANCH PUD P.U.D. CONCEPT PLAN

MARION COUNTY, FLORIDA

PARCELS #: 40866-000-00, 41109-015-00, portion of the following:
41109-005-00, 41109-006-00, 41109-017-01

PROJECT AREA: 446.72 ± ACRES

FUTURE LAND USE: RURAL LAND USE

EXISTING ZONING: A-1 (GENERAL AGRICULTURE) & B -2
(COMMUNITY BUSINESS)

PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

NOTES:

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
2. THIS PROPERTY SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.
3. PROJECT IS WITHIN FLOODZONE A, AE, X ACCORDING TO FIRM PANEL # 12083C0689D & 12083C0827D, EFFECTIVE 2008 AND IS SUBJECT TO FLOOD PRONE AREAS PER MARION COUNTY.
4. THIS PROPERTY IS IN THE SECONDARY SPRINGS PROTECTION ZONE.
5. DEVELOPMENT TO COMPLY WITH ARTICLE 6.19 OF THE L.D.C.
6. CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTIONS AREAS, COMMON AREAS, ETC. WILL BE COORDINATED DURING DEVELOPMENT AND PERPETUALLY AFTER THE SITE IS COMPLETE.

Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

DRAKE RANCH PUD
MARION COUNTY, FLORIDA

COVER SHEET

DATE 08/25/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9133
SCALE
SHT. 01

PUD Concept Plan Set originally dated August 25, 2025, and subsequently revised, is subject to the development conditions as approved by Resolution No. 25-R-499.

01	COVER SHEET
02	LIST OF REQUIREMENTS
03	PUD CONCEPT PLAN
04	OVERALL RENDERINGS (TO BE PROVIDED AT LATER DATE)
05.01	SITE DATA
05.02	NOTES
05.03	ACREAGE OF PROPERTY AND LEGAL DESCRIPTION
05.04	FUTURE LAND USE
05.05	ZONING CLASSIFICATION
05.06	FLOOD ZONE MAP
06	TYPICALS
07	CROSS SECTION
08	BUFFER DETAILS
09	BUFFER RENDERING
10.01-10.04	HOUSE RENDERINGS
11	OPEN SPACE MAP & CALCULATIONS
12	SOCIAL RECREATIONAL CAMPUS
12.01-12.04	AMENITY RENDERING
13	SIGNAGE

1. THE NAME OF THE PUD SHALL BE CENTERED AT THE TOP OF THE SHEET ALONG THE LONG DIMENSION OF THE SHEET. SEE SHEET 01- COVER SHEET
2. VICINITY MAP THAT DEPICTS RELATIONSHIP OF THE SITE TO THE SURROUNDING AREA WITHIN A 1 MILE RADIUS. SEE SHEET 05.01-SITE DATA
3. DRAWING OF THE BOUNDARIES OF THE PROPERTY SHOWING DIMENSIONS OF ALL SIDES. SEE SHEET 03-P.U.D. CONCEPT PLAN
4. PROVIDE THE ACREAGE OF THE SUBJECT PROPERTY ALONG WITH A LEGAL DESCRIPTION OF THE PROPERTY. SEE SHEET 05.03-ACREAGE OF PROPERTY AND LEGAL DESCRIPTION
5. IDENTIFY THE COMPREHENSIVE PLAN FUTURE LAND USE AND EXISTING ZONING OF THE SUBJECT PROPERTY (INCLUDING ACREAGE OF EACH) AND FOR ALL PROPERTIES IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY. SEE SHEET 05.04-FUTURE LAND USE, SHEET 05.05-ZONING CLASSIFICATION
6. IDENTIFY EXISTING SITE IMPROVEMENTS ON THE SITE. NO IMPROVEMENTS ON SITE
7. A LIST OF THE USES PROPOSED FOR THE DEVELOPMENT. SEE SHEET 03-PUD CONCEPT PLAN
8. A TYPICAL DRAWING OF AN INTERIOR LOT, CORNER LOT, AND CUL-DE-SAC LOT NOTING SETBACK REQUIREMENTS. FOR RESIDENTIAL DEVELOPMENT, THE TYPICAL DRAWINGS WILL SHOW A STANDARD HOUSE SIZE WITH ANTICIPATED ACCESSORY STRUCTURE. SEE SHEET 06-TYPICALS-NO CUL-DE-SAC BEING PROVIDED
9. PROPOSED ZONING AND DEVELOPMENT STANDARDS (SETBACK, FAR, BUILDING HEIGHT, ETC.) SEE SHEET 05.01-SITE DATA
10. IDENTIFY PROPOSED PHASING ON THE PLAN. TO BE DONE AT MASTER PLAN
11. IDENTIFY PROPOSED BUFFERS. SEE SHEET 03-P.U.D. CONCEPT PLAN, SHEET 08-BUFFER DETAILS, SHEET 09-BUFFER RENDERINGS
12. IDENTIFY ACCESS TO THE SITE. SEE SHEET 03-P.U.D. CONCEPT PLAN
13. PRELIMINARY BUILDING LOT TYPICAL(S) WITH REQUIRED YARD SETBACK AND PARKING LOT LOCATIONS. (THIS INFORMATION MUST ADDRESS ALL POSSIBLE PRINCIPLE AND ACCESSORY STRUCTURES FOR ALL USES.) SEE SHEET 06-TYPICALS
14. PROJECT TO PROPOSE MULTI-MODAL PATHS THROUGHOUT DEVELOPMENT TO ACCOMMODATE 5 FOOT PEDESTRIAN & BIKE TRAIL.
15. PROPOSED PARALLEL ACCESS LOCATIONS. SEE SHEET 03-P.U.D. CONCEPT PLAN
16. REQUIRED TRAFFIC IMPACT ANALYSIS IN COMPLIANCE WITH LAND DEVELOPMENT CODE 2.12.29. TO BE PROVIDED
17. SHOW 100 YEAR FLOODPLAIN ON THE SITE. SEE SHEET 05.06-FLOOD ZONE MAP
18. SHOW ANY PROPOSED LAND OR RIGHT OF WAY DEDICATION. TO BE DETERMINED
19. IDENTIFY ANY PROPOSED PARKS OR OPEN SPACES. SEE SHEET 03-P.U.D. CONCEPT PLAN, SHEET 11-OPEN SPACE MAP & CALCULATIONS, SHEET 12-SOCIAL RECREATIONAL CAMPUS
20. A NOTE DESCRIBING HOW THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTIONS AREAS, COMMON AREAS, ETC. WILL BE COORDINATED DURING DEVELOPMENT AND PERPETUALLY AFTER THE SITE IS COMPLETE. SEE NOTE 6 ON SHEET 01-COVER SHEET
21. ARCHITECTURAL RENDERINGS OR COLOR PHOTOS DETAILING THE DESIGN FEATURES, COLOR PALETTES, BUFFERING DETAILS. SEE SHEET 09-BUFFER RENDERINGS, SEE SHEETS 12.01-12.04-AMENITY RENDERINGS, SEE SHEET 13-SIGNAGE
22. ANY ADDITIONAL INFORMATION THAT MAY BE DEEMED APPROPRIATE FOR THE SPECIFIC PROJECT (E.G., DOCUMENTATION AND/OR PRESENTATION MATERIAL BY THE OWNER OR APPLICANT/AGENT, OR INFORMATION IDENTIFIED AS REQUIRED OR RECOMMENDED BY COUNTY STAFF IN THE PRE-APPLICATION MEETING CONDUCTED PRIOR TO SUBMITTING THE APPLICATION). N/A

DATE 08/25/2025
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9133
SCALE
SHT 02

EXHIBIT A

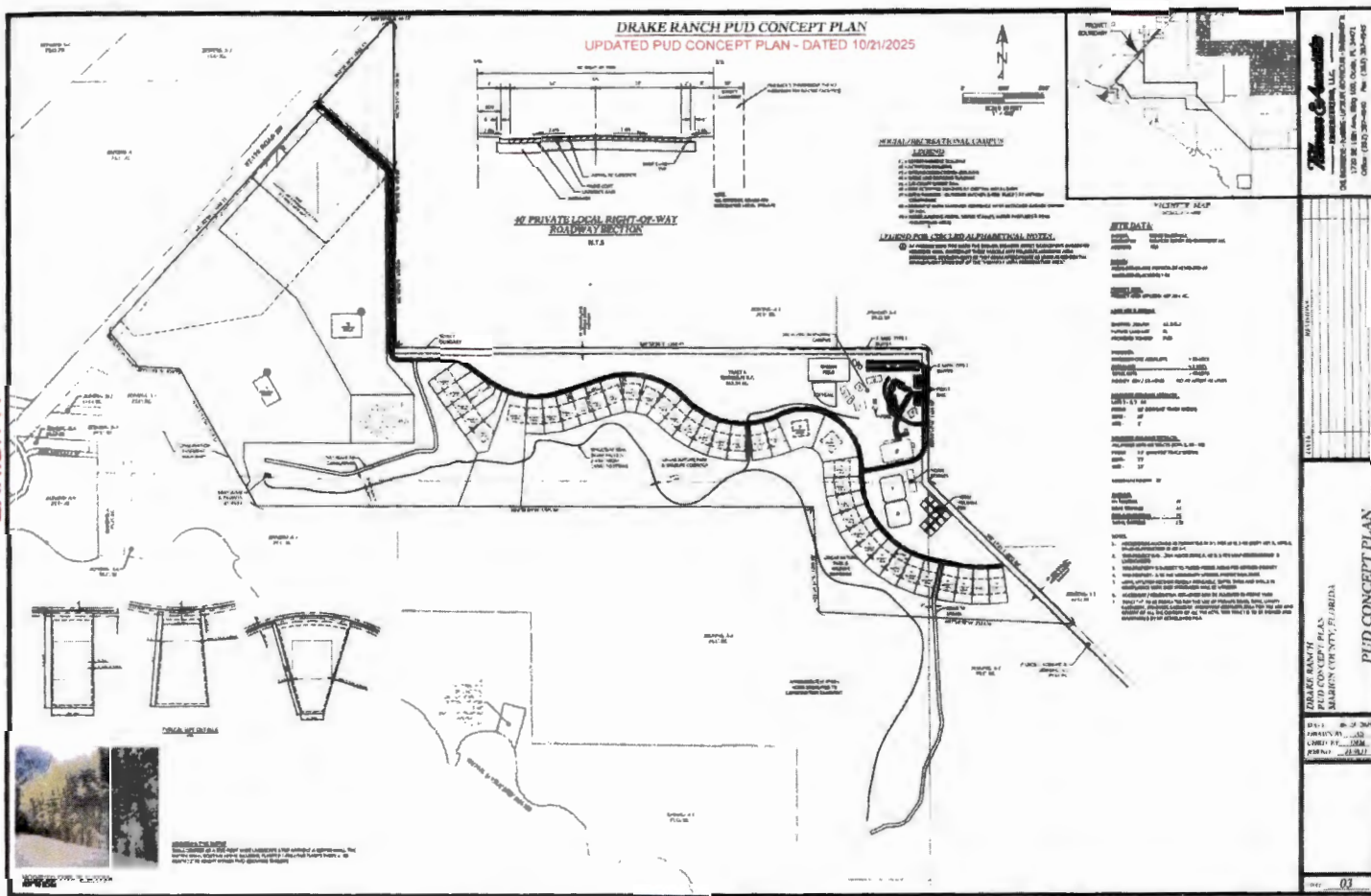
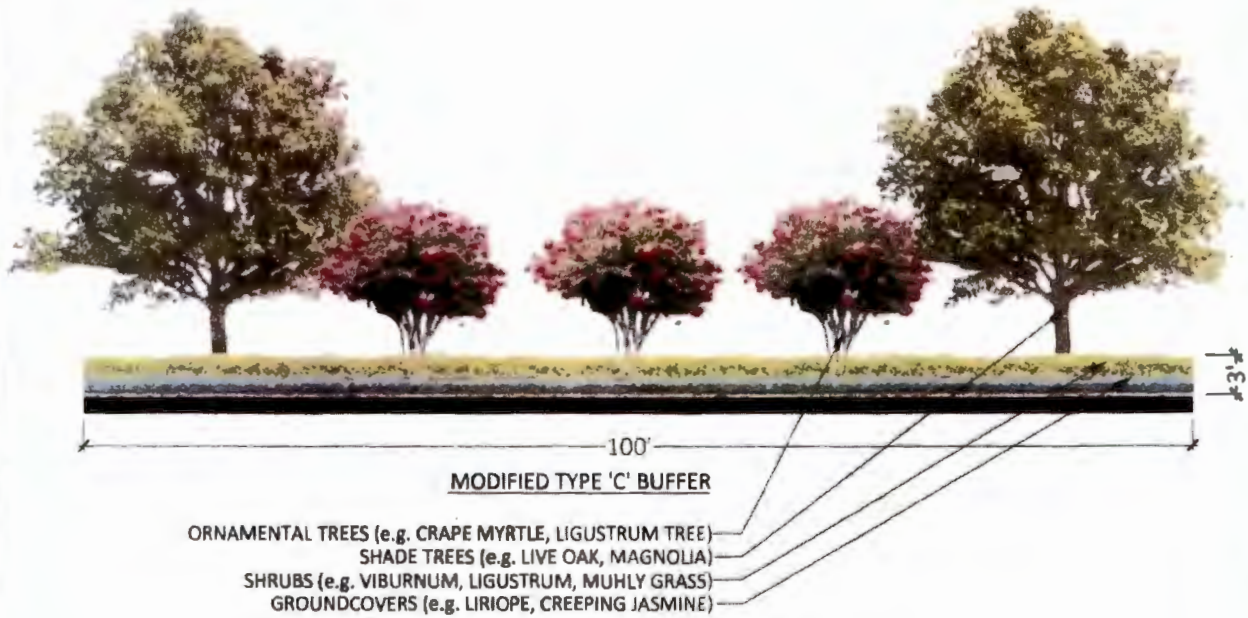


EXHIBIT A

UPDATED BUFFER - DATED 11/5/2025

PUD Concept Plan Set originally dated August 25, 2025, and subsequently revised, is subject to the development conditions as approved by Resolution No. 25-R-499.



1. 10' WIDE LANDSCAPE STRIP
2. 2 SHADE TREES AND 3 ORNAMENTAL TREES EVERY 100 LF (3.5" CAL. MIN.)
3. SHRUBS AND GROUNDCOVERS, AT LEAST 50% OF BUFFER, 3' HT. WITHIN 1 YEAR

Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
 MARION COUNTY, FLORIDA

BUFFER RENDERING

DATE 11/04/25
 DRAWN BY SM
 CHKD. BY JH
 JOB NO. 24-9157
 SCALE NTS
 SHT. 09-B

PUD Concept Plan Set originally dated August 25, 2025, and subsequently revised, is subject to the development conditions as approved by Resolution No. 25-R-499.

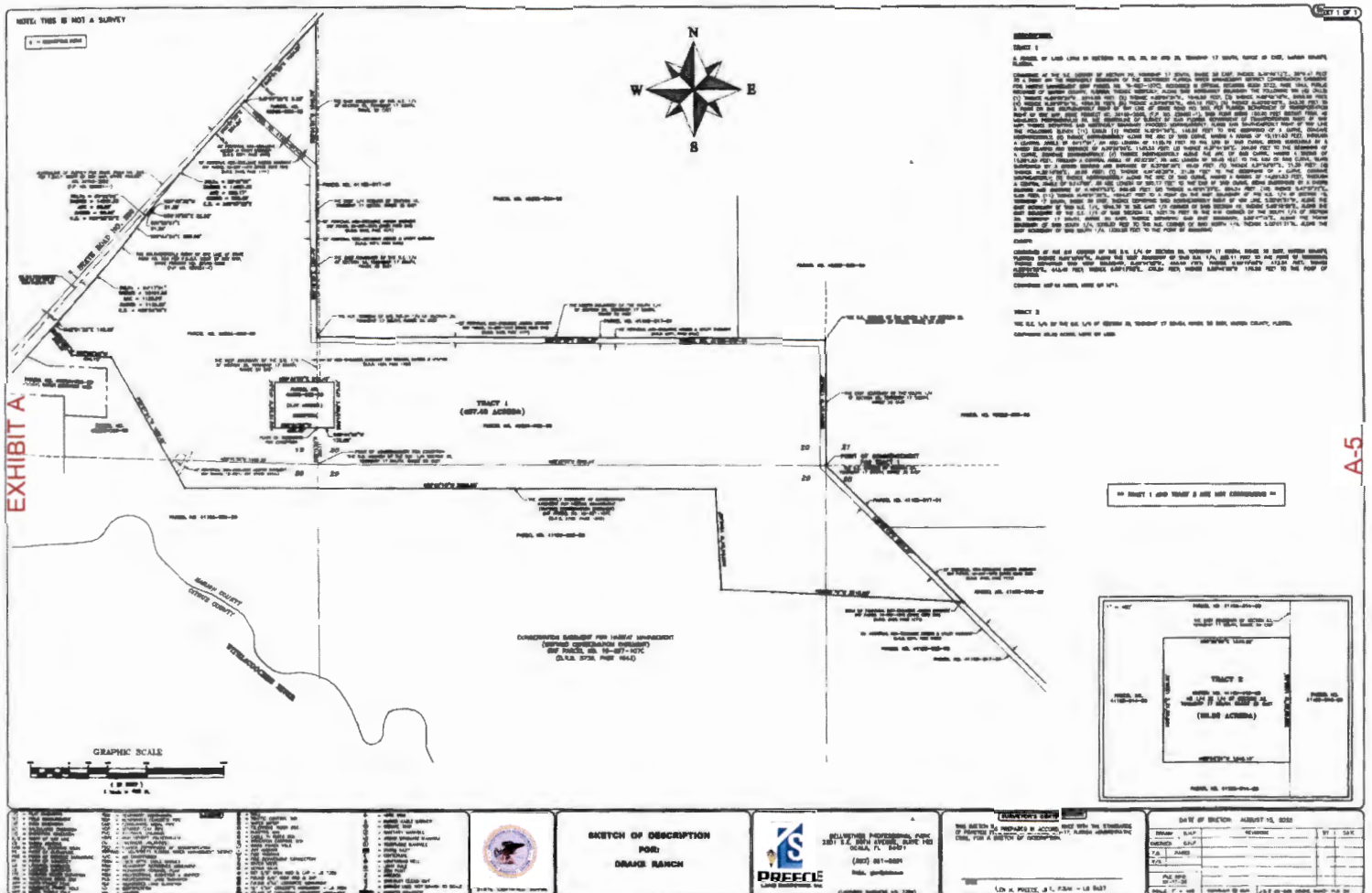


EXHIBIT A

SITE DATA TABLE

OWNER/DEVELOPER:

DRAKE RANCH, LLC

COLALTO RANCH DEVELOPMENT, LLC

PARCEL:

40866-000-00, PORTION OF 41109-005-00,
41109-006-00, 41109-015-00, 41109-017-01

PROJECT AREA:

TOTAL = 446.72 ± AC.

LAND USE & ZONING:

EXISTING FUTURE LAND USE: RL

EXISTING ZONING: A-1 & B-2

PROPOSED ZONING: PUD

PROPOSED USE: RESIDENTIAL (SFR DETACHED)

DENSITY:

1DU / 10 ACRES

446.72 ACRES /10 ACRES = 44 UNITS

MINIMUM BUILDING LOT LINE SETBACKS:

LOTS 1 TO 40

FRONT - 25'

REAR - 25'

SIDE - 5'

ALL OTHER LOTS OR TRACTS

FRONT - 25'

REAR - 25'

SIDE - 25'

MAX BUILDING HEIGHT:

50'

PROPOSED LOTS:

MINIMUM ONE ACRE LOTS = 40 LOTS

FARM LOTS = 4 LOTS

TOTAL LOTS = 44 LOTS

PROPOSED BUFFERS:

AS SHOWN ON CONCEPT PLAN

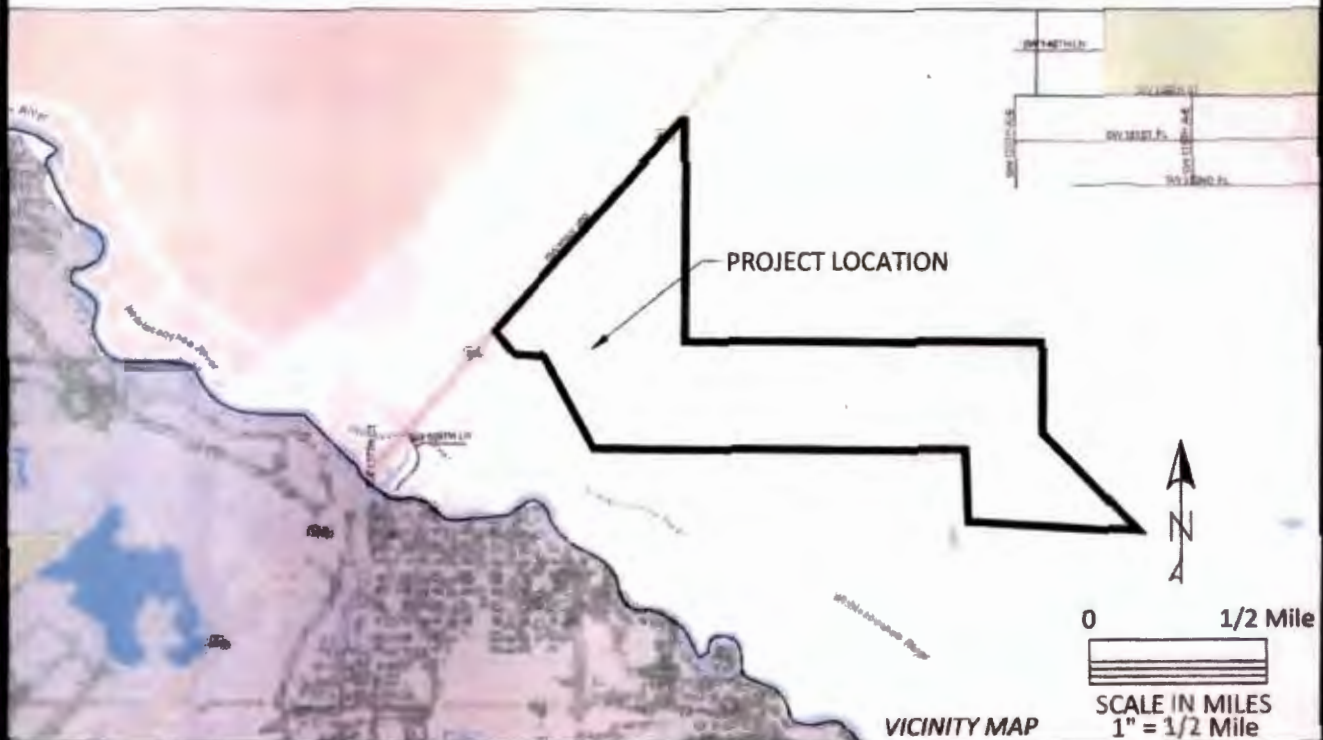
PARKING PROVIDED:

RV PARKING = 40

BOAT STORAGE = 43

REGULAR PARKING = 76

TOTAL PARKING SPACES = 159



Tillman & Associates

ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL

1720 SE 16th Ave. Bldg 100, Ocala, FL 34471

Office: (352) 387-4540 Fax: (352) 387-4545

DRAKE RANCH
MARION COUNTY, FLORIDA

SITE DATA

DATE 08/25/2025

DRAWN BY SM

CHKD. BY JH

JOB NO. 24-9133

SCALE

SHT. 05.01

EXHIBIT A

NOTES:

1. THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER SHALL NOTIFY THE COUNTY OF PROPOSED PHASING CHANGES AT THE TIME OF SITE PLAN SUBMITTAL(S). EACH PHASE MAY INCLUDE TEMPORARY SUPPORT TRAILERS (INCLUDING BUT NOT LIMITED TO SALES, CONSTRUCTION, DEVELOPMENT AND REAL ESTATE OFFICES) WHICH WILL BE REMOVED UPON COMPLETION OF WORK IN EACH APPLICABLE PHASE. INFRASTRUCTURE NECESSARY TO SUPPORT EACH PHASE OF THE PROJECT SHALL BE CONSTRUCTED CONCURRENTLY WITH THAT PHASE AS A CONDITION OF PLATTING AND/OR SITE PLAN APPROVAL.
2. ALL BUFFERS SHALL ADHERE TO THE MARION COUNTY LDC STANDARDS FOR ADJOINING USES ON THE EXTERIOR OF THE P.U.D. BOUNDARIES EXCEPT AS OTHERWISE DEFINED WITHIN THE SUBMITTED DOCUMENTS. NO INTERNAL BUFFER SHALL BE REQUIRED AND LEFT UP TO THE DISCRETION OF THE DEVELOPER.
3. UNTIL UTILITIES BECOME READILY AVAILABLE, SEPTIC TANK AND WELLS IN COMPLIANCE WITH DOH STANDARDS WILL BE UTILIZED.
4. APPLICANT RESERVES THE ABILITY TO REARRANGE OR MODIFY LOCATION OF HOUSING UNIT TYPES PRIOR TO APPROVAL OF FINAL MASTER PLAN. PROVISIONS FOR ADEQUATE BUFFERS WILL BE PROVIDED.
5. THIS PROJECT WILL BE PLATTED AS FEE-SIMPLE LOTS.
6. PRIVATE ROAD STATUS WITH 40' RIGHT-OF-WAY WIDTH TOGETHER WITH 10.00' UTILITY EASEMENT.
7. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
8. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
9. H.O.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
10. ACCESSORY STRUCTURES ALLOWED AS PERMITTED IN R-1 FOR LOTS 1-40, LOTS 41-46 AS PERMITTED IN AN A-1.
11. ADDITIONAL PERMITS WILL BE REQUIRED FOR SIGNAGE, WHICH MAYBE LOCATED IN BUFFER EASEMENT. AND WILL COMPLY WITH LDC REGULATIONS.

PUD Concept Plan Set originally dated August 25, 2025, and subsequently revised, is subject to the development conditions as approved by Resolution No. 25-R-499.

DEVELOPMENT NOTES

1. ROADS, DETENTION AREAS, AND COMMON AREAS WILL BE CONSTRUCTED BY THE DEVELOPER AND WILL BE MAINTAINED BY ESTABLISHED HOA .

ARCHITECTURAL STYLE

NOTES: FACADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, OR NEUTRAL TONE COLORS. BUILDING TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.

Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

DRAKE RANCH
MARION COUNTY, FLORIDA

NOTES

DATE 8/25/2025
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9133
SCALE
SHT. 05.02

EXHIBIT A

ACREAGE OF PROPERTY:

446.72 ± ACREAS

LEGAL DESCRIPTION:

TRACT 1

A PARCEL OF LAND LYING IN SECTIONS 19, 20, 28, 29 AND 30, TOWNSHIP 17 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.

COMMENCE AT THE S.E. CORNER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 20 EAST; THENCE S.45°06'12"E., 2019.47 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT CONSERVATION EASEMENT FOR HABITAT MANAGEMENT (SWF PARCEL NO. 19-687-107C), RECORDED IN OFFICIAL RECORDS BOOK 5732, PAGE 1843, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WESTERLY, ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING SIX (6) CALLS: (1) THENCE N.86°58'29"W., 2516.85 FEET; (2) THENCE N.03°04'24"W., 1048.00 FEET; (3) THENCE N.89°48'10"W., 5505.85 FEET; (4) THENCE N.29°07'51"W., 1559.32 FEET; (5) THENCE N.87°00'08"W., 404.19 FEET; (6) THENCE N.40°00'00"W., 343.32 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE PROJECT NO. 36100-2502, (F.P. NO. 238651-1), SAID POINT BEING 150.00 FEET DISTANT FROM, AS MEASURED PERPENDICULAR TO, THE CENTERLINE OF SURVEY OF SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP; THENCE DEPARTING SAID NORTHERLY BOUNDARY, PROCEED NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING ELEVEN (11) CALLS: (1) THENCE N.42°01'25"E., 145.99 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY; (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15,191.83 FEET, THROUGH A CENTRAL ANGLE OF 04°17'01", AN ARC LENGTH OF 1135.79 FEET TO THE END OF SAID CURVE, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.39°52'55"E., 1135.53 FEET; (3) THENCE N.37°44'24"E., 209.96 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY; (4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 14,991.83 FEET, THROUGH A CENTRAL ANGLE OF 00°22'29", AN ARC LENGTH OF 98.08 FEET TO THE END OF SAID CURVE, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.37°55'39"E., 98.08 FEET; (5) THENCE S.51°53'07"E., 21.39 FEET; (6) THENCE N.38°10'58"E., 32.55 FEET; (7) THENCE N.51°45'38"W., 21.39 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY; (8) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 14,991.83 FEET, THROUGH A CENTRAL ANGLE OF 03°47'03", AN ARC LENGTH OF 990.17 FEET TO THE END OF SAID CURVE, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.40°07'53"E., 989.99 FEET; (9) THENCE N.42°01'25"E., 504.24 FEET; (10) THENCE S.47°57'22"E., 6.56 FEET; (11) THENCE N.42°01'25"E., 1094.87 FEET TO A POINT ON THE EAST BOUNDARY OF THE N.E. 1/4 OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 20 EAST; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, S.00°01'51"W., ALONG THE EAST BOUNDARY OF SAID N.E. 1/4, 1946.70 TO THE EAST 1/4 CORNER OF SAID SECTION 19; THENCE S.00°15'29"E., ALONG THE EAST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 19, 1321.70 FEET TO THE N.W. CORNER OF THE SOUTH 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 20 EAST; THENCE DEPARTING SAID EAST BOUNDARY, S.89°47'10"E., ALONG THE NORTH BOUNDARY OF SAID SOUTH 1/4, 5275.67 FEET TO THE N.E. CORNER OF SAID SOUTH 1/4; THENCE S.00°01'31"W., ALONG THE EAST BOUNDARY OF SAID SOUTH 1/4, 1320.28 FEET TO THE POINT OF BEGINNING.

EXCEPT:

COMMENCE AT THE S.W. CORNER OF THE S.W. 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA; THENCE N.00°15'58"W., ALONG THE WEST BOUNDARY OF SAID S.W. 1/4, 382.11 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST BOUNDARY, S.89°44'02"W., 438.49 FEET; THENCE N.00°15'58"W., 473.24 FEET; THENCE N.89°44'02"E., 613.49 FEET; THENCE S.00°15'58"E., 473.24 FEET; THENCE S.89°44'02"W., 175.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 407.40 ACRES, MORE OR LESS.

TRACT 2

THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.

CONTAINING 39.32 ACRES, MORE OR LESS.

Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

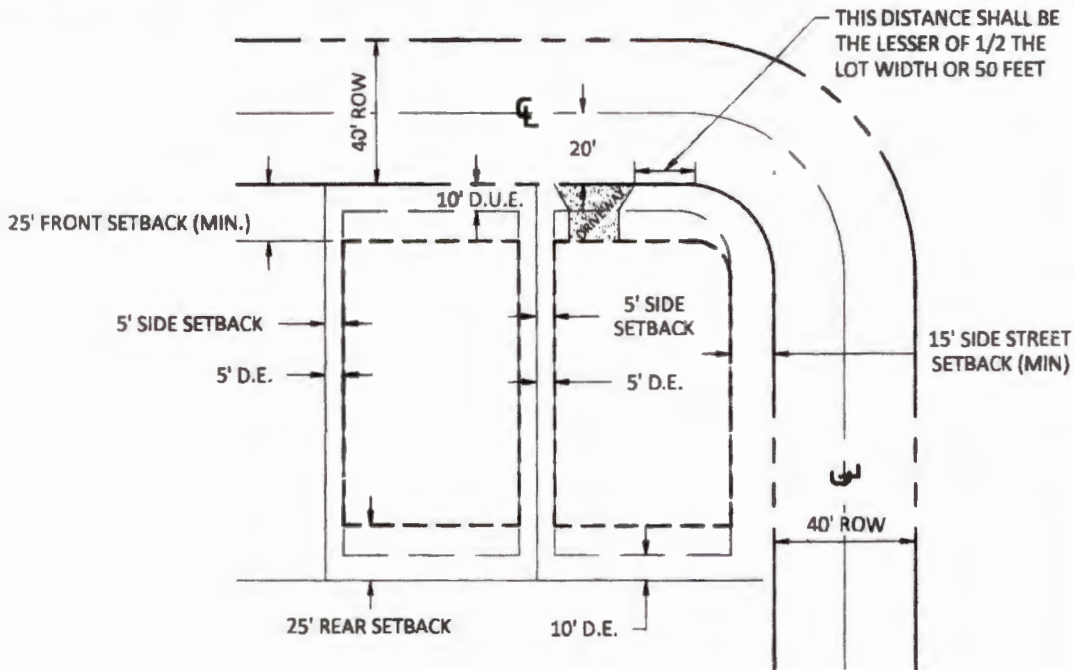
DRAKE RANCH
MARION COUNTY, FLORIDA

ACREAGE OF PROPERTY AND LEGAL DESCRIPTION

DATE 8/25/2025
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9133
SCALE
SHEET 05.03

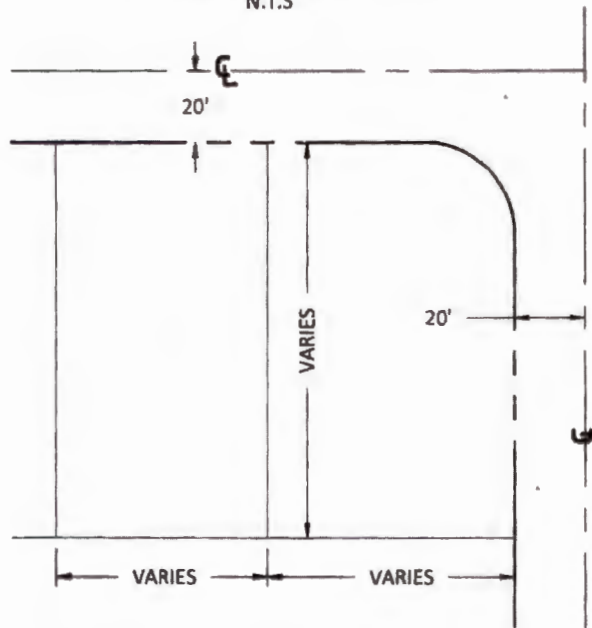
EXHIBIT A

PUD Concept Plan Set originally dated August 25, 2025, and subsequently revised, is subject to the development conditions as approved by Resolution No. 25-R-499.



TYPICAL LOT DETAILS

N.T.S.



MINIMUM LOT SIZE TO BE ONE ACRE

TYPICAL LOT DIMENSIONS

N.T.S.

Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

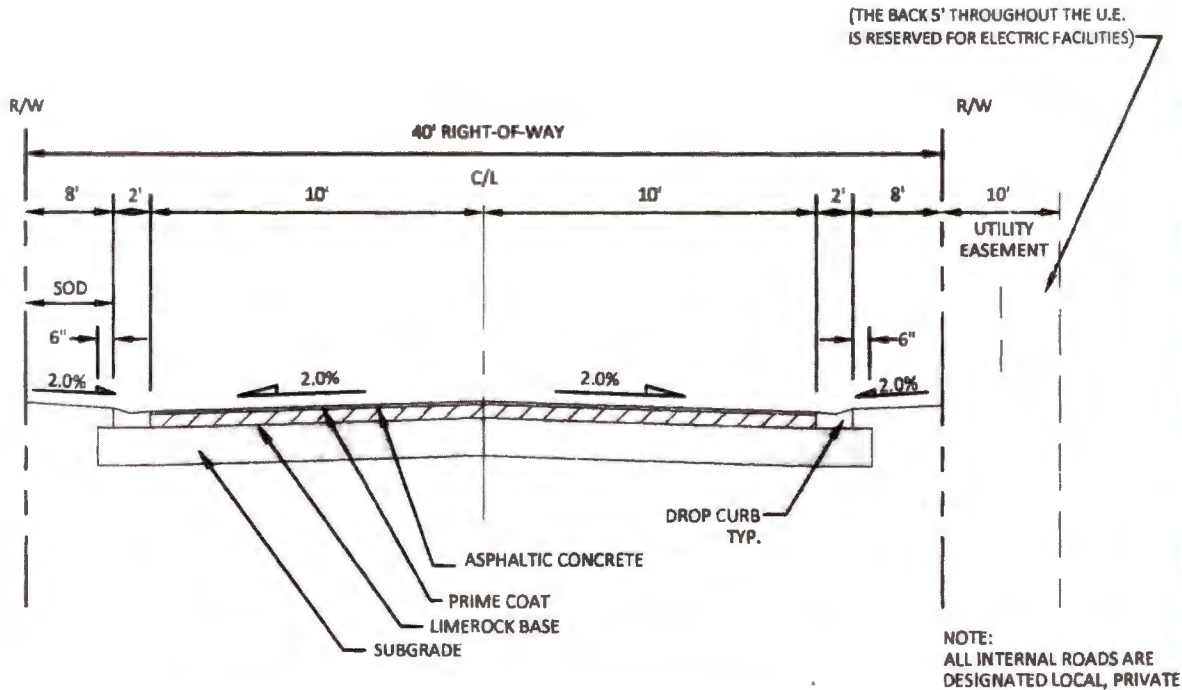
DRAKE RANCH
MARION COUNTY, FLORIDA

TYPICALS

DATE 08/25/2025
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9133
SCALE N.T.S.
SHT. 06

EXHIBIT A

PUD Concept Plan Set originally dated August 25, 2025, and subsequently revised, is subject to the development conditions as approved by Resolution No. 25-R-499.



40' PRIVATE LOCAL RIGHT-OF-WAY ROADWAY SECTION

N.T.S

Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

DRAKE RANCH
MARION COUNTY, FLORIDA

CROSS SECTIONS

DATE 08/25/2025
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9133
SCALE
SHT. 07

EXHIBIT A

PUD Concept Plan Set originally dated August 25, 2025, and subsequently revised, is subject to the development conditions as approved by Resolution No. 25-R-499.



Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

DRAKE RANCH
MARION COUNTY, FLORIDA

HOUSE RENDERINGS

DATE 08/25/2025
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9133
SCALE N.T.S.
SHEET 10.01

EXHIBIT A

PUD Concept Plan Set originally dated August 25, 2025, and subsequently revised, is subject to the development conditions as approved by Resolution No. 25-R-499.



Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

DRAKE RANCH
MARION COUNTY, FLORIDA

HOUSE RENDERINGS

DATE 08/25/2025
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9133
SCALE N.T.S.
SHT. 10.02

EXHIBIT A

PUD Concept Plan Set originally dated August 25, 2025, and subsequently revised, is subject to the development conditions as approved by Resolution No. 25-R-499.



Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

DRAKE RANCH
MARION COUNTY, FLORIDA

HOUSE RENDERINGS

DATE 08/25/2025
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9133
SCALE N.T.S.
SHEET 10.03

EXHIBIT A

PUD Concept Plan Set originally dated August 25, 2025, and subsequently revised, is subject to the development conditions as approved by Resolution No. 25-R-499.



Tillman & Associates
ENGINEERING, LLC.

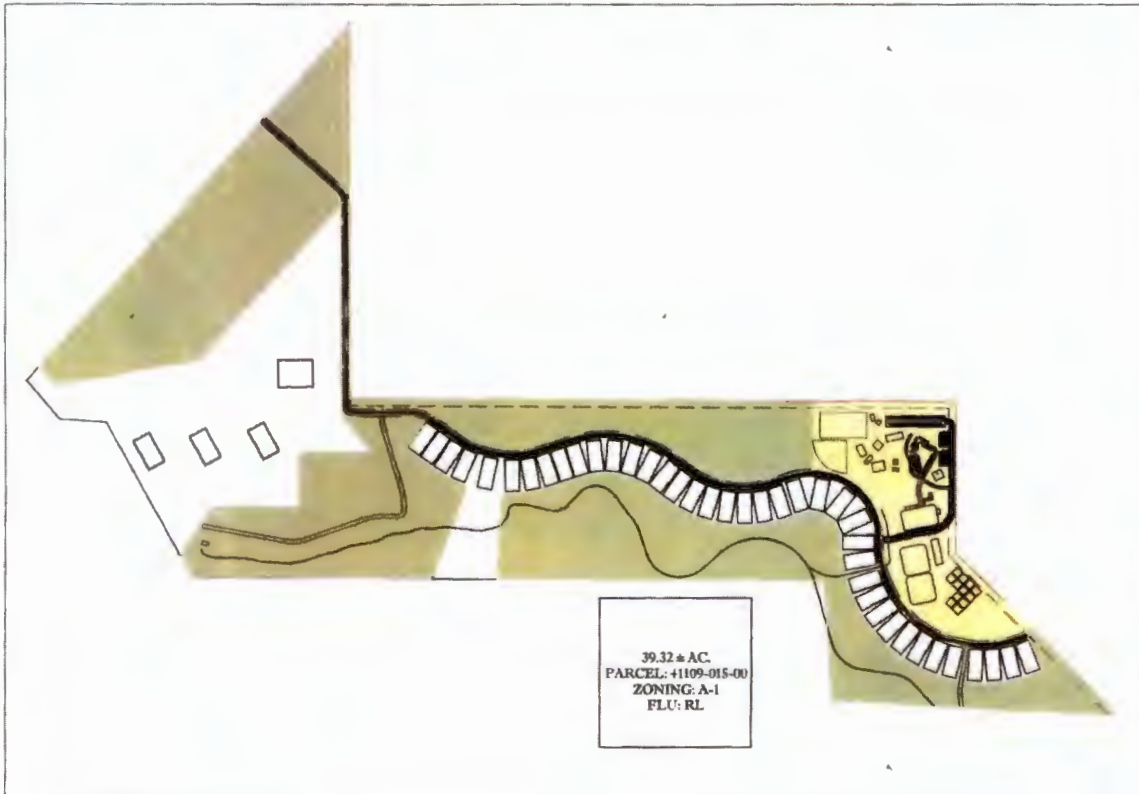
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

DRAKE RANCH
MARION COUNTY, FLORIDA

HOUSE RENDERINGS

DATE 08/25/2025
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9133
SCALE N.T.S.
SHT. 10.04

PUD Concept Plan Set originally dated August 25, 2025, and subsequently revised, is subject to the development conditions as approved by Resolution No. 25-R-499.



OPEN SPACE CALCULATIONS

REQUIRED:

1. OPEN SPACE: (20% OF PROJECT AREA) $0.20 \times 446.72 = 89.34 \pm \text{AC.}$
2. IMPROVED OPEN SPACE (AMENITY): (5% OF PROJECT AREA) $0.05 \times 446.72 = 22.33 \pm \text{AC.}$

TOTAL PROVIDED OPEN SPACE:		313 ± AC.
1. OPEN SPACE:	269.20 ± AC.	*
2. AMENITY (IOS):	43.40 ± AC.	
3. BUFFERS:	0.42 ± AC.	

* OPEN SPACE INCLUDES 39.32 AC FROM OFFSITE PARCEL# 41109-015-00



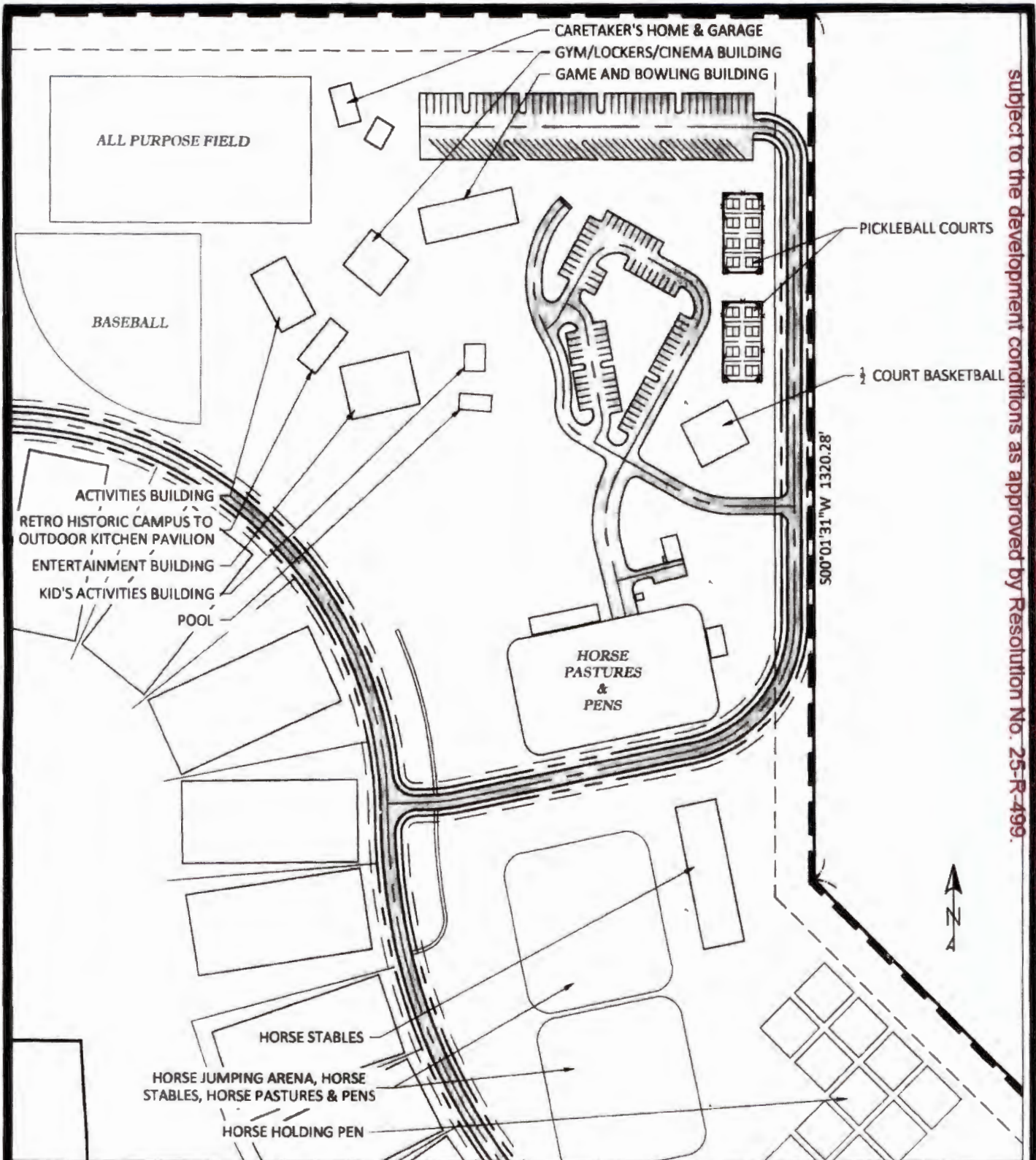
DATE: 08/25/2025
DRAWN BY: SM
CHECKED BY: JH
JOB NO.: 25-5131
SCALE: 1"=100'
SHEET: 11

DRAKE RANCH MARION COUNTY, FLORIDA OPEN SPACE MAP AND CALCULATIONS

Tillman & Associates
ENGINEERING, LLC

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

EXHIBIT A



PUD Concept Plan Set originally dated August 25, 2025, and subsequently revised is subject to the development conditions as approved by Resolution No. 25-R-499.

Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

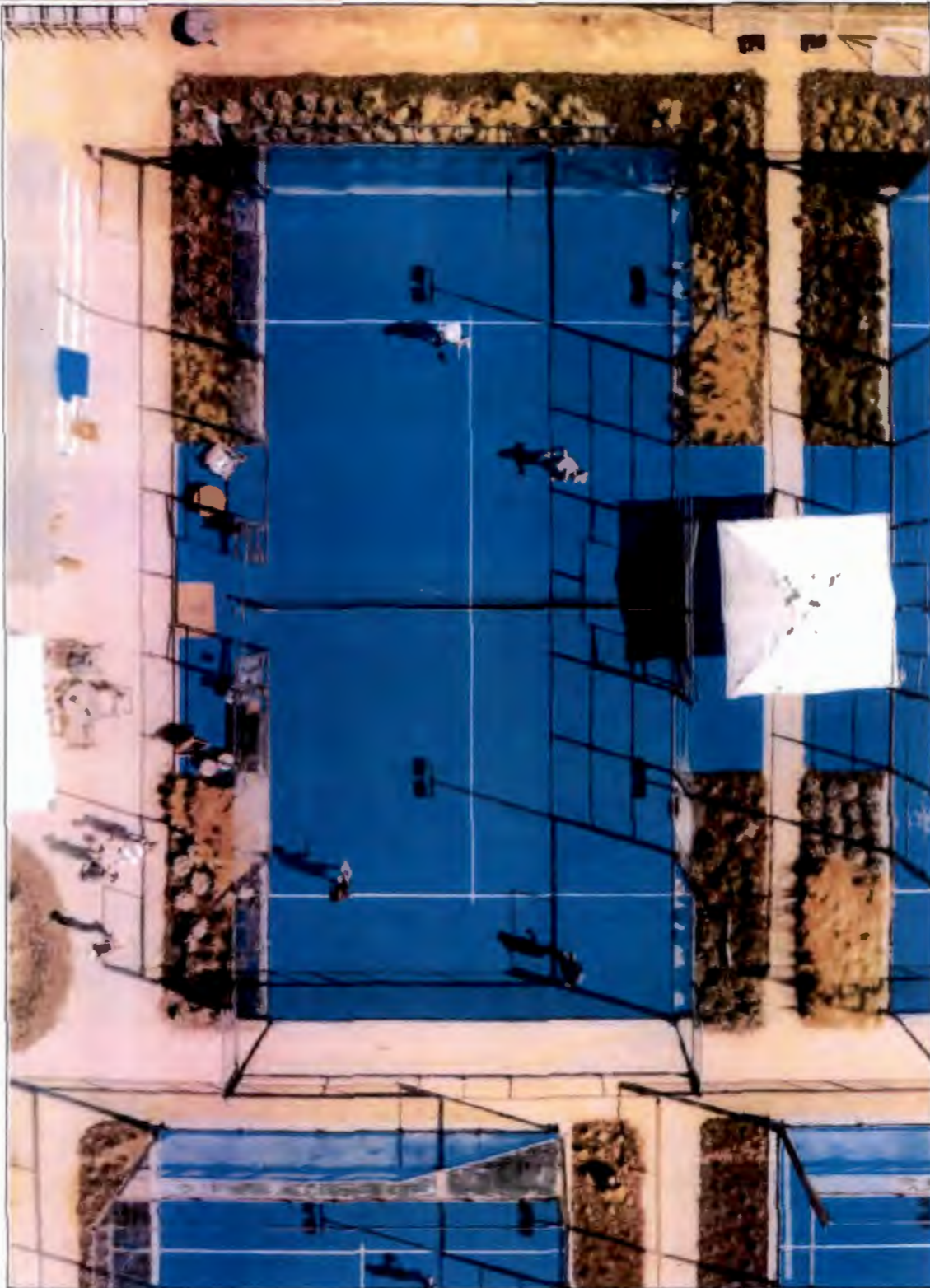
DRAKE RANCH
MARION COUNTY, FLORIDA

**SOCIAL / RECREATIONAL
CAMPUS**

DATE 08/25/2025
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9133
SCALE 1"=200'
SHT. 12

EXHIBIT A

PUD Concept Plan Set originally dated August 25, 2025, and subsequently revised, is subject to the development conditions as approved by Resolution No. 25-R-499.



Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

DRAKE RANCH
MARION COUNTY, FLORIDA

**PICKLEBALL COURTS
AMENITY RENDERINGS**

DATE 08/25/2025

DRAWN BY SM

CHKD. BY JH

JOB NO. 24-9133

SCALE N.T.S.

SHT. 12.01

PUD Concept Plan Set originally dated August 25, 2025, and subsequently revised, is subject to the development conditions as approved by Resolution No. 25-R-499.

EXHIBIT A



To build the Outdoor Kitchen Pavilion remove the walls and roof off the old camp house (above center) leaving the slab, the fireplace, its relics, and the vintage wood range. The historic fireplace & the antique wood stove connected to it will be the center piece under a new open air metal building. On cold days they both can be heating elements. The new structure will extend 12 feet on the end away from the field view for a bathroom building under the metal building. The walls of this bathroom building will be clad with reclaimed wood from the camp house. Model perspectives are below.



NOTE: Outdoor Kitchen Appliances, BBQ Grills/Cookers, Cabinetry, Counters & Seating are not shown to clearly depict structure

DATE	08/25/2025
DRAWN BY	SM
CHECKED BY	JH
JOB NO.	24-913
SCALE	N.T.S.
REV	12.07

DRAKE RANCH
MARION COUNTY, FLORIDA
**PAVILION, OUTDOOR KITCHEN
AMENITY RENDERINGS**

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

EXHIBIT A

PUD Concept Plan Set originally dated August 25, 2025, and subsequently revised, is subject to the development conditions as approved by Resolution No. 25-R-499.



Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

DRAKE RANCH
MARION COUNTY, FLORIDA

**POOL & BALL FIELDS
AMENITY RENDERINGS**

DATE 08/25/2025
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9133
SCALE N.T.S.
SHT. 12.08

EXHIBIT A

PUD Concept Plan Set originally dated August 25, 2025, and subsequently revised, is subject to the development conditions as approved by Resolution No. 25-R-499.



Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

DRAKE RANCH
MARION COUNTY, FLORIDA

**HORSE STABLES
AMENITY RENDERINGS**

DATE 08/25/2025
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9133
SCALE N.T.S.
SHT. 12.09

EXHIBIT A

PUD Concept Plan Set originally dated August 25, 2025, and subsequently revised, is subject to the development conditions as approved by Resolution No. 25-R-499.



SIGNAGE IS CONCEPTUAL IN NATURE

Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

DRAKE RANCH
MARION COUNTY, FLORIDA

SIGNAGE RENDERING

DATE 08/25/2025

DRAWN BY SMCHKD. BY JH

JOB NO. 24-9133

SCALE _____

SHT. 13

PUD Concept Plan Set originally dated August 25, 2025, and subsequently revised, is subject to the development conditions as approved by Resolution No. 25-R-499.

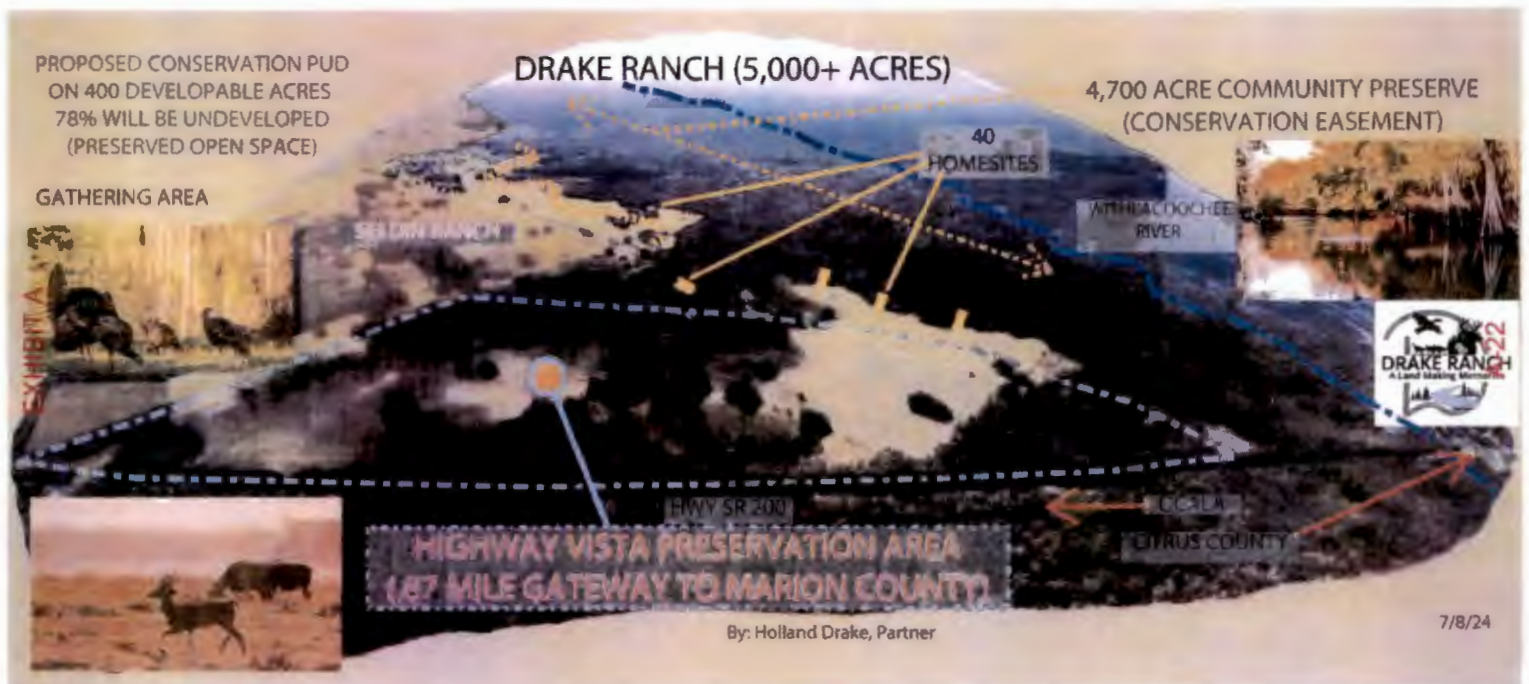


EXHIBIT B



October 20, 2025

October 23rd, 2025 - Revision

Marion County Board of County Commissioners
2710 E. Silver Springs Blvd.
Ocala, FL 34470

RE: **Executive Summary:**
DRAKE RANCH PUD – Environmental Benefits of the Proposed Enhanced Nutrient-Reducing (ENR) Septic Systems Meeting Advanced Wastewater Treatment Standards

Marion County Board of County Commissioners,

There are profound environmental benefits utilizing Enhanced Nutrient-Reducing (ENR) Septic Systems meeting Advanced Wastewater Treatment Standards proposed for the Drake Ranch PUD, like the State FDEP/FDOH approved Fujiclean CEN5.

This 40-lot subdivision using Fujiclean CEN5 units will significantly be less nutrient pollutant compared to a 10-lot subdivision using conventional septic systems. Attached is the full comparative analysis.

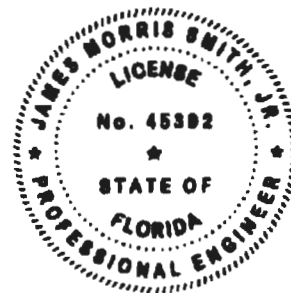
In summary the reduction in three key water quality parameters in this comparison are:

Biochemical oxygen demand (BOD)	97% Reduction
Total Suspended Solids (TSS)	97% Reduction
Total Nitrogen (TN)	75% Reduction

This comparative analysis demonstrates that the implementation of 40 Fujiclean CEN5 advanced treatment units offers a substantial improvement and environmental protection compared to 10 conventional septic systems. The 40 Fujiclean CEN5 units, despite treating a significant larger volume (4.4 fold) of wastewater exhibit a markedly lower nutrient loading for BOD, TSS, and TN.

Very Truly Yours,
James Morris Smith, Jr.

James M Smith, Jr
This item has been digitally signed and sealed by James Morris Smith, Jr, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Drake Ranch PUD - Marion County, FL
2025.10.23 12:47:56-04'00'





HYDRODYNAMIC
SOLUTIONS

**Comparative Analysis of Nutrient Loading: Conventional Septic Systems
vs. Fujiclean CEN5 Advanced Treatment Units in a Florida Context**

Date: October 20, 2025

1. Introduction

Florida's unique hydrogeology, characterized by a shallow water table and porous sandy soils, makes its groundwater resources particularly vulnerable to contamination from surface and near-surface pollution sources. Onsite sewage treatment and disposal systems (OSTDS), commonly known as septic systems, are a significant contributor to nutrient pollution, particularly nitrogen (N), in many of Florida's springs, rivers, and coastal estuaries [1]. Approximately 30% of Florida's population relies on an estimated 2.6 million septic systems, which collectively discharge approximately 426 million gallons of wastewater per day into the state's underlying soil and groundwater [2].

Conventional septic systems are designed primarily for pathogen removal and are not optimized for nutrient reduction. As a result, they can release significant quantities of nitrogen and phosphorus into the environment, fueling eutrophication and harmful algal blooms. In response to growing concerns over water quality impairment, Florida has implemented regulations requiring the use of enhanced nutrient-reducing (ENR) systems in many nutrient-sensitive areas [3].

This report provides a comparative analysis of the potential environmental nutrient loading from two types of onsite wastewater treatment systems:

- **10 Conventional Septic Tanks**
- **40 Fujiclean CEN5 Advanced Treatment Units**

This analysis focuses on three key water quality parameters: Biochemical Oxygen Demand (BOD), Total Suspended Solids (TSS), and Total Nitrogen (TN). The objective is to quantify the difference in nutrient loads released into the environment between these two scenarios, highlighting the environmental benefits of advanced treatment technology, even when serving a significantly larger number of connections.

EXHIBIT B



2. System Parameters and Effluent Quality

This analysis is based on established performance data for both conventional and advanced treatment systems. The following table summarizes the key parameters and effluent quality concentrations used in the calculations.

Parameter	Conventional Septic Tank	Fujiclean CEN5 Unit	Data Source(s)
Number of Units	10	40	Given
Flow Rate per Unit (GPD)	500	500	Assumed standard for single-family residence
BOD Effluent (mg/L)	150	5	[4], [5]
TSS Effluent (mg/L)	70	6	[4], [5]
TN Effluent (mg/L)	60	10	[1], [5]
Total Flow (GPD)	5,000	22,000	Calculated
Flow Ratio	1x	4.4x	Calculated

Conventional Septic Tank Effluent Quality

Conventional septic systems provide primary treatment of wastewater. Effluent from these systems typically has high concentrations of organic matter and nutrients. For this analysis, the following typical effluent concentrations were used, based on a review of literature from the U.S. Environmental Protection Agency (EPA), various state health departments, and academic sources:

- BOD: 150 mg/L
- TSS: 70 mg/L
- TN: 60 mg/L [1]
-

Fujiclean CEN5 Advanced Treatment Unit Effluent Quality

The Fujiclean CEN5 is an advanced treatment unit certified under NSF/ANSI Standards 40 and 245 for enhanced nutrient reduction. These systems employ a multi-stage treatment process that significantly reduces pollutant concentrations. The effluent quality values used in this analysis are based on the NSF certification data and field performance testing:

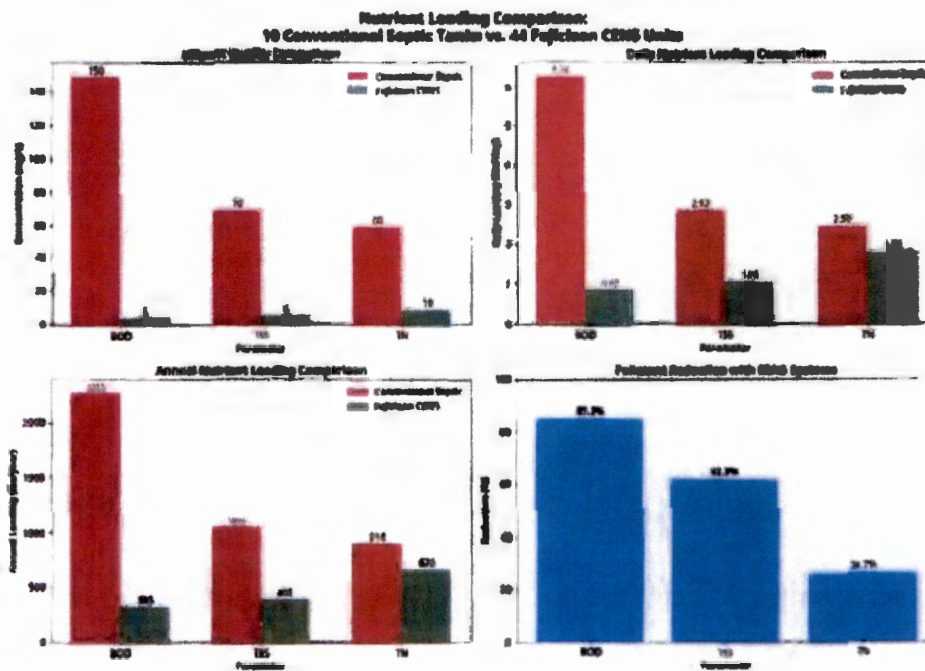
- BOD: 5 mg/L
- TSS: 6 mg/L
- TN: 10 mg/L [5]

EXHIBIT B



3. Comparative Nutrient Loading Analysis

Using the parameters defined above, the daily and annual nutrient loads for both scenarios were calculated. The results clearly demonstrate the substantial reduction in pollutant discharge achieved by the Fujiclean CEN5 systems, despite treating 4.4 times the total volume of wastewater.



Nutrient Loading Comparison Charts

Figure 1: This series of charts compares the effluent quality, daily nutrient loading, annual nutrient loading, and overall pollutant reduction between 10 conventional septic tanks and 40 Fujiclean CEN5 units.

EXHIBIT B



The following table provides a detailed summary of the calculated nutrient loads.

Parameter	Conv. Daily Loading (lbs./day)	CEN5 Daily Loading (lbs./day)	Daily Reduction (lbs./day)	Reduction (%)	Conv. Annual Loading (lbs./yr)	CEN5 Annual Loading (lbs./yr)	Annual Reduction (lbs./yr)
BOD	6.26	0.17	6.09	97.3%	2,285	61.7	2,223.2
TSS	2.92	0.08	2.83	97.1%	1,066	30.9	1,034.9
TN	2.50	0.62	1.88	75.3%	914	225	687.1

4. Environmental Implications

The results of this analysis highlight the profound environmental benefits of utilizing advanced wastewater treatment technologies like the Fujiclean CEN5. Even with a 4.4-fold increase in the volume of wastewater being treated, the 40 CEN5 units release significantly lower overall masses of pollutants compared to just 10 conventional septic tanks.

- **BOD Reduction:** The CEN5 systems achieve a 97.3% reduction in daily BOD loading. This is critical for aquatic ecosystems, as high BOD levels deplete dissolved oxygen, leading to hypoxic conditions that can kill fish and other aquatic organisms.
- **TSS Reduction:** With a 97.1% reduction in daily TSS loading, the advanced systems help protect water clarity and prevent the smothering of aquatic habitats. Suspended solids can also carry other pollutants, including heavy metals and pathogens.
- **Total Nitrogen Reduction:** While the percentage reduction for TN (75.3%) is lower than for BOD and TSS, the absolute reduction is still significant. The 40 CEN5 units release 244 fewer pounds of nitrogen annually than the 10 conventional systems. This reduction is crucial in Florida, where nitrogen is a primary driver of water quality degradation in springs and coastal waters.

"Septic tanks contribute up to 40% of the current nitrogen pollution in the District's five first-magnitude springs." - Southwest Florida Water Management District [6]

By significantly reducing the nutrient load from onsite wastewater systems, advanced treatment units play a vital role in mitigating these impacts, helping to protect Florida's invaluable water resources, preserve aquatic ecosystems, and support the state's tourism-based economy.

EXHIBIT B



5. Conclusion

This comparative analysis demonstrates that the implementation of Fujiclean CEN5 advanced treatment units offers a substantial improvement in environmental protection compared to conventional septic systems. The 40 CEN5 units, despite treating a significantly larger volume of wastewater, exhibit a markedly lower nutrient loading for BOD, TSS, and TN.

The adoption of advanced ENR technologies is a critical strategy for addressing the pressing water quality challenges in Florida. By replacing underperforming conventional systems and ensuring new installations meet higher treatment standards, the state can make significant strides in reducing nutrient pollution, restoring impaired water bodies, and safeguarding public health and the environment for future generations.

6. References

- [1] Toor, G. S., Lusk, M., & Obreza, T. (2011). *Onsite Sewage Treatment and Disposal Systems: Nitrogen*. UF/IFAS Extension. <https://edis.ifas.ufl.edu/publication/SS550>
- [2] Lusk, M., Albertin, A., Elmore, W., Lester, W., & Moll, J. (2020). *Septic Systems and Springs Water Quality: An Overview for Florida*. UF/IFAS Extension. <https://edis.ifas.ufl.edu/publication/SS693>
- [3] Florida Department of Environmental Protection. (2024). *Permitting of Enhanced Nutrient Reducing Onsite Sewage Treatment and Disposal Systems*. <https://floridadep.gov/water/onsite-sewage/content/permitting-enhanced-nutrient-reducing-onsite-sewage-treatment-and>
- [4] Washington State Department of Health. (2004). *Septic Tank Effluent Values*. <https://www.doh.wa.gov/portals/1/Documents/Pubs/337-105.pdf>
- [5] FujiClean USA. (2024). *Design Manual Residential & Light Commercial Applications CE and CEN Models*. https://www.fujicleanusa.com/sites/default/files/fuji_clean_residential_design_manual_march_1_2024_1.pdf
- [6] Southwest Florida Water Management District. *Springs and Septic Tanks*. <https://www.swfwmd.state.fl.us/projects/springs/springs-and-septic-tanks>