



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

January 27, 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. 2025-01, which was filed in this office on January 22, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Susan Mills McAllister

From: County Ordinances <CountyOrdinances@dos.myflorida.com>
Sent: Monday, January 27, 2025 02:27 PM
To: Susan Mills McAllister; County Ordinances
Cc: Debra Windberg; Debra Lewter
Subject: RE: MRN20250113_ORDINANCE_2025_01
Attachments: Marion20250122_Ordinance2025_01_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 2025-01.

Thank you,

David Parrish

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

From: Susan Mills McAllister <SusanM@marioncountyclerk.org>
Sent: Wednesday, January 22, 2025 3:19 PM
To: County Ordinances <CountyOrdinances@dos.myflorida.com>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Debra Lewter <DebraL@marioncountyclerk.org>
Subject: MRN20250113_ORDINANCE_2025_01

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 25-01, which includes Resolutions 25-R-01 through 25-R-03 The Ordinance was adopted by the Marion County Board of County Commissioners on Monday, January 13, 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,



Susan Mills McAllister

Clerk, Commission Records

352-671-5727 | SusanM@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

Susan Mills McAllister

From: Susan Mills McAllister
Sent: Wednesday, January 22, 2025 03:19 PM
To: countyordinances@dos.myflorida.com
Cc: Debra Windberg; Debra Lewter
Subject: MRN20250113_ORDINANCE_2025_01
Attachments: MRN20250113_ORDINANCE_2025_01.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 25-01, which includes Resolutions 25-R-01 through 25-R-03 The Ordinance was adopted by the Marion County Board of County Commissioners on Monday, January 13, 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,



Susan Mills McAllister

Clerk, Commission Records

352-671-5727 | SusanM@marioncountyclerk.org

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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"

Susan Mills McAllister

From: Municode Ords Admin <MunicodeOrds@civicplus.com>
Sent: Tuesday, January 28, 2025 03:45 PM
To: Susan Mills McAllister
Subject: RE: Marion County, FL Code of Ordinances - 1985(10237) OrdBank, Marion County, FL Land Development Code - 2013(13949) OrdBank

We have received your files.

Thank you and have a nice day,

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

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

ems (she/her/hers)

civicplus.com



Powering and Empowering Local Governments

From: Susan Mills McAllister <SusanM@marioncountyclerk.org>
Sent: Monday, January 27, 2025 2:54 PM
To: Municode Ords Admin <MunicodeOrds@civicplus.com>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Debra Lewter <DebraL@marioncountyclerk.org>
Subject: Marion County Ordinance 25-01

Attached is Ordinance 25-01 (Zoning and Special Use Permits) along with Resolutions 25-R-01, 25-R-02, and 25-R-03, which were adopted by the Marion County Board of County Commissioners on Monday, January 13, 2025.

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

Susan Mills McAllister

Clerk, Commission Records

352-671-5727 | SusanM@marioncountyclerk.org



Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

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"Here to serve and protect the public trust"

ORDINANCE NO. 25-01

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

WHEREAS, the Board of County Commissioners of Marion County, Florida (Board), is responsible for and has established the zoning of parcels of property in the unincorporated area of Marion County as reflected on the official Zoning Map, and

WHEREAS, property owner(s) have submitted petition(s) for rezoning and/or special use permits and such applications identify the property by metes and bounds description or by the Marion County Property Appraiser parcel number and such identifications of property are hereby incorporated into this ordinance by reference, and

WHEREAS, the Board has considered the recommendations of the Marion County Planning and Zoning Commission and has conducted the necessary public hearing and has approved the applications contained in this ordinance. Now therefore,

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

SECTION 1. REZONING AND SPECIAL USE PERMIT APPROVALS. The Board hereby approves the below-listed applications for Rezoning and Special Use Permits. NOTE: The terms and conditions of Board approvals of 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. 250102SU** – Gavroche Fernandez, Special Use Permit to allow for an assisted living facility (ALF) to increase from six (6) to sixteen (16) residents, in a Mixed Residential (R-4) zone, 3.85 acre parcel, on Parcel Account Number 21384-000-00, Site Address 3280 NW 16th Avenue, Ocala, FL 34475.

Subject to all terms and conditions of Resolution 25-R-01 attached hereto and incorporated herein by reference.

2. **AGENDA ITEM 1.1.2. 250103SU** – Troy Mann & Dena Futch, Special Use Permit to allow for the construction of a 40' X 40' enclosed structure for storage on a vacant parcel, in a Mixed Residential (R-4) zone, 0.38 acre parcel, on Parcel Account Number 1132-012-003, Site Address 21478 NE 136th Street, Salt Springs, FL 32134.

Subject to all terms and conditions of Resolution 25-R-03 attached hereto and incorporated herein by reference.

3. **AGENDA ITEM 1.1.3. 250104SU** – Yohan Perez Hernandez & Lesli Cartagena, Special Use Permit to allow for parking one (1) commercial semi-truck and one (1) commercial semi-truck trailer, in a General Agriculture (A-1) zone, 3.50 acre parcel, on Parcel Account Number 01745-001-01, Site Address 11250 NW 200th Street, Micanopy, FL 32667.

Subject to all terms and conditions of Resolution 25-R-02 attached hereto and incorporated herein by reference.

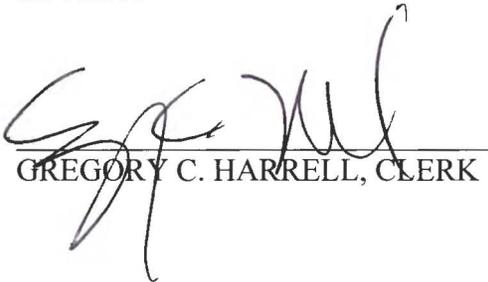
4. **AGENDA ITEM 1.1.4. 250105ZC** – Greene Ventures, LLC, Zoning Change from Regional Business (B-4) to Mixed Residential (R-4), for all permitted uses, 0.25 acre parcel, on Parcel Account Number 08385-000-00, Site Address 1875 NE 128th Place, Anthony, FL 32617.
5. **AGENDA ITEM 1.1.5. 250106ZC** – Christine Riley & 2020 Sunshine Holdings, LLC, Zoning Change from Community Business (B-4) and Mixed Residential (R-4) to General Agriculture (A-1), for all permitted uses, 18.73 acre tract, on Parcel Account Numbers 03063-001-00, 03063-002-00, and 03079-002-00, Site Address 5592 NW 185th Street, Reddick, FL 32686, 18400 N US Highway 441, Reddick FL 32686, and No Address Assigned.
6. **AGENDA ITEM 1.1.6. 250108ZC** – Lynn Padricia Wilson, Ricardo Wilson, & Leroy Wilson, Zoning Change from Light Industrial (M-1) to General Agriculture (A-1), for all permitted uses, on a 3.25 acre portion of a 9.0 acre parcel, on Parcel Account Number 35838-000-00, Site Address 3050 SE 62nd Street, Ocala, FL 34480.

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

DULY ADOPTED in regular session this 13TH day of JANUARY, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA


GREGORY C. HARRELL, CLERK


KATHY BRYANT, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE ON
JANUARY 27, 2025 ADVISING ORDINANCE WAS FILED
ON JANUARY 22, 2025.

RESOLUTION NO. 25-R-01

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 December 30, 2024; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Monday, January 13, 2025. Now therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 250102SU – Gavroche Fernandez, The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Gavroche Fernandez, Ocala, FL 34475, to increase the maximum number of residents in an Assisted Living Facility from six (6) to sixteen (16), in a Mixed Residential (R-4) Zone, on approximately 3.85 acres, on Parcel Account Number 21384-000-00, Site Address 3280 NW 16th Avenue, Ocala, FL 34475.

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. One of the existing paved and lined parking spaces must be converted for disabled permit parking.
2. The applicant must connect to central sewer services if required by the City of Ocala.
3. Any exterior lighting added will need to be placed in a way that does not illuminate off-site onto neighboring properties.
4. Construction of signage shall be permitted through the Building Department.
5. Future additions to impervious coverage shall require a major site plan review.
6. The special use permit shall run with Gavroche Fernandez. Should the property be sold or the ALF itself change ownership, a new special use permit shall be applied for.
7. The maximum number of ALF residents allowed by this special use permit shall be 16.

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.

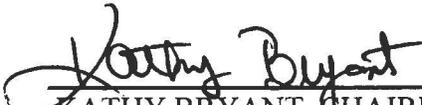
DULY ADOPTED in regular session this 13th day of January, 2025.

ATTEST:

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



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN

RESOLUTION NO. 25-R-02

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 December 30, 2024; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Monday, January 13, 2025. Now therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 250104SU – Yohan Perez Hernandez & Lesli Cartagena, The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Yohan Perez Hernandez & Lesli Cartagena, Micanopy, FL 32667, to allow for parking one (1) commercial semi-truck and one (1) commercial semi-truck trailer, in a General Agriculture (A-1) Zone, on approximately 3.50 acres, on Parcel Account Number 01745-001-01, Site Address 11250 NW 200th Street, Micanopy, FL 32667.

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. Ingress/Egress shall continue to utilize NE 200th Street only.
2. The Applicant shall construct a commercial driveway apron that shall be permitted through the office of the county engineer.
3. All parking is contained on the subject parcel. The parking area for the commercial vehicle will be located to the rear of the property, on the north side adjacent to NW 200th Street.
4. The gate that was installed at the intersection of NW 200th Street and CR 329 shall be removed and fenced in. (Access of any type is not permitted at this point.)
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. Lighting on the exterior of any accessory structure related to the commercial vehicles shall be placed in a way that is non-obtrusive and will not be pointed directly at residential units within this neighborhood.
8. There shall be no advertising signs on the subject property.

9. This special use permit runs with the owner and not the property. Any sale of the property will void this special use.
10. This special use permit will allow for one (1) commercial vehicle (tractor and trailer) with a weight of 16,000 pounds or more. 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: 2015 Freightliner, VIN# 3AKJGLD55FSFP7086
11. The Special Use Permit shall expire on January 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 13th day of January, 2025.

ATTEST:

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



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN

RESOLUTION NO. 25-R-03

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 December 30, 2024; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Monday, January 13, 2025. Now therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 250103SU – Troy Mann & Dena Futch, The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Cyndi Volz, Salt Springs, FL 32134, to allow for the construction of a 40' X 40' enclosed structure for storage on a vacant parcel, in a Mixed Residential (R-4) Zone, on approximately 0.38 acres, on Parcel Account Number 1132-012-003, Site Address, 21478 NE 136th Street, Salt Springs, FL 32134.

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 Permit is limited to one (1) enclosed structure for storage with size limitation of 40'L x 40'W x 20'H. The uses for this accessory structure are to store owner's personal boat, vehicles, and items as an accessory use to the owner's primary residence located on 21461 NE 136th St, Salt Springs.
2. To accommodate the possibility of constructing a primary structure on the site in the future, the proposed storage structure shall be positioned at the rear of the property, leaving space at the front for a primary house.
3. The architectural style of the structure, including its color and design, should align as closely as possible with the primary residence across the street.
4. If utilities are to be altered, changed, or added, coordinate with Marion County Utilities for review and permits.
5. If water and sewer are to be added, it will require permits through the Department of Health in Marion County.
6. Applicant is to maintain a minimal 5-foot no-touch buffer around the north, south, and southeast perimeter of the property on which the accessory structure is situated, as these boundaries border residential properties between adjacent properties.

7. No signs or exterior lighting on the property.
8. The site shall be developed and operated consistent with the submitted site plan and the conditions as provided with this approval.
9. The nonconforming use shall not be expanded.
10. The Special Use Permit is granted for the storage structure on the subject parcel. The allowance for the structure is limited to the specific structure submitted by the applicant under this special use permit.
11. The Special Use Permit shall run with the Owners, Troy Mann and Dena Futch, not the subject property.
12. In the event of a change of ownership of the subject property and/or the primary residence on 21461 NE 136th St, Salt Springs, the Special Use Permit shall be terminated upon the change of ownership of the parcels.
13. The Special Use Permit shall expire on January 13th, 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 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 13th day of January, 2025.

ATTEST:

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



 GREGORY C. HARRELL, CLERK



 KATHY BRYANT, CHAIRMAN