



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: January 30, 2026
RE: Ordinance 26-03

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/smm



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

January 28, 2026

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

Dear Gregory Harrell:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Marion County Ordinance No. 26-03, which was filed in this office on January 28, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Susan Mills McAllister

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Wednesday, January 28, 2026 04:12 PM
To: Susan Mills McAllister; County Ordinances
Cc: Debra Windberg; Debra Lewter; Jared Thornton
Subject: RE: MRN20260120_ORDINANCE_2026_03
Attachments: Marion20260128_Ordinance26_03_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 26-03.

Thank you,

From: Susan Mills McAllister <SusanM@marioncountyclerk.org>
Sent: Wednesday, January 28, 2026 1:34 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Debra Lewter <DebraL@marioncountyclerk.org>; Jared Thornton <jaredt@marioncountyclerk.org>
Subject: MRN20260120_ORDINANCE_2026_03

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 26-03 (Zoning), which includes Resolutions 26-R-20, 26-R-21, and 26-R-22. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, January 20, 2026.

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

Thank you in advance for your cooperation in this matter.

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 28, 2026 01:34 PM
To: countyordinances@dos.myflorida.com
Cc: Debra Windberg; Debra Lewter; Jared Thornton
Subject: MRN20260120_ORDINANCE_2026_03
Attachments: MRN20260120_ORDINANCE_2026_03.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 26-03 (Zoning), which includes Resolutions 26-R-20, 26-R-21, and 26-R-22. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, January 20, 2026.

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

Thank you in advance for your cooperation in this matter.

Sincerely,



Susan Mills McAllister

Clerk, Commission Records
352-671-5727 | SusanM@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller
PO Box 1030, Ocala FL 34478-1030
352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

ORDINANCE NO. 26-03

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

WHEREAS, petition(s) for Special Use Permits and Zoning Changes were duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on September 29, 2025 (251004SU), and December 29, 2025; and

WHEREAS, the aforementioned petitions were considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, January 20, 2026; and

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

WHEREAS, property owner(s) have submitted 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 denial recommendation of 260101SU and approval recommendations for 251004SU and 260107ZP 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 15.3.1. 251004SU** – Barbara & Kevin Marovich, Special Use Permit to allow for a mini farm operation, in a Single-Family Dwelling (R-1) zone, on an approximate 11.78 Acre Parcel, on Parcel Account Number 36142-000-00, Site Address 7600 South Magnolia Avenue, Ocala, FL 34476

Subject to all terms and conditions of Resolution 26-R-20 attached hereto and incorporated herein by reference.

2. **AGENDA ITEM 15.3.2. 260101SU** – Alain Alberto Gonzalez and Darianny Serrano Mulet, Special Use Permit to allow for parking of two (2) commercial dump trucks, in a General Agriculture (A-1) zone, on an approximate 4.58 Acre Parcel, on Parcel Account Number 3499-000-007, Site Address 10750 SW 105th Street, Ocala, FL 34481

Subject to all terms and conditions of Resolution 26-R-21 attached hereto and incorporated herein by reference.

3. **AGENDA ITEM 15.3.4. 260107ZP** – Midway 65 LLC, Zoning Change from Single-Family Dwelling (R-1) to Planned Unit Development (PUD) zone, for a maximum proposed total of 329 Single-Family residential units, on an approximate 110.14 Acre Parcel, on Parcel Account Number 9027-0000-02, No Address Assigned

Subject to all terms and conditions of Resolution 26-R-22 attached hereto and incorporated herein by reference.

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

DULY ADOPTED in regular session this 20th day of JANUARY, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



GREGORY C. HARRELL, CLERK



CARL ZALAK, III, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE ON JANUARY
28, 2026 ADVISING ORDINANCE WAS FILED ON JANUARY 28,
2026.

RESOLUTION NO. 26-R-20

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 29, 2025: and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, January 20, 2026. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 251004SU – Kevin and Barbara Marovich, the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Kevin & Barbara Marovich, Ocala, FL 34476, to allow for a mini farm operation, in a Single-Family Dwelling (R-1) zone, on an approximate 11.78 Acre Parcel, on Parcel Account Number 36142-000-00. Site Address 7600 South Magnolia Avenue, Ocala, FL 34476

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

1. The site shall be developed and operated consistent with the submitted concept plan, Exhibit A, excluding the agricultural employee unit.
2. A Stormwater Compliance Plan, consistent with Section 2.10 of the Marion County Land Development Code (LDC), shall be required at the time of development.
3. The Special Use Permit shall run with the current property owner, Kevin and Barbara Marovich, and shall terminate upon transfer of ownership.
4. No commercial sales shall occur within the subject property, nor shall any advertising be permitted within the subject property boundary.
5. Ingress/egress for all activity related to manure shall be limited to S Magnolia Avenue, through a driveway as determined by the applicant. Access from S Magnolia Avenue shall remain limited to a single apron.
6. The Manure Storage Area shall, at the very least, be contained within a fully-enclosed receptacle at least 100 feet from all residential properties. The receptacle shall face toward the interior of the subject property.

7. A 20-foot landscaping buffer shall be installed along the residential yard of PID 36166-000-00, currently owned by Amy Burke Morris and Patrick Deck. A buffer shall not be required along the portion of the Morris Deck property associated with driveway access, which is adjacent to PID 36166-006-00, currently owned by Kimberly Fielder. The buffer shall consist of hedges and a four-foot decorative fence. The hedges shall reach a minimum height of six (6) feet within two (2) years. The existing wooden fence on the subject property may be used in lieu of a new fence.
 - a. To the greatest extent possible, existing trees within twenty (20) feet of the subject property boundary shall be preserved to provide a "natural buffer" between the subject property and adjacent properties. Upon the case that a bifurcated driveway is installed, only trees within ten (10) feet of the subject property boundary shall be preserved.
8. All fences shall be located along or within the subject property boundary.
9. All agricultural structures shall meet twenty-five (25) feet setbacks from residentially-zoned properties.
 - a. Beehives and other structures for the purpose of beekeeping shall meet twenty-five (25) feet setbacks from all properties.
10. Up to forty (40) chickens shall be permitted within an 800 square-foot chicken coop. Chickens shall be contained within a fully enclosed chicken coop and or fenced pen area at all times, subject to the following conditions:
 - a. The coop and fenced pen area shall be setback twenty (20) feet from any adjacent residential unit.
 - b. The coop and pen area shall be kept in a clean, sanitary manner, free of insects and rodents, offensive odors, excessive noise, or any other condition that may constitute a nuisance.
 - c. Stored feed shall be secured in metal containers to prevent mice and other pests.
 - d. Routine slaughtering of the hens (for commercial purposes) shall not be allowed on the subject site.
11. Up to six (6) miniature cows and up to four (4) pygmy goats shall be permitted on at least two (2) acres of pasture area, with feed to be supplemented by hay.
12. The Special Use Permit shall expire on January 20, 2031; however, it may be renewed administratively three times for five years each by written instrument signed and issued by the Growth Services Director (or designee), unless:
 - a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit;
 - b. Neighboring property owners within 300 feet of the subject property have complained to the County Code Enforcement, Zoning, or equivalent similar Departments/Divisions about the uses of the subject property by this Permit; and or
 - c. The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or equivalent review process at the time).

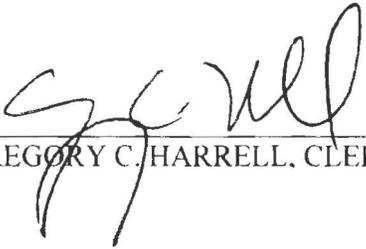
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

DULY ADOPTED in regular session this 20th day of January, 2026.

ATTEST:

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



GREGORY C. HARRELL, CLERK



CARL ZALAK, III, CHAIRMAN

RESOLUTION NO. 26-R-21

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 29, 2025; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, January 20, 2026. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 260101SU – Alain Alberto Gonzalez and Darianny Serrano Mulet, the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Alain Alberto Gonzalez and Darianny Serrano Mulet, Ocala, FL 34476, to allow for parking of two (2) commercial dump trucks, in a General Agriculture (A-1) zone, on an approximate 4.58 Acre Parcel, on Parcel Account Number 3499-000-007, Site Address 10750 SW 105th Street, 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 disagrees with the Staff recommendation of denial and the findings of the Planning and Zoning Commission and approves the Special Use Permit subject to the following conditions:

1. The site shall be developed and operated consistent with the submitted concept plan. Exhibit A. Any required improvements shall be provided within ninety (90) days of approval.
2. The Special Use Permit shall run with the property owner(s), Alain Alberto Gonzalez and Darianny Serrano Mulet, and shall terminate upon sale of the property.
3. This Special Use Permit shall be limited to two (2) dump trucks (VIN 2FZHAZCK95AU11879 and 1FU17FY9372B19810).
4. Loaded vehicles shall not be permitted on the subject property. The dump trucks shall be unloaded prior to entering the subject property.
5. No mechanical repairs or maintenance of the dump trucks shall occur within the subject property.
6. The dump trucks shall be parked within the designated parking area at all times.
 - a. A paved parking area shall accommodate the dump trucks.

7. The designated parking area shall be screened through an opaque privacy fence up to ten (10) feet in height.
8. The unpaved gateway currently used by the dump trucks shall no longer be used for vehicular access. The existing paved driveway along SW 105th Street, which serves as the primary residential entrance, shall be constructed to commercial driveway standards and shall be used for the ingress and egress of the dump trucks
9. The Special Use Permit shall expire on January 20, 2029; however, it may be renewed administratively three times for three years each by written instrument signed and issued by the Growth Services Director (or designee), unless:
 - a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit;
 - b. Neighboring property owners within 300 feet of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit; and/or
 - c. The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or equivalent review process at the time).

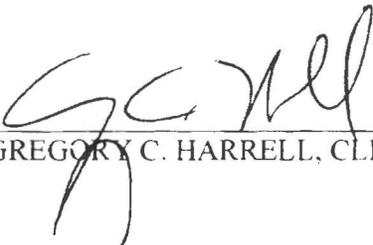
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

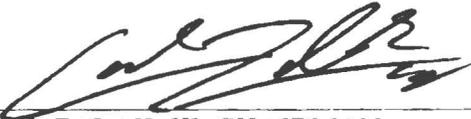
DULY ADOPTED in regular session this 20th day of January, 2026.

ATTEST:

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



GREGORY C. HARRELL, CLERK

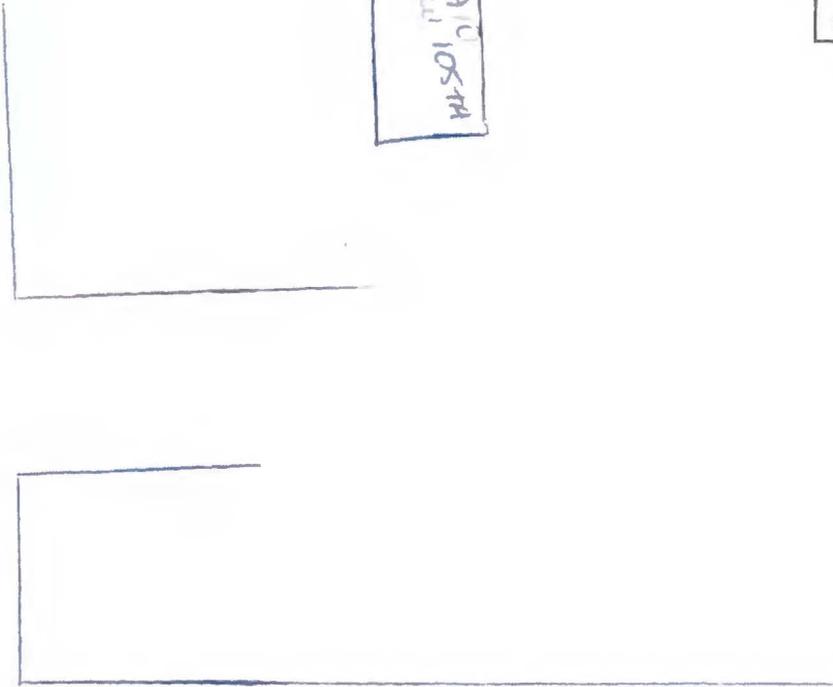


CARL ZALAK, III, CHAIRMAN

EXHIBIT A

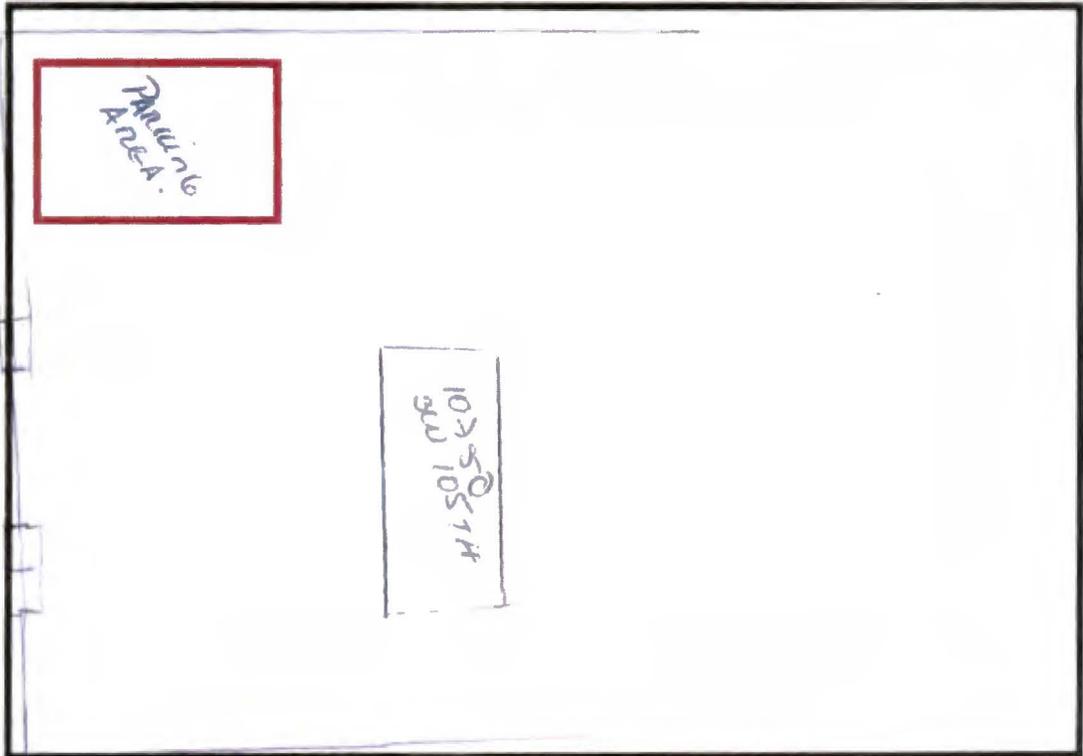


10710
SW
105TH



SPECIAL USE PERMIT

10750 SW 105 TH STREET ORLA FL 33481



10850
SW
105TH

RESOLUTION NO. 26-R-22

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON A ±110.14 ACRE PARCEL FOR MIDWAY 65 LLC, ZONING CASE NUMBER 260107ZP; 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 December 29, 2025; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, January 20, 2026. Now therefore,

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

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 260107ZP – Midway 65 LLC, the application requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by David Tillman with Tillman & Associates Engineering, LLC, Ocala, FL 34471, to allow for a maximum proposed total of 329 Single-Family residential units, on Parcel Account Number 9027-0000-02, no address assigned.

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

1. The PUD shall comply with the PUD Development Setbacks listed in Table 2 below:

Front	25'
Rear	15'
Side	5'
Side (on ROW)	15'

2. The PUD shall provide varying elevations and front setbacks for lots while still meeting the minimum setbacks as provided above.
3. The setback distance from the edge of sidewalk to the face of each residence's garage must be a minimum of 25' and allow two full-size vehicles to park in the driveway with no portion of the vehicle overhanging in to the sidewalk.
4. The PUD shall be limited to those uses as indicated within the PUD concept plan provided as Exhibit A and dated 01/09/2026.
5. The PUD shall be developed consistently with the PUD concept plan. In the event an alternative use other than those listed is proposed, the site shall go through the PUD rezoning application process to ensure due public notice is provided.
6. The PUD is limited to 329 single-family detached dwelling units.
7. A property owner's association OR the developer must care for and maintain all common areas used by residents of the subdivision as well as buffers, stormwater, and any other forms of infrastructure within the subdivision.
8. By the 50th CO for residences in the PUD, all amenities shall be completed and operational.
9. Buffers shall be provided as proposed in the PUD concept plan attached and dated 01/09/2026.
10. Requirements provided as a result of the approved Traffic Study and Traffic review must be implemented.
11. The PUD shall be limited to the two access points as provided in the attached concept plan dated 01/09/2026.
12. The eastern access shall be used solely as emergency access, with siren-operated sensors, and shall have a substantial metal gate that impedes pedestrian and vehicular traffic. Single-arm swing gates are prohibited for emergency access.
13. The eastern access shall not be used for construction traffic
14. Sidewalks to be provided internally as shown in the PUD concept plan.
15. The final PUD Master Plan 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. 26-03.

DULY ADOPTED in regular session this 20th day of January, 2026.

ATTEST:



GREGORY C. HARRELL, CLERK

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



CARL ZALAK, III, CHAIRMAN

