

ORDINANCE NO. 25-12

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

1. **AGENDA ITEM 1.1.1. 250401ZC** – BamCore-Florida, LLC, Zoning Change from Multiple-Family Dwelling (R-3) to Light Industrial (M-1), for all permitted uses, 2.77 acre parcel, on Parcel Account Number 9030-0727-01, No address assigned.
2. **AGENDA ITEM 1.1.2. 250403ZC** – Java Homes Investment, LLC, Zoning Change from Regional Business (B-4) to Rural Residential (RR-1), for all permitted uses, 0.23 acre parcel, on Parcel Account Number 2003-098-013, Site Address 15460 SW 41<sup>st</sup> Street Road, Ocala, FL 34481.
3. **AGENDA ITEM 1.1.3. 250404ZC** – WD Holt, LLC and Natcho Properties, LLC, Zoning Change from Rural Commercial (RC-1) to Regional Business (B-4), for all permitted uses, on an approximate ±2.05 acre portion of a ±19.19 acre parcel, on Parcel Account Number 41504-000-00, Site Address 1950 SE Highway 484, Belleview, FL 34420.

**ATTACHMENT B**

4. **AGENDA ITEM 1.1.4. 250405SU** – WD Holt, LLC and Natcho Properties, LLC, Special Use Permit to allow for outdoor storage, in a Regional Business (B-4) zone, on an approximate ±2.05 acre portion of a ±19.19 acre parcel, on Parcel Account Number 41504-000-00, Site Addresses 1950 SE Highway 484, Belleview, FL 34420.

**Subject to all terms and conditions of Resolution 25-R-117 attached hereto and incorporated herein by reference.**

5. **AGENDA ITEM 1.1.5. 250407ZP** – Southeast 73<sup>rd</sup> Avenue, LLC, Zoning Change from Planned Unit Development (PUD) to Planned Unit Development (PUD) to amend the existing PUD (220919ZP) to eliminate vegetative buffering and replace with only 6ft high privacy fences along the north, south, and east boundaries, modify amenities, and include one additional lot for a maximum proposed total of 159 lots, 39.94 acre parcel, on Parcel Account Number 48347-000-00, Site Address 16205 SE 73<sup>rd</sup> Avenue, Summerfield, FL 34491.

**Subject to all terms and conditions of Resolution 25-R-118 attached hereto and incorporated herein by reference.**

6. **AGENDA ITEM 1.2.3. 241211ZP** – Highway 27 West, LLC, Zoning Change from Planned Unit Development (PUD) to Planned Unit Development (PUD) to amend the existing PUD (210904Z) to allow for the project to connect to the City of Ocala Utilities in lieu of Marion County Utilities, on an ±11.37 acre portion of an ±18.98 acre parcel, on Parcel Account Number 21602-000-00, No address assigned.

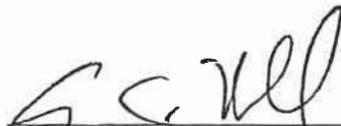
**Subject to all terms and conditions of Resolution 25-R-119 attached hereto and incorporated herein by reference.**

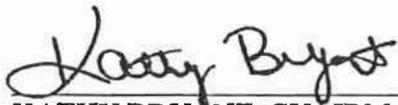
**SECTION 3. EFFECTIVE DATE.** A copy of this Ordinance as enacted shall be filed by the Clerk of the Board by email with the Office of the Secretary of State of Florida within ten (10) days after enactment, and this Ordinance shall take effect upon receipt of official acknowledgment from the Secretary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

**DULY ADOPTED** in regular session this 14<sup>TH</sup> day of APRIL, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA

  
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GREGORY C. HARRELL, CLERK

  
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KATHY BRYANT, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE  
ON APRIL 24, 2025 ADVISING ORDINANCE WAS  
FILED ON APRIL 24, 2025.

**RESOLUTION NO. 25-R-118**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON ±39.94 ACRES FOR SOUTHEAST 73<sup>RD</sup> AVENUE, LLC, ZONING CASE NUMBER 250407ZP; 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 January 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 Monday, April 14, 2025. Now therefore,

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

**SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 250407ZP – Southeast 73<sup>rd</sup> Avenue, LLC**, the application requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Miles Anderson, Ocala, FL 34470, to amend the existing PUD (220919ZP), to eliminate vegetative buffering and replace with only 6ft high privacy fences along the north, south, and east boundaries, modify amenities, and include one additional lot for a maximum proposed total of 159 lots, on approximate 39.94 acre parcel, on Parcel Account Number 48347-000-00, Site Address 16205 SE 73<sup>rd</sup> Avenue, Summerfield, FL34491.

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

1. The PUD shall consist of a total of 39.94 acres with a maximum of 159 residential homes and accompanying accessory amenities consistent with the Marion County Land Development Code, the PUD Application, and PUD Concept Plan (Dated 01/24/2025; attached).
2. Residential building heights shall be limited to 40' in height, consistent with residential uses within the LDC. Accessory structures shall be limited to 20' in height.

Complied, see approved pre-plat

Refer to sheet 04.01 of the pre-plat

**ATTACHMENT B**

Buffers shown on sheet 4.01 & 04.02.  
Discussed with County LA  
Fence shown on sheet 4.01 & 04.02.

Refer to sheet 4.01  
Refer to sheet 4.01 and supplement page  
Refer to sheet 4.01, pre-plat approved

Refer to sheet 4.01 that shows dedication  
Refer to note on cover sheet  
Request being made.

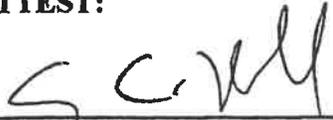
3. Buffers may be amended per the request of Southeast 73<sup>rd</sup> Avenue, LLC, if approved by the County Landscape Architect and shall be approved by the BOCC with the Final Master Plan.
4. All project-wide walls, fences, and buffers, including all vegetative plantings, shall be installed and maintained in perpetuity consistent with professionally accepted landscape practices, unless & until modified through the appropriate Land Development Code PUD Amendment Process.
5. The PUD shall provide at least 20% Open Space, consistent with the LDC.
6. Amenities shall include four pickleball courts, a playground, a picnic table, and small areas for outside recreation, as shown in the PUD Concept Plan (Dated 01/24/2025; attached).
7. The location of the northern and southern driveways shall be revised as needed to meet the satisfaction of the Office of the County Engineer. One of the two driveways may need to be converted to emergency access only as determined by the Office of the County Engineer.
8. A 25-foot-wide right-of-way shall be provided along SE 73<sup>rd</sup> Avenue. Sidewalk shall be provided on at least one side of internal roads.
9. The project shall be served by Marion County Utilities for central water services and central sewer services.
10. The final PUD Master Plan shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the Land Development Codes notice provisions at the applicant's expense.

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

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon the effective date of this Zoning Change's corresponding Rezoning and Special Use Permit Ordinance, No. 25-12.

**DULY ADOPTED** in regular session this 14<sup>th</sup> day of April, 2025.

**ATTEST:**

  
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GREGORY C. HARRELL, CLERK

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

  
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KATHY BRYANT, CHAIRMAN