



**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

*GW for GCH*

DATE: January 11, 2024

RE: Ordinance 23-33, 23-34, 23-35, 23-36, 23-37 and 23-38

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/dw



**FLORIDA DEPARTMENT *of* STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

January 10, 2024

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

Dear Honorable 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. 23-33, which was filed in this office on December 20, 2023.

Sincerely,

Anya Owens  
Administrative Code and Register Director

ACO/wlh

## **Debra Windberg**

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**From:** Debra Windberg  
**Sent:** Tuesday, December 26, 2023 09:15 AM  
**To:** CountyOrdinances@dos.myflorida.com  
**Cc:** Debra Lewter  
**Subject:** MRM20231213\_ORDINANCE\_2023\_33  
**Attachments:** MRN20231213\_ORDINANCE\_2023\_33.pdf

**Categories:** This message has been archived by Retain on December 26 2023 18:11

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 2023-33. The Ordinance was adopted by the Marion County Board of County Commissioners on December 19, 2023

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

Thank you in advance for your cooperation in this matter.

**ORDINANCE NO. 23-33**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, ESTABLISHING MARION RANCH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE ESTABLISHMENT AND NAME OF THE DISTRICT, TO BE KNOWN AS MARION RANCH COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR THE LEGAL DESCRIPTION; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR POWERS; PROVIDING FOR APPLICABILITY OF CHAPTER 190, FLORIDA STATUTES, AND ALL OTHER APPLICABLE STATUTES, ORDINANCES, RULES AND REGULATIONS; PROVIDING FOR NO MARION COUNTY OBLIGATIONS; PROVIDING FOR NO LIMITATION ON MARION COUNTY POWERS; PROVIDING FOR DISCLOSURE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 190, Florida Statutes, the “Uniform Community Development District Act of 1980” (the “Act”), and specifically Section 190.005, "Establishment of District" at subsection 190.005(2) and Marion County Ordinance 97-10 set forth the exclusive and uniform method for the establishment of an independent community development district of less than two thousand five hundred (2,500) acres in Marion County, Florida; and

**WHEREAS**, Section 190.005(2), Florida Statutes, requires a petition for the establishment of a community development district to be filed with the County Commission, which petition is required to include certain information as required in Section 190.005(1)(a) and said petition is required to be considered at a public hearing conducted by the County Commission in accordance with the requirements and procedures of Section 190.005(1)(d); and

**WHEREAS**, a petition for the establishment of the Marion Ranch Community Development District, which included a statement of estimated regulatory costs and the other information required in Section 190.005(1)(a), hereinafter referred to as the “Petition”, was submitted by Freedom Commons Development, LLC, a Delaware limited liability company and considered at a public hearing on December 13, 2023; and

**WHEREAS**, the Petition sets forth the external boundaries of the District; and

**WHEREAS**, the Petition to establish Marion Ranch Community Development District provides the area of land within the District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community and otherwise satisfies the requirements of Section 190.005(1)(c), Florida Statutes; and

**WHEREAS**, Section 190.005(2), Florida Statutes, authorizes the Board of County Commissioners to exercise its legislative discretion and enact an ordinance granting the Petition for the establishment of a community development district to be known as Marion Ranch Community Development District, and

**WHEREAS**, on December 13, 2023, the Board of County Commissioners conducted a public hearing to receive public comment and to consider the factors set forth in Section 190.005(1)(e), Florida Statutes, to make a determination to grant or deny the Petition for the establishment of Marion Ranch Community Development District; and

**WHEREAS**, all notice requirements of law were met and complete notice was timely given.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA:**

**SECTION 1. ESTABLISHMENT AND NAME OF DISTRICT.** The Petition for the establishment of the “Marion Ranch Community Development District” is hereby granted and there is hereby established pursuant to the provisions of Section 190.005(2), Florida Statutes, a community development district which shall be known as “Marion Ranch Community Development District” (the “District”).

**SECTION 2. LEGAL DESCRIPTION.** The external boundaries of the District are legally described in *Exhibit A*, attached hereto and incorporated herein. A map reflecting the external boundaries of the District is attached hereto as *Exhibit B*.

**SECTION 3. FINDING OF FACT.** Pursuant to Section 190.005(2), Florida Statutes, the Board of County Commissioners hereby adopts the following findings of fact at the public hearing on the Petition to establish the District:

- A. All statements contained within the Petition are true and correct and all statements set forth in the preamble to this ordinance are true and correct.
- B. The establishment of the District is not inconsistent with applicable elements or portions of the State of Florida Comprehensive Plan set out in Chapter 187, Florida Statutes and the Marion County Comprehensive Plan, adopted in Ordinance No. 02-3, as amended.
- C. The area of land within the District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community.

- D. The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District.
- E. The community development services and facilities of the District will not be incompatible with the capability and uses of existing local and regional community development services and facilities.
- F. The area to be served by the District is amenable to separate special district government.

**SECTION 4. BOARD OF SUPERVISORS.**

- A. The initial five (5) members of the Board of Supervisors of the District shall be the following individuals:
  - 1. Andrea Agha  
8022 SW 45th Lane  
Gainesville, FL 32608
  - 2. Frank Perez  
2100 SE 17th Street  
Suite 601  
Ocala, FL 34471
  - 3. Ron Wiese  
7675 SW 74th Loop  
Ocala, FL 34481
  - 4. David Garcia  
2100 SE 17th Street  
Suite 601  
Ocala, FL 34471
  - 5. Chris Armstrong  
1415 SW 17th Street  
Ocala, FL 34471
- B. The Board of Supervisors of the District shall exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes, consistent with all applicable governmental laws, rules and regulations.

**SECTION 5. POWERS.**

- A. The District shall have, and the Board of Supervisors of the District may exercise, all the general powers of a community development district granted by Chapter 190, Florida Statutes, as amended from time to time consistent with all applicable governmental laws, rules and regulations.
- B. The District shall have, and the Board of Supervisors of the District is hereby specifically authorized to exercise, the specific special powers provided in Section 190.012(1), 2(a) and 2(d), Florida Statutes, as amended from time to time consistent with all applicable governmental laws, rules and regulations.
- C. The establishment of an independent community development district is not a development order within the meaning of Chapter 380, Florida Statutes. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of land within this community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Local Government Comprehensive Planning and Land Development Regulation Act. The District shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of Marion County.

**SECTION 6. COMPLIANCE WITH LAWS AND ORDINANCES.** The District shall comply with Chapter 190, Florida Statutes, and all applicable federal, state and regional laws, statutes, rules, and regulations and all applicable provisions of the Marion County Comprehensive Plan, Land Development Code provisions, ordinances, rules and regulations.

**SECTION 7. NO MARION COUNTY OBLIGATION.** No debt, obligation or duty of the District shall constitute a debt, obligation, duty or burden of or on Marion County.

**SECTION 8. NO LIMITATION ON MARION COUNTY POWERS.** Establishment of the District in no way limits Marion County in the exercise of its powers or authority as provided for in Chapter 125, Florida Statutes, and other Florida statutes upon the property within the District.

**SECTION 9. REQUIRED DISCLOSURE.** The District shall comply with the disclosure of public financing and disclosure to purchaser requirements set forth in Section 190.009 and 190.048, Florida Statutes, as amended from time to time. The District shall comply with the notice of establishment requirements of Section 190.0485, Florida Statutes.

**SECTION 10. SEVERABILITY.** It is declared to be the intent of the Board of County Commissioners that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 11. REPEAL.** All Ordinances or parts of Ordinances which are in conflict with the Ordinance are hereby repealed.

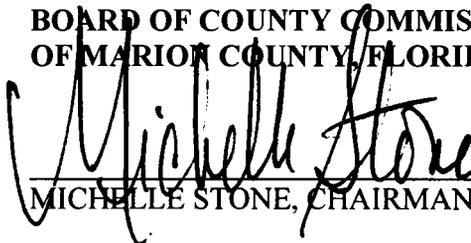
**SECTION 12. EFFECTIVE DATE.** A certified copy of this Ordinance as enacted shall be filed by the Clerk of the Board with the Office of the Secretary of State of the State of Florida within ten (10) days after enactment, and this Ordinance shall take effect in accordance with Section 125.66(2), Florida Statutes.

**DULY ADOPTED** in regular session by the Board of County Commissioners of Marion County this 13th day of December, 2023.

ATTEST:

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

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

  
\_\_\_\_\_  
MICHELLE STONE, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF  
STATE ON JANUARY 10, 2024 ADVISING  
ORDINANCE WAS FILED ON DECEMBER 20,  
2023.

**SKETCH OF DESCRIPTION FOR:  
FREEDOM COMMONS DEVELOPMENT, LLC  
SECTIONS 10 & 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA  
"MARION RANCH CDD"**

**DESCRIPTION:**

PARCEL 1A

A PORTION OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 15, N.00°29'26"E., 2,697.61 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID WEST BOUNDARY, N.00°26'59"E., 2,587.86 FEET; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH MAINTAINED RIGHT OF WAY LINE OF S.W. 80TH STREET, S.89°35'50"E., 122.49 FEET; THENCE DEPARTING SAID SOUTH MAINTAINED RIGHT OF WAY LINE (PER MARION COUNTY MAINTENANCE MAP RECORDED IN BOOK 1 PAGE 198 (BOOK 2, PAGE 82)), ALONG THE WEST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1371, PAGE 212 AND OFFICIAL RECORDS BOOK 2208, PAGE 1353 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S.00°28'16"W., 252.18 FEET TO THE S.W. CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2208, PAGE 1353; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LANDS, S.89°17'01"E., 138.21 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS MARION COUNTY DRAINAGE RETENTION AREA AS DESCRIBED IN OFFICIAL RECORDS BOOK 6558, PAGE 1696 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S.00°28'39"W., 85.79 FEET; THENCE CONTINUE ALONG SAID WEST BOUNDARY, S.23°40'34"E., 234.10 FEET TO THE S.W. CORNER OF SAID LANDS; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LANDS, S.89°25'38"E., 238.88 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WESTERLY RIGHT OF WAY LINE OF S.W. 49TH AVENUE RD, THE FOLLOWING FOUR (4) COURSES: (1.) S.00°33'50"W., 1,062.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,804.79 FEET, A CENTRAL ANGLE OF 13°51'41", AND A CHORD BEARING AND DISTANCE OF S.07°29'18"W., 676.90 FEET; (2.) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 678.55 FEET TO A POINT OF TANGENCY; (3.) THENCE S.29°52'09"W., 50.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,791.79 FEET, A CENTRAL ANGLE OF 05°12'15", AND A CHORD BEARING AND DISTANCE OF S.18°01'29"W.,

CONTINUE NEXT PAGE....

**NOTES:**

1. DATE OF SKETCH: MAY 24, 2023.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
5. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.

**LEGEND:**

-  LINE BREAK
- R/W RIGHT-OF-WAY
- CONC. CONCRETE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- NO. NUMBER
- ⊥ CENTERLINE
- P.C. POINT OF CURVATURE
- P.I. POINT OF INTERSECTION
- L ARC LENGTH
- R RADIUS
- Δ DELTA (CENTRAL ANGLE)
- CB CHORD BEARING
- CH CHORD DISTANCE
- CHANGE IN DIRECTION

**\*\*NOTE: THIS IS NOT A SURVEY\*\***

SHEET 1 OF 5  
ONE IS NOT COMPLETE  
WITHOUT THE OTHERS

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Chris Howson* 05/26/2023  
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553  
OF JCH CONSULTING GROUP, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Drawing name: Z:\Projects\210239 Armstrong 603 Ac Land Trust; Freedom Commons; Marion Ranch\DWG\SURVEY\Marion Ranch CDD\210239SK (CDD).dwg SHEET 1 May 26, 2023 8:40am by: Administrator



**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - GIS  
CERTIFICATE OF AUTHORIZATION NO. LB 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553  
426 SW 15TH STREET, UCALA, FLORIDA 34471  
PHONE: 352.495.1482 www.jchgrp.com

DRAWN:	C.J.H.	J.O.# 210239
REVISED:		DWG.# 210239SK (CDD)
CHECKED:	C.J.H.	SHEET 1 OF 5
APPROVED:	C.J.H.	MARION RANCH CDD
SCALE:	1" = 700'	COPYRIGHT © MAY, 2023

**SKETCH OF DESCRIPTION FOR:  
FREEDOM COMMONS DEVELOPMENT, LLC  
SECTIONS 10 & 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA  
"MARION RANCH CDD"**

**DESCRIPTION:**

CONTINUE...

253.49 FEET; (4.) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 253.57 FEET TO A POINT OF COMPOUND CURVATURE WITH A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 70°03'36", AND A CHORD BEARING AND DISTANCE OF S.55°39'24"W., 28.70 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTH RIGHT OF WAY LINE OF S.W. 85TH STREET, A DISTANCE OF 30.57 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N.89°18'48"W., 385.12 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 29.10 ACRES, MORE OR LESS.

PARCEL 1B

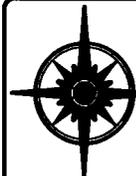
A PORTION OF THE N.W. 1/4 AND A PORTION OF THE S.W. 1/4 OF THE N.E. 1/4 AND A PORTION OF THE WEST 1/2 OF THE S.E. 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 15, N.00°29'26"E., 2,697.61 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°19'51"E., 579.07 FEET TO THE POINT OF BEGINNING. THENCE ALONG THE NORTH RIGHT OF WAY LINE OF S.W. 85TH STREET, N.65°31'41"W., 15.18 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE EASTERLY RIGHT OF WAY LINE S.W. 49TH AVENUE RD THE FOLLOWING FIVE (5) COURSES: (1.) N.19°52'36"E., 1.85 FEET; (2.) THENCE N.11°14'01"W., 25.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,929.79 FEET, A CENTRAL ANGLE OF 18°45'47", AND A CHORD BEARING AND DISTANCE OF N.09°56'11"E., 955.16 FEET; (3.) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 959.44 FEET TO THE END OF SAID CURVE; (4.) THENCE N.00°33'39"E., 1,583.63 FEET; (5.) THENCE N.41°26'34"E., 42.61 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, ALONG THE SOUTH RIGHT OF WAY LINE OF S.W. 80TH STREET THE FOLLOWING THREE (3) COURSES: (1.) S.89°34'37"E., 564.40 FEET; (2.) THENCE N.87°19'09"E., 149.32 FEET; (3.) THENCE S.89°42'25"E., 1,164.73 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 15; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE EAST BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 15, S.00°22'46"W., 1,325.47 FEET TO THE NORTHWEST CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15; THENCE DEPARTING THE SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15; S.89°16'26"E., 1,314.80 FEET TO THE NORTHEAST CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15, S.00°20'44"W., 1,324.68 FEET TO THE SOUTHEAST CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15; THENCE DEPARTING THE EAST BOUNDARY OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15, ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE S.E. 1/4 OF SAID SECTION 15, S.00°20'50"W., 34.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 16°17'44", AND A CHORD BEARING AND DISTANCE OF N.81°48'34"W., 272.12 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND AFOREMENTIONED NORTH RIGHT OF WAY LINE OF S.W. 85TH STREET, A DISTANCE OF 273.04 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 15°38'44", AND A CHORD BEARING AND DISTANCE OF N.81°29'04"W., 283.11 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 283.99 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N.89°18'26"W., 2,817.22 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 154.58 ACRES, MORE OR LESS.

CONTINUE NEXT PAGE....

\*\*NOTE: THIS IS NOT A SURVEY\*\*  
SHEET 2 OF 5  
ONE IS NOT COMPLETE  
WITHOUT THE OTHERS

Drawing name: Z:\Projects\210239 Armstrong 803 Ac Land Trust, Freedom Commons, Marion Ranch\DWG\Sketch\Marion Ranch CDD\210239SK (CDD).dwg SHEET 2 May 28, 2023 8:48am by: Administrator



JCH

CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - G.I.S.  
CERTIFICATE OF AUTHORIZATION NO. LB 0071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M., LS 6553  
426 SW 117TH STREET, OCALA, FLORIDA 34747  
PHONE: 352-498-1482 www.JCHkg.com

DRAWN:	C.J.H.	J.O.# 210239
REVISED:		DWG.# 210239SK (CDD)
CHECKED:	C.J.H.	SHEET 2 OF 5
APPROVED:	C.J.H.	MARION RANCH CDD
SCALE: 1" = 700'		COPYRIGHT © MAY, 2023

**SKETCH OF DESCRIPTION FOR:  
FREEDOM COMMONS DEVELOPMENT, LLC  
SECTIONS 10 & 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA  
"MARION RANCH CDD"**

**DESCRIPTION:**

CONTINUE...

**PARCEL 1C**

A PORTION OF THE WEST 1/2 OF THE S.E. 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 15, N.00°29'26"E., 2,617.84 FEET TO THE SOUTH RIGHT OF WAY OF S.W. 85TH STREET; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SAID S.W. 85TH STREET, S.89°18'26"E., 2,630.49 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1.) S.89°18'26"E., 765.52 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 15°38'44", AND A CHORD BEARING AND DISTANCE OF S.81°29'04"E., 261.33 FEET; (2.) THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 262.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 16°16'21", AND A CHORD BEARING AND DISTANCE OF S.81°47'53"E., 294.38 FEET; (3.) THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 295.37 FEET TO A POINT OF TANGENCY; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE S.E. 1/4 OF SAID SECTION 15, S.00°20'50"W., 2,077.69 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6558, PAGE 1722 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE WEST BOUNDARY OF THE EAST 1/2 OF THE S.E. 1/4 OF SAID SECTION 15, ALONG THE NORTH BOUNDARY OF SAID LANDS, N.89°26'01"W., 417.39 FEET TO THE N.W. CORNER OF SAID LANDS; THENCE DEPARTING THE NORTH BOUNDARY OF SAID LANDS, ALONG THE WEST BOUNDARY OF SAID LANDS, S.00°20'42"W., 417.42 FEET; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LANDS, ALONG THE NORTH RIGHT OF WAY LINE OF S.W. 90TH STREET, N.89°26'01"W., 900.31 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE WEST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 15, N.00°23'20"E., 1078.29 FEET TO THE SOUTHERLY BOUNDARY OF A DRAINAGE RETENTION AREA AS DESCRIBED ON EXHIBIT "2" PER OFFICIAL RECORDS BOOK 6813, PAGE 681 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTHERLY, EASTERLY, AND NORTHERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6813, PAGE 681 THE FOLLOWING FIVE (5) COURSES: (1.) S.89°36'50"E., 615.58 FEET; (2.) THENCE N.00°23'12"E., 474.55 FEET; (3.) THENCE N.89°36'40"W., 110.34 FEET; (4.) THENCE N.00°29'02"E., 205.00 FEET; (5.) THENCE N.89°36'40"W., 505.56 FEET TO THE AFORESAID WESTERLY OF THE S.E. 1/4 OF SECTION 15; THENCE DEPARTING SAID NORTHERLY BOUNDARY, ALONG SAID WESTERLY BOUNDARY, THENCE N.00°23'20"E., 814.18 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 64.14 ACRES, MORE OR LESS.

**PARCEL 2**

A PORTION OF THE S.W. 1/4 OF THE S.E. 1/4 AND A PORTION OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE ALONG THE NORTHERLY BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10, S.89°10'47"E., 1,309.46 FEET TO THE NORTHEAST CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID NORTHERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10, S.00°33'41"W., 1,275.21 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF S.W. 80TH STREET (PER MARION COUNTY MAINTENANCE MAP RECORDED IN BOOK 1 PAGE 198 (BOOK 2, PAGE 82)), N.89°19'23"W., 1,313.07 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE CONTINUE ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, N.89°14'07"W., 1,313.69 FEET; THENCE DEPARTING SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, ALONG THE WESTERLY BOUNDARY OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10, N.00°38'06"E., 1,280.09 FEET TO THE N.W. CORNER OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE NORTHERLY BOUNDARY OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10, S.89°09'56"E., 1,315.67 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 77.05 ACRES, MORE OR LESS.

**\*\*NOTE: THIS IS NOT A SURVEY\*\***  
SHEET 3 OF 5  
ONE IS NOT COMPLETE  
WITHOUT THE OTHERS

Drawing name: Z:\Projects\210239 Armstrong 803 Ac Land Trust, Freedom Commons, Marion Ranch\DWG\Sketch\Marion Ranch CDD\210239SK (CDD).dwg SHEET 3 May 26, 2023 8:50am by Administrator

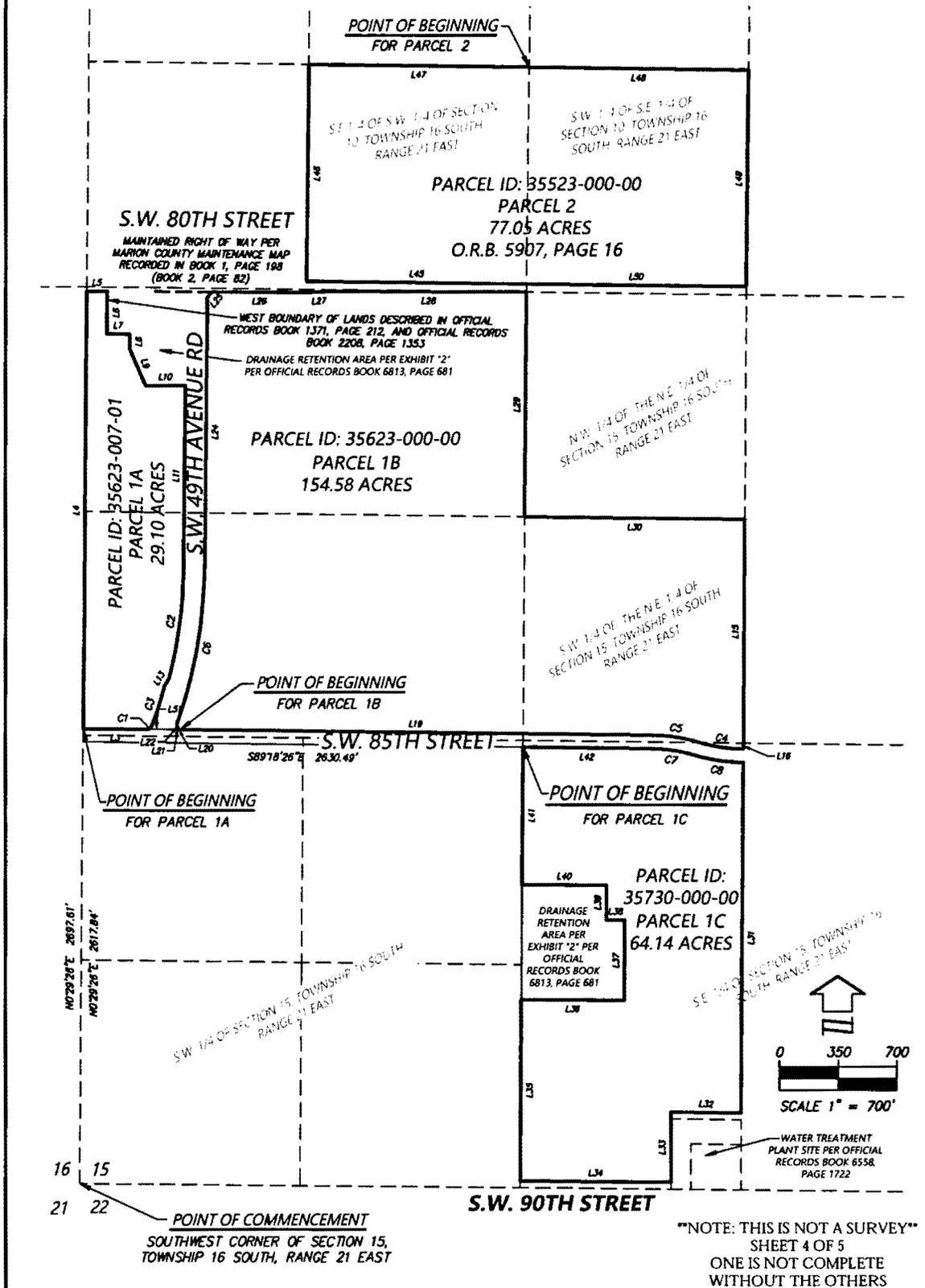


**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • G.I.S.  
CERTIFICATE OF AUTHORIZATION NO. LB 00171 CHRISTOPHER J. HOBBS, P.S.M., C.F.A., L.S. 5551  
426 SW 15TH STREET, OKALA, FLORIDA 32471  
PHONE: 352-495-1462 www.jchgrp.com

DRAWN:	C.J.H.	J.O.# 210239
REVISED:		DWG.# 210239SK (CDD)
CHECKED:	C.J.H.	SHEET 3 OF 5
APPROVED:	C.J.H.	MARION RANCH CDD
SCALE: 1" = 700'		COPYRIGHT © MAY, 2023

Exhibit "B"

SKETCH OF DESCRIPTION FOR:  
**FREEDOM COMMONS DEVELOPMENT, LLC**  
 SECTIONS 10 & 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
 MARION COUNTY, FLORIDA  
**"MARION RANCH CDD"**



**JCH**  
 CONSULTING GROUP, INC.  
 LAND DEVELOPMENT, SURVEYING & MAPPING  
 PLANNING • ENVIRONMENTAL • G.I.S.  
CERTIFICATE OF AUTHORIZATION NO. LR 0017 CHRISTOPHER J. HOBSON, P.S.M., C.P.A. 154551  
 426 SW 115TH STREET, SUITE 400, FLEMING, FLORIDA 34421  
 PHONE: 352-495-1162 www.jchgroup.com

<b>DRAWN:</b>	C.J.H.	<b>J.O.#</b> 210239
<b>REVISED:</b>		<b>DWG.#</b> 210239SK (CDD)
<b>CHECKED:</b>	C.J.H.	<b>SHEET</b> 4 OF 5
<b>APPROVED:</b>	C.J.H.	<b>MARION RANCH CDD</b>
<b>SCALE:</b> 1" = 700'		<b>COPYRIGHT</b> © MAY, 2023

**SKETCH OF DESCRIPTION FOR:  
FREEDOM COMMONS DEVELOPMENT, LLC  
SECTIONS 10 & 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA  
"MARION RANCH CDD"**

LINE TABLE		
LINE	BEARING	LENGTH
L3	N89°18'48"W	385.12
L4	N0°26'59"E	2587.86
L5	S89°35'50"E	122.49
L6	S0°28'16"W	252.18
L7	S89°17'01"E	138.21
L8	S0°28'39"W	85.79
L9	S23°40'34"E	234.10
L10	S89°25'38"E	238.88
L11	S0°33'50"W	1062.91
L13	S29°52'09"W	50.55
L15	S0°20'44"W	1324.68
L16	S0°20'50"W	34.15
L19	N89°18'26"W	2817.22
L20	N65°31'41"W	15.18
L21	N19°52'36"E	1.85
L22	N11°4'01"W	25.42
L24	N0°33'39"E	1583.63
L25	N41°26'34"E	42.61
L26	S89°34'37"E	564.40
L27	N87°19'09"E	149.32
L28	S89°42'25"E	1164.73

LINE TABLE		
LINE	BEARING	LENGTH
L29	S0°22'46"W	1325.47
L30	S89°16'26"E	1314.80
L31	S0°20'50"W	2077.69
L32	N89°26'01"W	417.39
L33	S0°20'42"W	417.42
L34	N89°26'01"W	900.31
L35	N0°23'20"E	1078.29
L36	S89°36'50"E	615.58
L37	N0°23'12"E	474.55
L38	N89°36'40"W	110.34
L39	N0°29'02"E	205.00
L40	N89°36'40"W	505.56
L41	N0°23'20"E	814.18
L42	S89°18'26"E	765.52
L45	N89°14'07"W	1313.69
L46	N0°38'06"E	1280.09
L47	S89°09'56"E	1315.67
L48	S89°10'47"E	1309.46
L49	S0°33'41"W	1275.21
L50	N89°19'23"W	1313.07
L51	S89°19'51"E	579.07

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	30.57	25.00	070°03'36"	28.70	S55°39'24"W
C2	678.55	2804.79	013°51'41"	676.90	S07°29'18"W
C3	253.57	2791.79	005°12'15"	253.49	S18°01'29"W
C4	273.04	960.00	016°17'44"	272.12	N81°48'34"W
C5	283.99	1040.00	015°38'44"	283.11	N81°29'04"W
C6	959.44	2929.79	018°45'47"	955.16	N09°56'11"E
C7	262.14	960.00	015°38'44"	261.33	S81°29'04"E
C8	295.37	1040.00	016°16'21"	294.38	S81°47'53"E

\*\*NOTE: THIS IS NOT A SURVEY\*\*  
SHEET 5 OF 5  
ONE IS NOT COMPLETE  
WITHOUT THE OTHERS



JCH

CONSULTING GROUP, INC.  
LAND DEVELOPMENT, SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - GIS  
CERTIFICATE OF AUTHORIZATION NO. LR 0071 CHRISTOPHER J. HOWSON, P.S.M., C.F.A.I. - LS 6553  
426 SW 15TH STREET, Ocala, Florida 34671  
PHONE: 352-495-1462 www.jchge.com

DRAWN:	C.J.H.	J.O.# 210239
REVISED:		DWG.# 210239SK (CDD)
CHECKED:	C.J.H.	SHEET 5 OF 5
APPROVED:	C.J.H.	MARION RANCH CDD
SCALE:	1" = 700'	COPYRIGHT © MAY, 2023



**FLORIDA DEPARTMENT *of* STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

January 10, 2024

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

Dear Honorable 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. 23-34, which was filed in this office on December 20, 2023.

Sincerely,

Anya Owens  
Administrative Code and Register Director

ACO/wlh

## **Debra Windberg**

---

**From:** Debra Windberg  
**Sent:** Tuesday, December 26, 2023 09:17 AM  
**To:** CountyOrdinances@dos.myflorida.com  
**Cc:** Debra Lewter  
**Subject:** MRN20231213\_ORDINANCE\_2023\_34  
**Attachments:** MRN20231213\_ORDINANCE\_2023\_34.pdf

**Categories:** This message has been archived by Retain on December 26 2023 18:11

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 2023-34. The Ordinance was adopted by the Marion County Board of County Commissioners on December 13, 2023

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

Thank you in advance for your cooperation in this matter.

ORDINANCE NO. 23-34

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, ESTABLISHING PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE ESTABLISHMENT AND NAME OF THE DISTRICT, TO BE KNOWN AS PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR THE LEGAL DESCRIPTION; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR POWERS; PROVIDING FOR APPLICABILITY OF CHAPTER 190, FLORIDA STATUTES, AND ALL OTHER APPLICABLE STATUTES, ORDINANCES, RULES AND REGULATIONS; PROVIDING FOR NO MARION COUNTY OBLIGATIONS; PROVIDING FOR NO LIMITATION ON MARION COUNTY POWERS; PROVIDING FOR DISCLOSURE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 190, Florida Statutes, the “Uniform Community Development District Act of 1980” (the “Act”), and specifically Section 190.005, "Establishment of District" at subsection 190.005(2) and Marion County Ordinance 97-10 set forth the exclusive and uniform method for the establishment of an independent community development district of less than two thousand five hundred (2,500) acres in Marion County, Florida; and

**WHEREAS**, Section 190.005(2), Florida Statutes, requires a petition for the establishment of a community development district to be filed with the County Commission, which petition is required to include certain information as required in Section 190.005(1)(a) and said petition is required to be considered at a public hearing conducted by the County Commission in accordance with the requirements and procedures of Section 190.005(1)(d); and

**WHEREAS**, a petition for the establishment of the Pioneer Ranch Community Development District, which included a statement of estimated regulatory costs and the other information required in Section 190.005(1)(a), hereinafter referred to as the “Petition”, was submitted by 95th Street Holdings, LLC, a Delaware limited liability company and considered at a public hearing on December 13, 2023; and

**WHEREAS**, the Petition sets forth the external boundaries of the District; and

**WHEREAS**, the Petition to establish Pioneer Ranch Community Development District provides the area of land within the District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community and otherwise satisfies the requirements of Section 190.005(1)(c), Florida Statutes; and

**WHEREAS**, Section 190.005(2), Florida Statutes, authorizes the Board of County Commissioners to exercise its legislative discretion and enact an ordinance granting the Petition for the establishment of a community development district to be known as Pioneer Ranch Community Development District, and

**WHEREAS**, on December 13, 2023, the Board of County Commissioners conducted a public hearing to receive public comment and to consider the factors set forth in Section 190.005(1)(e), Florida Statutes, to make a determination to grant or deny the Petition for the establishment of Pioneer Ranch Community Development District; and

**WHEREAS**, all notice requirements of law were met and complete notice was timely given.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA:**

**SECTION 1. ESTABLISHMENT AND NAME OF DISTRICT.** The Petition for the establishment of the “Pioneer Ranch Community Development District” is hereby granted and there is hereby established pursuant to the provisions of Section 190.005(2), Florida Statutes, a community development district which shall be known as “Pioneer Ranch Community Development District” (the “District”).

**SECTION 2. LEGAL DESCRIPTION.** The external boundaries of the District are legally described in *Exhibit A*, attached hereto and incorporated herein. A map reflecting the external boundaries of the District is attached hereto as *Exhibit B*.

**SECTION 3. FINDING OF FACT.** Pursuant to Section 190.005(2), Florida Statutes, the Board of County Commissioners hereby adopts the following findings of fact at the public hearing on the Petition to establish the District:

- A. All statements contained within the Petition are true and correct and all statements set forth in the preamble to this ordinance are true and correct.
- B. The establishment of the District is not inconsistent with applicable elements or portions of the State of Florida Comprehensive Plan set out in Chapter 187, Florida Statutes and the Marion County Comprehensive Plan, adopted in Ordinance No. 92-3, as amended.
- C. The area of land within the District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community.

- D. The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District.
- E. The community development services and facilities of the District will not be incompatible with the capability and uses of existing local and regional community development services and facilities.
- F. The area to be served by the District is amenable to separate special district government.

#### **SECTION 4. BOARD OF SUPERVISORS.**

- A. The initial five (5) members of the Board of Supervisors of the District shall be the following individuals:
  - 1. Andrea Agha  
8022 SW 45th Lane  
Gainesville, FL 32608
  - 2. Frank Perez  
2100 SE 17th Street  
Suite 601  
Ocala, FL 34471
  - 3. Ron Wiese  
7675 SW 74th Loop  
Ocala, FL 34481
  - 4. David Garcia  
2100 SE 17th Street  
Suite 601  
Ocala, FL 34471
  - 5. Chris Armstrong  
1415 SW 17th Street  
Ocala, FL 34471
- B. The Board of Supervisors of the District shall exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes, consistent with all applicable governmental laws, rules and regulations.

**SECTION 5. POWERS.**

- A. The District shall have, and the Board of Supervisors of the District may exercise, all the general powers of a community development district granted by Chapter 190, Florida Statutes, as amended from time to time consistent with all applicable governmental laws, rules and regulations.
- B. The District shall have, and the Board of Supervisors of the District is hereby specifically authorized to exercise, the specific special powers provided in Section 190.012(1), 2(a) and 2(d), Florida Statutes, as amended from time to time consistent with all applicable governmental laws, rules and regulations.
- C. The establishment of an independent community development district is not a development order within the meaning of Chapter 380, Florida Statutes. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of land within this community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Local Government Comprehensive Planning and Land Development Regulation Act. The District shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of Marion County.

**SECTION 6. COMPLIANCE WITH LAWS AND ORDINANCES.** The District shall comply with Chapter 190, Florida Statutes, and all applicable federal, state and regional laws, statutes, rules, and regulations and all applicable provisions of the Marion County Comprehensive Plan, Land Development Code provisions, ordinances, rules and regulations.

**SECTION 7. NO MARION COUNTY OBLIGATION.** No debt, obligation or duty of the District shall constitute a debt, obligation, duty or burden of or on Marion County.

**SECTION 8. NO LIMITATION ON MARION COUNTY POWERS.** Establishment of the District in no way limits Marion County in the exercise of its powers or authority as provided for in Chapter 125, Florida Statutes, and other Florida statutes upon the property within the District.

**SECTION 9. REQUIRED DISCLOSURE.** The District shall comply with the disclosure of public financing and disclosure to purchaser requirements set forth in Section 190.009 and 190.048, Florida Statutes, as amended from time to time. The District shall comply with the notice of establishment requirements of Section 190.0485, Florida Statutes.

**SECTION 10. SEVERABILITY.** It is declared to be the intent of the Board of County Commissioners that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

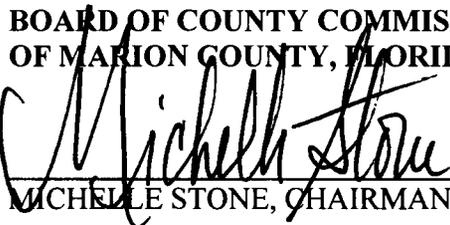
**SECTION 11. REPEAL.** All Ordinances or parts of Ordinances which are in conflict with the Ordinance are hereby repealed.

**SECTION 12. EFFECTIVE DATE.** A certified copy of this Ordinance as enacted shall be filed by the Clerk of the Board with the Office of the Secretary of State of the State of Florida within ten (10) days after enactment, and this Ordinance shall take effect in accordance with Section 125.66(2), Florida Statutes.

**DULY ADOPTED** in regular session by the Board of County Commissioners of Marion County this 13th day of December, 2023.

ATTEST:

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

**BOARD OF COUNTY COMMISSIONERS  
OF MARION COUNTY, FLORIDA**  
  
\_\_\_\_\_  
MICHELLE STONE, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF  
STATE ON JANUARY 10, 2024 ADVISING  
ORDINANCE WAS FILED ON DECEMBER 20, 2023.

**SKETCH OF DESCRIPTION FOR:  
95TH STREET HOLDINGS, LLC  
SECTIONS 17, 19 & 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA  
"PIONEER RANCH CDD"**

**DESCRIPTION:**

PHASE 2:

A PARCEL OF LAND LYING IN SECTIONS 17, 19, AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 20, S.89°37'37"E., 1,320.51 FEET TO THE WEST BOUNDARY OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WEST BOUNDARY, N.00°27'32"E., 664.67 FEET TO THE SOUTH BOUNDARY OF SUN COUNTRY ESTATES II AS RECORDED IN PLAT BOOK V, PAGES 90 AND 91 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA ; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTH BOUNDARY, S.89°39'45"E., 1,009.33 FEET TO THE WESTERLY MOST POINT OF JB RANCH SUBDIVISION PHASE 1 AS RECORDED IN PLAT BOOK 11, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID JB RANCH SUBDIVISION PHASE 1 THE FOLLOWING TEN (10) COURSES: (1.) S.67°29'41"E., 169.56 FEET; (2.) THENCE S.62°51'10"E., 54.32 FEET; (3.) THENCE S.50°54'36"E., 45.50 FEET; (4.) THENCE S.39°27'13"E., 51.36 FEET; (5.) THENCE S.26°10'17"E., 63.00 FEET; (6.) THENCE S.09°39'17"E., 46.41 FEET; (7.) THENCE S.07°01'30"E., 102.76 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 45°04'49", AND A CHORD BEARING AND DISTANCE OF S.22°42'51"W., 736.00 FEET; (8.) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND WEST BOUNDARY, A DISTANCE OF 755.33 FEET TO THE END OF SAID CURVE; (9.) THENCE S.89°45'36"E., 125.29 FEET; (10.) THENCE S.00°07'46"W., 166.31 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE PROJECTION OF THE NORTHERLY RIGHT OF WAY LINE OF S.W. 95TH STREET ROAD (RIGHT OF WAY WIDTH VARIES) N.89°56'51"W., 113.94 FEET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSES: (1.) S.00°03'09"W., 12.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'44", AND A CHORD BEARING AND DISTANCE OF S.45°11'45"W., 35.36 FEET; (2.) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.28 FEET TO THE END OF SAID CURVE; (3.) THENCE N.89°50'03"W., 1,470.43 FEET; (4.) THENCE N.76°18'11"W., 51.43 FEET; (5.) THENCE N.89°50'25"W., 207.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'05", AND A CHORD BEARING

CONTINUE NEXT PAGE....

**NOTES:**

1. DATE OF SKETCH: JUNE 4, 2023.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
5. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.

\*\*NOTE: THIS IS NOT A SURVEY\*\*

SHEET 1 OF 5

ONE IS NOT COMPLETE  
WITHOUT THE OTHERS

**LEGEND:**

-  LINE BREAK
- R/W RIGHT-OF-WAY
- CONC. CONCRETE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- NO. NUMBER
- CL CENTERLINE
- P.C. POINT OF CURVATURE
- P.I. POINT OF INTERSECTION
- L ARC LENGTH
- R RADIUS
- Δ DELTA (CENTRAL ANGLE)
- CB CHORD BEARING
- CH CHORD DISTANCE
- o CHANGE IN DIRECTION

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553  
OF JCH CONSULTING GROUP, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Drawing name: Z:\Projects\201188 JB Ranch - Pioneer Ranch 35835-000-01, 35635-000-00, 35700-000-00\DWG\Sketch Overall CDD\201188SK (CDD).dwg SHEET 1 Jul 06, 2023 4:38pm by Administrator

 <p><b>JCH</b> CONSULTING GROUP, INC. LAND DEVELOPMENT • SURVEYING &amp; MAPPING PLANNING • ENVIRONMENTAL • G.I.S. <small>CERTIFICATE OF AUTHORIZATION: NO. LB 9071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553 43838 15TH STREET, OCALA, FLORIDA 34471 PHONE: 352-476-1482 www.jch360.com</small></p>	DRAWN:	C.J.H.	J.O.# 201188
	REVISED:		DWG.# 201188SK (CDD)
	CHECKED:	C.J.H.	SHEET 1 OF 5
	APPROVED:	C.J.H.	PIONEER RANCH CDD
	SCALE: 1" = 1000'		COPYRIGHT © JUNE, 2023

**SKETCH OF DESCRIPTION FOR:  
95TH STREET HOLDINGS, LLC  
SECTIONS 17, 19 & 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA  
"PIONEER RANCH CDD"**

**DESCRIPTION:**

CONTINUE...

AND DISTANCE OF N.44°47'50"W., 35.35 FEET; (6.) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.26 FEET TO THE END OF SAID CURVE; (7.) THENCE N.89°51'15"W., 89.99 FEET; (8.) THENCE S.00°11'11"W., 12.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'02", AND A CHORD BEARING AND DISTANCE OF S.45°13'37"W., 35.34 FEET; (9.) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (10.) THENCE N.89°54'59"W., 572.32 FEET TO THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5903, PAGE 981 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: (1.) N.00°21'36"E., 588.75 FEET; (2.) THENCE S.89°51'01"E., 78.51 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 52.32 ACRES, MORE OR LESS.

**LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS (EXCEPTION PHASE 1 ENTRY)**

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 20, S.89°37'37"E., 1,320.51 FEET TO THE WEST BOUNDARY OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WEST BOUNDARY, N.00°27'32"E., 664.67 FEET TO THE SOUTH BOUNDARY OF SUN COUNTRY ESTATES II AS RECORDED IN PLAT BOOK V, PAGES 90 AND 91 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTH BOUNDARY, S.89°39'45"E., 1,009.33 FEET TO THE WESTERLY MOST POINT OF JB RANCH SUBDIVISION PHASE 1 AS RECORDED IN PLAT BOOK 11, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID JB RANCH SUBDIVISION PHASE 1 THE FOLLOWING TEN (10) COURSES: (1.) S.67°29'41"E., 169.56 FEET; (2.) THENCE S.62°51'10"E., 54.32 FEET; (3.) THENCE S.50°54'36"E., 45.50 FEET; (4.) THENCE S.39°27'13"E., 51.36 FEET; (5.) THENCE S.26°10'17"E., 63.00 FEET; (6.) THENCE S.09°39'17"E., 46.41 FEET; (7.) THENCE S.07°01'30"E., 102.76 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 45°04'49", AND A CHORD BEARING AND DISTANCE OF S.22°42'51"W., 736.00 FEET; (8.) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND WEST BOUNDARY, A DISTANCE OF 755.33 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING. (9.) THENCE S.89°45'36"E., 125.29 FEET; (10.) THENCE S.00°07'46"W., 166.31 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE PROJECTION OF THE NORTHERLY RIGHT OF WAY LINE OF S.W. 95TH STREET ROAD (RIGHT OF WAY WIDTH VARIES) N.89°56'51"W., 113.94 FEET; THENCE N.03°45'56"W., 167.09 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.46 ACRES, MORE OR LESS.

TOTAL ACREAGE PHASE 2  
51.86 ACRES, MORE OR LESS.

AND

**PHASE 3:**

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 20, N.00°25'28"E., 1351.15 FEET TO A POINT 25.00 FEET NORTH OF THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 19 AND TO THE POINT OF BEGINNING. THENCE ALONG A LINE 25 NORTH OF AND PARALLEL WITH SAID SOUTH BOUNDARY N.89°39'02"W., 3335.54 FEET; THENCE DEPARTING SAID PARALLEL LINE, N.41°47'08"E., 967.88 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF S.W. 95TH STREET ROAD (RIGHT OF WAY WIDTH VARIES), BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 31°41'01", AND A CHORD BEARING AND DISTANCE OF S.74°01'03"E., 524.13 FEET; THENCE ALONG THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF SAID S.W. 95TH STREET ROAD THE FOLLOWING (22) TWENTY-TWO COURSES: (1.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 530.87 FEET TO THE END OF SAID CURVE; (2.) THENCE S.89°49'29"E., 611.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'35", AND A CHORD BEARING AND DISTANCE OF S.44°55'27"E., 35.34 FEET; (3.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.25 FEET TO THE END

CONTINUE NEXT PAGE...

\*\*NOTE: THIS IS NOT A SURVEY\*\*  
SHEET 2 OF 5  
ONE IS NOT COMPLETE  
WITHOUT THE OTHERS

Drawing name: Z:\Projects\201188 JB Ranch - Pioneer Ranch 35835-000-01, 35835-000-00, 35700-000-00\DWG\Sketch Overall CDD\201188SK (CDD).dwg SHEET 2 Jul 06, 2023 6:38pm by: Administrator



JCH

CONSULTING GROUP, INC.

LAND DEVELOPMENT, SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - G.I.S.  
CERTIFICATE OF AUTHORIZATION NO. LB 8071 CHRISTOPHER J. JOHNSON P.S.M., C.F.M. LS 5333  
436 SW 15TH STREET, OCALA, FLORIDA 34471  
PHONE: 352-495-1482 www.jchkg.com

DRAWN:	C.J.H.	J.O.# 201188
REVISED:		DWG.# 201188SK (CDD)
CHECKED:	C.J.H.	SHEET 2 OF 5
APPROVED:	C.J.H.	PIONEER RANCH CDD
SCALE: 1" = 1000'		COPYRIGHT © JUNE, 2023

**SKETCH OF DESCRIPTION FOR:  
95TH STREET HOLDINGS, LLC  
SECTIONS 17, 19 & 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA  
"PIONEER RANCH CDD"**

**DESCRIPTION:**

CONTINUE...

OF SAID CURVE; (4.) THENCE S.89°53'33"E., 79.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'48", AND A CHORD BEARING AND DISTANCE OF N.45°08'16"E., 35.35 FEET; (5.) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; (6.) THENCE S.89°49'56"E., 1,696.89 FEET; (7.) THENCE S.76°22'21"E., 51.36 FEET; (8.) THENCE S.89°48'54"E., 207.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°40'34", AND A CHORD BEARING AND DISTANCE OF S.44°23'00"E., 34.63 FEET; (9.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 38.26 FEET TO THE END OF SAID CURVE; (10.) THENCE S.89°40'18"E., 90.76 FEET; (11.) THENCE N.00°00'35"E., 11.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°16'48", AND A CHORD BEARING AND DISTANCE OF N.44°55'45"E., 35.44 FEET; (12.) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.39 FEET TO THE END OF SAID CURVE; (13.) THENCE S.89°49'56"E., 1,466.80 FEET; (14.) THENCE S.76°22'39"E., 51.41 FEET; (15.) THENCE S.89°48'06"E., 200.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'07", AND A CHORD BEARING AND DISTANCE OF S.44°53'53"E., 35.34 FEET; (16.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (17.) THENCE S.89°49'16"E., 99.99 FEET; (18.) THENCE N.00°08'16"E., 12.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°02'07", AND A CHORD BEARING AND DISTANCE OF N.45°07'39"E., 35.37 FEET; (19.) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.29 FEET TO THE END OF SAID CURVE; (20.) THENCE S.89°50'05"E., 191.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 67°00'09", AND A CHORD BEARING AND DISTANCE OF S.56°20'14"E., 927.29 FEET; (21.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 982.31 FEET TO A POINT OF TANGENCY; (22.) THENCE S.22°43'13"E., 115.41 FEET; THENCE DEPARTING SAID SOUTHERLY AND WESTERLY RIGHT OF WAY LINE, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, S.89°59'20"W., 882.35 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20, S.89°54'12"W., 164.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 29°13'26", AND A CHORD BEARING AND DISTANCE OF S.31°05'37"W., 519.68 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 525.35 FEET TO THE END OF SAID CURVE; THENCE S.00°22'01"W., 847.86 FEET TO THE SOUTHERLY BOUNDARY OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5903, PAGE 981 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARY, N.89°53'46"W., 2,188.20 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5903, PAGE 981, N.00°25'40"E., 1,325.98; THENCE DEPARTING SAID WESTERLY BOUNDARY N.89.34°43"W., 25.16 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 155.58 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS: (EXCEPTION PHASE 3 LIFT STATION)

LESS AND EXCEPT LIFT STATION SITE DEEDED TO MARION COUNTY IN OFFICIAL RECORDS BOOK 5054, PAGE 1720 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. SAID LANDS CONTAINING 0.10 ACRES, MORE OR LESS.

TOTAL ACREAGE PHASE 3  
155.48 ACRES, MORE OR LESS

AND

PARCEL 1:

THE SOUTH 529.21 FEET OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR PURPOSE OF INGRESS AND EGRESS OVER THE WEST 40 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

PARCEL 2:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. EXCEPT THE SOUTH 529.21 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17.

TOTAL ACREAGE PHASE 1 & PARCEL 2  
60.46 ACRES, MORE OR LESS

\*\*NOTE: THIS IS NOT A SURVEY\*\*  
SHEET 3 OF 5  
ONE IS NOT COMPLETE WITHOUT  
THE OTHERS

OVERALL CDD ACREAGE = 267.80 ACRES, MORE OR LESS

Drawing name: Z:\Projects\201188 JB Ranch - Pioneer Ranch 35835-000-01, 35835-000-02, 35700-000-00\DWG\Sketch Overall CDD\201188SK (CDD).dwg SHEET 3 Jul 06, 2023 4:38pm by Administrator

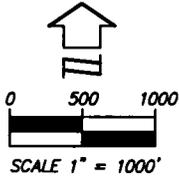
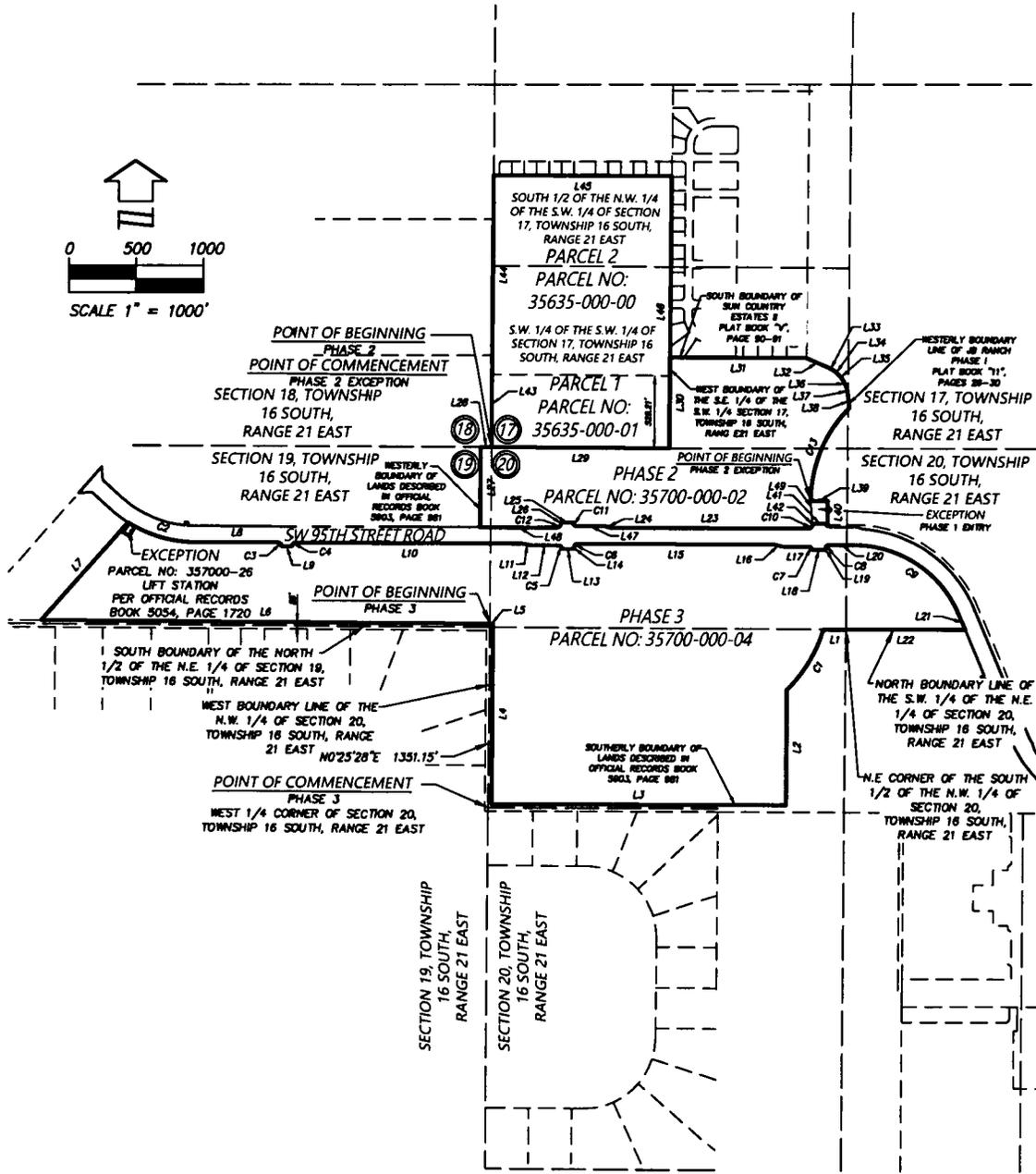


**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - G.I.S.  
CERTIFICATE OF AUTHORIZATION NO. LB 0071 CHRISTOPHER J. PROWSON, P.S.M., C.F.M., L.S. 5451  
48 SW 15TH STREET, Ocala, Florida 34471  
PHONE: 352-405-1482 www.jchgrp.com

DRAWN:	C.J.H.	J.O.# 201188
REVISED:		DWG.# 201188SK (CDD)
CHECKED:	C.J.H.	SHEET 3 OF 5
APPROVED:	C.J.H.	PIONEER RANCH CDD
SCALE: 1" = 1000'		COPYRIGHT © JUNE, 2023

Exhibit "B"

SKETCH OF DESCRIPTION FOR:  
 95TH STREET HOLDINGS, LLC  
 SECTIONS 17, 19 & 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
 MARION COUNTY, FLORIDA  
 "PIONEER RANCH CDD"



\*\*NOTE: THIS IS NOT A SURVEY\*\*  
 SHEET 4 OF 5  
 ONE IS NOT COMPLETE  
 WITHOUT THE OTHERS



**JCH**  
 CONSULTING GROUP, INC.  
 LAND DEVELOPMENT, SURVEYING & MAPPING  
 PLANNING - ENVIRONMENTAL - G.I.S.  
CERTIFICATE OF AUTHORIZATION NO. LB 8171 CHRISTOPHER J. HOWSON, P.S.M., C.F.M., L.S. 6531  
 426 SW 15TH STREET, OCALA, FLORIDA 34701  
 PHONE: 352.495-1442 www.jchgrp.com

DRAWN:	C.J.H.	J.O.# 201188
REVISED:		DWG.# 201188SK (CDD)
CHECKED:	C.J.H.	SHEET 4 OF 5
APPROVED:	C.J.H.	PIONEER RANCH CDD
SCALE: 1" = 1000'		COPYRIGHT © JUNE, 2023

SKETCH OF DESCRIPTION FOR:  
 95TH STREET HOLDINGS, LLC  
 SECTIONS 17, 19 & 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
 MARION COUNTY, FLORIDA  
**"PIONEER RANCH CDD"**

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°54'12"W	164.74
L2	S0°22'01"W	847.86
L3	N89°53'46"W	2188.20
L4	N0°25'40"E	1325.98
L5	N89°34'43"W	25.16
L6	N89°39'02"W	3335.54
L7	N41°47'08"E	967.88
L8	S89°49'29"E	611.65
L9	S89°53'33"E	79.93
L10	S89°49'56"E	1696.89
L11	S76°22'21"E	51.36
L12	S89°48'54"E	207.41
L13	S89°40'18"E	90.76
L14	N0°00'35"E	11.94
L15	S89°49'56"E	1466.80
L16	S76°22'39"E	51.41
L17	S89°48'06"E	200.94

LINE TABLE		
LINE	BEARING	LENGTH
L18	S89°49'16"E	99.99
L19	N0°08'16"E	12.06
L20	S89°50'05"E	191.13
L21	S22°43'13"E	115.41
L22	S89°59'20"W	882.35
L23	N89°50'03"W	1470.43
L24	N76°18'11"W	51.43
L25	N89°51'15"W	89.99
L26	S0°11'11"W	12.00
L27	N0°21'36"E	588.75
L28	S89°51'01"E	78.51
L29	S89°37'37"E	1320.51
L30	N0°27'32"E	664.67
L31	S89°39'45"E	1009.33
L32	S67°29'41"E	169.56
L33	S62°51'10"E	54.32
L34	S50°54'36"E	45.50

LINE TABLE		
LINE	BEARING	LENGTH
L35	S39°27'13"E	51.36
L36	S26°10'17"E	63.00
L37	S9°39'17"E	46.41
L38	S70°1'30"E	102.76
L39	S89°45'36"E	125.29
L40	S0°07'46"W	166.31
L41	N89°56'51"W	113.94
L42	S0°03'09"W	12.03
L43	N0°21'06"E	529.34
L44	N0°20'31"E	1461.66
L45	S89°44'27"E	1323.41
L46	S0°25'39"W	1993.64
L47	N89°50'25"W	207.36
L48	N89°54'59"W	572.32
L49	N3°45'56"W	167.09

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	525.35	1030.00	029°13'26"	519.68	S31°05'37"W
C2	530.87	960.00	031°41'01"	524.13	S74°01'03"E
C3	39.25	25.00	089°57'35"	35.34	S44°55'27"E
C4	39.27	25.00	089°59'48"	35.35	N45°08'16"E
C5	38.26	25.00	087°40'34"	34.63	S44°23'00"E
C6	39.39	25.00	090°16'48"	35.44	N44°55'45"E
C7	39.25	25.00	089°57'07"	35.34	S44°53'53"E
C8	39.29	25.00	090°02'07"	35.37	N45°07'39"E
C9	982.31	840.00	067°00'09"	927.29	S56°20'14"E
C10	39.28	25.00	090°00'44"	35.36	S45°11'45"W
C11	39.26	25.00	089°59'05"	35.35	N44°47'50"W
C12	39.25	25.00	089°57'02"	35.34	S45°13'37"W
C13	755.33	960.00	045°04'49"	736.00	S22°42'51"W

\*\*NOTE: THIS IS NOT A SURVEY\*\*  
 SHEET 5 OF 5  
 ONE IS NOT COMPLETE  
 WITHOUT THE OTHERS



JCH

CONSULTING GROUP, INC.  
 LAND DEVELOPMENT - SURVEYING & MAPPING  
 PLANNING - ENVIRONMENTAL - G.I.S.  
CERTIFICATE OF AUTHORIZATION NO. LB 0071 CHRISTOPHER J. HOBSON P.S.M., C.F.M., L.S. 6533  
 426 SW 15TH STREET, OCALA, FLORIDA 34771  
 PHONE: 352-406-1482 www.JCHg.com

DRAWN:	C.J.H.	J.O.# 201188
REVISED:		DWG.# 201188SK (CDD)
CHECKED:	C.J.H.	SHEET 5 OF 5
APPROVED:	C.J.H.	PIONEER RANCH CDD
SCALE: 1" = 100'		COPYRIGHT © JUNE, 2023



**FLORIDA DEPARTMENT *of* STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

January 10, 2024

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

Dear Honorable 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. 23-35, which was filed in this office on December 20, 2023.

Sincerely,

Anya Owens  
Administrative Code and Register Director

ACO/wlh

## **Debra Windberg**

---

**From:** Debra Windberg  
**Sent:** Tuesday, December 26, 2023 09:18 AM  
**To:** CountyOrdinances@dos.myflorida.com  
**Cc:** Debra Lewter  
**Subject:** MRN20231213\_ORDINANCE\_2023\_35  
**Attachments:** MRN20231213\_ORDINANCE\_2023\_35.pdf

**Categories:** This message has been archived by Retain on December 26 2023 18:11

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 2023-35 The Ordinance was adopted by the Marion County Board of County Commissioners on December 13, 2023

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

Thank you in advance for your cooperation in this matter.

**ORDINANCE NO. 23-35**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, CREATING THE AURORA OAKS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE ESTABLISHMENT AND NAME OF THE DISTRICT TO BE KNOWN AS AURORA OAKS COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR THE LEGAL DESCRIPTION; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR POWERS; PROVIDING FOR APPLICABILITY OF CHAPTER 190, FLORIDA STATUTES, AND ALL OTHER APPLICABLE STATUTES, ORDINANCES, RULES AND REGULATIONS; PROVIDING FOR NO MARION COUNTY OBLIGATIONS; PROVIDING FOR NO LIMITATION ON MARION COUNTY POWERS; PROVIDING FOR DISCLOSURE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Chapter 190, Florida Statutes, the "Uniform Community Development District Act of 1980" ("Act"). and specifically, Section 190.005, "Establishment of district" at subsection 190.005(2) and Marion County Ordinance 97-10 set forth the exclusive and uniform method for the establishment of an independent community development district of less than two thousand five hundred (2,500) acres in Marion County, Florida: and

**WHEREAS**, Section 190.005(2), Florida Statutes, requires a petition for the establishment of a community development district to be filed with the County Commission, which petition is required to include certain information as required in Section 190.005(1)(a) and said petition is required to be considered at a public hearing conducted by the County Commission in accordance with the requirements and procedures of Section 190.005(1)(d); and

**WHEREAS**, a petition for the establishment of the Aurora Oaks Community Development District, which included a statement of estimated regulatory costs and the other information required in Section 190.005(1)(a), Florida Statutes (together, "Petition") was submitted by Calibrex Ocala Ontario LP, an Ontario, Canada limited partnership, and considered at a public hearing on December 13 2023; and

**WHEREAS**, the petition sets forth the external boundaries of the District; and

**WHEREAS**, on December 13 2023, the Board of County Commissioners conducted a public hearing to receive public comment and to consider the factors set forth

in Section 190.005(1)(e), Florida Statutes, to make a determination to grant or deny the Petition for the establishment of Aurora Oaks Community Development District; and

**WHEREAS**, Section 190.005(2), Florida Statutes, authorizes the Board of County Commissioners to exercise its legislative discretion and enact an ordinance granting the Petition for the establishment of a community development district to be known as Aurora Oaks Community Development District; and

**WHEREAS**, the Petition to establish Aurora Oaks Community Development District provides that the area of land within the District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community, and otherwise satisfies the requirements of Section 190.005(1)(e), Florida Statutes;

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

**SECTION 1. ESTABLISHMENT AND NAME OF DISTRICT.** The Petition for the establishment of the "Aurora Oaks Community Development District" is hereby granted and there is hereby established pursuant to the provisions of Section 190.005(2), Florida Statutes, a community development district which shall be known as the "Aurora Oaks Community Development District" ("District").

**SECTION 2. LEGAL DESCRIPTION.** The external boundaries of the District are legally described in *Exhibit A*, attached hereto and incorporated herein. A map reflecting the external boundaries of the District is attached hereto as *Exhibit B*.

**SECTION 3. FINDINGS OF FACT.** Pursuant to Section 190.005(2), Florida Statutes, the Board of County Commissioners hereby adopts the following findings of fact at the public hearing on the Petition to establish the District:

A. All statements contained within the Petition are true and correct and all statements set forth in the preamble to this ordinance are true and correct.

B. The creation of the District is not inconsistent with applicable elements or portions of the State of Florida Comprehensive Plan set out in Chapter 187, Florida Statutes and the Marion County Comprehensive Plan, adopted in Ordinance No. 92-3, as amended.

C. The area of land within the District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community.

D. The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District.

E. The community development services and facilities of the District will not be incompatible with the capability and uses of existing local and regional community development services and facilities.

F. The area to be served by the District is amenable to separate special district government.

#### **SECTION 4. BOARD OF SUPERVISORS.**

A. The initial five (5) members of the Board of Supervisors of the District shall be the following individuals: Kyle Ettel, Gene Roberts, Eric Davidson, Peter Altman, and Brian Howell.

B. The Board of Supervisors of the District shall exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes, consistent with all applicable governmental laws, rules and regulations.

#### **SECTION 5. POWERS.**

A. The powers and functions of the District are described in Chapter 190, Florida Statutes (2020), as may be amended from time to time. The Charter of the District shall be as set forth in Chapter 190, Florida Statutes, as created by general law. Pursuant to Section 190.012(2)(a) and (2)(d), Florida Statutes, the District's Board of Supervisors may further exercise certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (i) parks and facilities for indoor and outdoor recreational, cultural, and educational uses; and (ii) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by applicable governmental agencies; except that the District may not exercise any police power, but may contract with the County for an increased level of such services within the proposed District boundaries.

B. The creation of an independent community development district is not a development order within the meaning of Chapter 380, Florida Statutes. All governmental planning, environmental, and land development law, regulations, and ordinances apply to all development of land within this community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Local Government Comprehensive Planning and Land Development Regulation Act. The District shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of Marion County.

**SECTION 6. COMPLIANCE WITH LAWS AND ORDINANCES.** The District shall comply with Chapter 190, Florida Statutes, and all applicable federal, state and regional laws, statutes, rules and regulations and all applicable provisions of the Marion County Comprehensive Plan, Land Development Code provisions, ordinances, rules and regulations.

**SECTION 7. NO MARION COUNTY OBLIGATION.** No debt, obligation or duty of the District shall constitute a debt, obligation, duty or burden of or on Marion County.

**SECTION 8. NO LIMITATION ON MARION COUNTY POWERS.** Establishment of the District in no way limits Marion County in the exercise of its powers or authority as provided for in Chapter 125, Florida Statutes, and other Florida Statutes upon the property within the District.

**SECTION 9. REQUIRED DISCLOSURE.** The District shall comply with the disclosure of public financing and disclosure to purchaser requirements set forth in Section 190.009 and 190.048, Florida Statutes, as amended from time to time. The District shall comply with the notice of establishment requirements of Section 190.0485, Florida Statutes.

**SECTION 10. SEVERABILITY.** It is declared to be the intent of the Board of County Commissioners that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereto.

**SECTION 11. REPEAL.** All Ordinances or parts of Ordinances which are in conflict with the Ordinance are hereby repealed.

**SECTION 12. EFFECTIVE DATE.** A certified copy of this Ordinance as enacted shall be filed by the Clerk of the Board with the Office of the Secretary of State of the State of Florida within ten (10) days after enactment, and this Ordinance shall take effect in accordance with Section 125.66(2), Florida Statutes.

**DULY ADOPTED** in regular session by the Board of County Commissioners of Marion County this 13 day of December, 2023.

ATTEST:

  
Name: Gregory C. Harrell  
Title: Clerk of Court and Comptroller

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

  
Name: Michelle Stone  
Title: Chairman

RECEIVED NOTICE FROM SECRETARY OF  
STATE ON JANUARY 10, 2024 ADVISING  
ORDINANCE WAS FILED ON DECEMBER 20,  
2023.

**Exhibit A**

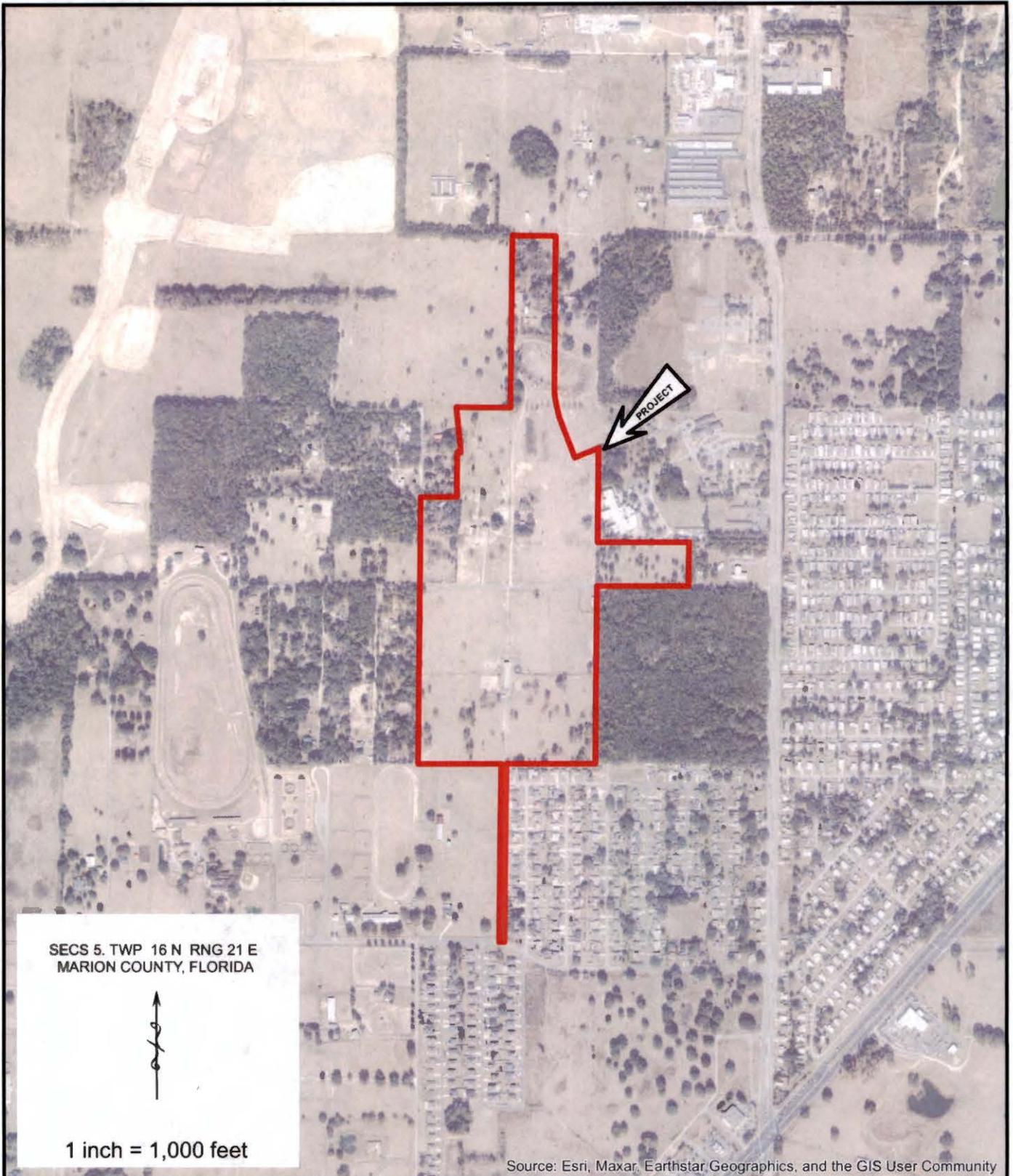
A PORTION OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 5; THENCE ALONG THE NORTH BOUNDARY OF THE N.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 5 THE FOLLOWING TWO (2) COURSES: (1) S.89°50'41"E., 257.88 FEET TO THE POINT OF BEGINNING; (2) THENCE S.89°52'45"E., 403.89 FEET TO THE WEST BOUNDARY OF THE EAST 1/2 OF THE WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 5; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WEST BOUNDARY, N.00°39'30"E., 1,272.83 FEET TO THE NORTH BOUNDARY OF SAID SECTION 5; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID NORTH BOUNDARY OF SAID SECTION 5, S.89°27'47"E., 323.78 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S.00°42'38"W., 388.65 FEET; THENCE S.00°17'49"W., 773.17 FEET; THENCE S.07°27'45"E., 49.77 FEET; THENCE S.12°52'51"E., 131.85 FEET; THENCE S.21°16'10"E., 320.56 FEET; THENCE N.68°04'50"E., 190.60 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 5; THENCE ALONG SAID EAST BOUNDARY, S.00°35'48"W., 698.14 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7656, PAGES 291 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF SAID LANDS, S.89°57'07"E., 685.65 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF SAID LANDS, S.00°37'16"W., 321.36 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LANDS, N.89°58'36"W., 685.67 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE EAST LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 5, S.00°35'18"W., 1,319.14 FEET TO THE SOUTHEAST CORNER OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 5; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 5, N.89°59'14"W., 662.87 FEET TO THE NORTHEAST CORNER OF THE EAST 40 FEET OF THE WEST 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 5; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE EAST 40 OF THE WEST 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 5, S.00°39'39"W., 1,319.78 FEET TO THE SOUTH BOUNDARY OF SAID SECTION 5; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID SECTION 5, N.89°52'11"W., 40.02 FEET TO THE WEST BOUNDARY OF THE EAST 40 OF THE WEST 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 5; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG SAID EAST BOUNDARY, N.00°39'35"E., 1,319.67 FEET TO THE AFORESAID SOUTH BOUNDARY OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 5; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTH BOUNDARY, N.89°58'56"W., 623.43 FEET TO THE SOUTHWEST CORNER OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 5; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 5, N.00°39'44"E., 1,319.76 FEET TO THE NORTHWEST CORNER OF THE S.E. 1/4 OF SAID SECTION 5; THENCE

**Exhibit A**

DEPARTING SAID WEST BOUNDARY, ALONG THE WEST BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 5, N.00°35'44"E., 658.86 FEET TO THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 5; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE NORTH BOUNDARY OF S.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 5, S.89°58'54"E., 266.94 FEET TO THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7643, PAGE 1337 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WESTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) N.00°37'30"E., 329.14 FEET; (2) THENCE S.89°57'03"E., 27.90 FEET; (3) THENCE N.05°35'50"W., 330.89 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 89.92 ACRES, MORE OR LESS.

EXHIBIT B



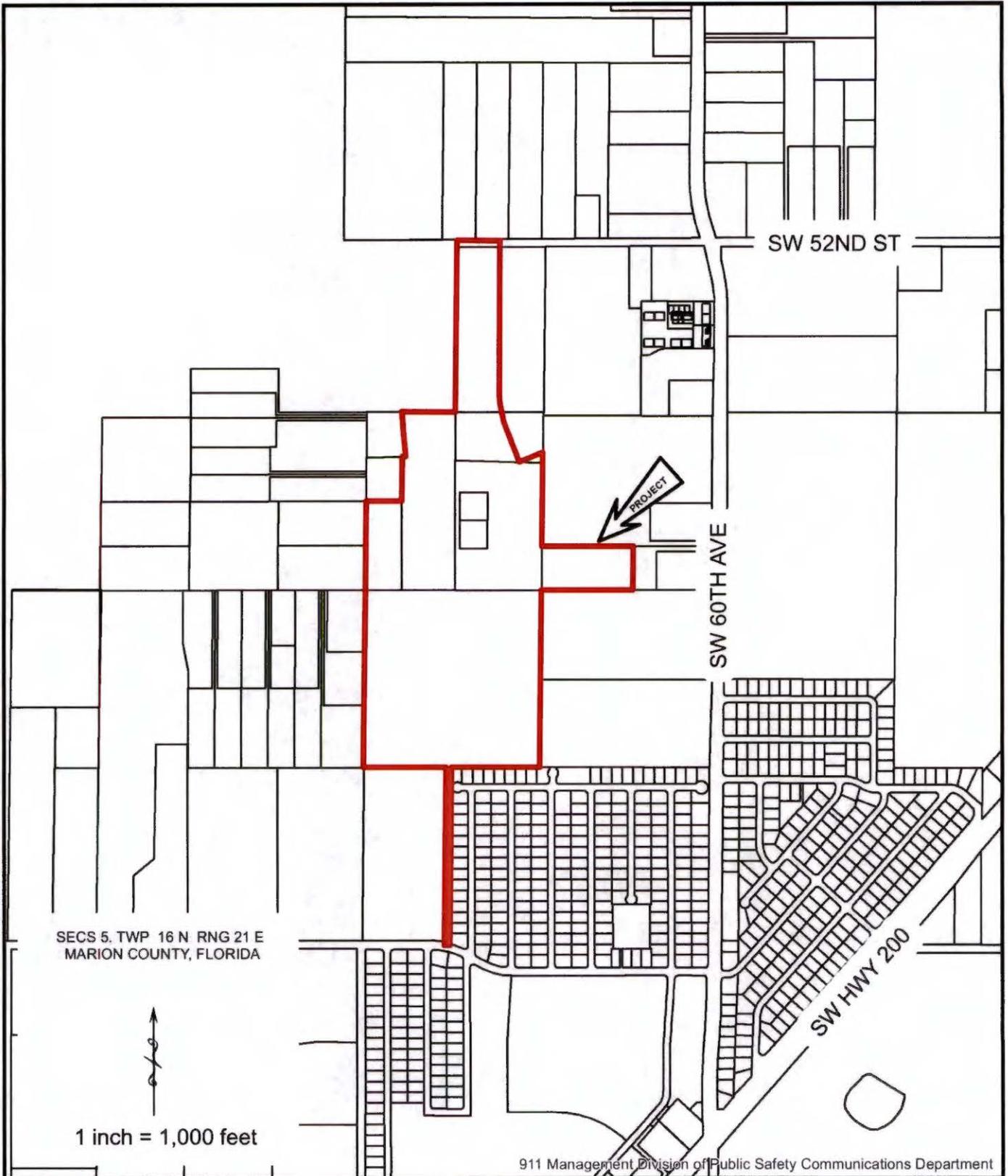
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**Tillman & Associates**  
ENGINEERING, LLC.

**AURORA OAKS**  
Marion County  
**Aerial Map**

DATE	5/1/2023
DRAWN BY	JH
CHKD. BY	JH
JOB NO.	23-8269
SHT.	1 OF 5

# EXHIBIT B



**Tillman & Associates**  
ENGINEERING, LLC.

**AURORA OAKS**

Marion County

**Location Map**

DATE 5/1/2023

DRAWN BY JH

CHKD. BY JH

JOB NO. 23-8269

SHT. 2 OF 5



**FLORIDA DEPARTMENT *of* STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

December 22, 2023

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

Dear Honorable 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. 23-36, which was filed in this office on December 21, 2023.

Sincerely,

Anya Owens  
Administrative Code and Register Director

ACO/wlh

**Debra Lewter**

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**From:** Debra Lewter  
**Sent:** Thursday, December 21, 2023 02:39 PM  
**To:** CountyOrdinances@dos.myflorida.com  
**Cc:** Debra Windberg; Susan Mills McAllister; Tammy Ketner  
**Subject:** MRN20231219\_ORDINANCE\_2023\_36  
**Attachments:** MRN20231219\_ORDINANCE\_2023\_36.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 23-36, which was adopted by the Marion County Board of County Commissioners on Tuesday, December 19, 2023.

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

Thank you in advance for your cooperation in this matter.

## ORDINANCE 23- 36

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA; ADOPTING THE FOLLOWING SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP SERIES OF THE MARION COUNTY COMPREHENSIVE PLAN:**

**2023-S07, Jason Lyons  
+/- 0.36 ACRES  
PARCEL NO. 2303-014-032  
FROM MEDIUM RESIDENTIAL TO HIGH RESIDENTIAL**

**PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR APPEALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of County Commissioners of Marion County, Florida, (Board) is responsible for and has established the Comprehensive Plan Future Land Use Designation of parcels of property in the unincorporated area of Marion County as reflected in the Future Land Use Map Series, and

**WHEREAS**, the Board has authority to approve small-scale amendments to the Comprehensive Plan consistent with the provisions of Section 163.3187, Florida Statutes, and

**WHEREAS**, the property owner submitted Application No. 2023-S07 for a small-scale amendment to the Comprehensive Plan and such application identifies the subject property by suitable legal description, or by parcel number, and such identification of property is hereby incorporated into this ordinance by reference, and the property description and illustration are attached hereto as Exhibits "A" and "B" respectively, and

**WHEREAS**, the Marion County Planning and Zoning Commission, acting as the Local Planning Agency, conducted an advertised public hearing on November 27, 2023, to consider Amendment No. 2023-S07. The Planning and Zoning Commission considered the Growth Services Department's recommendation, received public comment, and made recommendations to the Board regarding the Amendment, including findings of fact related to:

1. Whether the granting of the amendment will not adversely affect the public interest.
2. Whether the proposed amendment is compatible with land uses in the surrounding areas.

3. Whether the proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan, and

**WHEREAS**, the Board conducted an advertised adoption public hearing on December 19, 2023 to consider Amendment No. 2023-S07, considering the Growth Services Department's recommendation, the Planning and Zoning Commission's recommendation, and public comment received, and acted to adopt the Amendment.

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

**SECTION 1. SMALL-SCALE AMENDMENT APPROVAL.** The Board hereby approves the below-listed small-scale amendment to the Comprehensive Plan and authorizes the necessary amendment to the Future Land Use Map Series, in accordance with Exhibits "A" and "B" attached hereto and by this reference made a part hereof, based on findings that it does not adversely affect the public interest, is compatible with land uses in the surrounding areas, and is consistent with the Marion County Comprehensive Plan and Chapter 163, Florida Statutes:

**2023-S07, Jason Lyons  
+/- 0.36 ACRES  
PARCEL NO. 2303-014-032  
FROM MEDIUM RESIDENTIAL TO HIGH RESIDENTIAL**

**SECTION 2. APPEALS.** Any affected person may file a petition with the Division of Administrative Hearings pursuant to Sections 120.569 and 120.57, Florida Statutes, to request a hearing to challenge the compliance of this small-scale amendment with Chapter 163, Part II, Florida Statutes, within 30 days following the adoption date of this ordinance.

**SECTION 3. SEVERABILITY.** If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining portions and provision of this ordinance shall remain in full force and effect.

**SECTION 4. CONFLICTS.** In the event that any other Ordinances are in conflict with this Ordinance, the provisions of this Ordinance shall prevail with respect to this property.

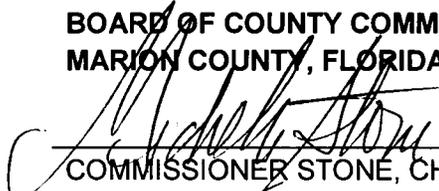
**SECTION 5. EFFECTIVE DATE.** This small-scale amendment shall not become effective until 31 days after adoption. If this small-scale amendment is challenged within 30 days after adoption, then this small-scale amendment shall not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining the adopted small-scale amendment complies. No development orders, development permits or land uses dependent on this amendment may be issued or commence before it has become effective.

**SECTION 6. CERTIFIED COPY.** A certified copy of this ordinance shall be filed with the Department of State by the clerk and shall take effect upon filing with the Department of State, subject to the limitation set forth above.

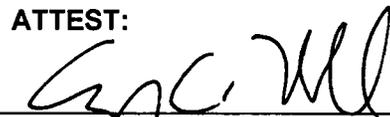
**SECTION 7. COPY ON FILE.** This original ordinance shall be filed with the Clerk of the Circuit Court and a certified copy of this ordinance shall be on file in the Marion County Growth Services Department – Planning and Zoning Division for public inspection.

**DULY ADOPTED** with a quorum present and voting, by the Board of County Commissioners of Marion County, Florida, this 19<sup>th</sup> day of December, 2023.

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

  
\_\_\_\_\_  
COMMISSIONER STONE, CHAIRMAN

**ATTEST:**

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

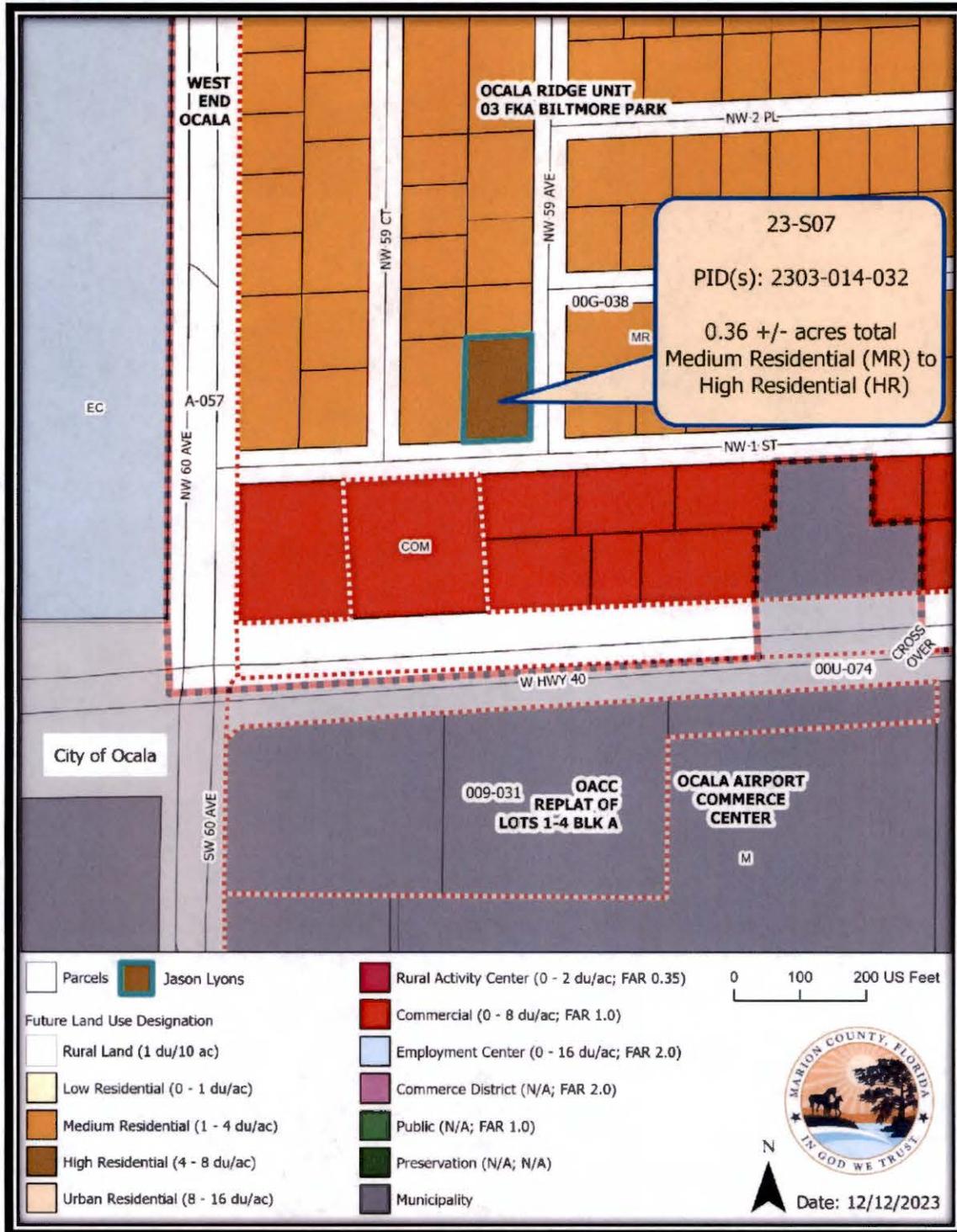
**APPROVED AS TO LEGAL FORM AND SUFFICIENCY**

  
\_\_\_\_\_  
MATTHEW MINTER, COUNTY  
ATTORNEY

RECEIVED NOTICE FROM SECRETARY OF STATE  
ON DECEMBER 22, 2023 ADVISING ORDINANCE  
WAS FILED ON DECEMBER 21, 2023.

**EXHIBIT "A"**

**LOTS 32, 33, 34, 35, 36, 37, BLOCK N, OCALA RIDGE UNIT 3, AS PER PLAT THEREOF RECORDED IN PLAT BOOK G, PAGE(S) 38, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.**



Information shown hereon is compiled from best available data for use by the Marion County Growth Services Department. This data should not be used for surveying or land transfers of any type. Parcel information is for representation only, and may not reflect the most recent transactions or parcel records.



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

December 22, 2023

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

Dear Honorable 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. 23-37, which was filed in this office on December 22, 2023.

Sincerely,

Anya Owens  
Administrative Code and Register Director

ACO/wlh

## Susan Mills McAllister

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**From:** Susan Mills McAllister  
**Sent:** Friday, December 22, 2023 09:21 AM  
**To:** countyordinances@dos.myflorida.com  
**Cc:** Debra Windberg; Debra Lewter; Tammy Ketner  
**Subject:** MRN20231219\_ORDINANCE\_2023\_37  
**Attachments:** MRN20231219\_ORDINANCE\_2023\_37.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 23-37, which includes Resolutions 23-R-681 through 23-R-684. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, December 19, 2023.

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

Thank you in advance for your cooperation in this matter.

## **ORDINANCE NO. 23-37**

### **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 Special Use Permits (SUPs) and Planned Unit Developments (PUDs) are stated in the Board Resolution corresponding to each Special Use Permit Petition shown below.

1. **AGENDA ITEM 15.1.1. 231203ZC** – Newco Homes of Ocala, Inc. Butch Dlouhy, Zoning Change from General Agriculture (A-1) to Community Business (B-2), 8.08 acres, Parcel Account Number 35505-000-00, Site Address 6145 SW 80<sup>th</sup> Street, Ocala FL 34476.
2. **AGENDA ITEM 15.1.2. 231204SU**– Newco Homes of Ocala, Inc., Butch Dlouhy, Special Use Permit for an RV and Boat Storage Facility in a Community Business (B-2) zone, 8.08 acres, Parcel Account Number 35505-000-00, Site Address 6145 SW 80<sup>th</sup> Street, Ocala FL 34476.

**Subject to all terms and conditions of Resolution 23-R-681 attached hereto and incorporated herein by reference.**

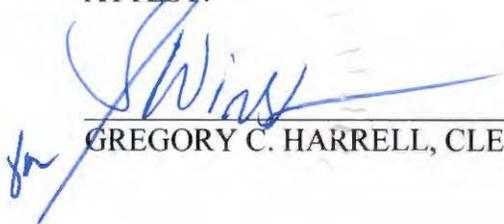
3. **AGENDA ITEM 15.2.2. 231201SU**– God Answers Prayers-Emmanuel, Inc., Special Use Permit to increase capacity for six (6) to eight (8) for an Assisted Living Facility (ALF), with no structural changes in a Single-Family Dwelling (R-1) zone, 0.32 acres, Parcel Account Number 4552-014-001, site address 13470 SE 101st Terrace, Belleview FL 34420.  
**Subject to all terms and conditions of Resolution 23-R-682 attached hereto and incorporated herein by reference.**
  
4. **AGENDA ITEM 15.2.3. 231202SU**– Ricardo Duque, Special Use Permit for a warehouse, office and retail in a Regional Business (B-4) zone, 2.86 acres, Parcel Account Numbers 9024-0565-09 and 9024-0565-08, no address assigned.  
**Subject to all terms and conditions of Resolution 23-R-683 attached hereto and incorporated herein by reference.**
  
5. **AGENDA ITEM 15.2.4. 231207ZP**– Jay C. Thomas Revocable Trust, Zoning Change from General Agriculture (A-1) and Community Business (B-2) to Planned Unit Development (PUD) with a Master Plan, for proposed enclosed self-storage, 11.4 acres, Parcel Account Number 31385-000-00, no address assigned.  
**Subject to all terms and conditions of Resolution 23-R-684 attached hereto and incorporated herein by reference.**

**SECTION 2.** The Board hereby authorizes the official zoning map to be revised to reflect the above described re-zonings and special use permits.

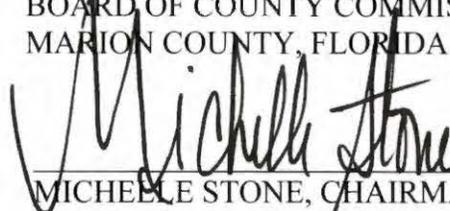
**SECTION 3. EFFECTIVE DATE.** A copy of this Ordinance as enacted shall be filed by the Clerk of the Board by email with the Office of the Secretary of State of Florida within ten (10) days after enactment, and this Ordinance shall take effect upon receipt of official acknowledgement from the Secretary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

**DULY ADOPTED** in regular session this 19th day of DECEMBER, 2023.

ATTEST:

  
 \_\_\_\_\_  
 GREGORY C. HARRELL, CLERK

BOARD OF COUNTY COMMISSIONERS  
 MARION COUNTY, FLORIDA

  
 \_\_\_\_\_  
 MICHELLE STONE, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE  
 ON DECEMBER 22, 2023 ADVISING ORDINANCE  
 WAS FILED ON DECEMBER 22, 2023.

**RESOLUTION NO. 23-R-681**  
**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 November 27, 2023; 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, December 19, 2023. Now therefore,

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

**SECTION 1. SPECIAL USE PERMIT PETITION 231204SU – Newco Homes of Ocala, Inc.** The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Paolo Mastroserio, Mastroserio Engineering, Inc., Ocala FL 34471 for an RV and Boat Storage Facility in a Community Business (B-2) zone, 8.08 acres, Parcel Account Number 35505-000-00, Site Address 6145 SW 80<sup>th</sup> Street, Ocala FL 34476.

**SECTION 2. FINDINGS AND CONDITIONS.** The Board of County Commissioners disagrees with the recommendation and findings of the Planning and Zoning Commission and recommends approval of the Special Use Permit. The Board approves the Special Use Permit subject to the following conditions:

1. The site shall be operated consistent with the submitted conceptual plan and conditions as provided with this approval.
2. This Special Use Permit shall run with the property.
3. Signage installed at this location shall adhere to all applicable requirements as outlined in the Marion County Land Development Code.
4. Any lighting to be installed on the subject parcel shall be pointed down and inward and shall be shielded in order to mitigate glare impacting surrounding properties.
5. SW 80th Street is a non-County maintained roadway and is in poor condition. The road is approximately 10 feet wide in the area of this parcel. In order to accommodate the additional traffic including boat and RV's, the road will need to be resurfaced and widened to a minimum of 20' wide from just west of the project entrance to the end of the existing widening to the east. (Approximately 520')
6. Type 'B' buffers shall be required on the western boundary, the boundaries surrounding the New Apostolic Church to the southwest of the subject parcel and to the residence (PID 35504-002-00) on the eastern boundary. A Type 'C' buffer shall be required on the southern boundary facing SW 80<sup>th</sup> Street. A Type 'D' buffer shall be required on the northern boundary of the subject parcel. The backs of the enclosed vehicle storage buildings are eligible to be utilized as a substitute for "wall" requirements in Type 'B' and

Type 'D' buffered areas. This consideration may also be extended to the buffer requirements on the eastern boundary if the applicant can demonstrate that the covered facilities will be walled.

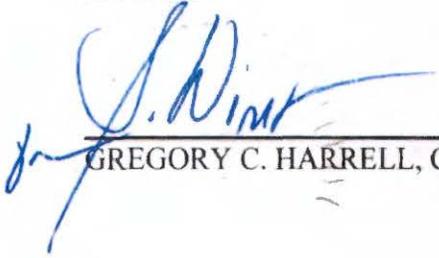
7. Conditions Attachment:
  - a. Site Plan and Findings of Facts

**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.

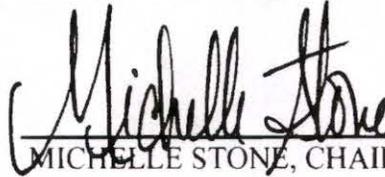
**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 19<sup>th</sup> day of December, 2023.

**ATTEST:**

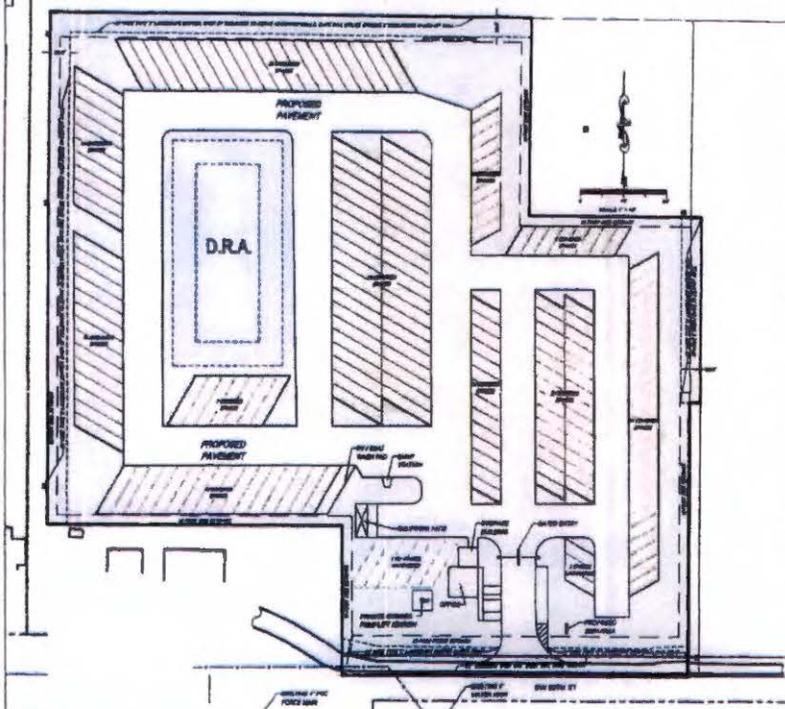
  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

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

  
\_\_\_\_\_  
MICHELLE STONE, CHAIRMAN

# ATTACHMENT A

## 80TH STREET TOWER STORAGE - CONCEPTUAL PLAN



**PROPOSED DEVELOPMENT:**  
 THIS CONCEPTUAL PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COUNTY ENGINEER AND THE COUNTY BOARD OF COUNTY COMMISSIONERS. THE ENGINEER'S REVIEW IS LIMITED TO TECHNICAL ASPECTS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE COUNTY BOARD OF COUNTY COMMISSIONERS' REVIEW IS LIMITED TO THE GENERAL USE OF THE LAND AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

**SITE COVERAGE:**

PROPOSED IMPROVED PAVEMENT	11,500 SQ. FT.
PROPOSED IMPROVED ASPHALT	1,500 SQ. FT.
PROPOSED IMPROVED CONCRETE	1,500 SQ. FT.
PROPOSED IMPROVED GRAVEL	1,500 SQ. FT.
PROPOSED IMPROVED TURF GRASS	1,500 SQ. FT.
PROPOSED IMPROVED LANDSCAPE	1,500 SQ. FT.
PROPOSED IMPROVED TOTAL SITE AREA	17,500 SQ. FT.

**DRAINAGE SUMMARY:**  
 THE PROPOSED DEVELOPMENT WILL BE DESIGNED TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND TO PREVENT ANY ADVERSE EFFECTS ON THE SURROUNDING AREA. ALL DRAINAGE SHALL BE COLLECTED AND CONVEYED TO THE APPROPRIATE DRAINAGE CANALS OR STORM SEWER SYSTEMS.

**LANDSCAPE & IRRIGATION:**  
 THE PROPOSED DEVELOPMENT WILL BE DESIGNED TO MAINTAIN THE EXISTING LANDSCAPE AND TO PREVENT ANY ADVERSE EFFECTS ON THE SURROUNDING AREA. ALL IRRIGATION SHALL BE DESIGNED TO MAINTAIN THE EXISTING LANDSCAPE AND TO PREVENT ANY ADVERSE EFFECTS ON THE SURROUNDING AREA.

**OPERATION & MAINTENANCE:**  
 THE PROPOSED DEVELOPMENT WILL BE DESIGNED TO MAINTAIN THE EXISTING OPERATION AND MAINTENANCE PATTERN AND TO PREVENT ANY ADVERSE EFFECTS ON THE SURROUNDING AREA.

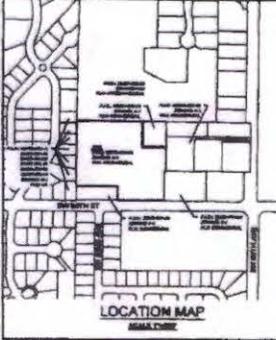
**PROPOSED DEVELOPMENT SCHEDULE:**  
 THE PROPOSED DEVELOPMENT WILL BE DESIGNED TO MAINTAIN THE EXISTING DEVELOPMENT SCHEDULE AND TO PREVENT ANY ADVERSE EFFECTS ON THE SURROUNDING AREA.

**WATER & SEWER:**  
 THE PROPOSED DEVELOPMENT WILL BE DESIGNED TO MAINTAIN THE EXISTING WATER AND SEWER PATTERN AND TO PREVENT ANY ADVERSE EFFECTS ON THE SURROUNDING AREA.

**ELECTRIC UTILITIES:**  
 THE PROPOSED DEVELOPMENT WILL BE DESIGNED TO MAINTAIN THE EXISTING ELECTRIC UTILITIES PATTERN AND TO PREVENT ANY ADVERSE EFFECTS ON THE SURROUNDING AREA.

**FIRE DEPARTMENT:**  
 THE PROPOSED DEVELOPMENT WILL BE DESIGNED TO MAINTAIN THE EXISTING FIRE DEPARTMENT PATTERN AND TO PREVENT ANY ADVERSE EFFECTS ON THE SURROUNDING AREA.

**PARKING CALCULATIONS:**  
 THE PROPOSED DEVELOPMENT WILL BE DESIGNED TO MAINTAIN THE EXISTING PARKING CALCULATIONS PATTERN AND TO PREVENT ANY ADVERSE EFFECTS ON THE SURROUNDING AREA.



**SITE DATA:**  
 PROJECT LOCATION: 80TH STREET TOWER STORAGE CONCEPTUAL PLAN  
 PROJECT LOCATION: 80TH STREET TOWER STORAGE CONCEPTUAL PLAN  
 PROJECT LOCATION: 80TH STREET TOWER STORAGE CONCEPTUAL PLAN

**IMPORTANT CONCEPTUAL PLAN NOTE:**  
 THIS CONCEPTUAL PLAN IS NOT FINAL AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COUNTY ENGINEER AND THE COUNTY BOARD OF COUNTY COMMISSIONERS.

**TRAFFIC STATEMENT:**  
 THE PROPOSED DEVELOPMENT WILL BE DESIGNED TO MAINTAIN THE EXISTING TRAFFIC PATTERN AND TO PREVENT ANY ADVERSE EFFECTS ON THE SURROUNDING AREA.

<b>CONCEPTUAL PLAN</b>	<b>ENGINEER'S CERTIFICATION</b>	<b>OWNER'S CERTIFICATION</b>	<b>PROJECT: 80TH STREET TOWER STORAGE CONCEPTUAL PLAN</b>	<b>DATE: 01/15/2021</b>
<b>SCALE: 1/8" = 1'-0"</b>	<b>DESIGNED BY: [Name]</b>	<b>DESIGNED BY: [Name]</b>	<b>SCALE: 1/8" = 1'-0"</b>	<b>DATE: 01/15/2021</b>
<b>DATE: 01/15/2021</b>	<b>SCALE: 1/8" = 1'-0"</b>	<b>SCALE: 1/8" = 1'-0"</b>	<b>SCALE: 1/8" = 1'-0"</b>	<b>SCALE: 1/8" = 1'-0"</b>
<b>DATE: 01/15/2021</b>	<b>SCALE: 1/8" = 1'-0"</b>	<b>SCALE: 1/8" = 1'-0"</b>	<b>SCALE: 1/8" = 1'-0"</b>	<b>SCALE: 1/8" = 1'-0"</b>

## ATTACHMENT A

### FINDINGS OF FACT CONCERNING SPECIAL USE PERMIT APPLICATION FOR:

#### "80<sup>TH</sup> STREET TOWER STORAGE" ON PARCEL NUMBER 35505-000-00

1. Provision for ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.
  - a. **Access to the site will be provided from SW 80<sup>th</sup> Street. The site will have paving and a gated entry.**
2. Provision for off-street parking and loading areas, where required, with particular attention to the items in 1.a. of Section 4.6 of the Code and the economic, noise, glare, or odor effects of the Special Use Permit on adjoining properties and properties generally in the surrounding area.
  - a. **All parking will be on site and will be asphalt or concrete.**
  - b. **This operation will generate no noise, glare or odor that will impact surrounding properties.**
3. Provision for refuse and service areas, with particular reference to the items in 1.a. and 1.b. of Section 4.6 of the Code.
  - a. **Solid waste will be removed by commercial carriers.**
4. Provision for utilities, with reference to locations, availability, and compatibility.
  - a. **Utilities will connect to existing Marion County Water and Sewer systems adjacent to the site.**
5. Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary.
  - a. **Buffers/Screening will be provided in accordance with the Marion County Land Development Code.**
6. Provision for signs, if any and exterior lighting with consideration given to glare, traffic safety, economic effects and compatibility and harmony with properties in the surrounding area.
  - a. **Signage will be determined during site plan approval. Minimal exterior lighting is anticipated and light glare shall be directed inward towards the interior of the site.**
7. Provision for required yards and other green space.
  - a. **Yards and Green Space will be provided in accordance with the Marion County Land Development Code.**
8. Provision for general compatibility with adjacent properties and other property in the surrounding area.
  - a. **Buffering will provide adequate separation of uses.**
9. Provision for meeting any special requirements by the site analysis for the particular use involved.
  - a. **The site shall be developed and operated consistent with the submitted concept plan and the conditions as specified by Marion County.**

**RESOLUTION NO. 23-R-682**  
**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 November 27, 2023; 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, December 19, 2023. Now therefore,

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

**SECTION 1. SPECIAL USE PERMIT PETITION 231201SU – God Answers Prayers-Emmanuel, Inc.** The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Brandon Sams, Belleview FL 34420 to increase capacity for six (6) to eight (8) for an Assisted Living Facility (ALF), with no structural changes in a Single-Family Dwelling (R-1) zone, 0.32 acres, Parcel Account Number 4552-014-001, site address 13470 SE 101<sup>st</sup> Terrace, Belleview FL 34420.

**SECTION 2. FINDINGS AND CONDITIONS.** The Board of County Commissioners disagrees with the recommendation and findings of the Planning and Zoning Commission and recommends approval of the Special Use Permit. The Board approves the Special Use Permit subject to the following conditions:

1. The site shall be developed and operated consistent with the submitted conceptual plan and the conditions as provided with this approval.
2. The Special Use Permit is limited to the increase in capacity of residents at this community living facility of 2 additional residents, bringing the total capacity to no more than 8 residents. If the capacity ever exceeds 8 residents, applicant will be required to seek a modification of this special use permit.
3. Parking is permitted on the grass, except employee and disabled permit parking must be paved.
4. The driveway shall remain as is and not be expanded into a parking lot.
5. The landscaping of the site shall remain manicured maintaining the current state of the property.
6. This Special Use Permit shall run with the owner (God Answers Prayers-Emanuel, Inc.) and not the property.

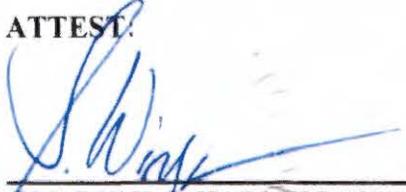
7. The Special Use Permit shall terminate upon any division, subdivision, or transfer of the subject property.
8. The Special Use Permit shall expire on November 26, 2026; and it will be eligible for administrative renewal up to 3 consecutive times, for up to 3 years each, by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
  - 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 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).
9. Conditions Attachment:
  - a. Site Plan and Findings of Facts

**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.

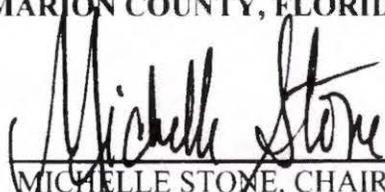
**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 19<sup>th</sup> day of December, 2023.

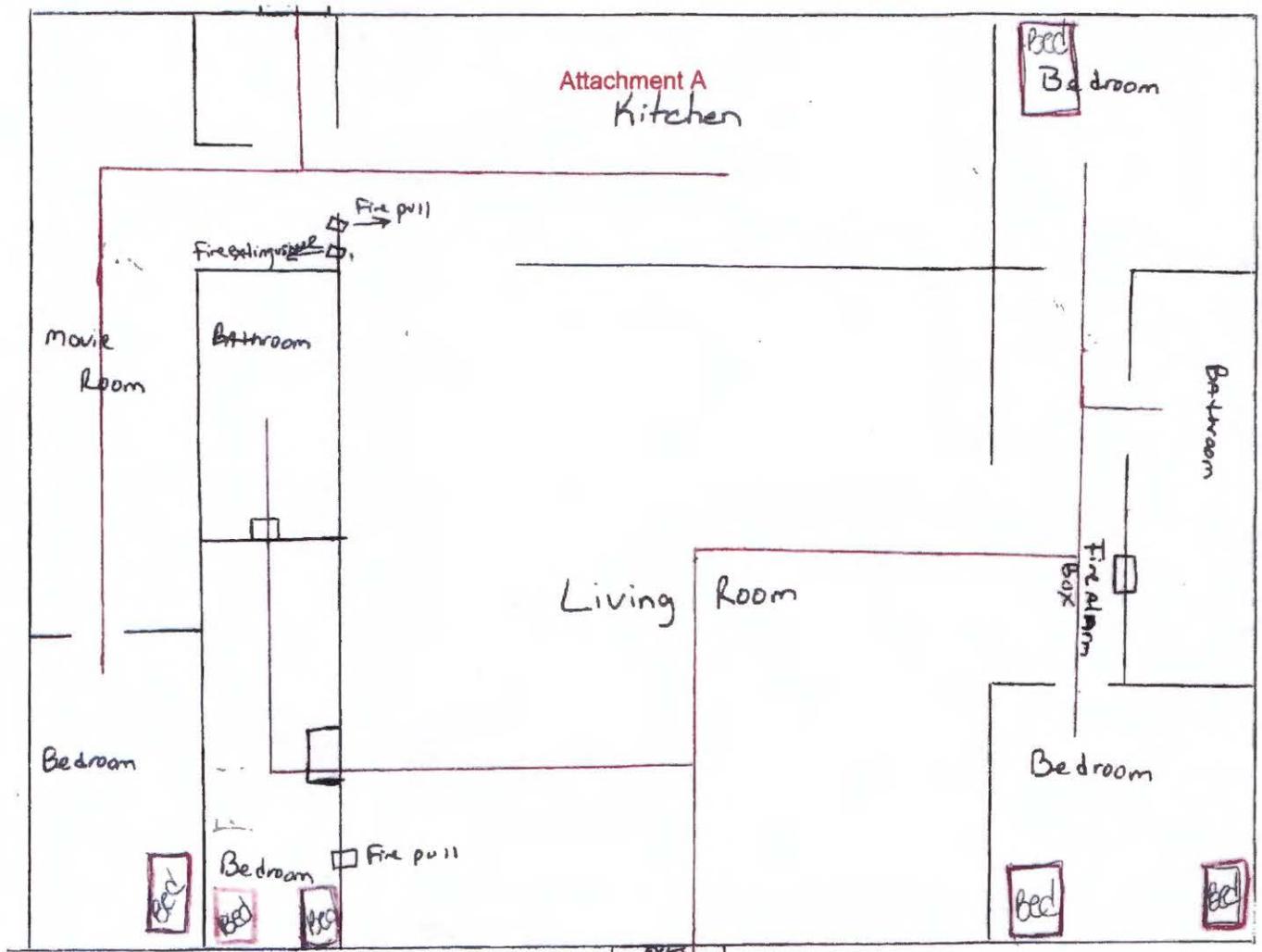
ATTEST:

  
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GREGORY C. HARRELL, CLERK

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

  
\_\_\_\_\_  
MICHELLE STONE, CHAIRMAN





A-2

Attachment A  
SPECIAL USE FINDINGS & FACTS

to be  
measured  
& updated

This special use permit is being requested so that we may increase our Agency for Healthcare Administration AHCA license capacity from 6 residents to 8 without the need for any structural changes. The home currently has 2 private rooms and 2 semi-private rooms, we would like to add an additional bed in our private rooms which would allow us to care for 2 more residents.

According to the AHCA rules and regulations administrative code 434.4.4.2 states a semi-private room shall provide a minimum of 60 square feet of usable floor space per room occupant. Bedroom 1 measurements are 11 x 12 Bedroom 4 measurements are 11 x 11 Florida administrative code 434.4.5.1 states there shall be at least one bathroom with one toilet and sink per six persons, and one bathtub or shower per eight persons, this home has 2 full bathrooms.

1. Access to business off of SE 101<sup>st</sup> Terrace will not change.
2. Parking for customers will be on the grass area in front of the home and will not change. Handicap parking for loading and unloading residents will be in the driveway and also will not change.
3. Our garbage cans will be placed on the left side of the house and brought down by the road on our garbage pickup days of Monday and Thursday. Our waste removal is done by Wastepro USA.
4. Power Company is Sumter Electric and our main breaker panel will be upgraded with new breakers and increased spaced which will be done by integrity electric on 9/19/2023. Our breaker panel also has a generator switch that was previously installed to allow use for our portable generator to run our refrigerators, freezers and window AC units during the event of a power outage so our residents can be cared for properly. According to our property record our septic tank type is SEPTIC 1-5 BTH and our well tank was replaced and increased on April 2022 to 85 gallons.
5. Property in front of residential home is landscaped and maintained weekly by Allen Gahan Lawn Service and will not change.
6. Business sign is located on the corner right side of property and will not change.
7. Provision for required yards and other green space will not change.
8. Provision for general compatibility with adjacent properties and other property in the surrounding area will not change.
9. Yes, we would be willing to meet any special requirements necessary to get this special use permit approved.

**RESOLUTION NO. 23-R-683**  
**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 November 27, 2023; 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, December 19, 2023. Now therefore,

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

**SECTION 1. SPECIAL USE PERMIT PETITION 231202SU – Ricardo Duque.** The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by William Menadier, PE, Alachua FL 32616 for a warehouse, office and retail in a Regional Business (B-4) zone, 2.86 acres, Parcel Account Numbers 9024-0565-09 and 9024-0565-08, no address assigned.

**SECTION 2. FINDINGS AND CONDITIONS.** The Board of County Commissioners disagrees with the recommendation and findings of the Planning and Zoning Commission and recommends approval of the Special Use Permit. The Board approves the Special Use Permit subject to the following conditions:

1. The site shall be developed and operated consistent with the submitted conceptual plan and the conditions as provided with this approval.
2. The approved conceptual plan shows two (2) 60'x150' warehouse buildings with one 60'x25 covered storage area attached to the northernmost building. Any additions to the structures will need to come back for special use permit modification
3. Hours of operation: No earlier than 7 a.m. and no later than 9 p.m.
4. Parcels must be combined before any development may occur on the property.
5. The ingress/egress shall be from NW 150th Street using a paved/stabilized driveway apron. Within thirty (30) days of approval of this Special Use Permit, the applicant shall contact the Marion County Transportation Department to establish how access will be provided to the site and determine the type and extent of driveway apron and/or other driveway apron improvements required, including obtaining any necessary R/W Permit(s). Any driveway apron and/or other related improvements required by the Marion County Transportation Department, pursuant to this condition, shall be completed within ninety (90) days of approval of this Special Use Permit.
6. The parking/storage of a refrigerated trailer unit(s), or reefer unit(s), is prohibited.

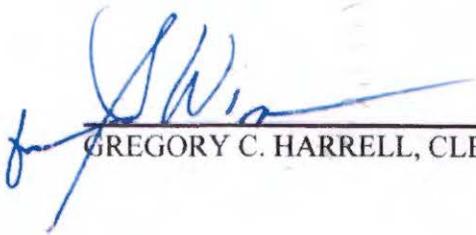
7. No waivers may be applied for, or granted, for any screening or buffering requirements per the LDC requirements.
8. The covered storage area indicated on the site plan must be screened from view with, at a minimum, 8' opaque fencing.
9. This special use permit runs with the property. Any divisions of the property will void this special use.
10. Conditions Attachment:
  - a. Site Plan and Findings of Facts

**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 19<sup>th</sup> day of December, 2023.

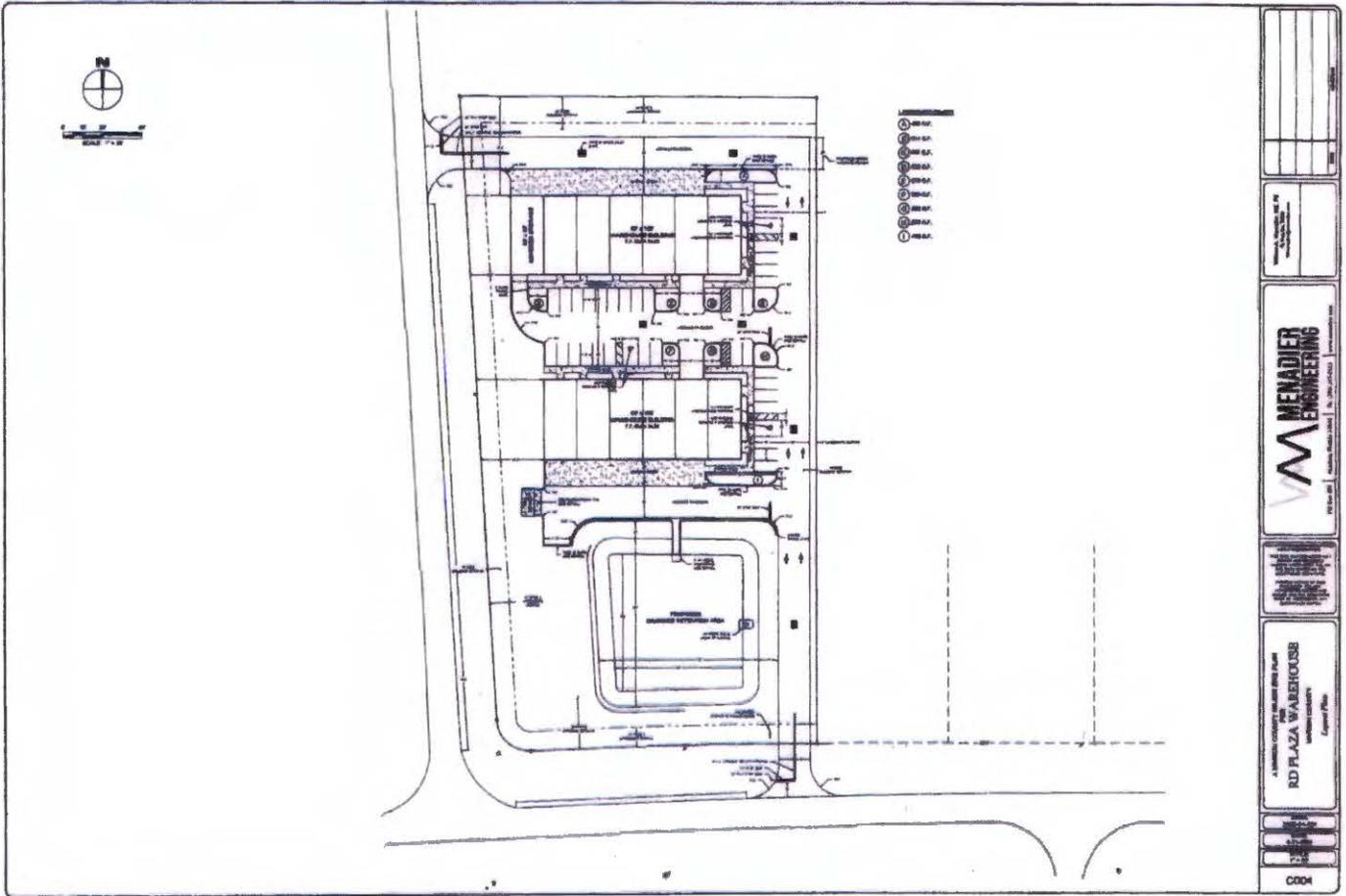
**ATTEST:**

  
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GREGORY C. HARRELL, CLERK

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

  
\_\_\_\_\_  
MICHELLE STONE, CHAIRMAN

Attachment A



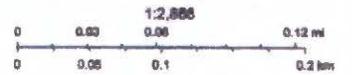


**Attachment A**  
**MCBCC Interactive Map - Internal**



9/22/2023, 2:23:04 PM

- |                                  |                     |                         |               |
|----------------------------------|---------------------|-------------------------|---------------|
| Parcels Labels                   | No Address          | WRA/DRA                 | Streets       |
| Parcels                          | Payphone            | Marion County           | Aerial2021    |
| Address Points                   | School              | County Road Maintenance | Red: Band_1   |
| Structure - Addressed            | Telephone Equipment | OCE Maintained Paved    | Green: Band_2 |
| Structure - Confidential Address | Vacant with Address | Not Maintained          | Blue: Band_3  |



PGDT, Marion County IT GIS Team, Marion County  
 Priority Appraisers, Esri Community Maps Contributors,  
 Marion County Property Appraiser, FCSIP, ©  
 OpenStreetMap, Microsoft, Esri, HERE, Garmin,

MSBCC (7/2018)  
 FOR INTERNAL COUNTY USE ONLY; MAY CONTAIN CONFIDENTIAL INFORMATION; IMPROPER DISCLOSURE MAY RESULT IN CRIMINAL PENALTIES (P.S. 119.10)

## Attachment A



Menadier Engineering, LLC (386) 347-5133  
PO Box 636 www.menadier.com  
Alachua, FL 32616

September 21, 2023

Marion County Planning & Zoning  
2710 E Silver Springs Blvd.  
Ocala, FL 34470

**RE: RD Plaza Warehouses  
Special Use Permit Application – Findings of Facts**

Planning Staff,

The following information is being provided to support our request for a Special Use Permit (SUP) for a warehouse plaza. The site is in the northeast quadrant of the intersection of Walnut Road and Chestnut Road (parcels 9024-0565-08 & 9024-0565-09). Please consider the following Findings of Facts concerning our request:

1. Ingress/Egress – Access to the site will be through two proposed driveways. One off Walnut Road and the other off Chestnut Road. There are no structures, landscaping, or other appurtenances that would obstruct the view for passenger vehicles. There are no sidewalks within the right-of-way of Walnut or Chestnut Road, therefore pedestrian safety will remain as-is, as part of this request. The site is a mixture of pasture and wooded areas with adequate circulation for first responders in case of an emergency. The Conceptual Site Plan included with SUP shows paved access and defined parking and circulation measures.
2. Parking/Loading – Off-street parking will be located between the two warehouse buildings, as well as the back right side of each building and includes the required ADA parking spaces. These spaces are paved and delineated in accordance with regulatory standards. A loading area will be available at the front entrance of the facility off Chestnut Road.
3. Refuse and Service Area - The facility will ensure that refuse and other garbage related items be placed in two dumpsters rented, maintained, and picked up at least one time a week by a county approved provider. The dumpsters will be located on a slab to the northwestern side of the proposed drainage retention area. The dumpster area will be accessed by the Chestnut Road entrance without adding to the burden on area activities.
4. Utilities – The proposed facility will be served by the City of Belleview for sewer and water. We are proposing to extend the City's water main along Chestnut Road from State Road 35 (Baseline Road). A lift station is proposed for wastewater conveyance to the forcemain located in Baseline Road right-of-way. All the surrounding parcels would be served similarly.
5. Buffers – The northern boundary has a proposed 20' Type B landscape buffer. The west and southern landscape buffers will be 15' Type C buffers. The eastern side of the property does not require a landscape buffer because the adjacent property is zoned similarly. Around the perimeter of the property, sound, and light, during operating hours will have minimum influence on neighboring parcels. The hours of operation are planned for Monday-Saturday 8am – 5pm.
6. Signage – There will be a pylon sign at the south entrance of Chestnut Road that will comply with all Marion County Land Development codes and will be applied for in a separate permit application.

## Attachment A

RD Plaza Warehouses - Ocala  
Findings of Facts  
September 21, 2023

7. Green Space – There is ample green space proposed for this development. The perimeter landscape buffers, and interior open spaces make up approximately 35.2% of the total site. This site will meet all green space requirements under the current Land Development Code.
8. Compatibility – The subject property is zoned B4 and is located just west of Baseline Road in an area with similar uses. There are multiple commercial developments located within a one-mile radius of the site. On Chestnut Road, between the proposed site and Baseline Road, there is a Diamond Oil gas station and Moody Aero-Graphics. On the east side of Baseline Road are many larger commercial and industrial facilities anchored by Associated Grocers of Florida warehouse. From north to south along Baseline Road, within the proximity of the proposed development, there are many complimentary businesses. There is a mix of single- and multi-family units west and south of the proposed development, separated by Chestnut and Walnut Roads. Many small businesses operate out of their residences in this area. Based on the surrounding uses and development patterns in the area, we feel the proposed Special Use Permit is compatible.
9. Lighting - We will submit a photometric plan in accordance with Marion County Land Development Code.
10. Provisions – Yes, we are willing to meet special conditions necessary to get this permit.

Based on the information provided above, we respectfully request approval of this SUP application. If you have any questions, please call me.

Sincerely,  
**MENADIER ENGINEERING**



William A. Menadier, P. E.  
Principal Engineer



## RESOLUTION NO. 23-R-684

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON ±11.4 ACRES FOR JAY C. THOMAS REVOCABLE TRUST, ZONING CASE NUMBER 231207ZP; 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 November 27, 2023; 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, December 19, 2023. Now therefore,

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

**SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 231207ZP – Jay C. Thomas Revocable Trust.** The application requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Fred N. Roberts, Jr., Esq., Klein & Klein, LLC., Ocala FL 34471, from General Agriculture (A-1) and Community Business (B-2) to Planned Unit Development (PUD) with a Master Plan, for proposed enclosed self-storage, 11.4 acres, Parcel Account Number 31385-000-00, no address assigned.

**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 comply with the PUD Development Setbacks listed in Table 1 below, based on the site’s general geographic form wherein it consists of two “pods” with one to the north fronting on SE Maricamp Road, and the second to the south where it forms a “wedge” between the Rotary Sportsplex and Cross Florida Greenway, wherein a narrow “connecting strip” then unites the two pods:

<b>TABLE 1. SETBACKS (IN FEET)</b>			
<b>Direction</b>	<b>Adjoining Use</b>	<b>Original Proposed</b>	<b>Final Approved</b>
<b>NORTH POD</b>			
<b>North</b>	SE Maricamp Road	60’	60’
<b>South</b>	Greenway	10’	10’
<b>East</b>	Greenway	10’	10’
<b>West</b>	Commercial	15’	10’

SOUTH POD			
<b>Northwest</b>	Commercial	15'	10'
<b>Northeast</b>	Greenway	10'	10'
<b>Southeast</b>	Greenway	25'	50'
<b>West</b>	Rotary Sportsplex	15'	15'
CONNECTING STRIP			
<b>East</b>	Greenway	10'	10'
<b>West</b>	Rotary Sportsplex	15'	15'

- The PUD shall comply with the PUD Development Buffers listed in Table 2 below, based on the site's general geographic form wherein it consists of two "pods" with one to the north fronting on SE Maricamp Road, and the second to the south where it forms a "wedge" between the Rotary Sportsplex and Cross Florida Greenway, wherein a narrow "connecting strip" then unites the two pods:

TABLE 2. BUFFERS – FULLY ENCLOSED SELF-STORAGE			
Direction	Adjoining Use	Required	Final Approved
NORTH POD			
<b>North</b>	ROW	Type "C"	Type "C"
<b>South</b>	PUBLIC	Type "C"	None
<b>East</b>	PUBLIC	Type "C"	None
<b>West</b>	COM	None	None
SOUTH POD			
<b>North-west</b>	COM	None	None
<b>North-east</b>	PUBLIC	Type "C"	None
<b>Southeast</b>	PUBLIC	Type "C"	None
<b>West</b>	PUBLIC	Type "C"	Type "C"
CONNECTING STRIP			
<b>East</b>	PUBLIC	Type "C"	None
<b>West</b>	COM	None	None
The enclosed self-storage structures shall be painted in an earth tone/green color scheme to facilitate blending/hiding the appearance of the structures to the adjoining Greenway lands.			

- The PUD shall comply with cross (parallel) access connectivity that shall be provided by the PUD between the PUD's east and west boundaries and SE Maricamp Road access; however, an LDC Waiver Application may be submitted to request alternative design and construction options through the LDC's Waiver process.
- A sidewalk shall be provided along the PUD's SE Maricamp Road frontage consistent with the LDC; however, an LDC waiver application may be submitted to request design and fee-in-lieu of construction options through the LDC's Waiver process.
- The PUD shall be limited those uses permitted in the Community Business (B-2) zoning classification.
- The PUD shall be developed consistent with the PUD Plan, and the development conditions provided. In the event a change in use or redevelopment of the site for an alternative use other than fully enclosed self-storage with an accessory office is proposed, a new PUD

Master Plan shall be required to be submitted for approval by the Board of County Commissioners through the PUD Rezoning Application process to ensure due public notice of the change is provided, consistent with LDC Section 4.2.31.K(2), or equivalent process at that time, wherein minimum buffer and setback requirements may be adjusted to reflect the intensity/density of the new proposed use.

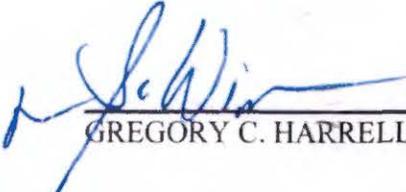
7. The PUD following height and floor area ratio development standards.
  - a. Maximum Storage Building Height: 30'
  - b. Maximum Lighting Height: 10'
  - c. Maximum Floor Area Ratio: 0.25
8. For the portion of the PUD site located on the ±2.3 acre northern "pod" of the site (fronting along SE Maricamp Road), the development and construction of the PUD's northern building fronting on and visible to SE Maricamp Road shall conform to the architectural standards of the Silver Springs CRA Overlay (LDC Section 5.9.3).
9. Development of the PUD's buildings related to setbacks and building separations shall conform to the PUD's development standards and applicable building code and fire safety code provisions.
10. All PUD exterior lighting shall not exceed 10' in height and a complete site lighting plan shall be provided on the PUD's final Master Plan, or equivalent, to ensure all site lighting conforms to LDC Article 6, Division 19.
11. The applicant shall execute and provide the "Acknowledgement Regarding Land Management Activities and Agreement Regarding Emergency Access" final execution by the Board of County Commissioners and provide the necessary funds for the recording of the document.
12. Exhibit:
  - A. PUD Master Plan

**SECTION 3. COMPLIANCE/REVOCATION.** 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.

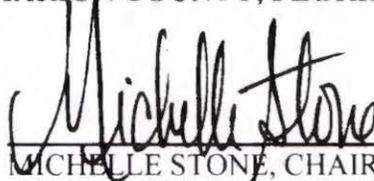
**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 19th day of December, 2023.

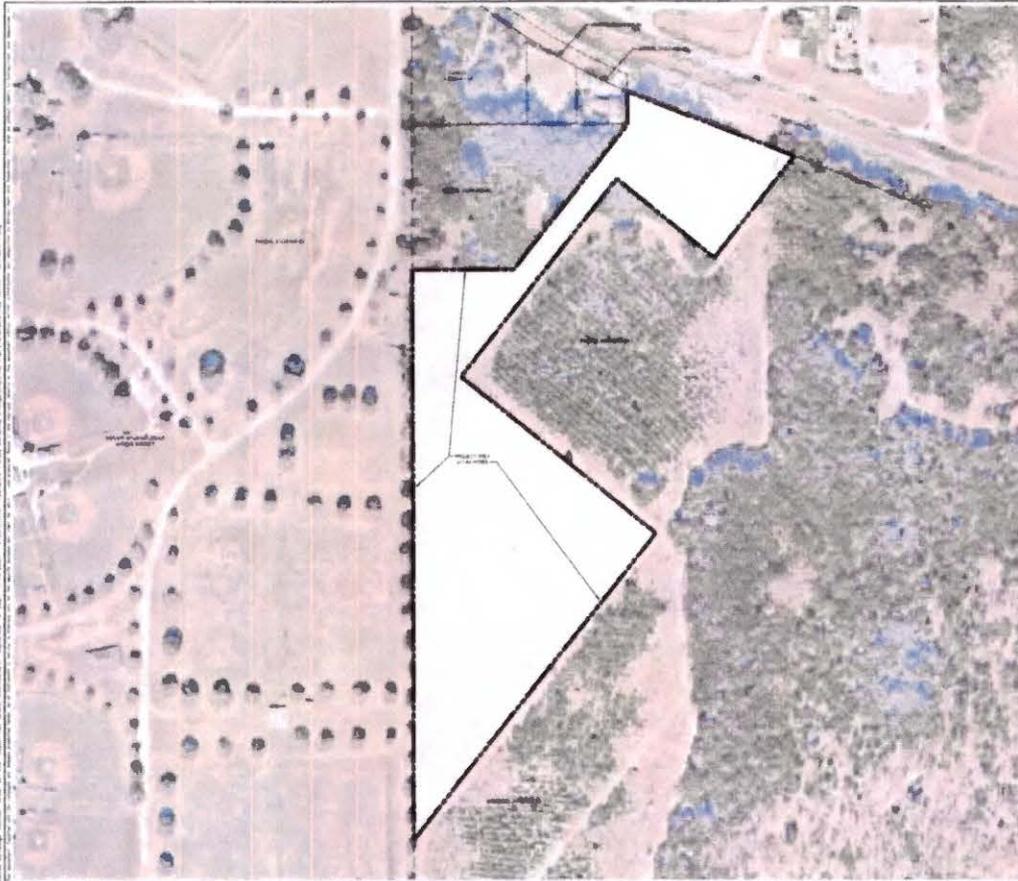
**ATTEST:**

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

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

  
\_\_\_\_\_  
MICHELLE STONE, CHAIRMAN





NO.	DATE	REVISIONS

<b>PARDEE MARICAMP STORAGE</b> PREPARED FOR <b>CHARLIE-EMILY, LLC</b> MARIETTA, GEORGIA	<b>AERIAL PHOTOGRAPH</b>	<b>Kimley-Horn</b> Aerial Photography and Mapping, Inc. 1000 W. Peachtree Industrial Road, Suite 300 Marietta, Georgia 30067 Phone: 770.429.3333 www.kimley-horn.com	DATE: 08/14/2012	PROJECT NO: 12000002
			PROJECT: PARDEE MARICAMP STORAGE	CLIENT: CHARLIE-EMILY, LLC

SHEET NUMBER  
**C02**



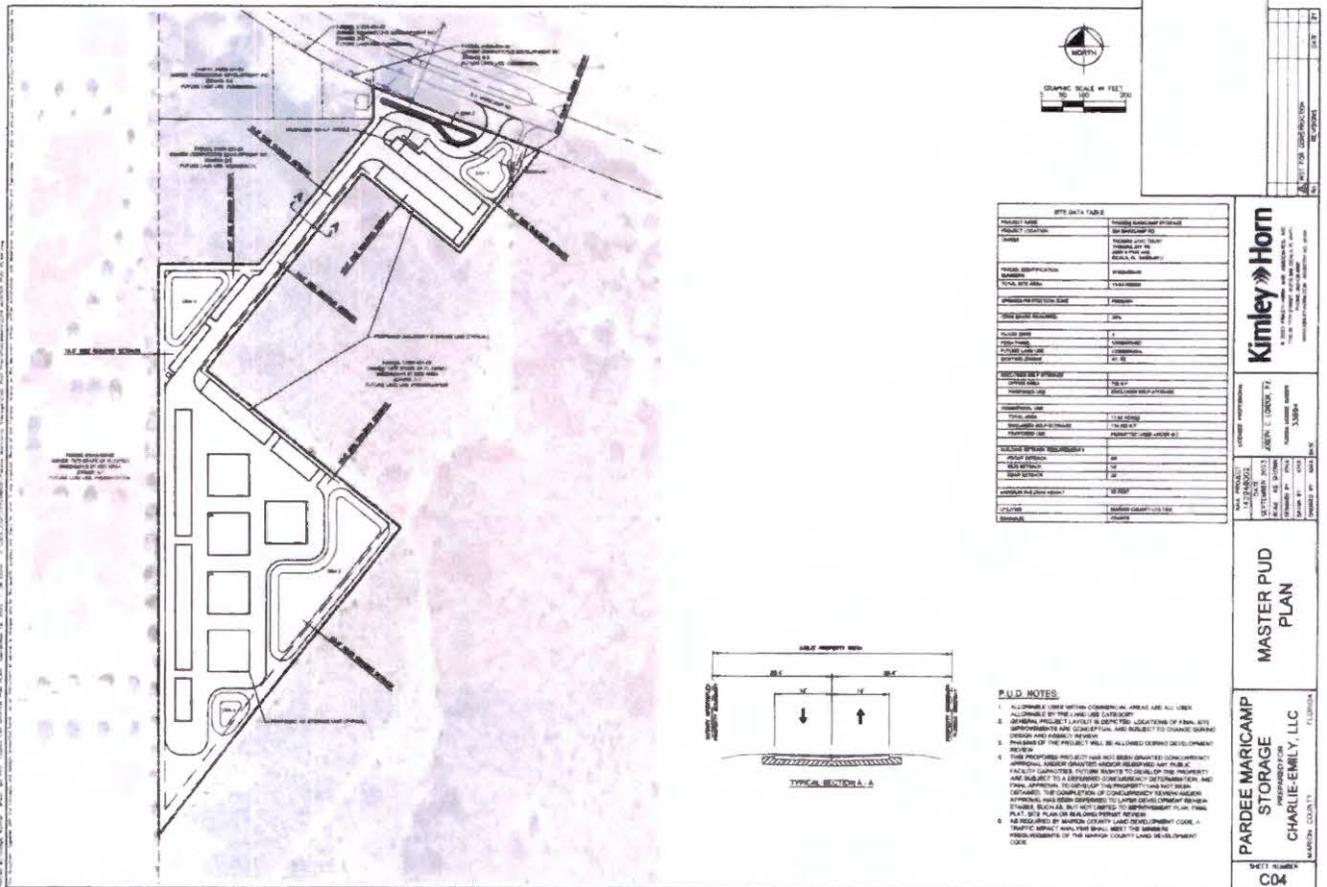
**NOTE**  
1. THIS CONTOUR MAP WAS PRODUCED BY THE DESIGNER AND IS BASED ON THE DATA PROVIDED BY THE CLIENT. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE DATA AND HAS FOUND IT TO BE ACCURATE. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED.  
2. ALL ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED.

DATE: 11/11/2011
SCALE: AS SHOWN
PROJECT: PARDEE MARICAMP STORAGE
SHEET: B-3

<b>Kimley»Horn</b> CONSULTANTS 1000 N. GARDNER ST. SUITE 100 DENVER, CO 80202 TEL: 303.733.8600 WWW.KIMLEYHORN.COM	DATE: 11/11/2011
	SCALE: AS SHOWN
<b>EXISTING CONDITIONS</b>	PROJECT: PARDEE MARICAMP STORAGE
PREPARED FOR: <b>CHARLIE EMILY LLC</b>	SHEET: B-3
DATE: 11/11/2011	SCALE: AS SHOWN

PARDEE MARICAMP STORAGE  
PREPARED FOR  
CHARLIE EMILY LLC  
DATE: 11/11/2011

SHEET NUMBER  
C03



**OFFICE DATA TABLE**

PROJECT NAME	Storage Development
PROJECT LOCATION	Section 10, Township 17N, Range 12E, Maricopa County, Arizona
OWNER	Pardee Maricamp Storage, LLC
DESIGNER	Kimley-Horn and Associates, Inc.
DATE	10/15/2013
SCALE	AS SHOWN
PROJECT NO.	130004
DRAWING NO.	130004-01
DATE	10/15/2013
BY	REVISIONS
DATE	REVISIONS

**Kimley-Horn**  
 A DIVISION OF THE KIMLEY-HORN GROUP, INC.  
 1000 N. CENTRAL AVENUE, SUITE 100  
 DENVER, COLORADO 80202  
 PHONE: 303.733.8800  
 FAX: 303.733.8801  
 WWW.KIMLEY-HORN.COM

**PARDEE MARICAMP STORAGE MASTER PUD PLAN**

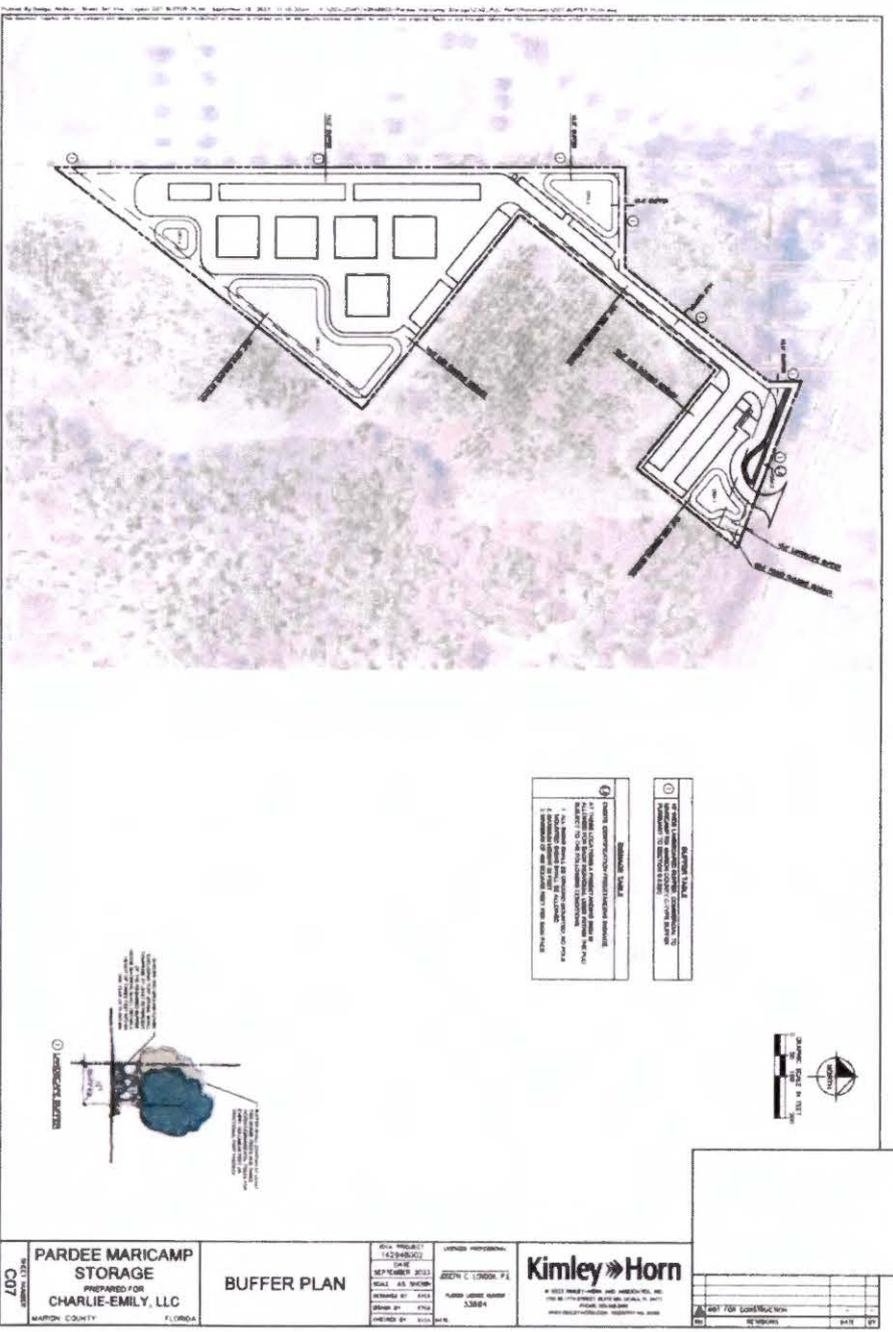
**CHARLIE-EMILY, LLC**  
 1000 N. CENTRAL AVENUE, SUITE 100  
 DENVER, COLORADO 80202  
 PHONE: 303.733.8800  
 FAX: 303.733.8801  
 WWW.KIMLEY-HORN.COM

**CD4**

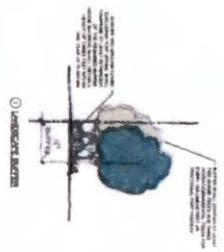
- P.U.D. NOTES**
1. ALLOWABLE USES WITHIN CONSERVATION AREAS ARE ALL USES ALLOWED BY THE LAND USE DIVISION.
  2. GENERAL PROJECT LAYOUT IS SHOWN. LOCATIONS OF FIRM, SITE IMPROVEMENTS AND CONSTRUCTION ARE SUBJECT TO FUTURE DESIGN AND ENGINEER REVIEW.
  3. PROVISIONS OF THE PROJECT WILL BE ALLOWED DURING DEVELOPMENT PERIOD.
  4. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENTLY APPROVED UNDER MARICAMP STORAGE MASTER PUD PLAN. FACILITY CAPACITY & FUTURE RIGHTS TO DEVELOP THE PROJECT ARE SUBJECT TO A CONCURRENT CONSTRUCTION NOTIFICATION AND FINAL APPROVAL. DEVELOPMENT OF THE PROJECT HAS NOT BEEN DETAINED. THE COMPLETION OF CONCURRENT NOTIFICATION APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT PERIODS TO BE DETERMINED BY THE DEVELOPER.
  5. THIS P.U.D. PLAN IS SUBJECT TO THE DEVELOPMENT PERIOD AS REQUIRED BY MARICAMP STORAGE MASTER PUD PLAN AND THE MARICAMP STORAGE MASTER PUD PLAN.
  6. THIS P.U.D. PLAN IS SUBJECT TO THE MARICAMP STORAGE MASTER PUD PLAN AND THE MARICAMP STORAGE MASTER PUD PLAN.







- ① EXISTING UTILITIES
- ② PROPOSED UTILITIES
- ③ PROPOSED CONSTRUCTION
- ④ PROPOSED IMPROVEMENTS
- ⑤ PROPOSED SITE
- ⑥ PROPOSED DRIVEWAYS
- ⑦ PROPOSED DRIVEWAYS
- ⑧ PROPOSED DRIVEWAYS
- ⑨ PROPOSED DRIVEWAYS
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<b>PARDEE MARICAMP STORAGE</b> PREPARED FOR <b>CHARLIE-EMILY, LLC</b> MARION COUNTY FLORIDA	<b>BUFFER PLAN</b>	DATE PROJECT 12/28/2023	DESIGN PROFESSIONAL JOHN C. LINDEN, P.E.		1001 N. W. 10th Street, Suite 100 Ft. Lauderdale, FL 33304 Phone: 954-575-1100 www.kimley-horn.com
		SHEET NUMBER 2111	SCALE AS SHOWN		





**FLORIDA DEPARTMENT *of* STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

January 3, 2024

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

Dear Honorable 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. 23-38, which was filed in this office on December 28, 2023.

Sincerely,

Anya Owens  
Administrative Code and Register Director

ACO/wlh

**Debra Lewter**

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**From:** Debra Lewter  
**Sent:** Thursday, December 28, 2023 09:51 AM  
**To:** CountyOrdinances@dos.myflorida.com  
**Cc:** Debra Windberg; Susan Mills McAllister; Tammy Ketner  
**Subject:** MRN20231219\_ORDINANCE\_2023\_38  
**Attachments:** MRN20231219\_ORDINANCE\_2023\_38.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 23-38, which was adopted by the Marion County Board of County Commissioners on Tuesday, December 19, 2023.

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

Thank you in advance for your cooperation in this matter.

Sincerely,

**Debra Lewter**

---

**From:** Debra Lewter  
**Sent:** Wednesday, December 27, 2023 01:23 PM  
**To:** municodeords@civicplus.com  
**Cc:** Debra Windberg; Susan Mills McAllister; Tammy Ketner  
**Subject:** Marion County Ordinance 23-38  
**Attachments:** 12-19-23 Ordinance 23-38 LDC.docx; 12-19-23 Attachment 1 LDC.docx; 12-19-23 Attachment 2 LDC.docx

**Categories:** This message has been archived by Retain on December 28 2023 01:53

Good afternoon,

Attached is Ordinance 23-38 (LDC Amendment), which was adopted by the Marion County Board of County Commissioners on Tuesday, December 19, 2023. Also attached is attachment 1 & 2

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

## ORDINANCE 23 – 38

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO CONDUCTING DIVISIONS OF LAND AMONG FAMILY MEMBERS; AMENDING ARTICLE 1, DIVISION 2, DEFINITIONS; AMENDING ARTICLE 2, DIVISION 16, DIVISION OF LAND; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Board of County Commissioners is authorized by general law, e.g., Section 125.01(h), Florida Statutes, to establish, coordinate, and enforce zoning and such business regulations as are necessary for the protection of the public; and

**WHEREAS**, the Board of County Commissioners (Board) has adopted a Land Development Code (LDC) as is required by Section 163.3202, Florida Statutes; and

**WHEREAS**, Horse Farms Forever, Inc., a Florida not-for-profit corporation, submitted an LDC Amendment Application consistent with LDC Division 2.4 proposing an amendment to the LDC regarding conducting divisions of land among family members; and

**WHEREAS**, pursuant to LDC Section 2.4.3, the Land Development Regulation Commission held a duly noticed public hearing on this proposed ordinance amending the LDC on September 13, 2023; and

**WHEREAS**, pursuant to LDC Section 2.4.4, the Board of County Commissioners held duly noticed public hearings on this proposed ordinance amending the LDC on November 21, 2023 and December 5, 2023;

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Marion County, Florida, as follows:

Note: Deletions are shown in ~~strikeout~~ text. Additions are shown in underline text.

**SECTION 1. AMENDMENTS TO THE LAND DEVELOPMENT CODE (LDC).** The following amendments to the LDC are hereby approved and adopted pursuant to Florida Statutes and the Marion County Land Development Code:

A. Article 1 of the Marion County Land Development Code, Administration, Division 2, Definitions, is hereby amended to reflect the attached revised definitions:

See Attachment 1 (additions shown in underline text, deletions shown in ~~strike-through text~~).

B. Article 2 of the Marion County Land Development Code, Application Types and Standard Requirements, Division 16, Division of Land, is hereby amended to reflect the attached revised revisions:

See Attachment 2 (additions shown in underline text, deletions shown in ~~strike-through text~~).

**SECTION 2. CONFLICTS.** In the event that any provision of this ordinance is in conflict with any other county ordinance, the provisions of this ordinance shall prevail to the extent of such conflict.

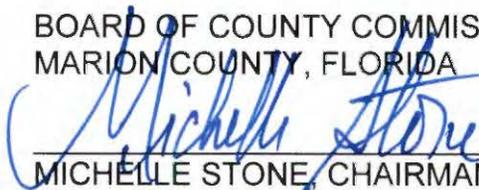
**SECTION 3. SEVERABILITY.** It is hereby declared to be the intent of the Board of County Commissioners of Marion County that if any section, subsection, clause, phrase, or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this ordinance. The Board of County Commissioners do not intend that this ordinance be held applicable in any case where its application would be unconstitutional, as a constitutionally permitted construction is intended and shall be given.

**SECTION 4. INCLUSION IN COUNTY CODE.** It is the intent of the Board of County Commissioners of Marion County, Florida, and it hereby provided that the provisions of this ordinance be incorporated into the Marion County Code of Ordinances, specifically, the Land Development Code, and that the sections of this ordinance may be re-numbered or re-lettered to accomplish such intent.

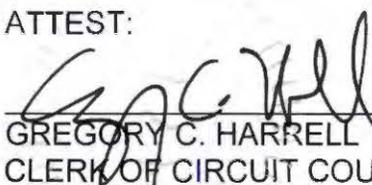
**SECTION 5. EFFECTIVE DATE.** A certified copy of this ordinance shall be filed with the Secretary of State by the Clerk within ten days after enactment by the Board of County Commissioners, and shall take effect upon such filing as provided in Section 125.66(2)(b), Florida Statutes.

**DULY ADOPTED** this 19<sup>th</sup> day of December, 2023.

BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA

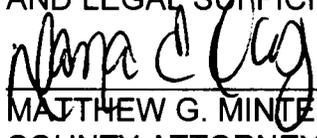
  
MICHELLE STONE, CHAIRMAN

ATTEST:

  
GREGORY C. HARRELL  
CLERK OF CIRCUIT COURT

RECEIVED NOTICE FROM SECRETARY  
OF STATE ON JANUARY 3, 2024 ADVISING  
ORDINANCE WAS FILED ON DECEMBER 28, 2023.

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
\_\_\_\_\_  
MATTHEW G. MINTER  
COUNTY ATTORNEY

# ATTACHMENT 1

## Companion Definition Changes

**RURAL AREA.** Lands located outside the Urban Growth Boundary (UGB) as designated by the Comprehensive Plan Future Land Use Map Series Map 1 *Marion County 204535 Future Land Use Map* excluding those lands bearing an Urban Area land use designation as specified in Comprehensive Plan Future Land Use Element Appendix A, ~~Table A2-1; Summary of Future Land Use Designations Classifications and Standards.~~

**URBAN AREA.** Lands located within the Urban Growth Boundary (UGB) as designated by the Comprehensive Plan Future Land Use Map Series Map 1 Marion County 204535 Future Land Use Map or those lands located in the Rural Area bearing an Urban Area land use designation as specified in Comprehensive Plan Future Land Use Element Appendix A, ~~Table A2-1; Summary of Land Use Designations Classifications and Standards.~~

## ATTACHMENT 2

1 DIVISION 16. - DIVISION OF LAND

2

3 2.16.1. – Applicability.

4 A. General. All divisions of land into three or more lots, parcels, tracts, tiers, blocks, sites,  
5 units, or any other division of land shall be platted in accordance with applicable provisions  
6 of Ch. 177 FS and Divisions 17 and 19 of this article, unless otherwise identified as an  
7 exception in Section 2.16.1.B below.

8 B. Excepted Divisions of Land:

9 (1) A parent tract may be subdivided one time only into one additional tract, provided that  
10 the tract created and the remaining parent tract are in compliance with all applicable  
11 dimensional requirements and meet driveway spacing. Minimum access onto a road  
12 or street shall be 40 feet wide, meet driveway spacing requirements and may be  
13 provided by recorded deed or recorded exclusive easement. Any further division of  
14 the resulting parcels shall be platted in accordance with Ch. 177 FS and this Code,  
15 as of the adoption date.

16 (2) Creation of equal or larger parcels or lots of record:

17 (a) The combination of all or a portion of previously created parcels of record where the  
18 newly created or residual parcels are consistent with the Comprehensive Plan and  
19 comply with all applicable zoning district dimensional criteria or, where applicable, the  
20 regulations governing non-conformities.

21 (b) The combination of all or a portion of previously platted parcels of record are exempt  
22 where none of the newly created or residual parcels contain less area than the original  
23 parcels of record being combined and no streets of any kind or public right-of-way  
24 easements are created, changed or extinguished. The minimum lot dimensional  
25 criteria of the zoning code must be met.

26 (3) Boundary adjustments. Any conveyance between adjoining landowners if:

27 (a) The purpose of the conveyance is to adjust or settle the common boundary line  
28 between adjoining landowners; and

29 (b) The deed of conveyance or other legal instrument is recorded in the official records  
30 of Marion County; and

31 (c) The resulting parcel(s) conform to the applicable zoning district dimensional criteria  
32 and are consistent with the Marion County Comprehensive Plan.

33 (4) Conveyance to government. Any division of land for the purpose of conveying land to  
34 any federal, state or local government entity or agency or public utility, provided such  
35 conveyance is accepted by the grantee by an instrument recorded in the public  
36 records of Marion County.

37 (5) Division by order of court. Any division of land by order of a court of competent  
38 jurisdiction. Implementation of the division shall require compliance with the  
39 procedures of this section. Any action which would circumvent or otherwise avoid the  
40 purposes or provisions of this section, i.e. the subdivision regulations will not be  
41 considered conforming unless a waiver from these provisions is granted.

42 (6) Corrective instrument. Any conveyance for the purpose of correcting an error made  
43 in the language used in an original conveyance.

## ATTACHMENT 2

- 1 (7) Platting of a portion of a tract. Platting of a portion of a parcel or tract under the terms  
2 and procedures of this section shall not constitute a division of that parcel or tract.
- 3 (8) Agricultural lot splits outside of the Urban Growth Boundary:
- 4 (a) Number of lots created under this sub-paragraph is limited to ten.
- 5 (b) Each proposed lot shall be a minimum of 10 acres with at least one acre of  
6 contiguous land wholly above the one percent (100-year) flood plain or wetland.
- 7 (c) Each proposed lot shall have an agricultural zoning.
- 8 (d) Any lot abutting a publicly maintained and/or dedicated road that does not  
9 conform to the right-of-way width necessary to meet the minimum design  
10 standards shall dedicate necessary right-of-way or easement based upon criteria  
11 set forth in Article 6.
- 12 (e) Each lot not abutting a publicly maintained and/or dedicated road shall front on  
13 a paved private road or an access easement and shall meet the minimum  
14 driveway spacing requirements established in this Code.
- 15 (f) If an easement is utilized the following requirements shall apply:
- 16 1. Easements created under this subsection shall not exceed 2,640 feet in total  
17 length.
- 18 2. The easement shall be a private, non-exclusive easement for ingress and  
19 egress, allowing public use for emergency, utility and drainage purposes.
- 20 3. Connect to a publicly maintained road meeting driveway spacing requirements.  
21 The easement shall be paved a minimum of 20 feet beyond the public right-of-  
22 way.
- 23 4. Have a minimum width of 60 feet.
- 24 5. Not obligate the County to maintain the easement.
- 25 6. Have road name and other traffic signs installed in accordance with applicable  
26 County regulations.
- 27 7. Flag lots are prohibited.
- 28 8. Stabilized turnarounds shall be provided at a maximum spacing of 1,500 feet and  
29 at any termination.
- 30 (g) A County MSBU shall be established for the maintenance of the improvements  
31 created by this division prior to final approval and recordation. A waiver to this  
32 provision may only be granted by the Board upon review and recommendation  
33 by the DRC.
- 34 (9) Ten acre tracts in the Rural Lands. Any division of land where all parcels resulting  
35 from the division contain ten acres of land or more, all parcels have 660 feet of  
36 frontage on a paved road maintained by a public entity that is not designated as an  
37 arterial roadway, shall meet minimum driveway spacing requirements and no public  
38 easements or streets are created.
- 39 (10) Family Division. A parcel of record as of January 1, 1992 that is not located in a  
40 recognized subdivision or an Ag Lot Split, and is located in the Rural Lands may be  
41 subdivided for use of immediate family members for their primary residences. Within  
42 the Farmland Preservation Area, each of the new tract and the remaining parent

## ATTACHMENT 2

1 tract must be at least three (3) acres in size. Within the Rural Lands outside of the  
2 Farmland Preservation Area each of the new tract and the remaining parent tract  
3 must be at least one (1) acre in size. In the Urban Area, only parcels of record as of  
4 January 1, 1992 which are ~~Low density~~ Residential property exceeding two (2) acres  
5 in size may be divided for the use of immediate family members for their primary  
6 residences up to the maximum density of one (1) dwelling unit per gross acre.  
7 Immediate family is defined as a grandparent, parent, step-parent, adopted parent,  
8 sibling, child, step-child, adopted child, or grandchild. A parcel of record shall not be  
9 ~~allowed to be divided more than three (3) times as a family division.~~ Minimum access  
10 onto a road or street shall be a shared access that is at least forty (40) feet in width  
11 and shall be provided by recorded deed or by recorded non-exclusive easement. No  
12 subdivision and conveyance to the same family member more than once every five  
13 years shall be permitted. No new parcel created by way of family division may be sold  
14 or offered for sale within five (5) years of the date of recording the deed transferring  
15 ownership of the new parcel to the immediate family member, except in the event of  
16 such immediate family member's death. During the five-year holding period, the  
17 immediate family member receiving the resulting family division parcel may convey  
18 ownership and interest in that resulting family division parcel to their spouse, as  
19 tenants in common with rights of survivorship, consistent with the Laws of Florida.  
20 Any subdividing of a parcel of record for the purpose of family division shall follow the  
21 waiver request process pursuant to Article 2, Division 10 of the Code.

22 (Ord. No. 13-20, § 2, 7-11-2013; Ord. No. 19-27, §§ 1, 2(Exh. A), 1-26-2019)

### 23 Sec. 2.16.2. - Submittal requirements.

- 24 A. Applicants requesting approval of division of land excepted from platting requirements  
25 above, with the exception of family divisions and agricultural lot splits, shall submit a  
26 request to the Planning/Zoning Manager along with a sketch depicting the division.
- 27 B. Applicants requesting an agricultural lot split shall submit a DRC waiver request form  
28 including a sketch demonstrating that the proposed division meets all the requirements  
29 above.
- 30 C. Applicants requesting a family division shall request from the Planning/Zoning Manager,  
31 on a DRC Waiver Request form provided by the Growth Services Department, an eligibility  
32 determination for such division and shall demonstrate that the proposed division is for a  
33 qualified family member. A DRC waiver request form including the affirmative eligibility  
34 determination and other submittal requirements of Section 2.10.3 shall be submitted to the  
35 Office of the County Engineer for DRC review.

36 (Ord. No. 13-20, § 2, 7-11-2013)

### 37 Sec. 2.16.3. - Review and approval procedures.

- 38 A. Applications seeking approval of division of land excepted from platting requirements  
39 above, with the exception of family divisions and agricultural lot splits, shall be reviewed  
40 by the Growth Services Department for compliance with this section.
- 41 B. Family divisions and agricultural lot splits shall be reviewed through the DRC review  
42 process.

43 (Ord. No. 13-20, § 2, 7-11-2013)

### 44 Sec. 2.16.4. - Completion and closeout

## ATTACHMENT 2

- 1 A. For applications seeking approval of division of land excepted from platting requirements  
2 above, with the exception of family divisions and agricultural lot splits, the Planning/Zoning  
3 Manager shall issue a letter of approval or denial along with a reason for such denial. An  
4 approval letter will include authorization for the division of land and the land may then be  
5 conveyed and/or improved.
- 6 B. Parcels created through agricultural lot splits, ten acre tracts in the Rural Area rural lands,  
7 or family divisions shall be monumented and shown on the required boundary survey  
8 along with the individual legal descriptions.
- 9 C. Agricultural lot splits. Prior to DRC approval, in addition to other requirements, the  
10 following shall be required:
- 11 (1) Legal descriptions, acreage and square footage of the original and proposed lots  
12 together with the legal description of any existing or proposed easements shall be  
13 shown on a boundary survey prepared by a professional surveyor and mapper  
14 registered in the State of Florida. The survey must show all structures, easements,  
15 surface water bodies, the one percent (100-year) flood plain with base elevation,  
16 wetland and amount of acreage inside and outside of the flood plain and/or wetland.
- 17 (2) Title opinion of an attorney licensed in Florida or a certificate by a licensed title  
18 company dated through the date of final approval, showing all persons or entities with  
19 an interest of record in the property, including but not limited to, the record fee owners,  
20 easement holders, and mortgage and lien holders. The report shall include the tax  
21 identification number(s) for the property and copies of all documents such as vesting  
22 deeds, existing mortgages and any other documents evidencing an interest in the  
23 property which are referenced in the title opinion.
- 24 (3) Upon approval of the agricultural lot split, at the applicant's expense, the applicant  
25 shall record the maps and documents, in the public records of Marion County, Florida  
26 and provide appropriate copies to the Office of the County Engineer.
- 27 D. Family divisions.
- 28 (1) If approved, the family members shall complete a Family Division Affidavit confirming  
29 the intent of the division for an immediate family member's' primary residence. The  
30 form of the Family Division Affidavit form shall be approved by the Office of the County  
31 Attorney and is available from the Growth Services Department. The affidavit must  
32 be completed, signed and notarized under oath by all involved by family members  
33 who include the owner and grantees, parties notarized, and recorded in the public  
34 records immediately prior to the deed transferring ownership of the new tract to the  
35 immediate family member.
- 36 (2) The Family Division Affidavit, boundary survey including location of interior  
37 improvements, the vesting deed for the parent tract, and a copy of recorded the  
38 proposed deed transferring ownership of the property new tract to the immediate  
39 family member shall be provided to the Growth Services Department. The Family  
40 Division will expire two years after DRC approval unless execution and recording of  
41 the Family Division Affidavit and deed property transfer has occurred.
- 42 (3) If a family division is approved, a form approved by the Office of the County Attorney  
43 shall be recorded in the public records for all parcels involved in the family division  
44 and providing record notice of the stipulations, limitations, and requirements  
45 applicable to family divisions, including the limitations regarding subsequent family

## ATTACHMENT 2

1 divisions for the same family member and the limitations on the sale of parcels  
2 created by family division.

3 (4) An owner may apply for a waiver of the five-year holding period based on an  
4 unreasonable hardship not created by the owner and beyond the reasonable control  
5 of the owner. Such waiver shall be heard by the County Commissioners.

6 (Ord. No. 13-20, § 2, 7-11-2013)

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