



GREGORY C. HARRELL

CLERK OF COURT AND COMPTROLLER – MARION COUNTY, FLORIDA

CLERK OF COURT
RECORDER OF OFFICIAL RECORDS
CLERK AND ACCOUNTANT OF THE BOARD OF COUNTY COMMISSIONERS
CUSTODIAN OF COUNTY FUNDS AND COUNTY AUDITOR

POST OFFICE BOX 1030
OCALA, FLORIDA 34478-1030
TELEPHONE (352) 671-5604
WWW.MARIONCOUNTYCLERK.ORG

TO: Marion County Board of County Commissioners

FROM: Gregory C. Harrell, Clerk of Circuit Court and Comptroller

DATE: January 8, 2026

RE: Ordinance 25-57

The 2013 Legislature passed legislation that changed the manner by which County Ordinances were to be filed with the Florida Department of State and the manner in which the Department would acknowledge that filing. "An Act relating to paper reduction", Chapter 2013-192, amended Section 125.66, Florida Statutes, to require the Clerks of the Board of County Commissioners to file Ordinances and Amendments, as well as Emergency Ordinances, by e-mail to the Department. In turn, the Department would acknowledge receipt of such documents by return e-mail.

Attached, please find e-mail correspondence from the Clerk's Office to the Department and their acknowledgement related to the above Ordinance(s).

GCH/dl



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

December 19, 2025

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

Dear Gregory Harrell:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Marion County Ordinance No. 25-57, which was filed in this office on December 19, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Susan Mills McAllister

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Friday, December 19, 2025 04:35 PM
To: Susan Mills McAllister; County Ordinances
Cc: Debra Windberg; Debra Lewter; Jared Thornton
Subject: RE: MRN20251215_ORDINANCE_2025_57
Attachments: Marion20251219_Ordinance25_57_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 25-57.

Thank you,

David Parrish

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

From: Susan Mills McAllister <SusanM@marioncountyclerk.org>
Sent: Friday, December 19, 2025 4:30 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Debra Lewter <DebraL@marioncountyclerk.org>; Jared Thornton <jaredt@marioncountyclerk.org>
Subject: MRN20251215_ORDINANCE_2025_57

EMAIL RECEIVED FROM EXTERNAL SOURCE

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

Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 25-57 (Zoning), which includes Resolutions 25-R-617, 25-R-618, 25-R-619, 25-R-620, 25-R-621 and 25-R-622. The Ordinance was adopted by the Marion County Board of County Commissioners on December 15, 2025.

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

Thank you in advance for your cooperation in this matter.

Sincerely,



Susan Mills McAllister

Clerk, Commission Records

352-671-5727 | SusanM@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

Susan Mills McAllister

From: Municode Ords Admin <MunicodeOrds@civicplus.com>
Sent: Tuesday, December 23, 2025 11:42 AM
To: Susan Mills McAllister
Subject: Marion County, FL Code of Ordinances - 1985(10237) & Marion County, FL Land Development Code - 2013(13949)

We have received your files.

Thank you very much.

Have a great day,

Ords Administrator

municodeords@civicplus.com

1-800-262-2633

P.O. Box 2235

Tallahassee, FL 32316

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



Powering and Empowering Local Governments

JPB

From: Susan Mills McAllister <SusanM@marioncountyclerk.org>
Sent: Monday, December 22, 2025 9:29 AM
To: Municode Ords Admin <MunicodeOrds@civicplus.com>; Municode Ords Admin <MunicodeOrds@civicplus.com>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Jared Thornton <jaredt@marioncountyclerk.org>; Debra Lewter <DebraL@marioncountyclerk.org>
Subject: Marion County Ordinance 25-57

Good morning,

Attached is Ordinance 25-57, which was adopted by the Marion County Board of County Commissioners on Monday, December 15, 2025.

Please advise of any problem you may have opening the attached Word documents or PDF attachment..

Sincerely,



Susan Mills McAllister

Clerk, Commission Records

352-671-5727 | SusanM@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

ORDINANCE NO. 25-57

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING 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 special use permits, and such applications identify the property by metes and bounds description or by the Marion County Property Appraiser parcel number, and such identifications of property are hereby incorporated into this ordinance by reference, and

WHEREAS, the Board has considered the approval recommendation of the Marion County Planning and Zoning Commission and has conducted the necessary public hearing and has approved the applications contained in this ordinance. The Board has determined that each application will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Now therefore,

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

SECTION 1. SPECIAL USE PERMIT APPROVALS. The Board hereby approves the below-listed applications for Special Use Permits. NOTE: The terms and conditions of Board approvals of the Special Use Permits are stated in the Board Resolution corresponding to each Special Use Permit Petition shown below.

1. **AGENDA ITEM 1.1.1. 251201SU** – 4 C Family Trust LLC, Special Use Permit to allow for a new 185' monopole telecommunication tower and associated ground equipment, in a Community Business (B-2) zone, 20.0 acre parcel, on Parcel Account Number 16066-002-01, No Address Assigned.

Subject to all terms and conditions of Resolution 25-R-617 attached hereto and incorporated herein by reference.

2. **AGENDA ITEM 1.2.1. 251202SU** – Geraldine Silvestri & Lisa Silvestri-Casey, Special Use Permit to allow for a home occupation for pet grooming of up to sixty (60) domestic animals, in a General Agriculture (A-1) zone, 2.80 acre parcel, on Parcel Account Number 35626-005-04, Site Address 8328 SW 52nd Court, Ocala, FL 34476.

Subject to all terms and conditions of Resolution 25-R-618 attached hereto and incorporated herein by reference.

3. **AGENDA ITEM 1.2.2. 251203SU** – Scott Adams & Dianne Lapum, Special Use Permit to allow indoor simunition training within an enclosed metal structure, in a General Agriculture (A-1) zone, 6.51 acre parcel, on Parcel Account Number 03823-000-00, Site Address 4243 NE 175th Street Road, Citra, FL 32113.

Subject to all terms and conditions of Resolution 25-R-619 attached hereto and incorporated herein by reference.

4. **AGENDA ITEM 1.2.3. 251204SU** – Trailhead Asset Group, LLC, Special Use Permit to allow for a community residential group home for up to eight (8) adult residents, in a Single-Family Dwelling (R-1) zone, 0.46 acre parcel, on Parcel Account Number 1304-043-018, Site Address 5543 NW 56th Street, Ocala, FL 34482.

Subject to all terms and conditions of Resolution 25-R-620 attached hereto and incorporated herein by reference.

5. **AGENDA ITEM 1.2.4. 251205SU** – Trailhead Asset Group, LLC, Special Use Permit to allow for a community residential group home for up to eight (8) adult residents, in a Single-Family Dwelling (R-1) zone, 0.25 acre parcel, on Parcel Account Number 1304-045-005, Site Address 5489 NW 56th Terrace, Ocala, FL 34482.

Subject to all terms and conditions of Resolution 25-R-621 attached hereto and incorporated herein by reference.

6. **AGENDA ITEM 1.2.5. 251206SU** – JRB Property Management LLC, Special Use Permit to allow for the on-site sale and consumption of alcoholic beverages within 1,000 feet of a church, school, or public park, in a Regional Business (B-4) zone, 0.21 acre parcel, on Parcel Account Number 4879-004-043, Site Address 13490 E Highway 25, Ocklawaha, FL 32179.

Subject to all terms and conditions of Resolution 25-R-622 attached hereto and incorporated herein by reference.

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

DULY ADOPTED in regular session this 15th day of December, 2025.

ATTEST:



GREGORY C. HARRELL, CLERK

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



CARL ZALAK, III, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE
ON DECEMBER 19, 2025 ADVISING ORDINANCE
WAS FILED ON DECEMBER 19, 2025.

RESOLUTION NO. 25-R-617

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 24, 2025; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Monday, December 15, 2025. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 251201SU – 4 C Family Trust LLC, the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Dan Ausley, Tallahassee, FL 32303, to allow for a new 185' monopole telecommunication tower and associated ground equipment, in a Community Business (B-2) zone, on an approximate 20.0 acre parcel, on Parcel Account Number 16066-002-01, No Address Assigned.

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


1. A driveway apron onto the property that meets OCE's standards of development shall be required.
2. A planted buffer around the fenced perimeter of the control building shall be installed. This buffer shall be a minimum of four feet wide, and the outside perimeter of the fence, a tower compound shall be established. The area shall be planted with a hedge of native or ornamental evergreen shrubs at least 30 inches in height at planting and capable of growing to at least 40 inches in height within the first growing season.
3. This buffer shall also adhere to all additional requirements as established in Marion County Land Development Code Sec. 4.3.25 Telecommunication Towers and Antennas E.(1)(c)(4) Landscapes and Buffers
4. A photometric plan shall be provided during the Development Review Phase if additional lighting is proposed to be added to the site.
5. This communications tower site shall be developed consistent with the proposed conceptual plan.
6. The Special Use Permit runs with the 4C Family Trust, LLC, and not the property.

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 15th day of December, 2025.

ATTEST:



GREGORY C. HARRELL, CLERK

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



CARL ZALAK, III, CHAIRMAN

RESOLUTION NO. 25-R-618

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 24, 2025; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Monday, December 15, 2025. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 251202SU – Geraldine Silvestri & Lisa Silvestri-Casey, the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Lisa Silvestri-Casey, Ocala, FL 34476, to allow for a home occupation for pet grooming of up to sixty (60) domestic animals, in a General Agriculture (A-1) zone, on an approximate 2.80 acre parcel, on Parcel Account Number 35626-005-04, Site Address 8328 SW 52nd Court, Ocala, FL 34476.

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

1. Animals that belong to the clientele of this business shall not be permitted to be kept outside in kennels or run areas. All animals shall be leashed or contained when entering and exiting the business.
2. No more than twelve animals per day may be groomed at this location.
3. This location may not employ more than two additional employees who do not live at the residence.
4. The exterior of the residence may not be altered in any way to accommodate the operation of the pet grooming business.
5. All commercial activities at this site must comply with Florida Statute 559.955 Home-Based Businesses.
6. The Special Use Permit runs with the owner and not the property.
7. The owner, Geraldine Silvestri, must reside on site.
8. The applicant shall comply with all regulations and obtain any required certifications from Marion County Animal Services.
9. The Special Use Permit shall expire on December 15, 2028; however, it may be renewed administratively three times for three years each by written instrument signed and issued by the Growth Services Director (or designee), unless:

- There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit;
- Neighboring property owners within 300 feet of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit; and/or
- The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or equivalent review process at the time).

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

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

DULY ADOPTED in regular session this 15th day of December, 2025.

ATTEST:

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



GREGORY C. HARRELL, CLERK



CARL ZALAK, III, CHAIRMAN

RESOLUTION NO. 25-R-619

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 24, 2025; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Monday, December 15, 2025. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 251203SU – Scott Adams & Dianne Lapum, the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Scott Adams, Ocala, FL 34482, to allow for indoor simunition training within an enclosed metal structure, in a General Agriculture (A-1) zone, on an approximate 6.51 acre parcel, on Parcel Account Number 03823-000-00, Site Address 4243 NE 175th Street Road, Citra, FL 32113.

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

1. The site shall be developed and operated consistent with the concept plan. Any further expansion of the site shall require approval through a new Special Use Permit.
2. A site plan shall be submitted for approval through the development review process.
3. The Special Use Permit shall run with the property owner, Scott Adams & Dianne Lapum.
4. Up to two (2) simunition training sessions shall be permitted per day.
 - a. Simunition training sessions shall not exceed ten (10) people in size or County building occupancy standards, whichever is less.
5. Use of simunition weapons shall be conducted entirely within an enclosed metal structure. The structure shall be at least 300 feet from any existing residence.
6. No simunition training session shall occur prior to 7:00 AM or after 7:00 PM.
7. To the greatest extent possible, existing vegetation within seventy-five (75) feet of the subject property boundary shall be preserved to provide a “no-touch” buffer between the subject property and adjacent properties.
 - a. Along NE 175th Street Road, existing vegetation within fifteen (15) feet of the subject property boundary shall be preserved.
8. An apron along NE 175th Street Road shall be constructed to commercial driveway standards, unless otherwise approved by the Office of the County Engineer.

- a. Within subject property boundaries, gravel shall be allowed for the driveway and parking area, except for any required accessible parking spaces.
9. At least five (5) parking spaces, including one (1) accessible parking space, shall be provided, consistent with LDC Section 6.11.8.C.
10. The Special Use Permit shall expire on December 15, 2028; however, it may be renewed administratively three times for three years each by written instrument signed and issued by the Growth Services Director (or designee), unless:
 - a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit;
 - b. Neighboring property owners within 300 feet of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit; and/or
 - c. The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or equivalent review process at the time).

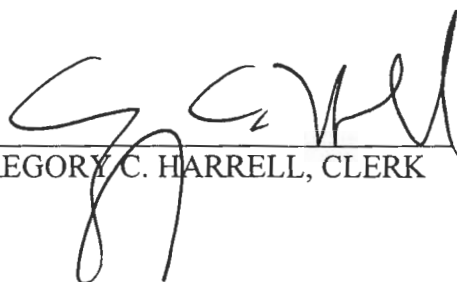
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

DULY ADOPTED in regular session this 15th day of December, 2025.

ATTEST:

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



GREGORY C. HARRELL, CLERK



CARL ZALAK, III, CHAIRMAN

RESOLUTION NO. 25-R-620

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 24, 2025; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Monday, December 15, 2025. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 251204SU – Trailhead Asset Group, LLC, the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by David Minnici, Ocala, FL 34476, to allow for a community residential group home for up to eight (8) adult residents, in a Single-Family Dwelling (R-1) zone, on an approximate 0.46 acre parcel, on Parcel Account Number 1304-043-018, Site Address 5543 NW 56th Street, Ocala, FL 34482.

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

1. The special use permit shall run with Trailhead LLC, or under the ownership of Dawn Minnici or David Minnici. Should the property be sold or change ownership, a new special use permit shall be applied for.
2. The maximum number of residents allowed by this special use permit shall not exceed 8.

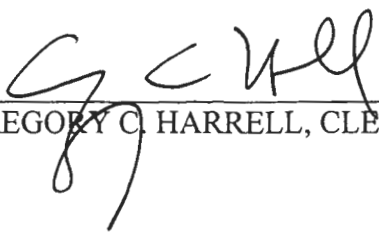
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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


DULY ADOPTED in regular session this 15th day of December, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



GREGORY C. HARRELL, CLERK



CARL ZALAK, III, CHAIRMAN

RESOLUTION NO. 25-R-621

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 24, 2025; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Monday, December 15, 2025. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 251205SU – Trailhead Asset Group, LLC, the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by David Minnici, Ocala, FL 34476, to allow for a community residential group home for up to eight (8) adult residents, in a Single-Family Dwelling (R-1) zone, on an approximate 0.25 acre parcel, on Parcel Account Number 1304-045-005, Site Address 5489 NW 56th Terrace, Ocala, FL 34482.

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

1. The special use permit shall run with Trailhead LLC, or under the ownership of Dawn Minnici or David Minnici. Should the property be sold or change ownership, a new special use permit shall be applied for.
2. The maximum number of residents allowed by this special use permit shall not exceed 8.


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 15th day of December, 2025.

ATTEST:

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



GREGORY C. HARRELL, CLERK



CARL ZALAK, III, CHAIRMAN

RESOLUTION NO. 25-R-622

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 24, 2025; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Monday, December 15, 2025. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 251206SU – JRB Property Management LLC, the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Wise Enterprises LLC, Ocklawaha, FL 32179, to allow for the on-site sale and consumption of alcoholic beverages within 1.000 feet of a church, school, or public park, in a Regional Business (B-4) zone, on an approximate 0.21 acre parcel, on Parcel Account Number 4879-004-043, Site Address 13490 E Highway 25, Ocklawaha, FL 32179.

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

1. The applicant shall apply and be approved for a new Certificate of Occupancy within six (6) months. A new site plan through the Development Review Committee (DRC) shall not be required.
2. The site shall be developed and operated consistent with the concept plan. Any further expansion of the business shall require approval through a new Special Use Permit.
3. The Special Use Permit shall run with the lessee, Wise Enterprises, L.L.C., and shall terminate upon the closure or sale of the business.
 - a. The lessee shall obtain all applicable license(s) for the sale of alcoholic beverages from the State of Florida. The lessee shall provide a copy to the Marion County Growth Services Department before the commencement of sales.
4. The sale and on-site consumption of alcoholic beverages shall be limited to the hours of 10:00 AM through 12:00 AM each day.
5. Minimum parking lot requirements shall be waived. Parking associated with this Special Use shall occur within the subject property and shall be prohibited along the E Highway 25/SE 135th Avenue right-of-way.
 - a. A paved handicap parking space shall be required.
6. If necessary, loading shall be permitted along the SE 135th Avenue right-of-way (ROW).

7. In lieu of a Type C buffer along E Highway 25, a raised planter between the existing canopy structure shall be provided.
8. A vinyl fence shall be provided for the garbage collection area.
9. The existing septic system area at the rear of the lot shall be closed off from public parking through the use of a chain, rope, or similar type of barrier.
10. The Special Use Permit shall expire on December 15, 2028; however, it may be renewed administratively three times for five years each by written instrument signed and issued by the Growth Services Director (or designee), unless:
 - a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit;
 - b. Neighboring property owners within 300 feet of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit; and/or
 - c. The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or equivalent review process at the time).


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

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

DULY ADOPTED in regular session this 15th day of December, 2025.

ATTEST:

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



GREGORY C. HARRELL, CLERK



CARL ZALAK, III, CHAIRMAN

BLK 4 LOT 43

Land Data - Warning: Verify Zoning

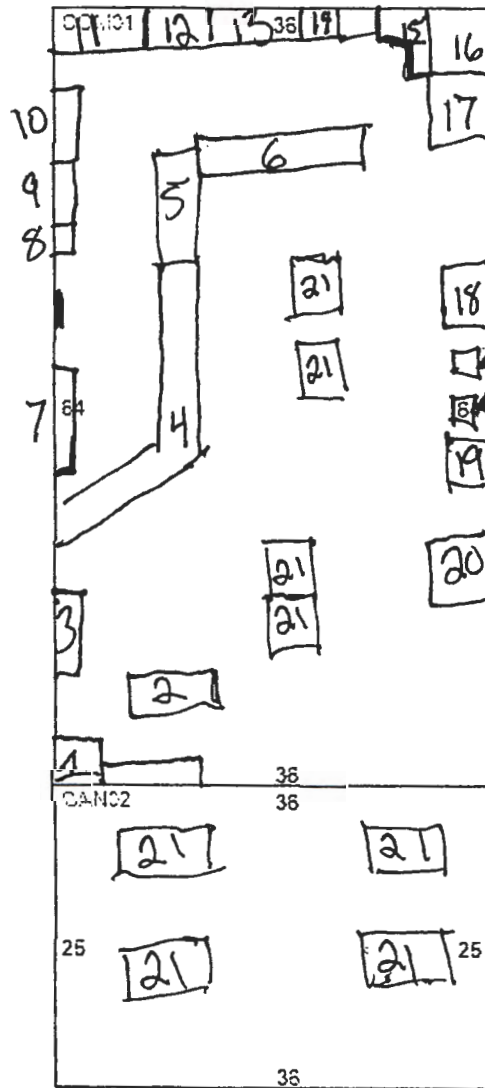
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCCR	1144	95.0	96.0	B4	9,148.00	SF	4.0000	1.00	1.00	1.00	36,592	36,592
Neighborhood 9995											Total Land - Class \$36,592	
Mkt: 2 70											Total Land - Just \$36,592	

Traverse

Building 1 of 1

COM01=L36D64R36U64.L0036D0064

CAN02=D25R36U25L36.



1. Tables + chairs
2. Counter top w/chairs
3. Pool table
4. Table + chairs
5. 12'x8' Bar Counter Top
6. 5' display case for sides
7. 8' display case for meats and cheeses
8. 8' Cooler for drinks
9. Hand sink
10. 78" Cooler for produce
11. 4' Prep station w/cooler
12. 6' stainless table w/hand sink
13. 3' Prep station
14. 4' " " w/cooler
15. hand sink
16. Tissue sink
17. Office. - 18. Dry storage
19. mens bathroom
20. Females bathroom
21. Arcade + darts
22. Tables w/chairs

Building Characteristics

Structure
Effective Age

4 - MASONRY NO PILAST
9 - 40-99 YRS

Year Built 1931
Physical Deterioration 0%