



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: October 9, 2025

RE: Ordinances Corrected 25-38, Corrected 25-39, Corrected 25-40, 25-41, 25-42, 25-43, 25-44, 25-45, 25-46 & 25-47

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

September 24, 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 corrected Marion County Ordinance No. 25-38, which was filed in this office on September 24, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Wednesday, September 24, 2025 03:44 PM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: RE: MRN20250903_ORDINANCE_2025_38 - CORRECTED
Attachments: Marion20250924_Ordinance25_38_Ack (CORRECTED).pdf

Good afternoon,

Attached is the acknowledgement letter for corrected Marion County Ordinance No. 25-38.

Best,

Alexandra Leijon
Administrative Code and Register Director
Office of General Counsel
Department of State
Room 701 The Capitol | Tallahassee, FL
P: (850)245-6270

From: Debra Lewter <DebraL@marioncountyclerk.org>
Sent: Wednesday, September 24, 2025 1:13 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Jared Thornton <jaredt@marioncountyclerk.org>
Subject: MRN20250903_ORDINANCE_2025_38 - CORRECTED

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 the **corrected** Marion County Ordinance 25-38. Also included is the cover letter from the Growth Services Department in regard to this issue. The Ordinance was adopted by the Marion County Board of County Commissioners on September 3, 2025 and was originally filed in your office on September 9, 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.



Debra Lewter

Clerk, Commission Records

352-671-5620 | DebraL@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"

Debra Lewter

From: Debra Lewter
Sent: Wednesday, September 24, 2025 01:13 PM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: MRN20250903_ORDINANCE_2025_38 - CORRECTED
Attachments: MRN20250903_ORDINANCE_2025_38 MEMO.pdf; MRN20250903_ORDINANCE_2025_38 - CORRECTED.pdf

Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of the **corrected** Marion County Ordinance 25-38. Also included is the cover letter from the Growth Services Department in regard to this issue. The Ordinance was adopted by the Marion County Board of County Commissioners on September 3, 2025 and was originally filed in your office on September 9, 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.



Debra Lewter

Clerk, Commission Records

352-671-5620 | DebraL@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"

Debra Lewter

From: Debra Lewter
Sent: Thursday, September 25, 2025 09:46 AM
To: municodeords@civicplus.com
Subject: Marion County Corrected Ordinance 25-38
Attachments: 09-03-25 Ordinance 25-38 Corrected.docx; 09-03-25 Ordinance 25-38 Corrected Attachment 1.pdf; 09-03-25 Ordinance 25-38 Corrected Attachment 2.pdf

Good morning,

Attached is corrected Ordinance 25-38 along with Attachments 1 & 2



Debra Lewter

Clerk, Commission Records

352-671-5620 | DebraL@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"



**Marion County
Board of County Commissioners**

Growth Services

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

INTERDEPARTMENTAL CORRESPONDENCE

MEMO TO: Susan Mills McAllister Clerk, Commission Records Division
FROM: Kenneth Weyrauch, Deputy Director *KW*
DATE: September 22, 2025
SUBJECT: Scrivener's Errors on Ordinance 25-38

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of the corrected Marion County Ordinance 25-38. The Ordinance was adopted by the Marion County Board of County Commissioners on September 3, 2025 and was originally filed in your office on September 9, 2025 as Ord. 25-38.

The Ordinance 25-38 that was adopted September 3, 2025 had scrivener's errors; page one of three was missing from Section 2.21.1 in the Ordinance sent to the State.

Attached is a copy of the original adopted Ordinance 25-38 and the corrected Ordinance 25-38.

CORRECTED

ORDINANCE 25 – 38

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO ARTICLE 2, DIVISION 21, MAJOR SITE PLAN, AND DIVISION 22, STAND ALONE PERMITS; 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, 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 July 23, 2025; 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 August 13, 2025, and September 3, 2025;

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

Note: Deletions are shown in strikethrough text. Additions are shown in underscore 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 2, Division 21, Major Site Plan, Section 2.21.1 and Division 22, Stand Alone Permits, Section 2.22.2 of the Marion County Land Development Code, Zoning, is hereby amended to reflect the attached revised language:

See Attachment 1 (additions shown in underline text, deletions shown in ~~strikethrough 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.

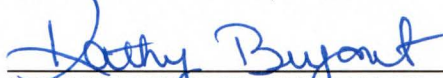
SECTION 3. SEVERABILITY. It is hereby declared to be the intent of the Board of County Commissioners of Marion County that if any section, subsection, clause, phrase, or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this ordinance. The Board of County Commissioners does 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 3rd day of September, 2025.

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA


KATHY BRYANT, CHAIRMAN

ATTEST:


GREGORY C. HARRELL
CLERK OF CIRCUIT COURT

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


MATTHEW G. MINTER
COUNTY ATTORNEY

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

Sec. 2.21.1. Applicability.

- A. A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds:
- (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds the lesser of 35 percent of the gross site area or 9,000 square feet;
 - (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips; or
 - (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.
- B. Off-site improvements related to a Major Site Plan shall be submitted as a separate Improvement Plan application.
- C. Improvements which do not require a Major Site Plan but ~~may do result in an increase in flooding~~ adversely affect drainage, contribute to downstream flooding, adjacent property or increase the concentration of stormwater discharge onto adjacent property shall only be subject to stormwater compliance as follows:
- (1) Demonstrate to the Office of the County Engineer that proposed improvements and existing development will not adversely affect public property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. Stormwater controls can be provided through a combination of natural retention areas with excess capacity and/or constructed stormwater systems provided on the owner's property or within an easement;
 - (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property; and
 - (3) Submit ~~two one copies~~ copy of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, ~~one an~~ approved sketch copy shall be ~~returned~~ made available to the applicant.
- D. ~~Large Existing~~ parcels of property such as, ~~but not limited to, single-family residential lots or tracts, farms, woodlands, commercial nurseries, or sod farms~~ where existing and proposed impervious ground coverage equals or exceeds the lesser of 35 percent of the gross site area or 9,000 square feet ~~shall not be subject to submittal of a complete Major Site Plan which are not otherwise exempt from the requirements of a Major Site Plan but instead~~ shall instead be subject to stormwater compliance as follows:
- (1) Demonstrate to the Office of the County Engineer that proposed improvements and existing development will not adversely affect adjacent property and will not generate stormwater runoff in excess of pre-development runoff. Existing improvements may be excluded from excess stormwater runoff if the improvements were constructed prior to October 1, 2013 or discharge from the existing improvements is into a system designed to accept such discharges and there is no adverse impact downstream. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. Stormwater controls can be provided through a combination of natural retention areas with excess capacity and/or constructed stormwater systems provided on the owner's property or within an easement;

-
- (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property-; and
- (3) Submit ~~two copies~~one copy of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. ~~Both copies~~Copy shall bear the owner's original signature and date. Upon review and approval, ~~one an~~approved sketch copy shall be ~~returned made available~~ to the applicant.
- E. Larger existing parcels of property such as single-family residential tracts, farms, woodlands, commercial nurseries, or sod farms are exempt from the requirements of a Major Site Plan if proposed improvements:
- (1) Are on a parcel greater than or equal to 10 acres;
 - (2) Are a minimum of 200 feet away from all property lines with the exception of improvements related to property access;
 - (3) Collectively with existing impervious ground coverage do not exceed the lesser of 3 percent of the gross site area or 30,000 square feet;
 - (4) Do not adversely impact offsite drainage; and
 - (5) Do not contribute offsite drainage to a County documented drainage problem.
- F. Improvements related to single-family residential uses within developments previously subject to Major Site Plans or Improvement Plans approved by the County and constructed per the approved plan that meet the following conditions are exempt from the requirements of a Major Site Plan:
- (1) The existing and proposed impervious ground coverage does not exceed the amount of gross lot area coverage accounted for in the development's stormwater analysis or it can be demonstrated that the cumulative development impervious coverage does not exceed the amount accounted for in the stormwater analysis, excluding the amount assumed for any remaining undeveloped lots;
 - (2) The existing and proposed impervious ground coverage does not exceed the amount of gross lot area coverage restricted by plat or covenant;
 - (3) The development's analysis for stormwater quantity used the 100-year 24-hour frequency duration design storm;
 - (4) The development's post-developed discharge rate and volume does not exceed the pre-developed conditions; and
 - (5) Acknowledgement and acceptance of additional stormwater runoff in excess of the percentage of gross lot area impervious ground coverage accounted by the development's stormwater analysis is provided by the recipient of said runoff.
- EG. Improvements related to bona fide agricultural uses that meet the requirements of Florida Statute section 604.50 all of the following conditions are exempt from the requirements of a Major Site Plan- but are subject to sections of this Code implementing floodplain management regulations.
- ~~(1) Are on a parcel greater than or equal to ten acres.~~
 - ~~(2) Are a minimum of 200 feet from all property lines.~~
 - ~~(3) If collectively all existing and proposed surfaces are less than three percent of the gross site area and do not exceed 30,000 square feet of impervious ground coverage.~~
 - ~~(4) Do not increase any offsite drainage.~~
 - ~~(5) Do not contribute offsite drainage to a County documented drainage problem.~~
-

FH. Exemptions or partial exemptions from a Major Site Plan do not make the applicant exempt from any other sections of this Code.

Sec. 2.22.2. Driveway connection.

- A. Applicability. A Driveway Connection Permit is required for any development or construction activity accessing County right-of-way. If the applicant is submitting through the Building Permit process, a separate application is not required.
- B. Submittal requirements.
- (1) A permit application shall be approved by the Office of the County Engineer before construction begins. The application can be obtained at the Office of the County Engineer.
 - (2) A fee in the amount established by resolution of the Board shall accompany the application. The fee schedule is available at the Office of the County Engineer.
 - (3) A driveway location and construction plan shall be submitted with the permit application. Included on the plan shall be the driveway width, radius, location in relation to the property lines, road name, right-of-way line, north arrow and distance of the proposed driveway from other existing driveways and adjacent roads.
 - (4) In the case where roadside swales are the drainage conveyance system, information shall be submitted with the permit application minimally addressing culvert type, size, invert elevation, and direction of slope of culvert or the placement of ditch block.
- C. Review and approval procedures.
- (1) Once the required submittal items are obtained, a site inspection shall be performed to verify that the location of the driveway and drainage conveyance system accommodations is-are acceptable.
 - (2) A permit shall be issued once all items are reviewed and approved.
 - (3) When applicable, a driveway culvert inspection shall be scheduled when notified by the applicant.
 - (34) A driveway form-up inspection shall be scheduled when notified by the applicant.
- D. Construction, completion, and close out.
- (1) A notification of completion shall be submitted to the Office of the County Engineer so that a final inspection can be scheduled. At final completion, the right-of-way shall be restored to its original condition or better and the constructed driveway shall meet all requirements per the approved permit.
 - (2) Driveways must be found satisfactory before a Certificate of Occupancy can be issued.
 - (3) It is the property owner's responsibility to maintain the driveway for safety and proper drainage.

Sec. 2.21.1. Applicability.

- A. A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds:
 - (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds the lesser of 35 percent of the gross site area or 9,000 square feet;
 - (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips; or
 - (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.
- B. Off-site improvements related to a Major Site Plan shall be submitted as a separate Improvement Plan application.
- C. Improvements which do not require a Major Site Plan but may adversely affect drainage, contribute to downstream flooding, or increase the concentration of stormwater discharge onto adjacent property shall only be subject to stormwater compliance as follows:
 - (1) Demonstrate to the Office of the County Engineer that proposed improvements and existing development will not adversely affect public property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. Stormwater controls can be provided through a combination of natural retention areas with excess capacity and/or constructed stormwater systems provided on the owner's property or within an easement;
 - (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property; and
 - (3) Submit one copy of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, an approved copy shall be made available to the applicant.
- D. Existing parcels of property such as single-family residential lots or tracts, farms, woodlands, commercial nurseries, or sod farms where existing and proposed impervious ground coverage equals or exceeds the lesser of 35 percent of the gross site area or 9,000 square feet which are not otherwise exempt from the requirements of a Major Site Plan shall instead be subject to stormwater compliance as follows:
 - (1) Demonstrate to the Office of the County Engineer that proposed improvements and existing development will not adversely affect adjacent property and will not generate stormwater runoff in excess of pre-development runoff. Existing improvements may be excluded from excess stormwater runoff if the improvements were constructed prior to October 1, 2013 or discharge from the existing improvements is into a system designed to accept such discharges and there is no adverse impact downstream. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. Stormwater controls can be provided through a combination of natural retention areas with excess capacity and/or constructed stormwater systems provided on the owner's property or within an easement;
 - (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property; and

-
- (3) Submit one copy of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Copy shall bear the owner's original signature and date. Upon review and approval, an approved copy shall be made available to the applicant.
- E. Larger existing parcels of property such as single-family residential tracts, farms, woodlands, commercial nurseries, or sod farms are exempt from the requirements of a Major Site Plan if proposed improvements:
 - (1) Are on a parcel greater than or equal to 10 acres;
 - (2) Are a minimum of 200 feet away from all property lines with the exception of improvements related to property access;
 - (3) Collectively with existing impervious ground coverage do not exceed the lesser of 3 percent of the gross site area or 30,000 square feet;
 - (4) Do not adversely impact offsite drainage; and
 - (5) Do not contribute offsite drainage to a County documented drainage problem.
 - F. Improvements related to single-family residential uses within developments previously subject to Major Site Plans or Improvement Plans approved by the County and constructed per the approved plan that meet the following conditions are exempt from the requirements of a Major Site Plan:
 - (1) The existing and proposed impervious ground coverage does not exceed the amount of gross lot area coverage accounted for in the development's stormwater analysis or it can be demonstrated that the cumulative development impervious coverage does not exceed the amount accounted for in the stormwater analysis, excluding the amount assumed for any remaining undeveloped lots;
 - (2) The existing and proposed impervious ground coverage does not exceed the amount of gross lot area coverage restricted by plat or covenant;
 - (3) The development's analysis for stormwater quantity used the 100-year 24-hour frequency duration design storm;
 - (4) The development's post-developed discharge rate and volume does not exceed the pre-developed conditions; and
 - (5) Acknowledgement and acceptance of additional stormwater runoff in excess of the percentage of gross lot area impervious ground coverage accounted by the development's stormwater analysis is provided by the recipient of said runoff.
 - G. Improvements related to bona fide agricultural uses that meet the requirements of Florida Statute section 604.50 are exempt from the requirements of a Major Site Plan but are subject to sections of this Code implementing floodplain management regulations.
 - H. Exemptions or partial exemptions from a Major Site Plan do not make the applicant exempt from any other sections of this Code.
-

Sec. 2.22.2. Driveway connection.

- A. Applicability. A Driveway Connection Permit is required for any development or construction activity accessing County right-of-way. If the applicant is submitting through the Building Permit process, a separate application is not required.
- B. Submittal requirements.
 - (1) A permit application shall be approved by the Office of the County Engineer before construction begins. The application can be obtained at the Office of the County Engineer.
 - (2) A fee in the amount established by resolution of the Board shall accompany the application. The fee schedule is available at the Office of the County Engineer.
 - (3) A driveway location and construction plan shall be submitted with the permit application. Included on the plan shall be the driveway width, radius, location in relation to the property lines, road name, right-of-way line, north arrow and distance of the proposed driveway from other existing driveways and adjacent roads.
 - (4) In the case where roadside swales are the drainage conveyance system, information shall be submitted with the permit application minimally addressing culvert type, size, invert elevation, and direction of slope of culvert or the placement of ditch block.
- C. Review and approval procedures.
 - (1) Once the required submittal items are obtained, a site inspection shall be performed to verify that the location of the driveway and drainage conveyance system accommodations are acceptable.
 - (2) A permit shall be issued once all items are reviewed and approved.
 - (3) When applicable, a driveway culvert inspection shall be scheduled when notified by the applicant.
 - (4) A driveway form-up inspection shall be scheduled when notified by the applicant.
- D. Construction, completion, and close out.
 - (1) A notification of completion shall be submitted to the Office of the County Engineer so that a final inspection can be scheduled. At final completion, the right-of-way shall be restored to its original condition or better and the constructed driveway shall meet all requirements per the approved permit.
 - (2) Driveways must be found satisfactory before a Certificate of Occupancy can be issued.
 - (3) It is the property owner's responsibility to maintain the driveway for safety and proper drainage.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 24, 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 corrected Marion County Ordinance No. 25-39, which was filed in this office on September 24, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Wednesday, September 24, 2025 03:44 PM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: RE: MRN20250903_ORDINANCE_2025_39 - CORRECTED
Attachments: Marion20250924_Ordinance25_39_Ack (CORRECTED).pdf

Good afternoon,

Attached is the acknowledgement letter for corrected Marion County Ordinance No. 25-39.

Best,

Alexandra Leijon

Administrative Code and Register Director
Office of General Counsel
Department of State
Room 701 The Capitol | Tallahassee, FL
P: (850)245-6270

From: Debra Lewter <DebraL@marioncountyclerk.org>
Sent: Wednesday, September 24, 2025 1:14 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Jared Thornton <jaredt@marioncountyclerk.org>
Subject: MRN20250903_ORDINANCE_2025_39 - CORRECTED

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 the **corrected** Marion County Ordinance 25-39. Also included is the cover letter from the Growth Services Department in regard to this issue. The Ordinance was adopted by the Marion County Board of County Commissioners on September 3, 2025 and was originally filed in your office on September 9, 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.



Debra Lewter

Clerk, Commission Records

352-671-5620 | DebraL@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"

Debra Lewter

From: Debra Lewter
Sent: Wednesday, September 24, 2025 01:14 PM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: MRN20250903_ORDINANCE_2025_39 - CORRECTED
Attachments: MRN20250903_ORDINANCE_2025_39 MEMO.pdf; MRN20250903_ORDINANCE_2025_39 - CORRECTED.pdf

Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of the **corrected** Marion County Ordinance 25-39. Also included is the cover letter from the Growth Services Department in regard to this issue. The Ordinance was adopted by the Marion County Board of County Commissioners on September 3, 2025 and was originally filed in your office on September 9, 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.



Debra Lewter

Clerk, Commission Records

352-671-5620 | DebraL@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"

Debra Lewter

From: Debra Lewter
Sent: Thursday, September 25, 2025 09:49 AM
To: municodeords@civicplus.com
Subject: Marion County Corrected Ordinance 25-39
Attachments: 09-03-25 Ordinance 25-39 Corrected.docx; 09-03-25 Corrected ordinance 25-39 Attachment 2.pdf; 09-03-25 Corrected Ordinance 25-39 Attachment 1.pdf

Good morning,

Attached is corrected Ordinance 25-39 along with Attachments 1 & 2



Debra Lewter

Clerk, Commission Records

352-671-5620 | DebraL@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"



**Marion County
Board of County Commissioners**

Growth Services

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

INTERDEPARTMENTAL CORRESPONDENCE

MEMO TO: Susan Mills McAllister Clerk, Commission Records Division
FROM: Kenneth Weyrauch, Deputy Director 
DATE: September 22, 2025
SUBJECT: Scrivener's Errors on Ordinance 25-39

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of the corrected Marion County Ordinance 25-39. The Ordinance was adopted by the Marion County Board of County Commissioners on September 3, 2025 and was originally filed in your office on September 9, 2025 as Ord. 25-39.

The Ordinance 25-39 that was adopted September 3, 2025 had scrivener's errors; the most up to date version of the Ordinance that was adopted was not the version sent to the State. Here is the most up to date version that was heard during the public hearing.

Attached is a copy of the original adopted Ordinance 25-39 and the corrected Ordinance 25-39.

CORRECTED

ORDINANCE 25 – 39

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO ARTICLE 6, DIVISION 13, STORMWATER MANAGEMENT; 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, 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 July 23, 2025; 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 August 13, 2025, and September 3, 2025;

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

Note: Deletions are shown in strikethrough text. Additions are shown in underscore 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 6, Division 13, Stormwater Management, Sections 6.13.3, 6.13.4, 6.13.5, 6.13.8, and 6.13.9 of the Marion County Land Development Code, Zoning, is hereby amended to reflect the attached revised language:

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

Sec. 6.13.3. Types of stormwater management facilities.

A. Existing public.

- (1) An adjacent public retention/detention area may be utilized for disposal of runoff generated by an applicant's improvements if it can be proven that capacity is sufficient.
- (2) A Stormwater Connection Application is required for any connection to or expansion of a County retention/detention area, including but not limiting to drainage retention/detention areas or conveyance systems, not previously designed or permitted to consider the applicant's improvements.
- (3) If the retention/detention area is still under a maintenance agreement, approval in writing must be received from the maintenance entity, when not the County, stating no objection to the use of the facility.

B. Natural.

- (1) A natural facility may be used without further excavation upon the applicant's submittal of calculations demonstrating the existing capacity is sufficient.
- (2) Proof of control, ownership or easement for operation and maintenance of the natural facility shall be provided.
- (3) Runoff from adjacent property, to a natural facility, must be perpetuated to the extent of protecting upland owner interest.

C. Proposed public.

- (1) Retention/detention areas shall have side slopes no steeper than 4:1 (horizontal: vertical) from top of berm to bottom of dry water retention/detention facility or to a depth of two feet below the water control surface of a wet facility with a minimum berm width of 12-5 feet stabilized at six-6 percent grade maximum around the entire perimeter of the facility. Side slopes steeper than 4:1 may be allowed with additional accommodations related to public safety, maintenance, and such as fencing or other protection from public access upon approval by the County Engineer or his-their designee.
- (2) Stormwater management systems servicing a public development shall be owned and maintained by Marion County. They may be privately owned and maintained, upon approval by the County Engineer and granting of an easement to Marion County, minimally allowing but not obligating, emergency maintenance, as well as access to, drainage of, conveyance of, and storage of stormwater.
- (3) If fencing is used, it shall be per the County Fence Detail found in Section 7.3.1 Transportation and Stormwater details.
- (4) The bottom of all dry water retention areas shall have appropriate vegetative cover.
- ~~(5) A retention/detention area that is adjacent to a public right-of-way shall be constructed to be aesthetically pleasing with curvilinear form and shall be landscaped with a mixed plant pallet meeting Marion-friendly landscaping standards minimally consisting of four shade trees and 200 square feet of landscaping comprised of shrubs and/or groundcover for every 100 lineal feet of frontage or fractional part thereof, or, in the case of a wet facility, a littoral zone meeting the governing water management district criteria. The proposed landscaping shall be arranged to provide ease of maintenance and screening of stormwater structures.~~

D. Proposed private.

- (1) Residential subdivisions. Retention/detention areas shall have side slopes no steeper than 4:1 (horizontal: vertical) from top of berm to bottom of dry water retention/detention facility or to a depth of two feet below the water control surface of a wet facility with a minimum berm width of 12-5 feet stabilized at six-6 percent grade maximum around the entire perimeter of the facility. Side slopes

steeper than 4:1 may be allowed with additional accommodations related to public safety such as fencing or other protection from public, maintenance, and access upon approval by the County Engineer or ~~his~~ their designee.

Berm widths under 5 feet may be allowed upon approval by the County Engineer or their designee.

- (2) Commercial lots or subdivisions. Retention/detention areas shall be designed with a minimum berm width of 5 feet stabilized at ~~six~~ 6 percent grade maximum around the entire perimeter of the facility and side slopes:
- (a) No steeper than 4:1 (horizontal: vertical) from top of berm to bottom of dry water retention/detention facility or to a depth of two ~~2~~ feet below the water control surface of a wet facility; or
 - (b) Steeper than 4:1 with ~~an access path provided to the bottom of the facility at a slope of no steeper than 3:1~~ additional accommodations related to public safety such as fencing or other protection from public access upon approval by the County Engineer or their designee; or
 - (c) As vertical walls with a structural detail for the wall design provided, adhering to Florida Building Code, with an 12-foot wide access path provided to the bottom of the facility at a slope of no steeper than 3:1 and additional accommodations related to public safety such as fencing or other protection from public access, and an A appropriate barrier shall be provided when adjacent to vehicular paths and parking areas. The type of barrier shall be determined by the design speed of the travel way and available horizontal clearance.

Berm widths under 5 feet may be allowed upon approval by the County Engineer or their designee.

- (3) The bottom of all dry water retention areas shall have appropriate vegetative cover.
- ~~(4) A retention/detention area that is adjacent to a public right-of-way shall be constructed to be aesthetically pleasing with curvilinear form and shall be landscaped with a mixed plant pallet meeting Marion-friendly landscaping standards minimally consisting of four shade trees and 200 square feet of landscaping comprised of shrubs and/or groundcover for every 100 lineal feet of frontage or fractional part thereof, or, in the case of a wet facility, a littoral zone meeting the governing water management district criteria. The proposed landscaping shall be arranged to provide ease of maintenance and screening of stormwater structures.~~

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 does 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 3rd day of September, 2025.

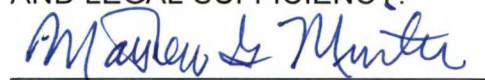
BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA


KATHY BRYANT, CHAIRMAN

ATTEST:


GREGORY C. HARRELL
CLERK OF CIRCUIT COURT

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


MATTHEW G. MINTER
COUNTY ATTORNEY

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

Sec. 6.13.4. Stormwater quantity criteria.

- A. Methodologies, rainfall distribution and intensities shall be consistent with those approved by the governing water management district. Assumed parameters must be supported by conventional methods.
- B. Design storms shall consider open or closed basins as provided in Table 6.13-1.

Table 6.13-1 Design Storms and Discharge Conditions

Basin	Frequency Duration	Peak Discharge Rate	Discharge Volume
Open Basin	25-year 24-hour and 100-year 24-hour	Post 25-year and 100-year less than or equal to Pre-25-pre-developed conditions	Post 25-year and 100-year less than or equal to Pre-pre-developed conditions ²⁵ during 24-hour storm ²
Closed Basin	25-year 24-hour and 100-year 24-hour	Post 25-year and 100-year less than or equal to Pre-pre-developed conditions ²⁵ and Post-100 less than or equal to Pre-100	Post 25-year and 100-year less than or equal to Pre-pre-developed conditions ¹⁰⁰ during 24-hour storm and following 14-day period ²
Open Basin subject to downstream flooding ¹	25-year 24-hour and 100-year 24-hour	Post 25-year and 100-year at least 25 percent less than pre-developed conditions	Post 25-year and 100-year less than or equal to pre-developed conditions during 24-hour storm
Closed Basin subject to downstream flooding ^{*1}	25-year 24-hour and 100-year 24-hour	0-efs Post 25-year and 100-year less than or equal to pre-developed conditions	0-ef Post 25-year and 100-year at least 25 percent less than pre-developed conditions during 24-hour storm and following 14-day period

^{*1} Downstream flooding is that flooding of structures or hindering of access observed and which has been validated by the County Engineer or their designee through field observations.

² An overage tolerance no greater than half the pre-developed volume of the 2-year 24-hour storm is permitted upon approval by the County Engineer or their designee.

- C. Discharge conditions
 - (1) All stormwater facilities shall be designed to limit discharges considering open or closed basins per Table 6.13-1.
 - (2) Discharges shall mimic the pre-development condition, match the pre-development location and not exceed the pre-development rate, except when discharging into a stormwater system designed to accept such discharges.
 - (3) The bypass or discharge of offsite runoff, shall be allowed when it mimics the pre-development condition, matches the pre-development location and does not exceed the pre-development rate, except when discharging into a stormwater system designed to accept such discharges.

-
- (4) In closed basins with downstream flooding, existing improvements may be ~~included in the pre-development calculations excluded from the discharge volume reduction requirements~~ when all of the following apply:

- (a) The existing improvements were constructed as part of a development with a permitted stormwater system or constructed prior to stormwater permitting requirements; ~~and~~
 - (b) Discharge from the existing improvements ~~are is~~ into a ~~private~~-system designed to accept such discharges ~~or a public system; and~~
 - ~~(c) There is no adverse impact downstream including, but not limited to, flooding of structures or hindering of access.~~
- (5) A discharge structure shall be required for all ~~retention/detention areas~~stormwater facilities not designed to retain the entire ~~100-year 24-hour~~ post-development design storm.
- (6) Discharge structures shall include a skimmer at a minimum. Design elements such as baffles or other mechanisms suitable for preventing oils, greases, and floating pollutants from discharging out of the facility shall be considered. When discharging from a natural facility, a skimmer may not be required upon approval from the County Engineer or ~~his~~their designee. When a grassed weir is used it shall be ~~armored or~~ constructed with a ~~hard-core~~concrete center ~~or geoweb~~ to resist erosion and withstand the anticipated flow velocity.

D. Recovery.

- (1) All ~~retention/detention areas~~stormwater facilities in closed basins shall recover the total volume required to meet the discharge volume limitations within 14 days following the design rainfall event.
- (2) For ~~retention/detention areas~~stormwater facilities not able to recover the total required volume within 14 days, the stormwater facility volume shall be increased to retain an additional volume of the post minus pre difference in runoff for ~~the 25-year 24-hour design storm when in an open basin or for the post minus pre difference in runoff for the 100-year 24-hour design storm when in a closed basin.~~ The control elevation for retaining this volume shall be no greater than the top of constructed stormwater facility or the easement limits of a natural facility. Credit for the recovered volume through the 14-day duration may be considered to meet this requirement.
- (3) All stormwater facilities in open basins shall have adequate storage volume available to meet the peak discharge requirements within 72 hours following the design rainfall event. The control elevation for this storage volume shall be no greater than the top of constructed stormwater facility or easement limits of a natural facility. The total post minus pre difference in runoff volume shall not be released in less than 24 hours following the design rainfall event.

- E. Infiltration or percolation can be considered when establishing the design high and discharge elevation.
- F. Other design criteria may be used if approved by the County Engineer or ~~his~~their designee.

Sec. 6.13.5. Flood-plain volume and conveyance protection.

- A. This section provides requirements for all land use activities, including single family residences, which materially change the location, elevation, size, capacity, or hydraulic characteristics of the ~~existing effective one percent (100-year) Special flood Flood plain~~ Hazard Area (SFHA), also commonly referred to as the 100-year floodplain, as identified by the Federal Emergency Management Agency (FEMA) and flood prone areas determined by County watershed management plans as made viewable on the County Geographic Information System (GIS) mapping portal. Some flood prone areas may be determined to be of insignificant impact at the discretion of the County Engineer or their designee. Examples of flood prone areas of insignificant impact include areas less than 1 acre in area or 200 feet in width, shallow areas less than 1 foot in depth and less than 2 acres in area, and isolated areas contained within a single parcel demonstrated to pose no significant risk to life or property.

The intent is to ensure that equivalent flood-plain and flood prone area volume and conveyance is maintained. This section also supplements Division 5.3 Flood ~~Plain~~ Overlay Zone Management.

- B. Land use activities which materially change the flood-plain or flood prone areas.

(1) Land use activities that meet the thresholds for a stormwater analysis, such as Major Site Plans, Improvement Plans, or developments that may increase flooding on adjacent property, ~~may be permitted when~~ shall be required to provide calculations performed by a licensed professional ~~are provided~~ demonstrating that favorable hydraulic characteristics exist or are provided by the improvements that do not increase flooding ~~that or~~ compensating storage ~~or other hydraulic characteristics are is~~ provided on the owner's property or within an easement. Compensating storage shall be equivalently provided between the base flood elevation and the seasonal high groundwater or surface water level as determined by a qualified Florida licensed professional. The calculations shall be reviewed and approved by the County Engineer or ~~his~~ their designee. In addition to all other requirements set forth in Division 13 Stormwater Management, plans and calculations shall include the following information when compensating storage is required:

1. Plan extents of proposed fill and excavation;
2. Volume of proposed fill and excavation;
3. Volume calculations supporting one-for-one compensating storage; and
4. Cross sections or typical sections through the extents of the proposed fill and excavation with existing and finished site elevations.

~~C.~~ (2) Land use activities that do not meet the thresholds for a stormwater analysis, such as single-family residential building permits, Minor Site Plans, ESOZ plans, or other development waived from such requirements, shall minimally be required to demonstrate one-for-one compensating storage, to be reviewed and approved by the County Engineer or ~~his~~ their designee. Compensating storage shall be equivalently provided between the base flood elevation and the seasonal high groundwater or surface water level as estimated by the United States Department of Agriculture (USDA) Natural Resources Soil Conservation Service (NRCS) soil survey data, as visually evidenced on site by watermarks, sediment deposition, aquatic vegetation, seepage, or restrictive soil layering or as determined by a qualified Florida licensed professional.

- ~~D.~~ When proposed improvements associated with mass grading plans, major site plans or improvement plans encroach into ~~create buildable areas within a flood hazard zone~~ FEMA SFHA, it shall be ~~necessary for~~ the applicant's responsibility to file a Letter of Map Change (LOMC) ~~map amendment or revision~~ with FEMA as soon as practicable, but not later than 6 months after the date of the availability of the required technical or scientific data. A conditional letter of map revision (CLOMR) shall be required if there is any resulting increase in base flood elevation (BFE) in a floodway or greater than a 1-foot increase outside of a floodway. If a CLOMR is obtained for a development, the applicant shall request a revision to the Flood Insurance Rate Map (FIRM) to reflect the constructed project as soon as the as-built certification and all other data supporting the

map revision as required by FEMA is available, but no later than 6 months after the date of availability of such data. Under no circumstance shall a building permit be issued based on a reduced draft BFE until the revision has been issued by FEMA. The applicant shall provide the County Growth Services department and Office of the County Engineer with the map revision GIS data necessary to update the County flood prone map.

Sec. 6.13.8. Stormwater conveyance criteria.

- A. Methodology. ~~Calculations for stormwater~~ Stormwater collection and transmission systems shall be designed using the Rational Method based on ~~FDOT Zone 7 Intensity-Duration Curves~~ NOAA Atlas 14 rainfall intensity-duration data. ~~Cross drains shall be designed using the Rational Method or Natural Resources Conservation Service (NRCS) Peak Discharge Method based on NOAA Atlas 14 rainfall intensity-duration data or other available flow data as permitted by the County Engineer or their designee.~~ Ditch and storm drain flow capacity shall be determined from Manning's Formula with coefficients of roughness based on an assumption of conditions of ultimate development.
- B. Minimum requirements.
- (1) Design storm. Conveyance systems shall be sized to accommodate the following minimum design storm events based on the condition of ultimate development:
 - (a) Stormwater conveyance pipes, Driveway Culverts, and Open Channels shall be designed to accommodate a 25-year 24-hour storm event based on the condition of ultimate development.
 - (b) Cross Drains shall be designed to accommodate a 25-year storm event. The backwater created by the cross drain shall remain below the travel lanes. If located within a FEMA Special Flood Hazard Area, the 100-year storm event shall be analyzed for potential upstream impacts.
 - (2) Tailwater.
 - (a) The tailwater elevation utilized shall be based on the tailwater elevation of the receiving water body plus 6 inches at the peak discharge time of the 25-year 24-hour design storm.
 - (b) Alternatively, the tailwater elevation utilized can be the design high water elevation of the 25-year 24-hour design storm.
 - (c) Note that future connections must be able to demonstrate that conveyance can be achieved at all connections, future and existing, meeting one of the above criteria.
 - (3) Lane spread. Lane spread shall be calculated using FDOT criteria considering the 4-inch per hour or 10-year frequency storm as appropriate, to produce the following results:
 - (a) Subdivision Local and Minor Local Roads. The allowable lane spread shall be no greater than the crown (or high side) of the road. For all divided roadways the allowable lane spread shall be no greater than the inside (or high side) edge of pavement.
 - (b) Arterial, Collector, and Major Local Roads. The allowable lane spread shall leave 8 feet of the outside travel lane dry in each direction.
 - (c) Auxiliary or Turn Lanes. The allowable lane spread shall leave half of the auxiliary or turn lane dry on arterial, collector, and major local roads. On lesser classification roads, the allowable lane spread shall be no greater than the full width of the auxiliary or turn lane.
 - (4) Drainage rights-of-way. All retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30-20 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width.
 - (5) Drainage easements. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way or drainage parcels of equivalent width are provided. Required drainage easement widths shall be a minimum of 20 feet in width depend upon the type, size and depth of the proposed conveyance system. The minimum required easement width is 10 feet for swales that collect runoff from multiple non-adjacent parcels

and 20 feet for outfalls. Easement widths for underground conveyance systems shall be in accordance with table 6.13-2. Reduced easement widths may be permitted by the County Engineer or their designee. Conveyance system pipes shall be approximately located in the center of the easement unless demonstrated that the pipe backfill zone and associated trench is contained within the easement.

Table 6.13-2 Minimum Easement Width by Pipe Invert Depth

<u>Inner Pipe Diameter (inch)</u>	<u>Minimum Easement Width (feet)</u>			
	<u>Pipe invert depth less than 5'</u>	<u>Pipe invert depth up to 10'</u>	<u>Pipe invert depth up to 15'</u>	<u>Pipe invert depth greater than 15'</u>
<u>Less than 30</u>	<u>10</u>	<u>15</u>	<u>20</u>	<u>25</u>
<u>30-54</u>	<u>-</u>	<u>-</u>	<u>20</u>	<u>25</u>
<u>Greater than 54</u>	<u>-</u>	<u>-</u>	<u>20 + Inner Diameter (I.D.) rounded up to the nearest 5'</u>	<u>25 + I.D. rounded up to the nearest 5'</u>

- (6) Floodways. If in a FEMA designated floodway or flood-prone area, the cross drain shall be sized and certified to accommodate the design intent base flood discharge of that basin with no rise in flood height.
- (7) Sizes. The following minimum pipe or culvert sizes are required for stormwater conveyance systems unless otherwise approved by the County Engineer or their designee:
 - (a) Stormwater conveyance pipes shall be a minimum of 15 inches diameter or equivalent for privately maintained systems and a minimum of 18 inches diameter or equivalent for publicly maintained systems.
 - (b) and cross-Cross culverts shall be a minimum of 18 inches diameter or equivalent.
 - (c) Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use.
 - (d) Yard drain pipes shall be a minimum of 8 inches diameter.
 - (e) Roof drains, prior to connection to the overall stormwater system, and pipe exfiltration or underdrain systems are exempt from minimum diameter requirements.

C. Design considerations.

- (1) Culvert flow capacity shall be determined for the conditions of inlet control or outlet control as applicable.
- (2) Stormwater collection and transmission systems shall be by inlets, swales, culverts, etc. The use of siphons, pumps, or similar devices is not allowed.
- (3) Ditch blocks shall be designed and constructed with hard core centers.
- (4) Stormwater flow velocity shall be taken into consideration in the design of all drainage ditches conveyance systems, and a Appropriate channel and outlet erosion protection shall be provided in accordance with the FDOT Drainage Manual. Physical pipe slopes shall be that which produce a velocity of at least 2.5 feet per second (fps) when flowing full. Where 2.5 fps is not feasible due to flat terrain or site constraints, slopes which produce a velocity below 2.5 fps are allowable with additional consideration for upkeep in the operations and maintenance document and approval by the County Engineer or their designee.

-
- (5) Where any storm pipe terminates at an earthen slope a mitered end section and concrete collar, or approved equal, is required. Concrete mitered end sections are required for culverts, cross drains and side drains when within a County right-of-way with posted speeds of 40 mph or greater.

Sec. 6.13.9. Grading criteria.

- A. Parcels and lots with a County approved individual lot grading plan or part of a multi-lot grading plan. The intent is to demonstrate that sufficient grading shall be designed is provided to allow surface water runoff and controlled discharge to be drained to the retention/detention approved drainage areas without causing adverse affects-effects on-to adjacent property. Each parcel or lot shall have a direct connection to the stormwater system; unless the applicant can clearly demonstrate that there are not adverse impacts to adjacent property. In subdivisions, each lot shall have grading designed to be independent of any other lot unless provisions are made for multi-lot grading at initial phase of development; and/or easements for grading purposes are established. All downstream grading must be at a level of completion to support upstream development prior to or simultaneously with the upstream development. Lot Grading-grading plans can shall be prepared by a qualified Florida licensed professional and may be demonstrated by the use of flow arrows, spot grades, and other iteration callouts, details, and typical grading depictions, or any combination thereof.
- B. Parcels and lots without a County approved lot grading plan. The intent is to demonstrate that sufficient grading is provided to establish stable slopes and to allow surface water runoff and controlled discharge to be drained without causing adverse effects to adjacent property. Grading may be demonstrated by the use of flow arrows, spot grades, and other iteration callouts, details, and typical grading depictions, or any combination thereof. Unless alternate grading criteria is provided by a lot grading plan, parcels and lots equal to or less than 85 feet in width shall comply with the following grading criteria in addition to all other grading requirements as confirmed by a pre and post development lot grade survey prepared by a Florida licensed Professional Surveyor:
1. Fill shall be limited to the under-roof area of the lot's primary structure, access driveway footprint, and respective tapers to existing grade;
 2. The finished floor elevation of the structure shall not exceed 32 inches above lowest existing adjacent lot line elevation unless vertical walls such as stem walls or retaining walls are used to tie into existing grade;
 3. The driveway grade shall be no greater than 20% and shall not exceed 10% for a distance of 10 feet from the edge of roadway or shoulder unless a 9-foot minimum vertical curve is provided;
 4. There shall be no net change to the average elevation of the existing grade of the lot outside of the under-roof area of the lot's primary structure or access driveway footprint and respective taper. Small changes in grade of up to 6 inches are permitted for the purposes of smoothing and evening grade; and
 5. Fill shall not encroach into the required side or rear lot setbacks except for the taper out from the slab or access driveway to existing grade provided that an equal volume is removed and a swale is formed. Swale shall be capable of directing surface water runoff without causing adverse effects to adjacent property and shall be sloped at a minimum of 2% if located within 10 feet of the building foundation.
- County Engineer or his/her designee have the authority to waive section B, at their discretion.
- BC.** Buildings. All buildings shall have a minimum finished floor elevation 8 inches above finish grade and graded away from the building for stormwater runoff. Exception: porches, patios, carports, garages, screen rooms may be 4 inches above finish grade.
- D. Elevations above base flood. In no case shall finished-Finished floor elevations for all buildings except manufactured homes shall be specified below the 12 inches at minimum above the subject property's base flood elevation (BFE).one percent (100-year) flood plain plus one foot. Manufactured homes shall comply with the requirements of Chapter 15C-1, F.A.C. and Sec. 5.3.12. - Manufactured homes. The BFE shall be established by the following most current and best available information:
1. The subject property's current applicable FEMA Flood Insurance Rate Map (FIRM) Panel flood elevation;
 2. FEMA approved Letter of Map Change (LOMC);
 3. County determined flood prone area as established by a County watershed management plan when the subject property lies within a flood prone area with identified flood elevations and either no FIRM flood elevation has been established or the FIRM flood elevation is lower than the flood prone area flood
-

elevation;

4. Historic FEMA LOMC or FIRM Panel flood elevation applicable to the subject property as determined by the County Flood Plain Administrator or their designee;

5. Other flood elevation data prepared in accordance with currently accepted engineering practices supplied by the applicant that has been reviewed and approved by the County Engineer or their designee and deemed acceptable by the Floodplain Administrator or their designee; or

6. No less than 2 feet above Highest Adjacent Grade when BFE is unavailable from all other sources and the available data are deemed by the Floodplain Administrator or their designee to not reasonably reflect flooding conditions or where the available data are known to be scientifically or technically incorrect or otherwise inadequate, provided that there is no evidence indicating flood depths have been or may be greater than 2 feet.

Under no circumstance shall a building permit be issued based on a lower BFE proposed by a LOMC request until the revision has been issued by FEMA.

- ~~CE~~. Driveways. In the case where roadside swales are the drainage conveyance system, driveway design information shall be included on the plans minimally addressing culvert type, size, invert elevation, and direction of slope of culvert or the placement of ditch block for each at every specific lot. If design is not to be lot-specific, design shall be based on worst-case scenario.
- ~~DE~~. Affidavit. At time of building application, applicant shall provide an affidavit that the impervious area, lot grading plan, minimum finished floor elevation, and stormwater system complies with the development plan on file with the County. If no development plan is on file, applicant shall provide an affidavit that all drainage is held on-site or directly ~~is~~ connected to a recognized drainage system and that the lot grading complies with the requirements of this section of code. If located within a FEMA Special Flood Hazard Area (SFHA) or flood prone area, the affidavit must also indicate that the lot grading complies with the requirements of Sec. 6.13.5. - Floodplain storage and conveyance protection. The applicant shall provide a sketch with the building application indicating the drainage intent.
- ~~EG~~. Construction. All stormwater runoff ~~increase~~increases during construction and following ~~must~~ shall be kept on-site or directed to swales, ditches, or piping to approved drainage areas with adequate permitted capacity. Drainage area capacity shall be determined to be adequate by approved development lot impervious ground coverage or approved impervious coverage resulting in additional excess stormwater runoff as accounted by the development's stormwater analysis. If no impervious lot area accounting or stormwater analysis exists for a development, FEMA FIRM or flood prone data may be used to determine adequate drainage area capacity.

Sec. 6.13.3. Types of stormwater management facilities.

A. Existing public.

- (1) An adjacent public retention/detention area may be utilized for disposal of runoff generated by an applicant's improvements if it can be proven that capacity is sufficient.
- (2) A Stormwater Connection Application is required for any connection to or expansion of a County retention/detention area, including but not limiting to drainage retention/detention areas or conveyance systems, not previously designed or permitted to consider the applicant's improvements.
- (3) If the retention/detention area is still under a maintenance agreement, approval in writing must be received from the maintenance entity, when not the County, stating no objection to the use of the facility.

B. Natural.

- (1) A natural facility may be used without further excavation upon the applicant's submittal of calculations demonstrating the existing capacity is sufficient.
- (2) Proof of control, ownership or easement for operation and maintenance of the natural facility shall be provided.
- (3) Runoff from adjacent property, to a natural facility, must be perpetuated to the extent of protecting upland owner interest.

C. Proposed public.

- (1) Retention/detention areas shall have side slopes no steeper than 4:1 (horizontal: vertical) from top of berm to bottom of dry water retention/detention facility or to a depth of 2 feet below the water control surface of a wet facility with a minimum berm width of 5 feet stabilized at 6 percent grade maximum around the entire perimeter of the facility. Side slopes steeper than 4:1 may be allowed with additional accommodations related to public safety such as fencing or other protection from public access upon approval by the County Engineer or their designee.
- (2) Stormwater management systems servicing a public development shall be owned and maintained by Marion County. They may be privately owned and maintained, upon approval by the County Engineer and granting of an easement to Marion County, minimally allowing but not obligating, emergency maintenance, as well as access to, drainage of, conveyance of, and storage of stormwater.
- (3) If fencing is used, it shall be per the County Fence Detail found in Section 7.3.1 Transportation and Stormwater details.
- (4) The bottom of all dry water retention areas shall have appropriate vegetative cover.

D. Proposed private.

- (1) Residential subdivisions. Retention/detention areas shall have side slopes no steeper than 4:1 (horizontal: vertical) from top of berm to bottom of dry water retention/detention facility or to a depth of two feet below the water control surface of a wet facility with a minimum berm width of 5 feet stabilized at 6 percent grade maximum around the entire perimeter of the facility. Side slopes steeper than 4:1 may be allowed with additional accommodations related to public safety such as fencing or other protection from public access upon approval by the County Engineer or their designee.

Berm widths under 5 feet may be allowed upon approval by the County Engineer or their designee.
- (2) Commercial lots or subdivisions. Retention/detention areas shall be designed with a minimum berm width of 5 feet stabilized at 6 percent grade maximum around the entire perimeter of the facility and side slopes:

-
- (a) No steeper than 4:1 (horizontal: vertical) from top of berm to bottom of dry water retention/detention facility or to a depth of 2 feet below the water control surface of a wet facility; or
 - (b) Steeper than 4:1 with additional accommodations related to public safety such as fencing or other protection from public access upon approval by the County Engineer or their designee; or
 - (c) As vertical walls with a structural detail for the wall design provided, adhering to Florida Building Code with a 12-foot wide access path provided to the bottom of the facility at a slope of no steeper than 3:1 and additional accommodations related to public safety such as fencing or other protection from public access. A barrier shall be provided when adjacent to vehicular paths and parking areas. The type of barrier shall be determined by the design speed of the travel way and available horizontal clearance.

Berm widths under 5 feet may be allowed upon approval by the County Engineer or their designee.

- (3) The bottom of all dry water retention areas shall have appropriate vegetative cover.

Sec. 6.13.4. Stormwater quantity criteria.

- A. Methodologies, rainfall distribution and intensities shall be consistent with those approved by the governing water management district. Assumed parameters must be supported by conventional methods.
- B. Design storms shall consider open or closed basins as provided in Table 6.13-1.

Table 6.13-1 Design Storms and Discharge Conditions

Basin	Frequency Duration	Peak Discharge Rate	Discharge Volume
Open Basin	25-year 24-hour and 100-year 24-hour	Post 25-year and 100-year less than or equal to pre-developed conditions	Post 25-year and 100-year less than or equal to pre-developed conditions during 24-hour storm ²
Closed Basin	25-year 24-hour and 100-year 24-hour	Post 25-year and 100-year less than or equal to pre-developed conditions	Post 25-year and 100-year less than or equal to pre-developed conditions during 24-hour storm and following 14-day period ²
Open Basin subject to downstream flooding ¹	25-year 24-hour and 100-year 24-hour	Post 25-year and 100-year at least 25 percent less than pre-developed conditions	Post 25-year and 100-year less than or equal to pre-developed conditions during 24-hour storm
Closed Basin subject to downstream flooding ¹	25-year 24-hour and 100-year 24-hour	Post 25-year and 100-year less than or equal to pre-developed conditions	Post 25-year and 100-year at least 25 percent less than pre-developed conditions during 24-hour storm and following 14-day period

¹ Downstream flooding is that flooding of structures or hindering of access which has been validated by the County Engineer or their designee through field observations.

² An overage tolerance no greater than half the pre-developed volume of the 2-year 24-hour storm is permitted upon approval by the County Engineer or their designee.

C. Discharge conditions

- (1) All stormwater facilities shall be designed to limit discharges considering open or closed basins per Table 6.13-1.
- (2) Discharges shall mimic the pre-development condition, match the pre-development location and not exceed the pre-development rate, except when discharging into a stormwater system designed to accept such discharges.
- (3) The bypass or discharge of offsite runoff, shall be allowed when it mimics the pre-development condition, matches the pre-development location and does not exceed the pre-development rate, except when discharging into a stormwater system designed to accept such discharges.
- (4) In closed basins with downstream flooding, existing improvements may be excluded from the discharge volume reduction requirements when all of the following apply:
 - (a) The existing improvements were constructed as part of a development with a permitted stormwater system or constructed prior to stormwater permitting requirements and

-
- (b) Discharge from the existing improvements is into a system designed to accept such discharges.
 - (5) A discharge structure shall be required for all stormwater facilities not designed to retain the entire post-development design storm.
 - (6) Discharge structures shall include a skimmer at a minimum. Design elements such as baffles or other mechanisms suitable for preventing oils, greases, and floating pollutants from discharging out of the facility shall be considered. When discharging from a natural facility, a skimmer may not be required upon approval from the County Engineer or their designee. When a grassed weir is used it shall be armored or constructed with a concrete center to resist erosion and withstand the anticipated flow velocity.
- D. Recovery.
- (1) All stormwater facilities in closed basins shall recover the total volume required to meet the discharge volume limitations within 14 days following the design rainfall event.
 - (2) For stormwater facilities not able to recover the total required volume within 14 days, the stormwater facility volume shall be increased to retain an additional volume of the post minus pre difference in runoff for the 100-year 24-hour design storm. The control elevation for retaining this volume shall be no greater than the top of constructed stormwater facility or the easement limits of a natural facility. Credit for the recovered volume through the 14-day duration may be considered to meet this requirement.
 - (3) All stormwater facilities in open basins shall have adequate storage volume available to meet the peak discharge requirements within 72 hours following the design rainfall event. The control elevation for this storage volume shall be no greater than the top of constructed stormwater facility or easement limits of a natural facility. The total post minus pre difference in runoff volume shall not be released in less than 24 hours following the design rainfall event.
- E. Infiltration or percolation can be considered when establishing the design high and discharge elevation.
- F. Other design criteria may be used if approved by the County Engineer or their designee.

Sec. 6.13.5. Floodplain volume and conveyance protection.

- A. This section provides requirements for all land use activities, including single family residences, which materially change the location, elevation, size, capacity, or hydraulic characteristics of the effective Special Flood Hazard Area (SFHA), also commonly referred to as the 100-year floodplain, as identified by the Federal Emergency Management Agency (FEMA) and flood prone areas determined by County watershed management plans as made viewable on the County Geographic Information System (GIS) mapping portal. Some flood prone areas may be determined to be of insignificant impact at the discretion of the County Engineer or their designee. Examples of flood prone areas of insignificant impact include areas less than 1 acre in area or 200 feet in width, shallow areas less than 1 foot in depth and less than 2 acres in area, and isolated areas contained within a single parcel demonstrated to pose no significant risk to life or property.

The intent is to ensure that equivalent floodplain and flood prone area volume and conveyance is maintained. This section also supplements Division 5.3 Floodplain Management.

- B. Land use activities which materially change the floodplain or flood prone areas.
- (1) Land use activities that meet the thresholds for a stormwater analysis, such as Major Site Plans, Improvement Plans, or developments that may increase flooding on adjacent property, shall be required to provide calculations performed by a licensed professional demonstrating that favorable hydraulic characteristics exist or are provided by the improvements that do not increase flooding or compensating storage is provided on the owner's property or within an easement. Compensating storage shall be equivalently provided between the base flood elevation and the seasonal high groundwater or surface water level as determined by a qualified Florida licensed professional. The calculations shall be reviewed and approved by the County Engineer or their designee. In addition to all other requirements set forth in Division 13 Stormwater Management, plans and calculations shall include the following information when compensating storage is required:
 1. Plan extents of proposed fill and excavation;
 2. Volume of proposed fill and excavation;
 3. Volume calculations supporting one-for-one compensating storage; and
 4. Cross sections or typical sections through the extents of the proposed fill and excavation with existing and finished site elevations.
 - (2) Land use activities that do not meet the thresholds for a stormwater analysis, such as single-family residential building permits, Minor Site Plans, ESOZ plans, or other development waived from such requirements, shall minimally be required to demonstrate one-for-one compensating storage, to be reviewed and approved by the County Engineer or their designee. Compensating storage shall be equivalently provided between the base flood elevation and the seasonal high groundwater or surface water level as estimated by the United States Department of Agriculture (USDA) Natural Resources Soil Conservation Service (NRCS) soil survey data, as visually evidenced on site by watermarks, sediment deposition, aquatic vegetation, seepage, or restrictive soil layering or as determined by a qualified Florida licensed professional.
- C. When proposed improvements associated with mass grading plans, major site plans or improvement plans create buildable areas within a FEMA SFHA, it shall be the applicant's responsibility to file a Letter of Map Change (LOMC) with FEMA as soon as practicable, but not later than 6 months after the date of the availability of the required technical or scientific data. A conditional letter of map revision (CLOMR) shall be required if there is any resulting increase in base flood elevation (BFE) in a floodway or greater than a 1-foot increase outside of a floodway. If a CLOMR is obtained for a development, the applicant shall request a revision to the Flood Insurance Rate Map (FIRM) to reflect the constructed project as soon as the as-built certification and all other data supporting the map revision as required by FEMA is available, but no later than 6 months after the date of availability of such data. Under no circumstance shall a building permit be

issued based on a reduced draft BFE until the revision has been issued by FEMA. The applicant shall provide the County Growth Services department and Office of the County Engineer with the map revision GIS data necessary to update the County flood prone map.

Sec. 6.13.8. Stormwater conveyance criteria.

- A. Methodology. Stormwater collection and transmission systems shall be designed using the Rational Method based on NOAA Atlas 14 rainfall intensity-duration data. Cross drains shall be designed using the Rational Method or Natural Resources Conservation Service (NRCS) Peak Discharge Method based on NOAA Atlas 14 rainfall intensity-duration data or other available flow data as permitted by the County Engineer or their designee. Ditch and storm drain flow capacity shall be determined from Manning's Formula with coefficients of roughness based on an assumption of conditions of ultimate development.
- B. Minimum requirements.
 - (1) Design storm. Conveyance systems shall be sized to accommodate the following minimum design storm events based on the condition of ultimate development:
 - (a) Stormwater conveyance pipes, Driveway Culverts, and Open Channels shall be designed to accommodate a 25-year storm event.
 - (b) Cross Drains shall be designed to accommodate a 25-year storm event. The backwater created by the cross drain shall remain below the travel lanes. If located within a FEMA Special Flood Hazard Area, the 100-year storm event shall be analyzed for potential upstream impacts.
 - (2) Tailwater.
 - (a) The tailwater elevation utilized shall be based on the tailwater elevation of the receiving water body plus 6 inches at the peak discharge time of the 25-year 24-hour design storm.
 - (b) Alternatively, the tailwater elevation utilized can be the design high water elevation of the 25-year 24-hour design storm.
 - (c) Note that future connections must be able to demonstrate that conveyance can be achieved at all connections, future and existing, meeting one of the above criteria.
 - (3) Lane spread. Lane spread shall be calculated using FDOT criteria considering the 4-inch per hour or 10-year frequency storm as appropriate, to produce the following results:
 - (a) Subdivision Local and Minor Local Roads. The allowable lane spread shall be no greater than the crown (or high side) of the road. For all divided roadways the allowable lane spread shall be no greater than the inside (or high side) edge of pavement.
 - (b) Arterial, Collector, and Major Local Roads. The allowable lane spread shall leave 8 feet of the outside travel lane dry in each direction.
 - (c) Auxiliary or Turn Lanes. The allowable lane spread shall leave half of the auxiliary or turn lane dry on arterial, collector, and major local roads. On lesser classification roads, the allowable lane spread shall be no greater than the full width of the auxiliary or turn lane.
 - (4) Drainage rights-of-way. All retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 20 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width.
 - (5) Drainage easements. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way or drainage parcels of equivalent width are provided. Required drainage easement widths shall depend upon the type, size and depth of the proposed conveyance system. The minimum required easement width is 10 feet for swales that collect runoff from multiple non-adjacent parcels and 20 feet for outfalls. Easement widths for underground conveyance systems shall be in accordance with table 6.13-2. Reduced easement widths

may be permitted by the County Engineer or their designee. Conveyance system pipes shall be approximately located in the center of the easement unless demonstrated that the pipe backfill zone and associated trench is contained within the easement.

Table 6.13-2 Minimum Easement Width by Pipe Invert Depth

Inner Pipe Diameter (inch)	Minimum Easement Width (feet)			
	Pipe invert depth less than 5'	Pipe invert depth up to 10'	Pipe invert depth up to 15'	Pipe invert depth greater than 15'
Less than 30	10	15	20	25
30-54	-	-	20	25
Greater than 54	-	-	20 + Inner Diameter (I.D.) rounded up to the nearest 5'	25 + I.D. rounded up to the nearest 5'

- (6) Floodways. If in a FEMA designated floodway, the cross drain shall be sized and certified to accommodate the base flood discharge of that basin with no rise in flood height.
- (7) Sizes. The following minimum pipe or culvert sizes are required for stormwater conveyance systems unless otherwise approved by the County Engineer or their designee:
 - (a) Stormwater conveyance pipes shall be a minimum of 15 inches diameter or equivalent for privately maintained systems and a minimum of 18 inches diameter or equivalent for publicly maintained systems.
 - (b) Cross culverts shall be a minimum of 18 inches diameter or equivalent.
 - (c) Driveway culverts shall be a minimum of 15 inches diameter or equivalent.
 - (d) Yard drain pipes shall be a minimum of 8 inches diameter.
 - (e) Roof drains, prior to connection to the overall stormwater system, and pipe exfiltration or underdrain systems are exempt from minimum diameter requirements.

C. Design considerations.

- (1) Culvert flow capacity shall be determined for the conditions of inlet control or outlet control as applicable.
- (2) Stormwater collection and transmission systems shall be by inlets, swales, culverts, etc. The use of siphons, pumps, or similar devices is not allowed.
- (3) Ditch blocks shall be designed and constructed with hard core centers.
- (4) Stormwater flow velocity shall be taken into consideration in the design of all conveyance systems. Appropriate channel and outlet erosion protection shall be provided in accordance with the FDOT Drainage Manual. Physical pipe slopes shall be that which produce a velocity of at least 2.5 feet per second (fps) when flowing full. Where 2.5 fps is not feasible due to flat terrain or site constraints, slopes which produce a velocity below 2.5 fps are allowable with additional consideration for upkeep in the operations and maintenance document and approval by the County Engineer or their designee.
- (5) Where any storm pipe terminates at an earthen slope a mitered end section and concrete collar, or approved equal, is required. Concrete mitered end sections are required for culverts, cross drains and side drains when within a County right-of-way with posted speeds of 40 mph or greater.

Sec. 6.13.9. Grading criteria.

- A. Parcels and lots with a County approved individual lot grading plan or part of a multi-lot grading plan. The intent is to demonstrate that sufficient grading is provided to allow surface water runoff and controlled discharge to be drained to approved drainage areas without causing adverse effects to adjacent property. Each parcel or lot shall have a direct connection to the stormwater system unless the applicant can clearly demonstrate that there are not adverse impacts to adjacent property. In subdivisions each lot shall have grading designed to be independent of any other lot unless provisions are made for multi-lot grading at initial phase of development and/or easements for grading purposes are established. All downstream grading must be at a level of completion to support upstream development prior to or simultaneously with the upstream development. Lot grading plans shall be prepared by a qualified Florida licensed professional and may be demonstrated by the use of flow arrows, spot grades, and other iteration callouts, details, and typical grading depictions, or any combination thereof.
- B. Parcels and lots without a County approved lot grading plan. The intent is to demonstrate that sufficient grading is provided to establish stable slopes and to allow surface water runoff and controlled discharge to be drained without causing adverse effects to adjacent property. Grading may be demonstrated by the use of flow arrows, spot grades, and other iteration callouts, details, and typical grading depictions, or any combination thereof. Unless alternate grading criteria is provided by a lot grading plan, parcels and lots equal to or less than 85 feet in width shall comply with the following grading criteria in addition to all other grading requirements as confirmed by a pre and post development lot grade survey prepared by a Florida licensed Professional Surveyor:
1. Fill shall be limited to the under-roof area of the lot's primary structure, access driveway footprint, and respective tapers to existing grade;
 2. The finished floor elevation of the structure shall not exceed 32 inches above lowest existing adjacent lot line elevation unless vertical walls such as stem walls or retaining walls are used to tie into existing grade;
 3. The driveway grade shall be no greater than 20% and shall not exceed 10% for a distance of 10 feet from the edge of roadway or shoulder unless a 9-foot minimum vertical curve is provided;
 4. There shall be no net change to the average elevation of the existing grade of the lot outside of the under-roof area of the lot's primary structure or access driveway footprint and respective taper. Small changes in grade of up to 6 inches are permitted for the purposes of smoothing and evening grade; and
 5. Fill shall not encroach into the required side or rear lot setbacks except for the taper out from the slab or access driveway to existing grade provided that an equal volume is removed and a swale is formed. Swale shall be capable of directing surface water runoff without causing adverse effects to adjacent property and shall be sloped at a minimum of 2% if located within 10 feet of the building foundation.
- County Engineer or his/her designee have the authority to waive section B, at their discretion.
- C. Buildings. All buildings shall have a minimum finished floor elevation 8 inches above finish grade and graded away from the building for stormwater runoff. Exception: porches, patios, carports, garages, screen rooms may be 4 inches above finish grade.
- D. Elevations above base flood. Finished floor elevations for all buildings except manufactured homes shall be specified 12 inches at minimum above the subject property's base flood elevation (BFE).. Manufactured homes shall comply with the requirements of Chapter 15C-1, F.A.C. and Sec. 5.3.12. - Manufactured homes. The BFE shall be established by the following most current and best available information:
1. The subject property's current applicable FEMA Flood Insurance Rate Map (FIRM) Panel flood elevation;
 2. FEMA approved Letter of Map Change (LOMC);
 3. County determined flood prone area as established by a County watershed management plan when the subject property lies within a flood prone area with identified flood elevations and either no FIRM flood elevation has been established or the FIRM flood elevation is lower than the flood prone area flood elevation;
 4. Historic FEMA LOMC or FIRM Panel flood elevation applicable to the subject property as determined by

the County Flood Plain Administrator or their designee;

5. Other flood elevation data prepared in accordance with currently accepted engineering practices supplied by the applicant that has been reviewed and approved by the County Engineer or their designee and deemed acceptable by the Floodplain Administrator or their designee; or

6. No less than 2 feet above Highest Adjacent Grade when BFE is unavailable from all other sources and the available data are deemed by the Floodplain Administrator or their designee to not reasonably reflect flooding conditions or where the available data are known to be scientifically or technically incorrect or otherwise inadequate, provided that there is no evidence indicating flood depths have been or may be greater than 2 feet.

Under no circumstance shall a building permit be issued based on a lower BFE proposed by a LOMC request until the revision has been issued by FEMA.

- E. Driveways. In the case where roadside swales are the drainage conveyance system, driveway design information shall be included on the plans minimally addressing culvert type, size, invert elevation, and direction of slope of culvert or the placement of ditch block for each at every specific lot. If design is not to be lot-specific, design shall be based on worst-case scenario.
- F. Affidavit. At time of building application, applicant shall provide an affidavit that the impervious area, lot grading plan, minimum finished floor elevation, and stormwater system complies with the development plan on file with the County. If no development plan is on file, applicant shall provide an affidavit that all drainage is held on-site or directly connected to a recognized drainage system and that the lot grading complies with the requirements of this section of code. If located within a FEMA Special Flood Hazard Area (SFHA) or flood prone area, the affidavit must also indicate that the lot grading complies with the requirements of Sec. 6.13.5. - Floodplain storage and conveyance protection. The applicant shall provide a sketch with the building application indicating the drainage intent.
- G. Construction. All stormwater runoff increases during construction and following shall be kept on-site or directed to swales, ditches, or piping to approved drainage areas with adequate permitted capacity. Drainage area capacity shall be determined to be adequate by approved development lot impervious ground coverage or approved impervious coverage resulting in additional excess stormwater runoff as accounted by the development's stormwater analysis. If no impervious lot area accounting or stormwater analysis exists for a development, FEMA FIRM or flood prone data may be used to determine adequate drainage area capacity.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 24, 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 corrected Marion County Ordinance No. 25-40, which was filed in this office on September 24, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Wednesday, September 24, 2025 03:44 PM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: RE: MRN20250903_ORDINANCE_2025_40 - CORRECTED
Attachments: Marion20250924_Ordinance25_40_Ack (CORRECTED).pdf

Good afternoon,

Attached is the acknowledgement letter for corrected Marion County Ordinance No. 25-40.

Best,

Alexandra Leijon

Administrative Code and Register Director
Office of General Counsel
Department of State
Room 701 The Capitol | Tallahassee, FL
P: (850)245-6270

From: Debra Lewter <DebraL@marioncountyclerk.org>
Sent: Wednesday, September 24, 2025 1:15 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Jared Thornton <jaredt@marioncountyclerk.org>
Subject: MRN20250903_ORDINANCE_2025_40 - CORRECTED

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 the **corrected** Marion County Ordinance 25-40. Also included is the cover letter from the Growth Services Department in regard to this issue. The Ordinance was adopted by the Marion County Board of County Commissioners on September 3, 2025 and was originally filed in your office on September 9, 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.



Debra Lewter

Clerk, Commission Records

352-671-5620 | DebraL@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"

Debra Lewter

From: Debra Lewter
Sent: Wednesday, September 24, 2025 01:15 PM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: MRN20250903_ORDINANCE_2025_40 - CORRECTED
Attachments: MRN20250903_ORDINANCE_2025_40 - MEMO.pdf; MRN20250903_ORDINANCE_2025_40 - CORRECTED.pdf

Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of the **corrected** Marion County Ordinance 25-40. Also included is the cover letter from the Growth Services Department in regard to this issue. The Ordinance was adopted by the Marion County Board of County Commissioners on September 3, 2025 and was originally filed in your office on September 9, 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.

Debra Lewter

From: Debra Lewter
Sent: Thursday, September 25, 2025 09:51 AM
To: municodeords@civicplus.com
Subject: Marion County Corrected Ordinance 25-40
Attachments: 09-03-25 Ordinance 25-40 Corrected.docx; 09-03-25 Corrected Ordinance 25-40 Attachment 2.pdf; 09-03-25 Corrected Ordinance 25-40 Attachment 1.pdf

Good morning,

Attached is corrected Ordinance 25-40 along with Attachments 1 & 2



Debra Lewter

Clerk, Commission Records

352-671-5620 | DebraL@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"



**Marion County
Board of County Commissioners**

Growth Services

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

INTERDEPARTMENTAL CORRESPONDENCE

MEMO TO: Susan Mills McAllister Clerk, Commission Records Division
FROM: Kenneth Weyrauch, Deputy Director 
DATE: September 22, 2025
SUBJECT: Scrivener's Errors on Ordinance 25-40

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of the corrected Marion County Ordinance 25-40. The Ordinance was adopted by the Marion County Board of County Commissioners on September 3, 2025 and was originally filed in your office on September 9, 2025 as Ord. 25-40.

The Ordinance 25-40 that was adopted September 3, 2025 had scrivener's errors; only a portion of the revised language was sent to the State, this correction includes the entire strikethrough and underline version as well to show what was changed. This is the language and diagrams that were proposed during the Public Hearings.

Attached is a copy of the original adopted Ordinance 25-40 and the corrected Ordinance 25-40.

CORRECTED

ORDINANCE 25 – 40

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO ARTICLE 7, DIVISION 3, DESIGN DETAILS; 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, 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 July 23, 2025; 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 August 13, 2025, and September 3, 2025;

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

Note: Deletions are shown in strikethrough text. Additions are shown in underscore 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 7, Division 3, Design Details, Sections 7.3.1 and 7.3.2 of the Marion County Land Development Code, Zoning, is hereby amended to reflect the attached revised language:

See Attachment 1 (additions shown in underline text, deletions shown in ~~strikethrough 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.

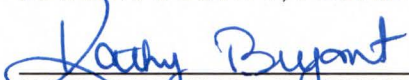
SECTION 3. SEVERABILITY. It is hereby declared to be the intent of the Board of County Commissioners of Marion County that if any section, subsection, clause, phrase, or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this ordinance. The Board of County Commissioners does 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.

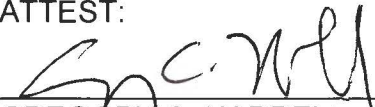
SECTION 5. EFFECTIVE DATE. A certified copy of this ordinance shall be filed with the Secretary of State by the Clerk within ten days after enactment by the Board of County Commissioners, and shall take effect upon such filing as provided in Section 125.66(2)(b), Florida Statutes.

DULY ADOPTED this 3rd day of September, 2025.

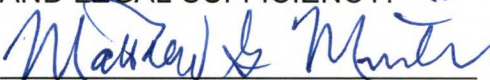
BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA


KATHY BRYANT, CHAIRMAN

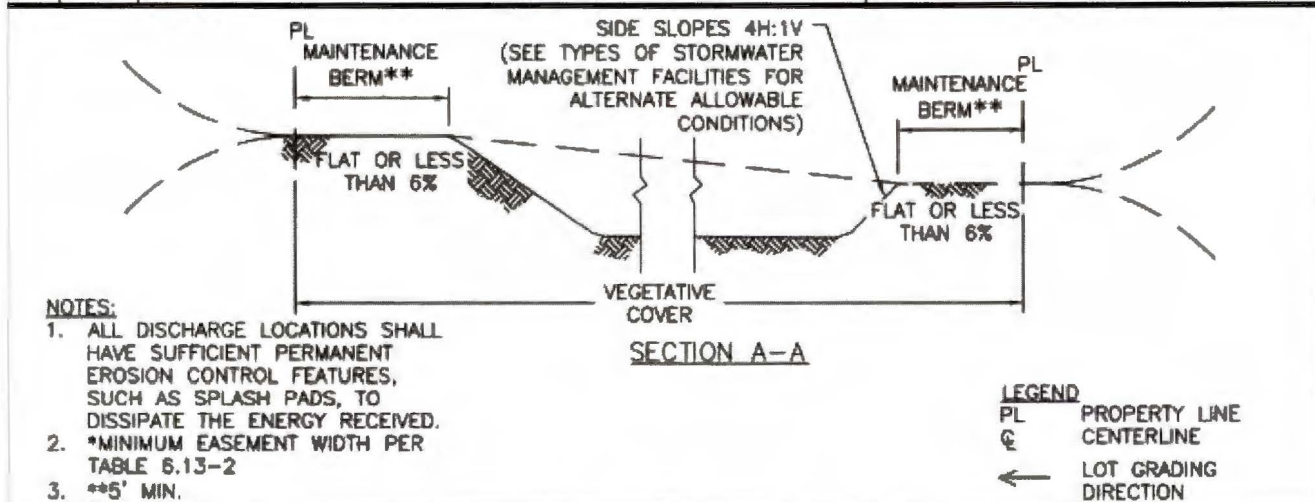
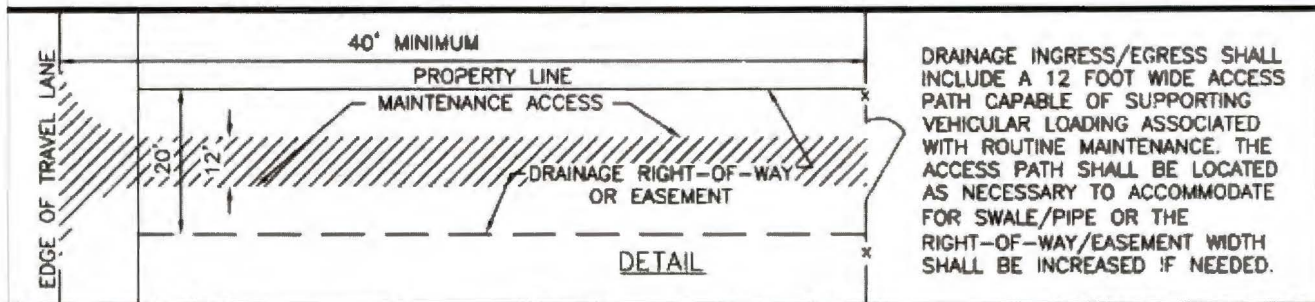
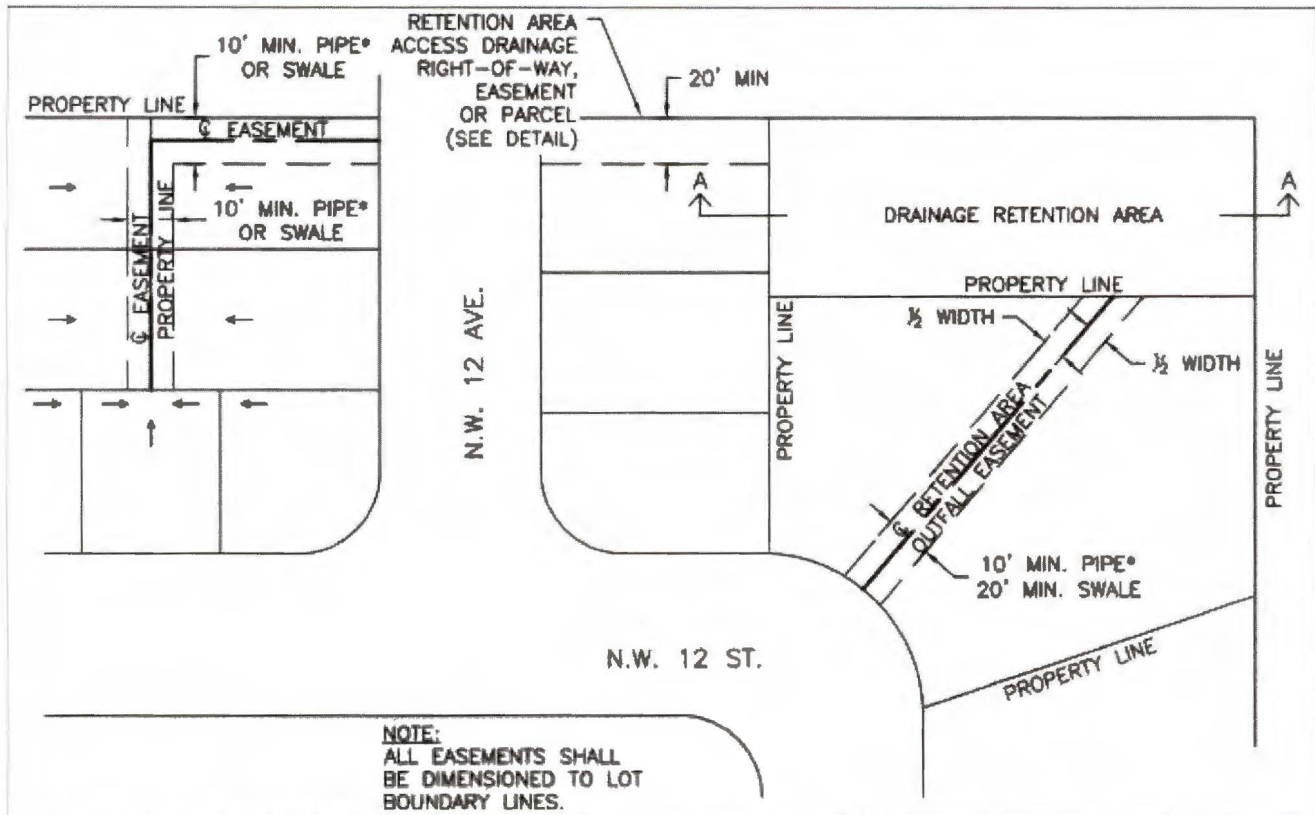
ATTEST:


GREGORY C. HARRELL
CLERK OF CIRCUIT COURT

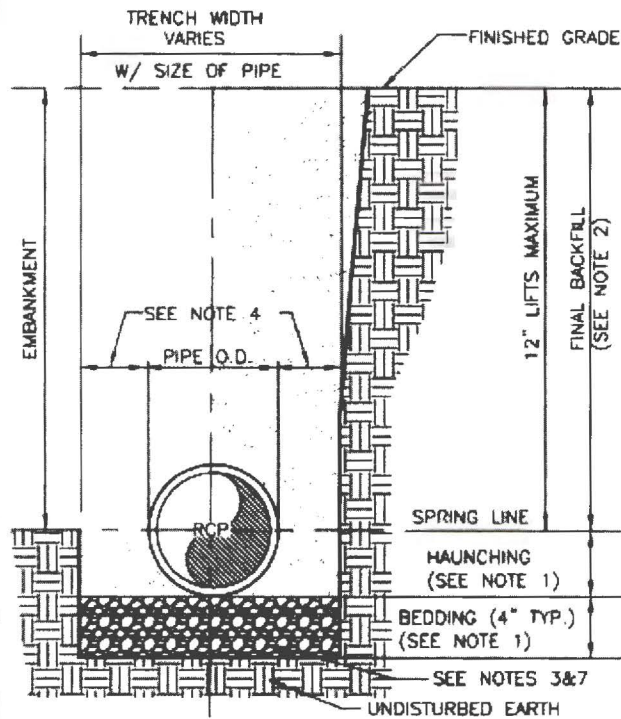
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


MATTHEW G. MINTER
COUNTY ATTORNEY

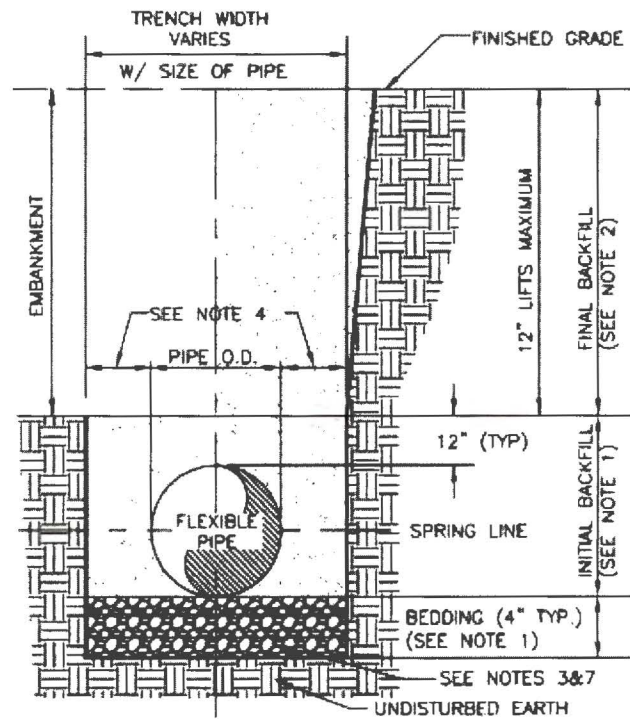
RECEIVED NOTICE FROM SECRETARY OF STATE
ON SEPTEMBER 24, 2025 ADVISING ORDINANCE
WAS FILED ON SEPTEMBER 24, 2025.



 OFFICE OF THE COUNTY ENGINEER	MCBCC EFFECTIVE 09/03/2025 REVISION # 1	DRAINAGE EASEMENTS, PARCELS AND RETENTION AREAS	7.3.1
			TS 034



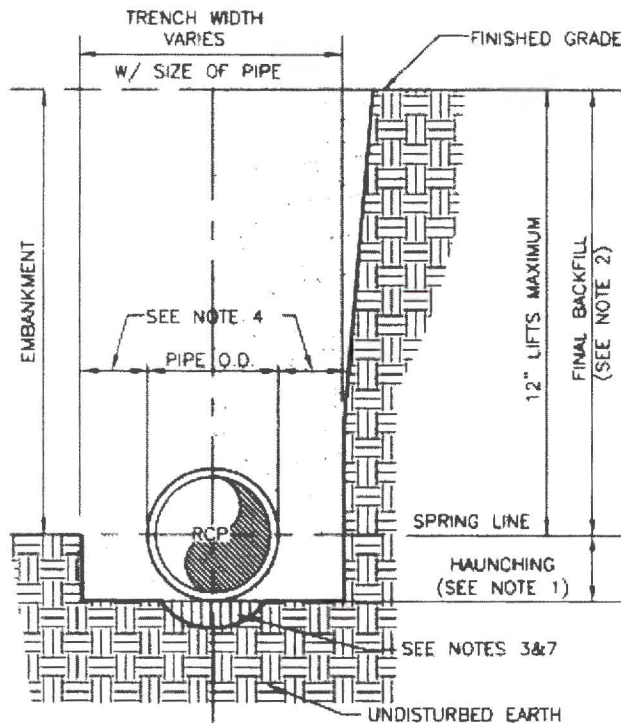
EMBANKMENT SECTION TRENCH SECTION



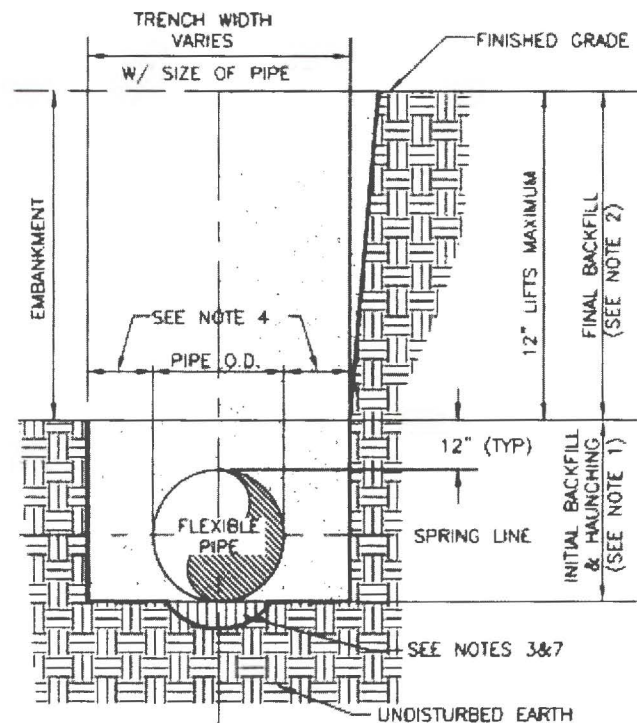
EMBANKMENT SECTION TRENCH SECTION

NOTES:

1. INITIAL BACKFILL, HAUNCHING & BEDDING: USE MATERIALS CLASSIFIED AS A-1, A-2, OR A-3 (OR A-4 IF CONCRETE PIPE) COMPACTED TO REQUIRED MAXIMUM DENSITY IN 8" LIFTS. INITIALLY COMPACT UNDER THE HAUNCHES BY HAND TAMPING OR OTHER ACCEPTABLE MEANS IN 4" TO 6" LIFTS UNTIL MECHANICAL COMPACTION CAN BEGIN.
2. FINAL BACKFILL: USE MATERIALS CLASSIFIED AS A-1, A-3 OR A-2-4 (15% OR LESS PASSING #200 SIEVE) COMPACTED TO REQUIRED MAXIMUM DENSITY IN 12" LIFTS. MATERIALS CLASSIFIED AS A-2-4 (GREATER THAN 15% PASSING #200 SIEVE), A-2-5, A-2-6, A-2-7, A-4, A-5, A-6, OR A-7 (LIQUID LIMIT LESS THAN 50) MAY BE USED WHEN COMPACTED TO REQUIRED MAXIMUM DENSITY IN 8" LIFTS. LIFT THICKNESS MAY BE INCREASED TO 12" WITH VERIFICATION OF SATISFACTORY INSTALLATION AND PERFORMANCE.
3. BEDDING SHALL BE PLACED LOOSE 4" BELOW THE MIDDLE THIRD OF THE OUTSIDE DIAMETER OF THE PIPE. COMPACT OUTER PORTIONS TO MEET THE DENSITY REQUIREMENTS.
4. 18" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 48" AND 24" MAX. (18" MIN.) FOR PIPE DIAMETER 48" AND LARGER.
5. UNDER WET CONDITIONS, COARSE AGGREGATE CONFORMING TO FDOT NO. 57 AGGREGATE IS PERMITTED FOR USE AS BEDDING. FULLY WRAP THE AGGREGATE WITH A LAYER OF FDOT D-4 FILTER FABRIC.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FORM PIPE BED A MINIMUM OF 4" THICK OR AS SPECIFIED BY THE PLANS OR ENGINEER OF RECORD. AREAS BENEATH THE BEDDING ZONE TO BE BACKFILLED SHALL USE COARSE SAND OR OTHER SUITABLE GRANULAR MATERIAL OBTAINED BY GRADING OPERATIONS IF NO OTHER SUITABLE MATERIAL IS AVAILABLE.
8. WRAP BACKFILL WITH FDOT D-4 FILTER FABRIC WHEN USING OPEN GRADED MATERIALS, SUCH AS THOSE CLASSIFIED AS A-1 WITH LITTLE FINES, TO REDUCE THE RISK OF MIGRATION OF FINES FROM ADJACENT MATERIAL.
9. ONE COMPACTION TEST PER RUN OF PIPE CONNECTING TWO SUCCESSIVE STRUCTURES NOT TO EXCEED 500 LINEAR FEET OR THE LENGTH OF A TRENCH BOX WHEN USED, WHICHEVER IS LESS, SHALL BE REQUIRED FOR EACH LIFT. OBTAIN A MINIMUM 95% (100% WHEN COVER HEIGHT IS LESS THAN 15" BELOW THE BOTTOM OF BASE UNDER ASPHALT, BELOW CONCRETE PAVEMENT, OR BELOW UNPAVED GROUND) OF THE STANDARD PROCTOR MAXIMUM DENSITY AS PER AASHTO T-180. SUBSEQUENT TESTING OF BACKFILL LAYERS MAY BE WAIVED BY THE ENGINEER OF RECORD IF INSTALLATION HAS BEEN IN ACCORDANCE WITH APPROVED COMPACTION METHODS AND PERFORMANCE HAS BEEN CONTINUOUSLY SATISFACTORY.



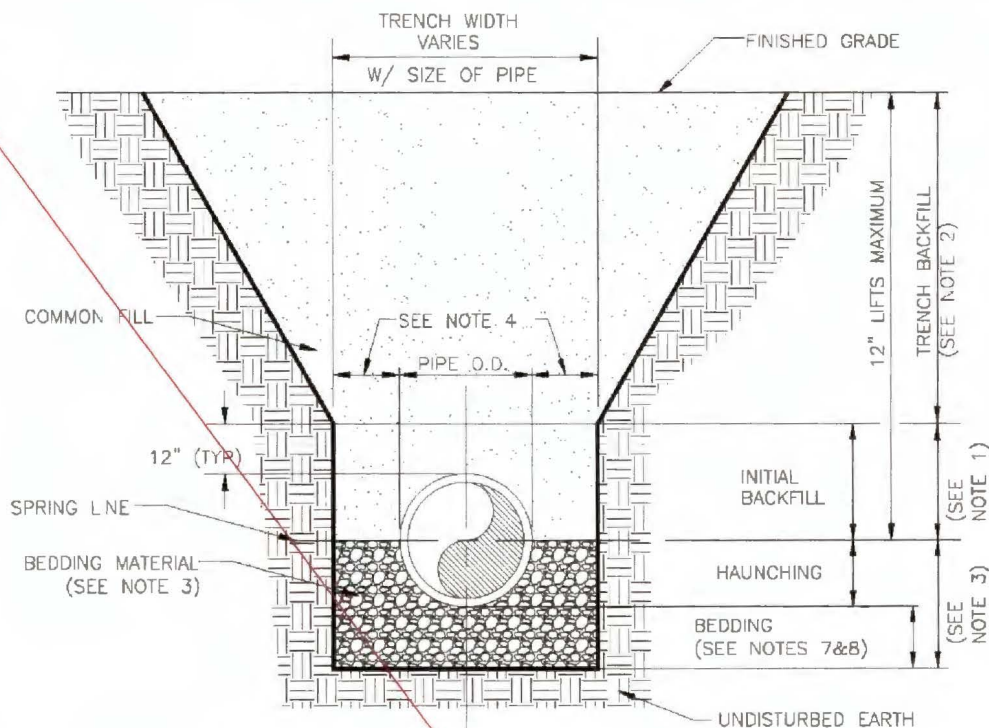
EMBANKMENT SECTION TRENCH SECTION



EMBANKMENT SECTION TRENCH SECTION

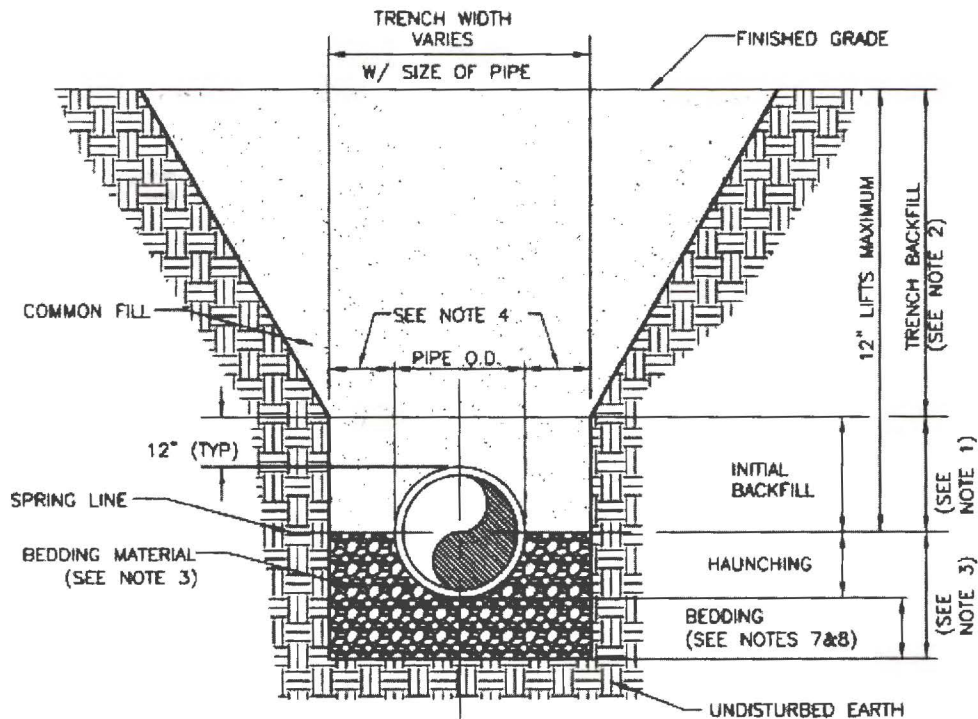
NOTES:

1. INITIAL BACKFILL, HAUNCHING & BEDDING: USE MATERIALS CLASSIFIED AS A-1, A-2, OR A-3 (OR A-4 IF CONCRETE PIPE) COMPACTED TO REQUIRED MAXIMUM DENSITY IN 8" LIFTS. INITIALLY COMPACT UNDER THE HAUNCHES BY HAND TAMPING OR OTHER ACCEPTABLE MEANS IN 4" TO 6" LIFTS UNTIL MECHANICAL COMPACTION CAN BEGIN.
2. FINAL BACKFILL: USE MATERIALS CLASSIFIED AS A-1, A-3 OR A-2-4 (15% OR LESS PASSING #200 SIEVE) COMPACTED TO REQUIRED MAXIMUM DENSITY IN 12" LIFTS. MATERIALS CLASSIFIED AS A-2-4 (GREATER THAN 15% PASSING #200 SIEVE), A-2-5, A-2-6, A-2-7, A-4, A-5, A-6, OR A-7 (LIQUID LIMIT LESS THAN 50) MAY BE USED WHEN COMPACTED TO REQUIRED MAXIMUM DENSITY IN 8" LIFTS. LIFT THICKNESS MAY BE INCREASED TO 12" WITH VERIFICATION OF SATISFACTORY INSTALLATION AND PERFORMANCE.
3. SCARIFY 4" MIN. EXISTING SUITABLE SOIL BELOW THE MIDDLE THIRD OF THE OUTSIDE DIAMETER OF THE PIPE. UNSUITABLE SOILS SHALL BE REMOVED AND REPLACED WITH MATERIAL CLASSIFIED AS A-1, A-2, OR A-3 (OR A-4 IF CONCRETE PIPE) UP TO 4" BELOW THE BOTTOM OF THE PIPE.
4. 18" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX. (18" MIN.) FOR PIPE DIAMETER 48" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. USE UNDERCUTTING DETAIL IF UNSUITABLE MATERIAL IS 4" OR GREATER IN DEPTH OR AS DIRECTED BY THE ENGINEER OF RECORD.
8. WRAP BACKFILL WITH FDOT D-4 FILTER FABRIC WHEN USING OPEN GRADED MATERIALS, SUCH AS THOSE CLASSIFIED AS A-1 WITH LITTLE FINES, TO REDUCE THE RISK OF MIGRATION OF FINES FROM ADJACENT MATERIAL.
9. ONE COMPACTION TEST PER RUN OF PIPE CONNECTING TWO SUCCESSIVE STRUCTURES NOT TO EXCEED 500 LINEAR FEET OR THE LENGTH OF A TRENCH BOX WHEN USED, WHICHEVER IS LESS, SHALL BE REQUIRED FOR EACH LIFT OBTAIN A MINIMUM 95% (100% WHEN COVER HEIGHT IS LESS THAN 15" BELOW THE BOTTOM OF BASE UNDER ASPHALT, BELOW CONCRETE PAVEMENT, OR BELOW UNPAVED GROUND) OF THE STANDARD PROCTOR MAXIMUM DENSITY AS PER AASHTO T-180. SUBSEQUENT TESTING OF BACKFILL LAYERS MAY BE WAIVED BY THE ENGINEER OF RECORD IF INSTALLATION HAS BEEN IN ACCORDANCE WITH APPROVED COMPACTION METHODS AND PERFORMANCE HAS BEEN CONTINUOUSLY SATISFACTORY.



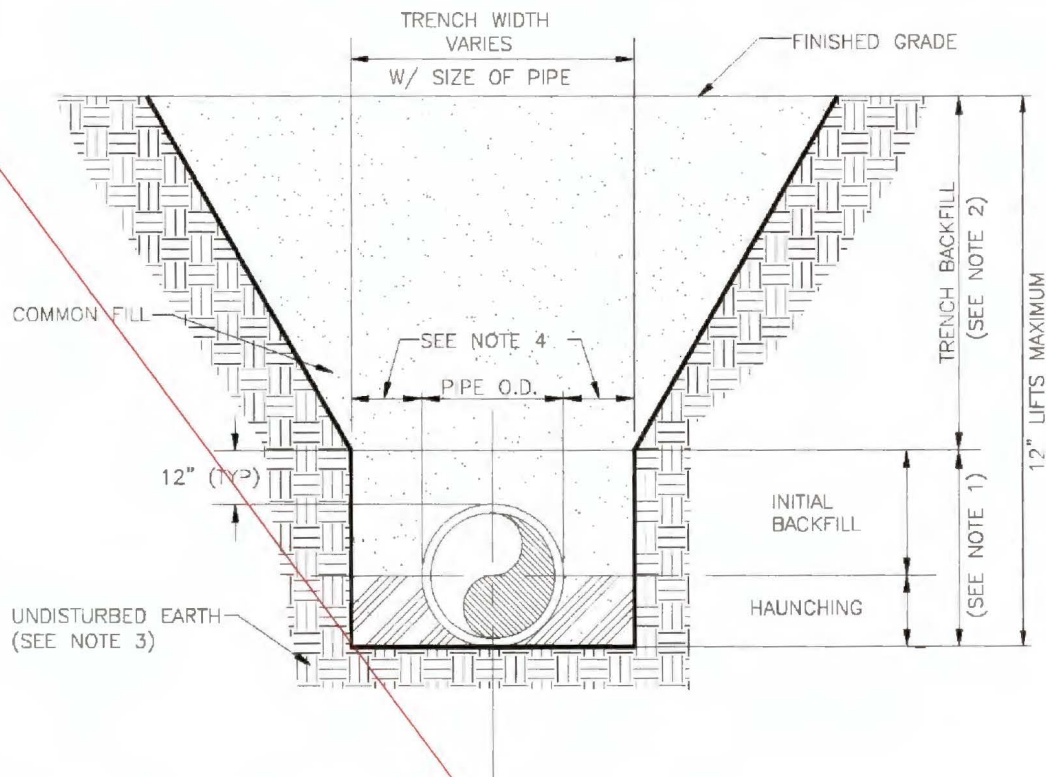
NOTES:

1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
10. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.



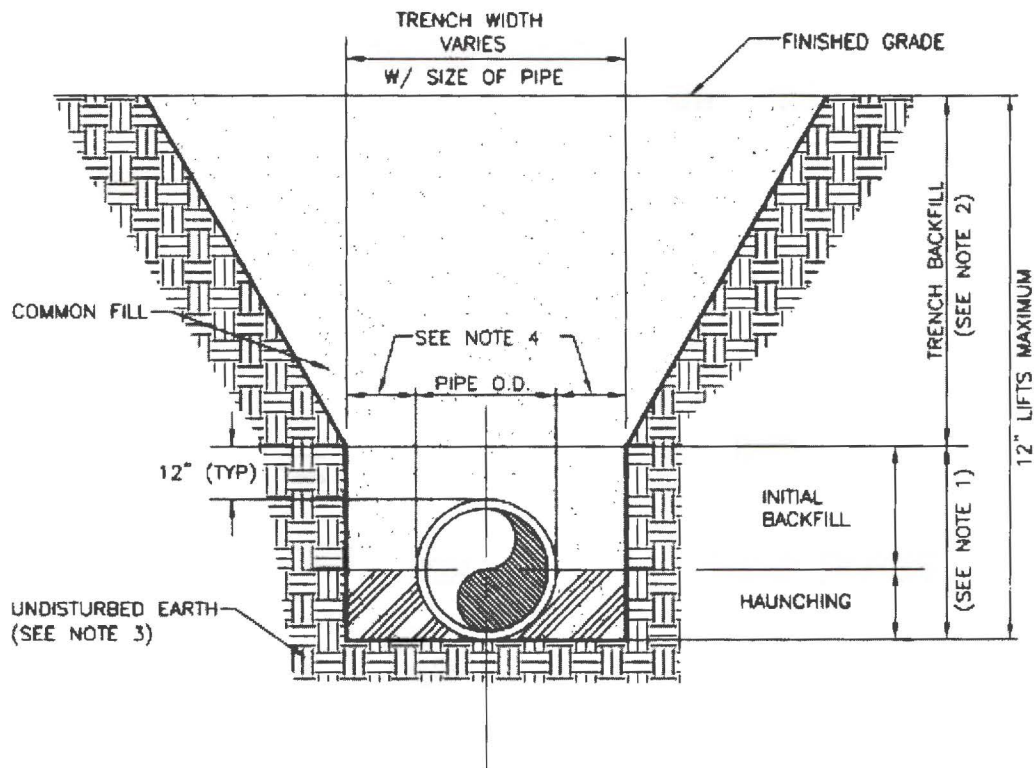
NOTES:

1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
10. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.



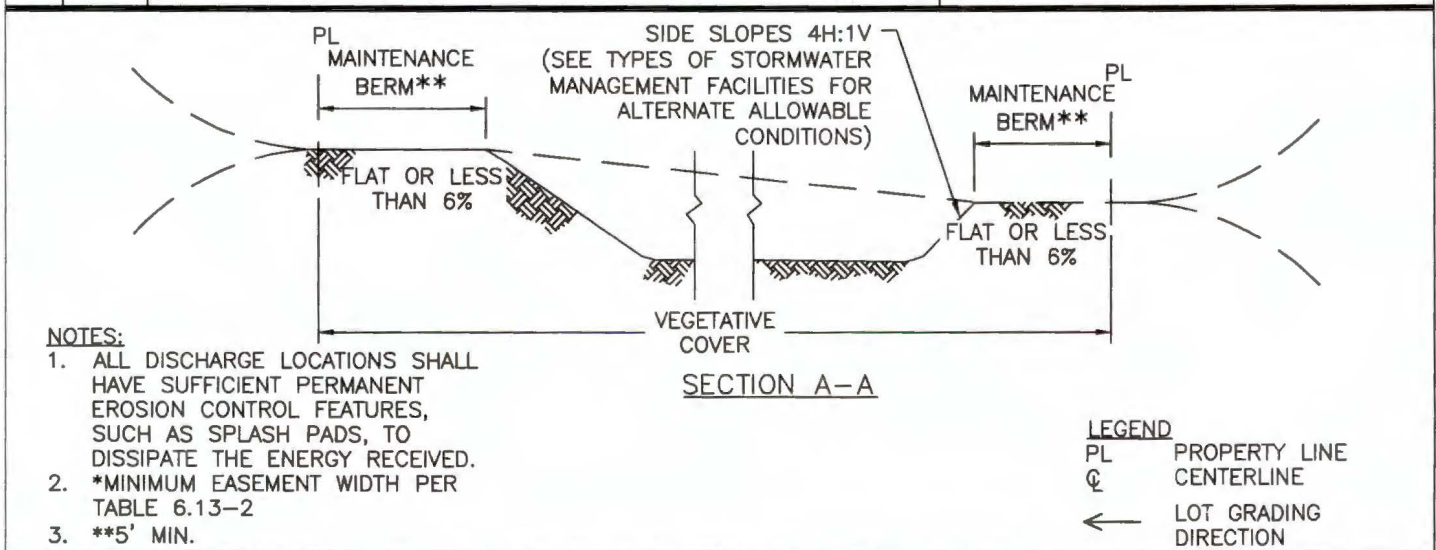
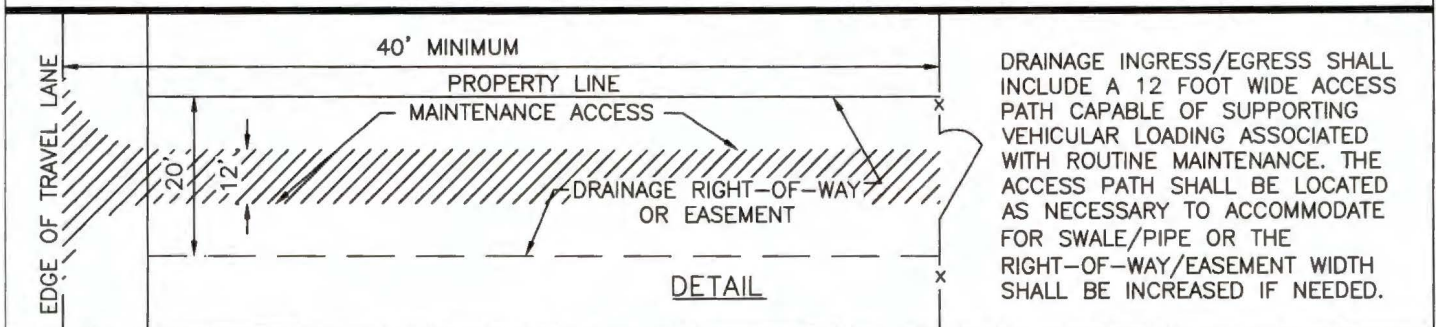
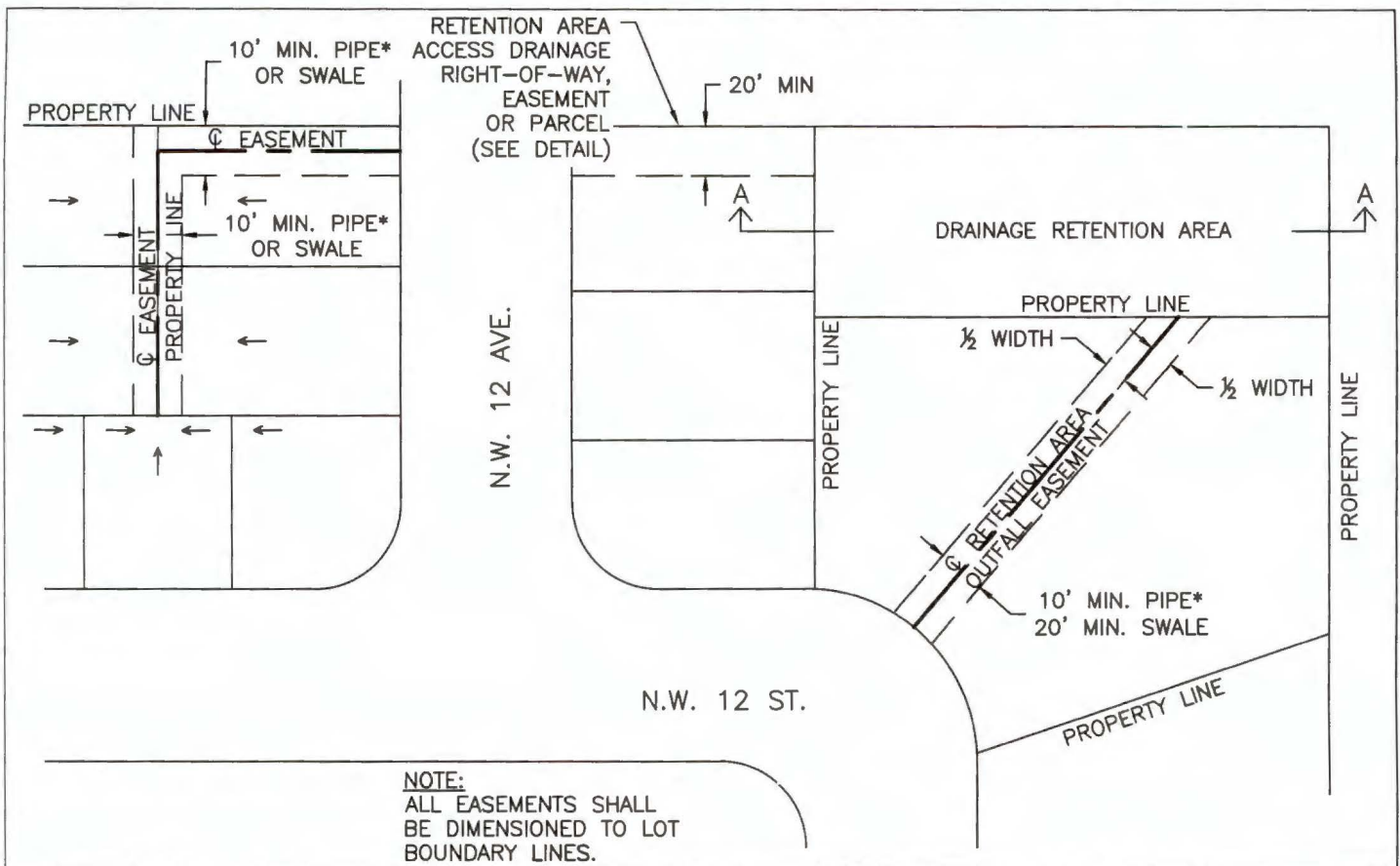
NOTES:

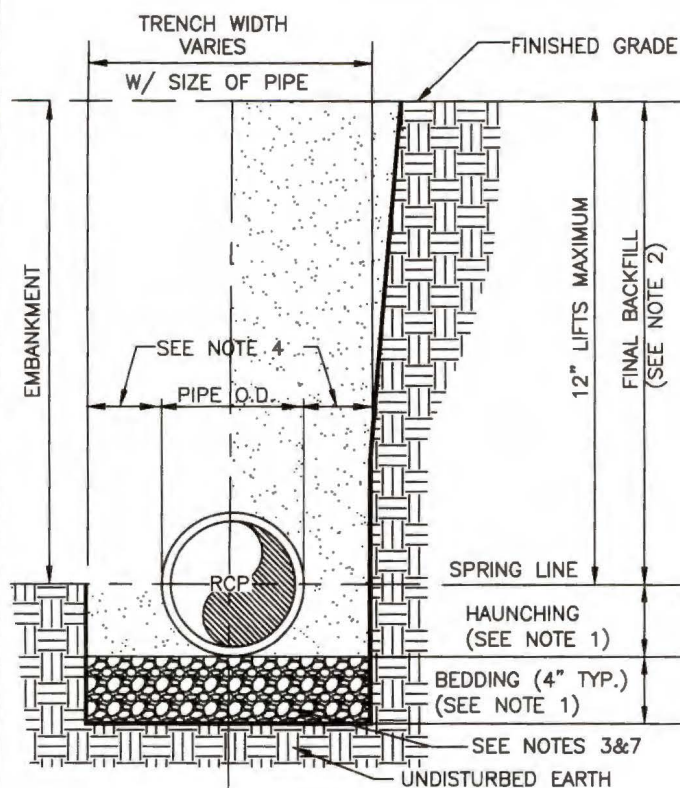
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 DETAIL MAY BE REQUIRED AS DIRECTED BY MCU.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.



NOTES:

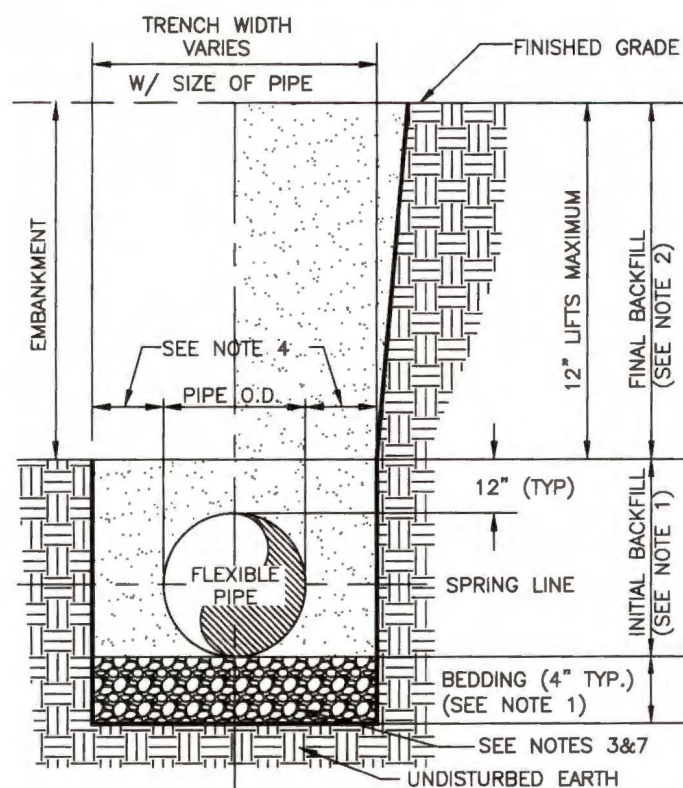
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 DETAIL MAY BE REQUIRED AS DIRECTED BY MCU.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.





EMBANKMENT
SECTION

TRENCH SECTION

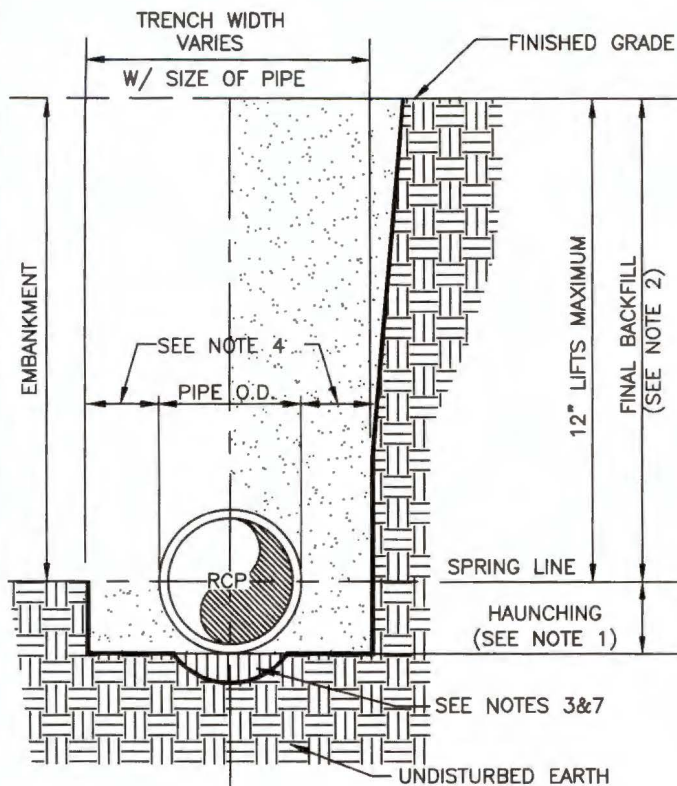


EMBANKMENT
SECTION

TRENCH SECTION

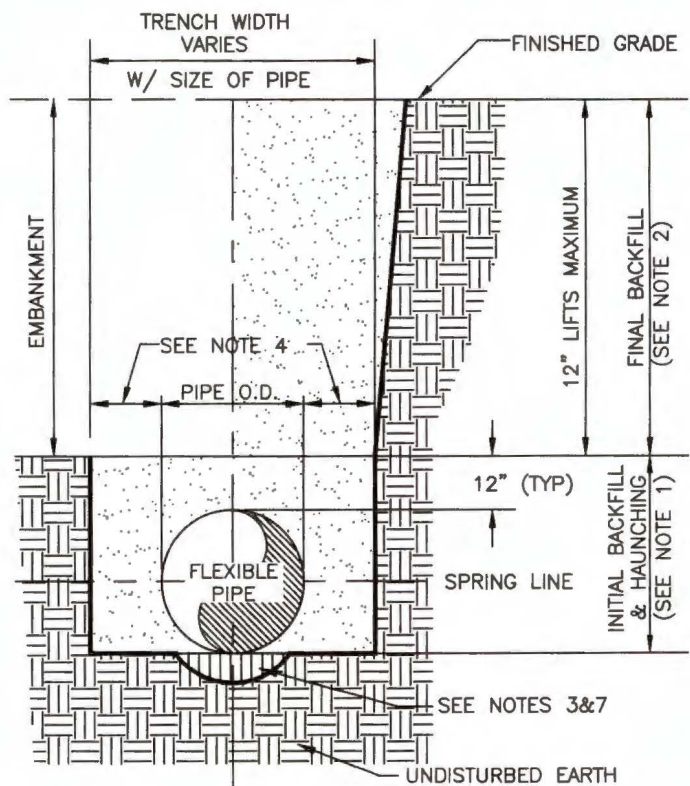
NOTES:

1. INITIAL BACKFILL, HAUNCHING & BEDDING: USE MATERIALS CLASSIFIED AS A-1, A-2, OR A-3 (OR A-4 IF CONCRETE PIPE) COMPACTED TO REQUIRED MAXIMUM DENSITY IN 8" LIFTS. INITIALLY COMPACT UNDER THE HAUNCHES BY HAND TAMPING OR OTHER ACCEPTABLE MEANS IN 4" TO 6" LIFTS UNTIL MECHANICAL COMPACTION CAN BEGIN.
2. FINAL BACKFILL: USE MATERIALS CLASSIFIED AS A-1, A-3 OR A-2-4 (15% OR LESS PASSING #200 SIEVE) COMPACTED TO REQUIRED MAXIMUM DENSITY IN 12" LIFTS. MATERIALS CLASSIFIED AS A-2-4 (GREATER THAN 15% PASSING #200 SIEVE), A-2-5, A-2-6, A-2-7, A-4, A-5, A-6, OR A-7 (LIQUID LIMIT LESS THAN 50) MAY BE USED WHEN COMPACTED TO REQUIRED MAXIMUM DENSITY IN 8" LIFTS. LIFT THICKNESS MAY BE INCREASED TO 12" WITH VERIFICATION OF SATISFACTORY INSTALLATION AND PERFORMANCE.
3. BEDDING SHALL BE PLACED LOOSE 4" BELOW THE MIDDLE THIRD OF THE OUTSIDE DIAMETER OF THE PIPE. COMPACT OUTER PORTIONS TO MEET THE DENSITY REQUIREMENTS.
4. 18" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 48" AND 24" MAX. (18" MIN.) FOR PIPE DIAMETER 48" AND LARGER.
5. UNDER WET CONDITIONS, COARSE AGGREGATE CONFORMING TO FDOT NO. 57 AGGREGATE IS PERMITTED FOR USE AS BEDDING. FULLY WRAP THE AGGREGATE WITH A LAYER OF FDOT D-4 FILTER FABRIC.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FORM PIPE BED A MINIMUM OF 4" THICK OR AS SPECIFIED BY THE PLANS OR ENGINEER OF RECORD. AREAS BENEATH THE BEDDING ZONE TO BE BACKFILLED SHALL USE COARSE SAND OR OTHER SUITABLE GRANULAR MATERIAL OBTAINED BY GRADING OPERATIONS IF NO OTHER SUITABLE MATERIAL IS AVAILABLE.
8. WRAP BACKFILL WITH FDOT D-4 FILTER FABRIC WHEN USING OPEN GRADED MATERIALS, SUCH AS THOSE CLASSIFIED AS A-1 WITH LITTLE FINES, TO REDUCE THE RISK OF MIGRATION OF FINES FROM ADJACENT MATERIAL.
9. ONE COMPACTION TEST PER RUN OF PIPE CONNECTING TWO SUCCESSIVE STRUCTURES NOT TO EXCEED 500 LINEAR FEET OR THE LENGTH OF A TRENCH BOX WHEN USED, WHICHEVER IS LESS, SHALL BE REQUIRED FOR EACH LIFT. OBTAIN A MINIMUM 95% (100% WHEN COVER HEIGHT IS LESS THAN 15" BELOW THE BOTTOM OF BASE UNDER ASPHALT, BELOW CONCRETE PAVEMENT, OR BELOW UNPAVED GROUND) OF THE STANDARD PROCTOR MAXIMUM DENSITY AS PER AASHTO T-180. SUBSEQUENT TESTING OF BACKFILL LAYERS MAY BE WAIVED BY THE ENGINEER OF RECORD IF INSTALLATION HAS BEEN IN ACCORDANCE WITH APPROVED COMPACTION METHODS AND PERFORMANCE HAS BEEN CONTINUOUSLY SATISFACTORY.



EMBANKMENT
SECTION

TRENCH SECTION

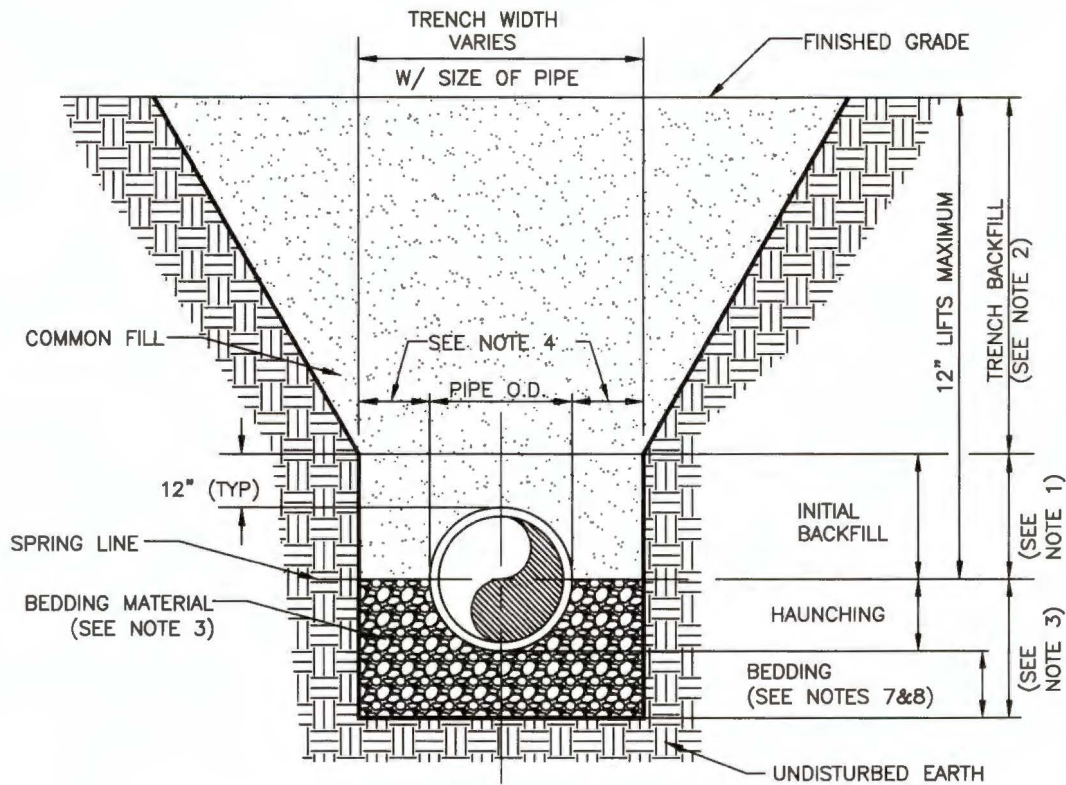


EMBANKMENT
SECTION

TRENCH SECTION

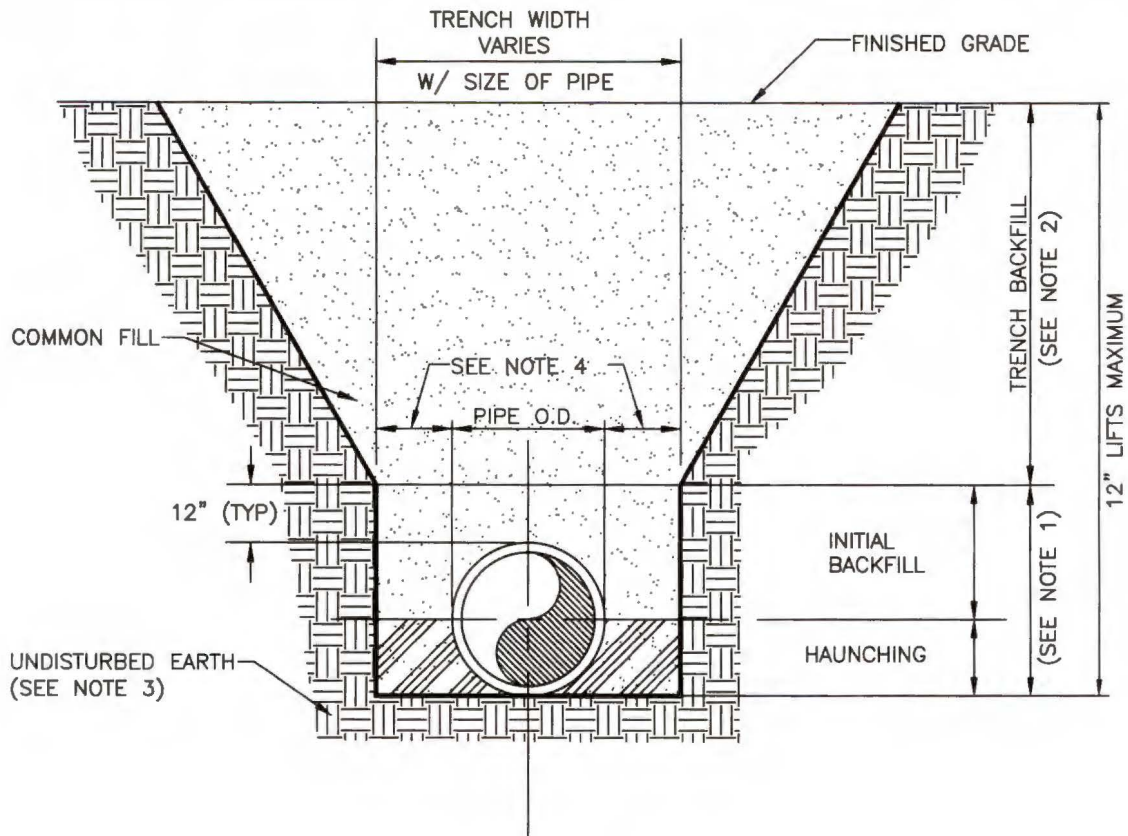
NOTES:

1. INITIAL BACKFILL, HAUNCHING & BEDDING: USE MATERIALS CLASSIFIED AS A-1, A-2, OR A-3 (OR A-4 IF CONCRETE PIPE) COMPACTED TO REQUIRED MAXIMUM DENSITY IN 8" LIFTS. INITIALLY COMPACT UNDER THE HAUNCHES BY HAND TAMPING OR OTHER ACCEPTABLE MEANS IN 4" TO 6" LIFTS UNTIL MECHANICAL COMPACTION CAN BEGIN.
2. FINAL BACKFILL: USE MATERIALS CLASSIFIED AS A-1, A-3 OR A-2-4 (15% OR LESS PASSING #200 SIEVE) COMPACTED TO REQUIRED MAXIMUM DENSITY IN 12" LIFTS. MATERIALS CLASSIFIED AS A-2-4 (GREATER THAN 15% PASSING #200 SIEVE), A-2-5, A-2-6, A-2-7, A-4, A-5, A-6, OR A-7 (LIQUID LIMIT LESS THAN 50) MAY BE USED WHEN COMPACTED TO REQUIRED MAXIMUM DENSITY IN 8" LIFTS. LIFT THICKNESS MAY BE INCREASED TO 12" WITH VERIFICATION OF SATISFACTORY INSTALLATION AND PERFORMANCE.
3. SCARIFY 4" MIN. EXISTING SUITABLE SOIL BELOW THE MIDDLE THIRD OF THE OUTSIDE DIAMETER OF THE PIPE. UNSUITABLE SOILS SHALL BE REMOVED AND REPLACED WITH MATERIAL CLASSIFIED AS A-1, A-2, OR A-3 (OR A-4 IF CONCRETE PIPE) UP TO 4" BELOW THE BOTTOM OF THE PIPE.
4. 18" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX. (18" MIN.) FOR PIPE DIAMETER 48" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. USE UNDERCUTTING DETAIL IF UNSUITABLE MATERIAL IS 4" OR GREATER IN DEPTH OR AS DIRECTED BY THE ENGINEER OF RECORD.
8. WRAP BACKFILL WITH FDOT D-4 FILTER FABRIC WHEN USING OPEN GRADED MATERIALS, SUCH AS THOSE CLASSIFIED AS A-1 WITH LITTLE FINES, TO REDUCE THE RISK OF MIGRATION OF FINES FROM ADJACENT MATERIAL.
9. ONE COMPACTION TEST PER RUN OF PIPE CONNECTING TWO SUCCESSIVE STRUCTURES NOT TO EXCEED 500 LINEAR FEET OR THE LENGTH OF A TRENCH BOX WHEN USED, WHICHEVER IS LESS, SHALL BE REQUIRED FOR EACH LIFT. OBTAIN A MINIMUM 95% (100% WHEN COVER HEIGHT IS LESS THAN 15" BELOW THE BOTTOM OF BASE UNDER ASPHALT, BELOW CONCRETE PAVEMENT, OR BELOW UNPAVED GROUND) OF THE STANDARD PROCTOR MAXIMUM DENSITY AS PER AASHTO T-180. SUBSEQUENT TESTING OF BACKFILL LAYERS MAY BE WAIVED BY THE ENGINEER OF RECORD IF INSTALLATION HAS BEEN IN ACCORDANCE WITH APPROVED COMPACTION METHODS AND PERFORMANCE HAS BEEN CONTINUOUSLY SATISFACTORY.



NOTES:

1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
10. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.



NOTES:

1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 DETAIL MAY BE REQUIRED AS DIRECTED BY MCU.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 24, 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. 25-41, which was filed in this office on September 23, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Wednesday, September 24, 2025 03:43 PM
To: Susan Mills McAllister; County Ordinances
Cc: Debra Windberg; Debra Lewter; Jared Thornton
Subject: RE: MRN20250915_ORDINANCE_2025-41
Attachments: Marion20250923_Ordinance25_41_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance No. 25-41.

Best,

Alexandra Leijon
Administrative Code and Register Director
Office of General Counsel
Department of State
Room 701 The Capitol | Tallahassee, FL
P: (850)245-6270

From: Susan Mills McAllister <SusanM@marioncountyclerk.org>
Sent: Tuesday, September 23, 2025 3:35 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: MRN20250915_ORDINANCE_2025-41

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 25-41, which was adopted by the Marion County Board of County Commissioners on Monday, September 15, 2025.

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

Thank you in advance for your cooperation in this matter.

Sincerely,



Susan Mills McAllister

Clerk, Commission Records

352-671-5727 | SusanM@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

Susan Mills McAllister

From: Susan Mills McAllister
Sent: Tuesday, September 23, 2025 03:35 PM
To: countyordinances@dos.myflorida.com
Cc: Debra Windberg; Debra Lewter; Jared Thornton
Subject: MRN20250915_ORDINANCE_2025-41
Attachments: MRN20250915_ORDINANCE_2025-41.pdf

Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 25-41, which was adopted by the Marion County Board of County Commissioners on Monday, September 15, 2025.

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

Thank you in advance for your cooperation in this matter.

Sincerely,

Debra Lewter

From: Debra Lewter
Sent: Thursday, September 25, 2025 09:59 AM
To: municodeords@civicplus.com
Subject: Marion County Ordinance 25-41
Attachments: 09-15-25 Ordinance 25-41 - Williams Family Trust.docx

Good afternoon,

Attached is Ordinance 25-41, which was adopted by the Marion County Board of County Commissioners on Monday, September 15, 2025.

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



Debra Lewter

Clerk, Commission Records

352-671-5620 | DebraL@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. 25-41

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:

25-S12, WILBERT & JUANITA WILLIAMS, TRUSTEES OF THE WILLIAMS FAMILY TRUST, AND STARLIN & CORA MARTIN

+/- 7.70 ACRE TRACT

PARCEL NO. 23303-002-00 AND 23303-000-04

FROM LOW RESIDENTIAL TO MEDIUM 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 the 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. 25-S12 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 August 25, 2025, to consider Amendment No. 25-S12. 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 September 15, 2025, to consider Amendment No. 25-S12, 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:

**25-S12, WILBERT & JUANITA WILLIAMS, TRUSTEES OF THE
WILLIAMS FAMILY TRUST, AND STARLIN & CORA MARTIN
+/- 7.70 ACRE TRACT
PARCEL NO. 23303-002-00 AND 23303-000-04
FROM LOW RESIDENTIAL TO MEDIUM 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 provisions 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 with Chapter 163, Part II, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

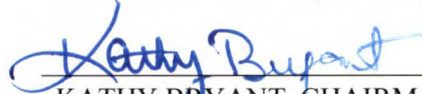
SECTION 6. CERTIFIED COPY. A certified copy of this ordinance shall be filed by the Clerk of the Board, by email, with the office of the Secretary of State of Florida within ten days after enactment, and shall take effect upon receipt of official acknowledgment from

the Secretary of State that this ordinance has been filed with such office, 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 15th day of September 2025.

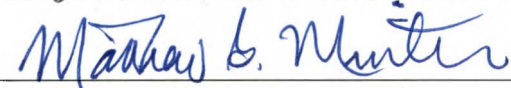
**BOARD OF COUNTY
COMMISSIONERS
MARION COUNTY, FLORIDA**


KATHY BRYANT, CHAIRMAN

ATTEST:


GREGORY C. HARRELL, CLERK

APPROVED AS TO LEGAL FORM AND SUFFICIENCY


MATTHEW MINTER, COUNTY
ATTORNEY

RECEIVED NOTICE FROM SECRETARY OF STATE
ON SEPTEMBER 24, 2025 ADVISING ORDINANCE
WAS FILED ON SEPTEMBER 23, 2025.

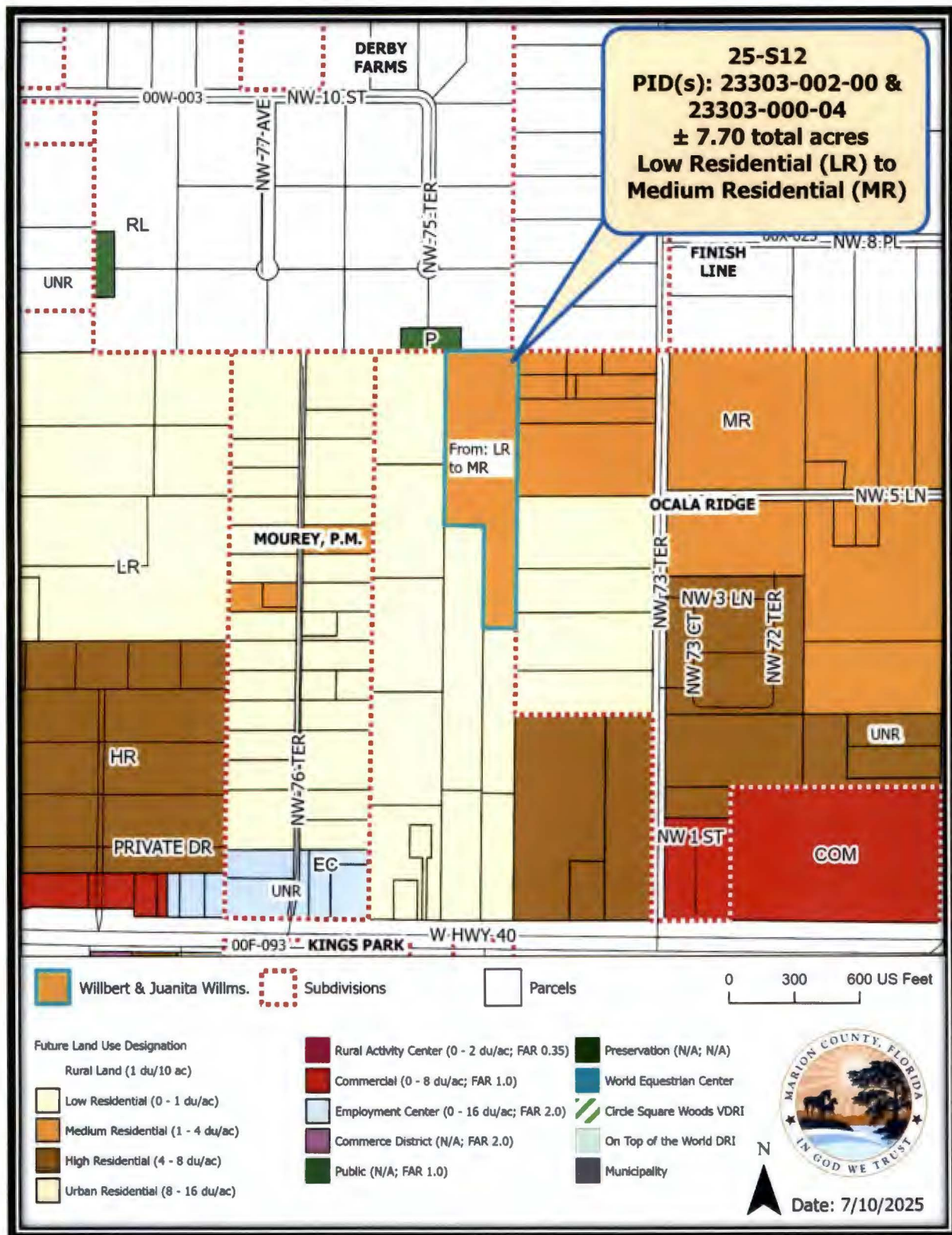
23303-002-00

SEC 18 TWP 15 RGE 21
N 330 FT OF E 1/2 OF E 1/4 OF NW 1/4 &
COM AT THE NE COR OF NW 1/4 OF SEC 18 TH S 00-39-45 W 330.03 FT
TO
THE POB TH CONT S 00-39-45 W 180.06 FT TH S 89-51-14 W 150.02 FT
TH S 00-39-45 W 288 FT TH S 89-51-14 W 184.22 FT TH N 00-38-18 E
468.06 FT TH N 89-51-14 E 334.43 FT TO THE POB
Parent Parcel: 23303-000-00

23303-00-04

SEC 18 TWP 15 RGE 21
COM AT THE NE COR OF NW 1/4 OF SEC 18 TH S 00-39-45 W 510.10 FT
TO
THE POB TH CONT S 00-39-45 W 755.15 FT TH S 89-51-14 W 150.02 FT
TH
N 00-39-45 E 755.15 FT TH N 89-51-14 E 150.02 FT TO THE POB

TOGETHER WITH AN ESMT FOR INGRESS & EGRESS OVER & ACROSS
THE FOLLOWING DESC PARCEL: COM AT THE NE COR OF THE NW 1/4
OF SAID SEC 18 TH S 00-39-45 W ALONG THE E BOUNDARY THEREOF
510.1 FT TH S 89-51-14 W 150.02 FT TH S 00-39-45 W 288 FT
TO THE POB TH CONT S 00-39-45 W 1802.19 FT TO THE N ROW
LINE OF ST RD 40 TH N 00-39-45 E 1801.71 FT TH N 89-51-14 E
40 FT TO THE POB
Parent Parcel: 23303-000-00



Information shown hereon is compiled from the 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

September 24, 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. 25-42, which was filed in this office on September 23, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Wednesday, September 24, 2025 03:43 PM
To: Susan Mills McAllister; County Ordinances
Cc: Debra Windberg; Debra Lewter; Jared Thornton
Subject: RE: MRN20250915_ORDINANCE_2025-42
Attachments: Marion20250923_Ordinance25_42_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance No. 25-42.

Best,

Alexandra Leijon

Administrative Code and Register Director
Office of General Counsel
Department of State
Room 701 The Capitol | Tallahassee, FL
P: (850)245-6270

From: Susan Mills McAllister <SusanM@marioncountyclerk.org>
Sent: Tuesday, September 23, 2025 3:40 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: MRN20250915_ORDINANCE_2025-42

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 25-41, along with Resolution 25-R-354. The Ordinance was adopted by the Marion County Board of County Commissioners on Monday, September 15, 2025.

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

Thank you in advance for your cooperation in this matter.

Sincerely,



Susan Mills McAllister

Clerk, Commission Records

352-671-5727 | SusanM@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

Susan Mills McAllister

From: Susan Mills McAllister
Sent: Tuesday, September 23, 2025 03:40 PM
To: countyordinances@dos.myflorida.com
Cc: Debra Windberg; Debra Lewter; Jared Thornton
Subject: MRN20250915_ORDINANCE_2025-42
Attachments: MRN20250915_ORDINANCE_2025-42.pdf

Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 25-41, along with Resolution 25-R-354. The Ordinance was adopted by the Marion County Board of County Commissioners on Monday, September 15, 2025.

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

Thank you in advance for your cooperation in this matter.

Sincerely,

Debra Lewter

From: Debra Lewter
Sent: Thursday, September 25, 2025 10:05 AM
To: municodeords@civicplus.com
Subject: Marion County Ordinance 25-42
Attachments: 09-15-25 Ordinance 25-42 - ZONING.docx; 09-15-25 Resolution 25-R-354 - 250907ZP Williams Family Trust PUD.docx; 09-15-25 Exhibit A Resolution 25-R-354.pdf; 09-15-25 Exhibit B Resolution 25-R-354.pdf

Good morning,

Attached is Ordinance 25-42 (Zoning and Special Use Permit) along with Resolution 25-R-354, which were adopted by the Marion County Board of County Commissioners on Monday, September 15, 2025.

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



Debra Lewter

Clerk, Commission Records

352-671-5620 | DebraL@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. 25-42

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING REZONING 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 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 APPROVALS. The Board hereby approves the below-listed applications for Rezoning. NOTE: The terms and conditions of Board approvals of the Planned Unit Developments are stated in the Board Resolution corresponding to each Planned Unit Development Petition shown below.

1. **AGENDA ITEM 1.1.2. 250904ZC** – Richard Taylor, Zoning Change from Single-Family Dwelling (R-1) to Community Business (B-2), for all permitted uses, 2.38 acre parcel, on Parcel Account Number 1470-002-005, no address assigned.
2. **AGENDA ITEM 1.2.4. 250907ZP** – Wilbert & Juanita Williams, Trustees of the Williams Family Trust, and Starlin & Cora Martin, and Homestead Villas, LLC, Zoning Change from General Agriculture (A-1) and Mixed Residential (R-4) to Planned Unit Development (PUD) to allow for 25 duplexes for a total of 50 dwelling units, 12.77 acre tract, on Parcel Account Numbers 23303-002-00, 23303-000-04, and 23204-002-00, site address 550 NW 73rd Terrace, Ocala, FL 34482.

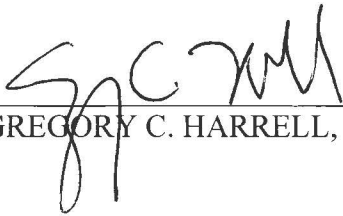
Subject to all terms and conditions of Resolution 25-R-354 attached hereto and incorporated herein by reference.

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 SEPTEMBER 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE
ON SEPTEMBER 24, 2025 ADVISING ORDINANCE
WAS FILED ON SEPTEMBER 23, 2025.

RESOLUTION NO. 25-R-354

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON A 12.77 ACRE TRACT FOR WILBERT & JUANITA WILLIAMS, TRUSTEES OF THE WILLIAMS FAMILY TRUST, AND STARLIN & CORA MARTIN, AND HOMESTEAD VILLAS, LLC, ZONING CASE NUMBER 250907ZP; 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 August 25, 2025; and

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

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

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 250907ZP – Wilbert & Juanita Williams, Trustees of the Williams Family Trust, and Starlin & Cora Martin, and Homestead Villas, LLC, the application requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Fred N. Roberts, Ocala, FL 34471, to allow for 25 duplexes for a total of 50 dwelling units, on an approximately 12.77 acre tract, on Parcel Account Numbers 23303-002-00, 23303-000-04, and 23204-002-00, site address 550 NW 73rd Terrace, Ocala, FL 34482.

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

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

Table 2. Setbacks (in feet)	
Location	Minimum Setback
Front	20'
Rear	10'
Side	10'

2. The PUD shall comply with the PUD Development Buffers listed in Table 3 below and as listed within the buffering plan provided. Modified B-Type buffers shall utilize national foliage where available. The modified C-Type buffer shall also include a three or four board fence.

Table 3. Buffers		
Direction	Adjoining Use	Buffer Type
North	Single-Family Residential	Modified B-Type
South	Single-Family Residential	Modified B-Type
East	Single-Family Residential	Modified C-Type
West	Single-Family Residential	Modified B-Type

3. The PUD shall be limited to a maximum of 50 duplex multi-family units.
4. The PUD shall be developed consistent with the PUD Conceptual Plan and PUD Standards provided, dated May 2025 and attached hereto as Exhibit “A” and Exhibit “B” respectively.
5. The PUD development shall establish and maintain a master property owner association to oversee and manage the development’s operation and maintenance of its supporting infrastructure, amenities, and architectural standards. Further, the PUD development shall comply with Marion County LDC Section 6.3.1.F(1) to
 - a) establish and be subject to a suitable special district [e.g., CDD, other State-recognized government district, or a Marion County established special district (e.g., MSBU and/or MSTU)] and shall not be
 - b) eligible to seek an LDC Waiver for such establishment. Requirements provided as a result of the approved Impact Statement must be completed prior to the review of this PUD proposal by the Board of County Commissioners.
6. NW 73rd Terrace will be paved north from the end of the existing pavement established with the development of the “Home Away” communities, to the north end of the site’s entrance as part of the development and construction of the PUD. The PUD Developer shall be responsible for completing the required extension of NW 73rd Terrace to include design, construction, and paving to County specifications, wherein the plans for the extension of NW 73rd Terrace shall be submitted for review and approval as an offsite improvement plan consistent with the LDC with the construction of the extension to NW 73rd Terrace being certified as completed per the LDC prior to the issuance of any final inspection for any residential dwelling unit in the PUD.
7. The DRAs will be required to hold the total stormwater runoff volume generated from the 100-year, 24-hour storm event, with no off-site discharge.
8. The PUD site must comply with the County’s LDC lighting standards that require lighting to be shielded so as not to cast direct lighting off-site, and a photometric plan must be provided during major site plan review to ensure no negative impacts to neighboring parcels.
9. The PUD must meet the LDC requirement of a minimum of 20% improved open space.

SECTION 3. COMPLIANCE/REVOCATION. Violation or failure to comply with one or more conditions of this Planned Unit Development shall be grounds for code enforcement action

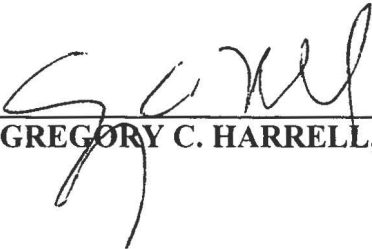
and/or repeal, in part and/or total, as related to this Planned Unit Development by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon the effective date of this Zoning Change's corresponding Rezoning Ordinance, No. 25-42.

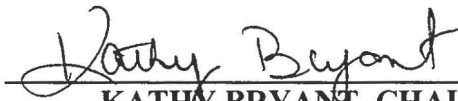
DULY ADOPTED in regular session this 15th day of September, 2025.

ATTEST:

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



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/2011	ISSUED FOR PERMIT

Kimley-Horn

HOMESTEAD VILLAS, LLC

CONCEPTUAL PUD PLAN

120 UNITS

12TH AVENUE

13TH AVENUE

14TH AVENUE

15TH AVENUE

16TH AVENUE

17TH AVENUE

18TH AVENUE

19TH AVENUE

20TH AVENUE

21ST AVENUE

22ND AVENUE

23RD AVENUE

24TH AVENUE

25TH AVENUE

26TH AVENUE

27TH AVENUE

28TH AVENUE

29TH AVENUE

30TH AVENUE

31ST AVENUE

32ND AVENUE

33RD AVENUE

34TH AVENUE

35TH AVENUE

36TH AVENUE

37TH AVENUE

38TH AVENUE

39TH AVENUE

40TH AVENUE

41ST AVENUE

42ND AVENUE

43RD AVENUE

44TH AVENUE

45TH AVENUE

46TH AVENUE

47TH AVENUE

48TH AVENUE

49TH AVENUE

50TH AVENUE

51ST AVENUE

52ND AVENUE

53RD AVENUE

54TH AVENUE

55TH AVENUE

56TH AVENUE

57TH AVENUE

58TH AVENUE

59TH AVENUE

60TH AVENUE

61ST AVENUE

62ND AVENUE

63RD AVENUE

64TH AVENUE

65TH AVENUE

66TH AVENUE

67TH AVENUE

68TH AVENUE

69TH AVENUE

70TH AVENUE

71ST AVENUE

72ND AVENUE

73RD AVENUE

74TH AVENUE

75TH AVENUE

76TH AVENUE

77TH AVENUE

78TH AVENUE

79TH AVENUE

80TH AVENUE

81ST AVENUE

82ND AVENUE

83RD AVENUE

84TH AVENUE

85TH AVENUE

86TH AVENUE

87TH AVENUE

88TH AVENUE

89TH AVENUE

90TH AVENUE

91ST AVENUE

92ND AVENUE

93RD AVENUE

94TH AVENUE

95TH AVENUE

96TH AVENUE

97TH AVENUE

98TH AVENUE

99TH AVENUE

100TH AVENUE

101ST AVENUE

102ND AVENUE

103RD AVENUE

104TH AVENUE

105TH AVENUE

106TH AVENUE

107TH AVENUE

108TH AVENUE

109TH AVENUE

110TH AVENUE

111ST AVENUE

112ND AVENUE

113RD AVENUE

114TH AVENUE

115TH AVENUE

116TH AVENUE

117TH AVENUE

118TH AVENUE

119TH AVENUE

120TH AVENUE

121ST AVENUE

122ND AVENUE

123RD AVENUE

124TH AVENUE

125TH AVENUE

126TH AVENUE

127TH AVENUE

128TH AVENUE

129TH AVENUE

130TH AVENUE

131ST AVENUE

132ND AVENUE

133RD AVENUE

134TH AVENUE

135TH AVENUE

136TH AVENUE

137TH AVENUE

138TH AVENUE

139TH AVENUE

140TH AVENUE

141ST AVENUE

142ND AVENUE

143RD AVENUE

144TH AVENUE

145TH AVENUE

146TH AVENUE

147TH AVENUE

148TH AVENUE

149TH AVENUE

150TH AVENUE

151ST AVENUE

152ND AVENUE

153RD AVENUE

154TH AVENUE

155TH AVENUE

156TH AVENUE

157TH AVENUE

158TH AVENUE

159TH AVENUE

160TH AVENUE

161ST AVENUE

162ND AVENUE

163RD AVENUE

164TH AVENUE

165TH AVENUE

166TH AVENUE

167TH AVENUE

168TH AVENUE

169TH AVENUE

170TH AVENUE

171ST AVENUE

172ND AVENUE

173RD AVENUE

174TH AVENUE

175TH AVENUE

176TH AVENUE

177TH AVENUE

178TH AVENUE

179TH AVENUE

180TH AVENUE

181ST AVENUE

182ND AVENUE

183RD AVENUE

184TH AVENUE

185TH AVENUE

186TH AVENUE

187TH AVENUE

188TH AVENUE

189TH AVENUE

190TH AVENUE

191ST AVENUE

192ND AVENUE

193RD AVENUE

194TH AVENUE

195TH AVENUE

196TH AVENUE

197TH AVENUE

198TH AVENUE

199TH AVENUE

200TH AVENUE

201ST AVENUE

202ND AVENUE

203RD AVENUE

204TH AVENUE

205TH AVENUE

206TH AVENUE

207TH AVENUE

208TH AVENUE

209TH AVENUE

210TH AVENUE

211ST AVENUE

212ND AVENUE

213RD AVENUE

214TH AVENUE

215TH AVENUE

216TH AVENUE

217TH AVENUE

218TH AVENUE

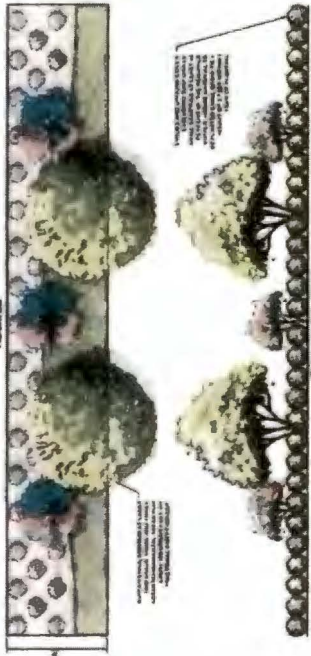
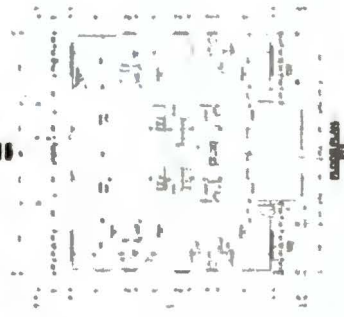
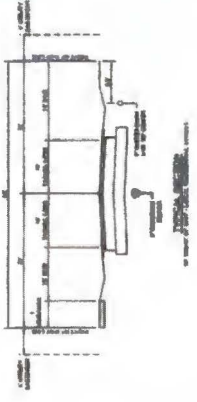
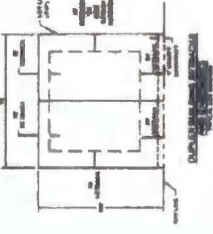
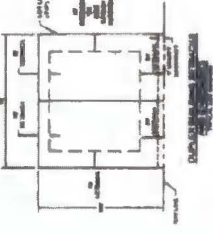
219TH AVENUE

220TH AVENUE

221ST AVENUE

222ND AVENUE

223RD AVEN

000 HOMESTEAD VILLAS HOMESTEAD VILLAS, LLC		DETAILS		Kimley-Horn 10000 N. 10th Street, Suite 100, Phoenix, AZ 85020 Phone: (602) 998-8800 Fax: (602) 998-8801 www.kimley-horn.com		000 HOMESTEAD VILLAS HOMESTEAD VILLAS, LLC	
							
							

HOMESTEAD VILLAS PLANNED UNIT DEVELOPMENT PUD STANDARDS

Prepared for:

Homestead Villas, LLC

Prepared by:

Kimley-Horn and Associates, Inc.

May 2025

Kimley»Horn

1700 SE 17th Street, Suite 200
Ocala, Florida 34471
352 438 3000



CONTENTS

Introduction 1

Overall Guiding Principles..... 2

Development Standards 3

LIST OF TABLES

Table 1: Proposed Uses Within the PUD..... 3

Table 2: Development Standards for Residential Use 4

LIST OF FIGURES

Figure 1: Homestead Villas Conceptual PUD Plan 5

Figure 2: Typical Building Elevation 6

Figure 3: Typical Building Floor Plan..... 6

Figure 4: Community Park/Open Space 7

Figure 5: Typical Roadway Section..... 7

Figure 6: Typical Natural (N) Buffer..... 8

Figure 7: Planted (P) Buffer 8

Figure 8: Entrance Sign Concept Rendering 9

INTRODUCTION

The Homestead Villas Planned Unit Development Project ("PUD Plan") is a proposed 12.77-acre residential development within Marion County which will consist of 25 duplex style residential units (50 residences in total). The site is generally located 0.4 miles north of US Hwy 27, adjacent to NW 73rd Terrace (Parcel Numbers: 23204-002-00, 23303-002-00, and 23303-000-04). The property lies within an area of the County that includes a diverse mix of existing land uses that support the goals defined in the County's Comprehensive Plan.

The PUD Plan provides a blueprint for the preferred development patterns, design qualities, and transportation systems proposed for this project.

Consistent with requirements for a PUD Plan, these PUD Standards establish project objectives that are appropriate for planning. It is expected that during review, the following activities will take place:

1. Major Site Plans and/or Preliminary Plats will be prepared and submitted through the Marion County development review process showing more detailed site plans, open space areas, circulation routes, access locations, etc., as required by the current Marion County procedures.
2. Updates to the Standards may be amended, if needed, to reflect the design of the tract.
3. Changes or adjustments to the Standards contained in this document will be submitted by the developer and are subject to review and approval by the Marion County development review process.

These Standards serve as the foundation for the planning and development efforts of the plan, following the provisions of the County's PUD zoning district and Medium Residential future land use classification. In compliance with the County's PUD requirements, the PUD Plan is comprised of several components intended to provide assurance that the development of the property complies with the requirements of the County's Comprehensive Plan and Land Development Code. The PUD Plan and Standards are the culmination of a comprehensive and collaborative planning process designed to provide the framework for development within this area.

These Standards have been prepared to encourage and regulate the residential use of the development in accordance with this document, including building and site design elements, which help ensure the provision of sound and sustainable land use planning. These components are more fully described and presented throughout this document and the PUD Plan.

The PUD Plan identifies and graphically depicts the planning area and provides the land uses and allowable density/intensity as set forth in the Marion County Comprehensive Plan. The proposed uses have been noted in Table 1 to further identify respective design standards and other guiding principles.

OVERALL GUIDING PRINCIPLES

This PUD Plan aims to allow a cohesive blend of new residential development with the existing residential land uses found adjacent to the subject parcels. Each developed lot, right-of-way, or tract within the development is intended to bring a safe, attractive, sustainable, connected, and economically viable use to both the development, and local community.

The PUD has an existing Comprehensive Plan Future Land Use of both Low and Medium Residential (LR, MR). A land use amendment to MR is filed concurrent with this PUD. The MR land use designation are intended to recognize areas suited for primarily single-family residential units within the urban growth boundary, occasionally allowing for multi-family residential units in certain developments along the edges of the urban growth boundary. The density range shall be up to four dwelling units per one gross acre for medium residential land uses, as further defined in the LDC.

The proposed allowable uses and densities in the Homestead Villas PUD are consistent with the uses and densities allowed in the MR land use. A Comprehensive Plan Land Use Amendment is proposed for the parcels which do not currently include the MR land use.

The following guiding principles are intended to provide a framework for development and provide for implementation of the overall vision for the PUD.

- Buildings should be organized and arranged to reinforce the primary street edges, to provide for transit opportunities (when appropriate), and to complement the topography, vegetation, or other natural features of the site.
- The overall site design intent shall be to strengthen building-to-street relationships and to reinforce a balance between pedestrian and vehicular movements. The location of a building entrance is a key design element that can enhance or detract from a strong building/pedestrian connection. Emphasis shall be placed on logical and rational building entrances and the connection to the primary road frontage.
- Building form should articulate site access points and other points of interest to assist in pedestrian and vehicular wayfinding.
- Buildings should be articulated to highlight access to building entrances and public/common spaces. Design elements may include but not limited to, overhangs, recesses, projections, or windows.
- Public space may be coordinated with water management facilities to provide amenities, such as open space, water feature overlooks, or recreation paths.
- The street network should be safe and interconnected and should support multiple modes of travel. Streets and the roadway network should promote pedestrian activity in a safe and comfortable environment.
- A fully connected pedestrian network shall be provided within the PUD to include sidewalks to interconnect all uses. Where pedestrian facilities exist on adjacent streets the PUD shall provide connection to those facilities.

EXHIBIT "B"



Homestead Villas Planned Unit Development Standards

- Pedestrian and automobile traffic should be separated to the extent possible. Where such traffic conflicts occur, consideration should be given to special paving or similar techniques to clearly mark such crossings.
- Parking areas should contain clearly defined pedestrian corridors to provide safe access to adjacent buildings.
- All site improvements shall ensure the minimum requirements are met per NFPA1 Chapter 18 for fire department access and water supply. All residential structures shall comply with the minimum requirements of the Florida Fire Prevention Code.

DEVELOPMENT STANDARDS

This PUD is intended to provide for flexibility in design while meeting the County's intent for development in this region. These standards and supporting application materials allow for proper development with intent to minimize impacts to and from adjoining land uses. The overall program distribution may be adjusted according to the needs of the development, providing the total densities and intensities included in the PUD Plan are not exceeded. The PUD Plan provides appropriate buffers, setbacks, and development standards to mitigate impacts to existing adjoining uses.

Land uses shall be in accordance with the standards contained within this PUD Plan. These PUD Standards are intended to communicate the general design intent of the project.

Table 1: Proposed Uses Within the PUD

Future Land Use Classification	Generalized Land Uses	Proposed Uses
Residential (MR)	Residential PUD	• One and two-family residential units at the maximum density shown on the PUD Plan. • Public Park, playground, usable open space, walking trails, or other recreational uses.

EXHIBIT "B"



Homestead Villas
Planned Unit Development Standards

Table 2: Development Standards for Residential Use

Standard	Requirements
Maximum Dwelling Units	50 Dwelling Units (25 Duplexes)
Minimum Building Setback (Front)	20'
Minimum Building Setback (Rear)	10'
Minimum Building Setback (Side)	10'
Minimum Lot Size	94'x100' (Duplexes – Per Building)
Maximum Building Height	35'
Parking	Parking and loading spaces shall be provided consistent with the requirements for developed uses as listed in Section 6.11.8; however, alternative parking and loading standards may be proposed, provided such standards are based on accompanying technical information and analysis provided by a qualified professional.
Signage	Signage along NW 73rd Terrace shall be allowed per the Marion County Land Development Code Sec. 4.4.4. All other signage such as internal tenant signs, wall signs, roof signs, under-canopy signs, incidental signs, etc. shall be allowed per the Marion County Land Development Code, Section 4.4.4. Internal project wayfinding signs shall be allowed and shall not be limited to the size restrictions in Section 4.4.4. All wayfinding signs are required to relate to the theme and design of the main project signs on the public streets.
Buffers	Buffers shall be as shown on the PUD Plan.
Open Space	Improved Open Space shall be provided at 20% minimum of the PUD gross land area. Some areas of the PUD may provide more, or less, than 20% Improved Open Space provided that the Open Space requirement is satisfied for the overall PUD.
Tracts and Roadway Alignment	Tract acreage and delineation/boundary may be adjusted at the time of the final development plan for engineering and planning considerations.
Access	Proposed access to the adjacent public roadways is shown on the PUD Plan.

Figure 1: Homestead Villas Conceptual PUD Plan

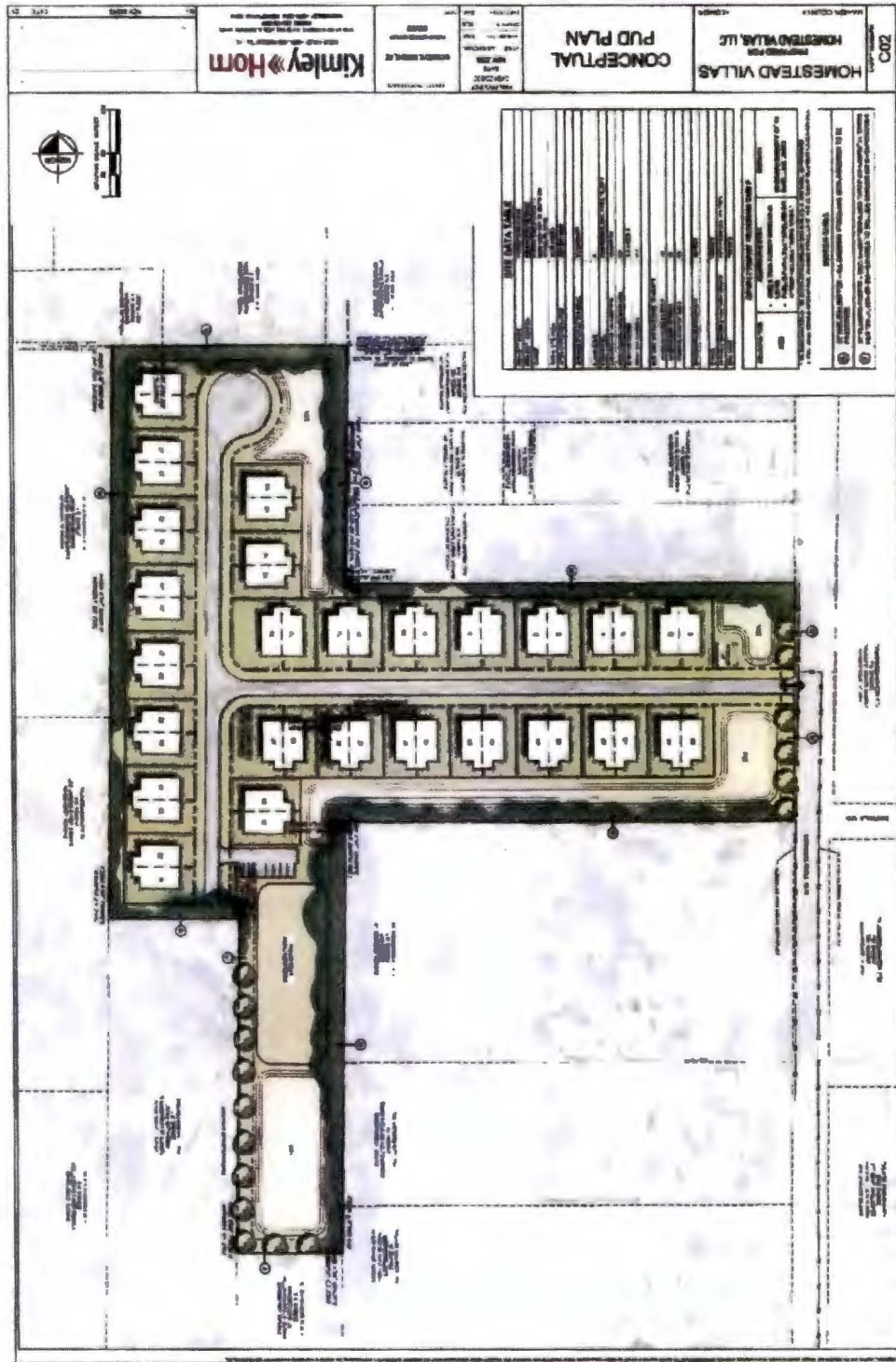


EXHIBIT "B"

Kimley»Horn

Homestead Villas
Planned Unit Development Standards

Figure 2: Typical Building Elevation



Figure 3: Typical Building Floor Plan

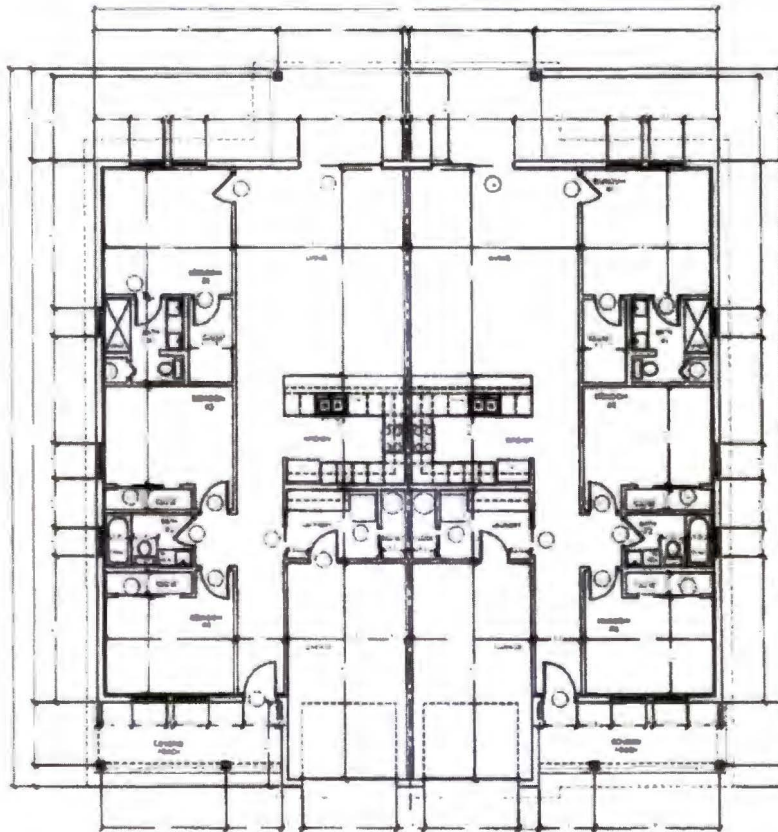


EXHIBIT "B"

Figure 4: Community Park/Open Space

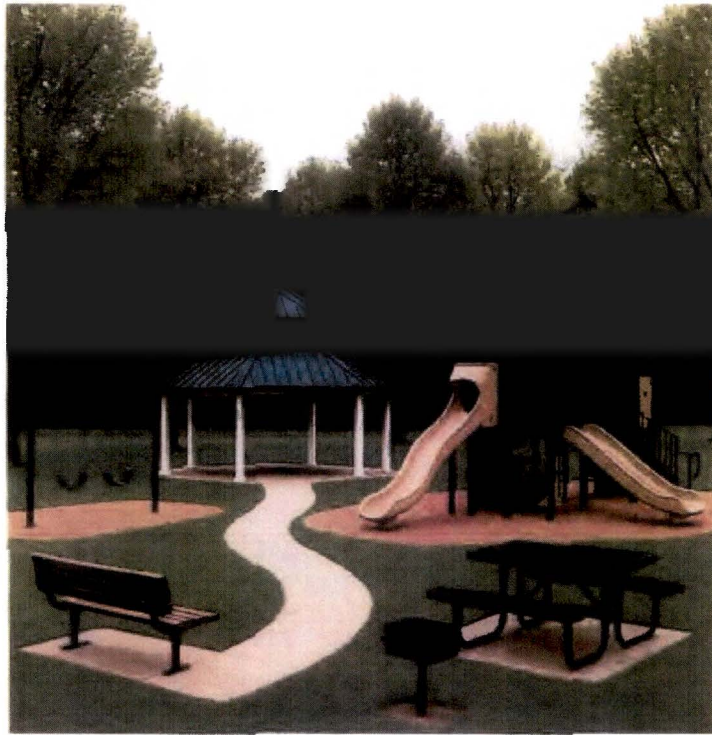


Figure 5: Typical Roadway Section

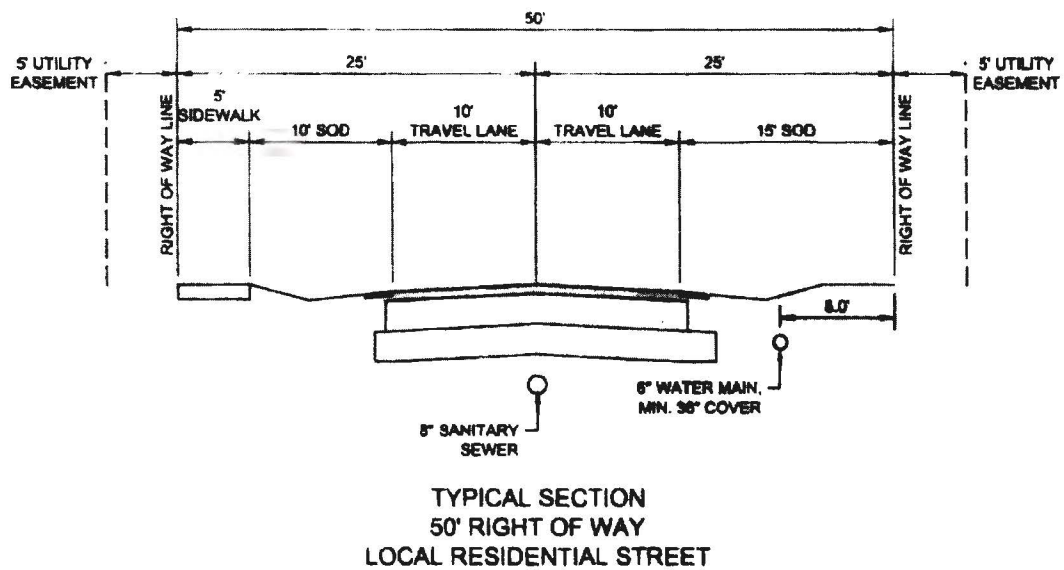


EXHIBIT "B"

Figure 6: Typical Natural (N) Buffer



Figure 7: Planted (P) Buffer

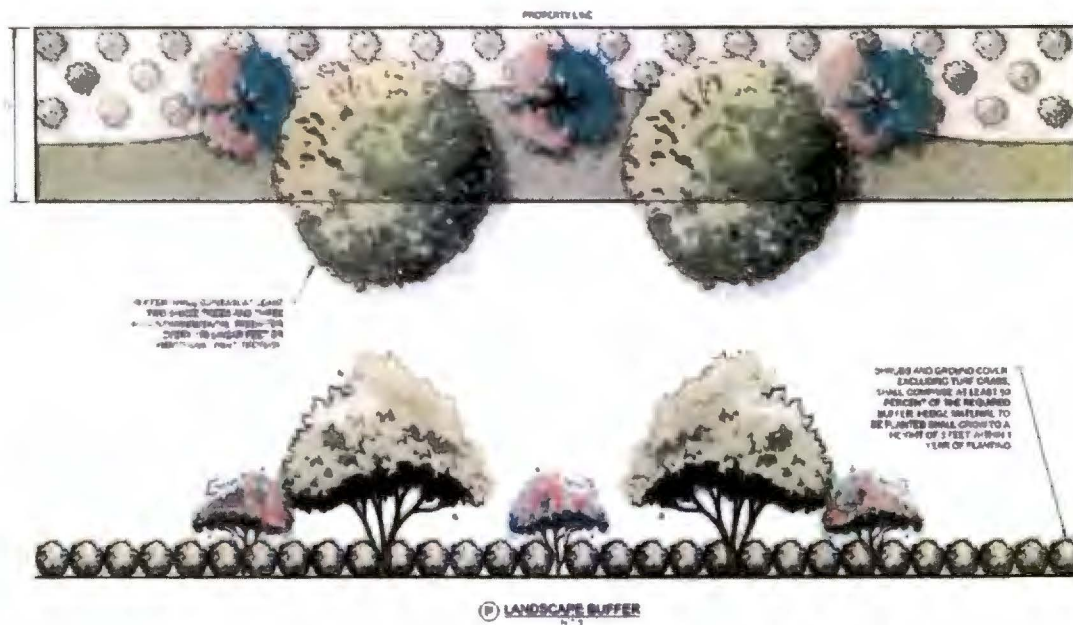


EXHIBIT "B"

Kimley»Horn

Homestead Villas
Planned Unit Development Standards

Figure 8: Entrance Sign Concept Rendering





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 24, 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. 25-43, which was filed in this office on September 23, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Wednesday, September 24, 2025 03:43 PM
To: Susan Mills McAllister; County Ordinances
Cc: Debra Windberg; Debra Lewter; Jared Thornton
Subject: RE: MRN20250916_ORDINANCE_2025-43
Attachments: Marion20250923_Ordinance25_43_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance No. 25-43.

Best,

Alexandra Leijon
Administrative Code and Register Director
Office of General Counsel
Department of State
Room 701 The Capitol | Tallahassee, FL
P: (850)245-6270

From: Susan Mills McAllister <SusanM@marioncountyclerk.org>
Sent: Tuesday, September 23, 2025 3:44 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: MRN20250916_ORDINANCE_2025-43

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 25-43, which was adopted by the Marion County Board of County Commissioners on Tuesday, September 16, 2025.

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

Thank you in advance for your cooperation in this matter.

Sincerely,



Susan Mills McAllister

Clerk, Commission Records

352-671-5727 | SusanM@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

Susan Mills McAllister

From: Susan Mills McAllister
Sent: Tuesday, September 23, 2025 03:44 PM
To: countyordinances@dos.myflorida.com
Cc: Debra Windberg; Debra Lewter; Jared Thornton
Subject: MRN20250916_ORDINANCE_2025-43
Attachments: MRN20250916_ORDINANCE_2025-43.pdf

Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 25-43, which was adopted by the Marion County Board of County Commissioners on Tuesday, September 16, 2025.

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

Thank you in advance for your cooperation in this matter.

Sincerely,

Debra Lewter

From: Debra Lewter
Sent: Thursday, September 25, 2025 10:11 AM
To: municodeords@civicplus.com
Subject: Marion County Ordinance 25-43
Attachments: 09-16-25 Ordinanccce 25-43 Public Notices.docx

Good afternoon,

Attached is Ordinance 25-43, which was adopted by the Marion County Board of County Commissioners on Tuesday, September 16, 2025.

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

ORDINANCE NO. 25-43

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING CHAPTER 2, ARTICLE I, IN GENERAL, CREATING SECTION 2-3 OF THE MARION COUNTY CODE OF ORDINANCES, ENTITLED "PUBLIC NOTICE AND LEGAL ADVERTISEMENTS"; AMENDING CHAPTER 2, ARTICLE IV, BOARDS AND COMMISSIONS, UTILITY AUTHORITY, SECTION 2-110 OF THE MARION COUNTY CODE OF ORDINANCES, ENTITLED "POWERS AND DUTIES" AND SECTION 2-111, ENTITLED "RATES AND RATE-MAKING PROCEDURES"; AMENDING CHAPTER 2, ARTICLE V, CODE ENFORCEMENT, SECTION 2-210 OF THE MARION COUNTY CODE OF ORDINANCES, ENTITLED "NOTICES"; AMENDING CHAPTER 2, ARTICLE IX, SURPLUS REAL PROPERTY DISPOSITION, SECTION 2-283 OF THE MARION COUNTY CODE OF ORDINANCES, ENTITLED "STANDARDS AND PROCEDURES FOR DISPOSITION OF SURPLUS REAL PROPERTY"; AMENDING CHAPTER 9, ARTICLE III, LOCAL HOUSING ASSISTANCE, SECTION 9.3-48 OF THE MARION COUNTY CODE OF ORDINANCES, ENTITLED "ADOPTION OF AFFORDABLE HOUSING INCENTIVE PLAN"; AMENDING CHAPTER 10, ARTICLE XI, IMPACT FEE FOR TRANSPORTATION FACILITIES, SECTION 10-284 OF THE MARION COUNTY CODE OF ORDINANCES, ENTITLED "NOTICE OF IMPACT FEE RATES"; AMENDING CHAPTER 10, ARTICLE XII. INFRASTRUCTURE SALES SURTAX, SECTION 10-354 OF THE MARION COUNTY CODE OF ORDINANCES, ENTITLED "NOTICE OF SALES SURTAX EXTENSION REFERENDUM"; AMENDING CHAPTER 10, ARTICLE XV. EDUCATIONAL SYSTEM IMPACT FEE, SECTION 10-449 OF THE MARION COUNTY CODE OF ORDINANCES, ENTITLED "NOTICE OF IMPACT FEE RATES"; AMENDING CHAPTER 11, ARTICLE IV, DRUG-RELATED PUBLIC NUISANCE ABATEMENT, SECTION 11.92 OF THE MARION COUNTY CODE OF ORDINANCES, ENTITLED "SAME-OPERATING PROCEDURES REGARDING COMPLAINTS"; AMENDING CHAPTER 17, ARTICLE III, IMPROVEMENT AREAS AND ASSESSMENT PROCEDURES, DIVISION 3. ASSESSMENTS, SECTION 17-54 OF THE MARION COUNTY CODE OF ORDINANCES, ENTITLED "NOTICE BY PUBLICATION"; AMENDING CHAPTER 17, ARTICLE IV, STORMWATER MANAGEMENT, DIVISION 3. ASSESSMENTS, SECTION 17-125 OF THE MARION COUNTY CODE OF ORDINANCES, ENTITLED "NOTICE BY PUBLICATION";

AMENDING CHAPTER 17, ARTICLE V, FIRE RESCUE ASSESSMENT, DIVISION 2. ANNUAL FIRE RESCUE ASSESSMENTS, SECTION 17-224 OF THE MARION COUNTY CODE OF ORDINANCES, ENTITLED “NOTICE BY PUBLICATION”; AMENDING CHAPTER 17, ARTICLE VI, LOCAL PROVIDER PARTICIPATION FUND, SECTION 17-301 OF THE MARION COUNTY CODE OF ORDINANCES, ENTITLED “NOTICE BY PUBLICATION”; AMENDING CHAPTER 19, ARTICLE II, INDUSTRIAL PRETREATMENT, DIVISION 7, SECTION 19-88 OF THE MARION COUNTY CODE OF ORDINANCES, ENTITLED “PUBLICATION OF USERS IN SIGNIFICANT NONCOMPLIANCE”; AMENDING CHAPTER 19, ARTICLE III, WATER AND SEWERS, SECTION 19-123 OF THE MARION COUNTY CODE OF ORDINANCES, ENTITLED “APPLICATION FOR SERVICE”; AMENDING CHAPTER 19, ARTICLE III, WATER AND SEWERS, SECTION 19-216 OF THE MARION COUNTY CODE OF ORDINANCES, ENTITLED “APPLICATION/PROJECT REQUIREMENTS AND PRIORITIZATION”; ALLOWING FOR THE USE OF A PUBLICLY ACCESSIBLE WEBSITE FOR PUBLIC NOTICE AND LEGAL ADVERTISEMENTS; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 50, Florida Statutes, Legal and Official Advertisements, provides that, effective January 1, 2023, a governmental agency may publish certain statutorily required legal advertisements, publications, or notices on the publicly accessible website of the county in which it lies if doing so would cost less than publishing legal notices in a newspaper; and

WHEREAS, the County intends to publish statutorily required advertisements, publications, and notices on a publicly accessible website to the extent authorized by state law; and

WHEREAS, various county ordinances, resolutions, board policies, and administrative procedures require official or legal advertisement, publication, or notice in a newspaper; and

WHEREAS, the Board of County Commissioners desires to amend the Code of Ordinances to allow advertisements, publications, or notices that are currently required to be published in a newspaper by county ordinance, resolution, board policy, or administrative procedure, to instead be published on a publicly accessible website; and

WHEREAS, the Board of County Commissioners has determined that the cost of publishing legal advertisements and public notices on the publicly accessible website of the county is less than the cost of publishing legal advertisements and public notices in a newspaper.

NOW, THEREFORE, BE IT DULY ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. CODE AMENDMENT. The Marion County Code of Ordinances, Chapter 2 **Amendments**. Per section 1-6.3 – Amendments to Code; effect of new ordinance; amendatory language, of the Marion County Code, **Chapter 2** of the Marion County Code, Administration, **Article I, In General**, is hereby amended by adding a section, to be numbered **Section 2-3**, is hereby amended to which section reads as follows (additions shown in underline text and deletions are shown in ~~strikeout~~ text):

Sec. 2-3– Public Notice and Legal Advertisements

- (a) Whenever, by County Code, ordinance, resolution, board policy, or administrative order, an official or legal advertisement, publication, or notice in a newspaper is directed or required, such advertisement, publication, or notice may be published on a publicly accessible website, pursuant to Chapter 50, Florida Statutes, in lieu of newspaper publication.
- (b) A link to advertisements, publications, and public notices published on a publicly accessible website must be conspicuously placed on the homepage of the County's official website.
- (c) All advertisements and public notices published on a publicly accessible website as provided in this article must be in searchable form and indicate the date on which the advertisement or public notice was first published on the website.

...

CHAPTER 2, ARTICLE IV, BOARDS AND COMMISSIONS

Sec. 2-210-POWERS AND DUTIES, is hereby amended to which section reads as follows (additions shown in underline text and deletions are shown in ~~strikeout~~ text):

(9) To make and prescribe such rules as are reasonably necessary and appropriate for the proper administration and enforcement of the provisions of this division. Said rules shall not become effective until a public hearing before the board has been approved by the board and filed with the clerk of the board. A notice stating the time and place of the hearing and the general nature of the proposed rule shall be served by regular mail on the affected utilities two (2) weeks before the date of the hearing and shall be published by the board in a newspaper of general circulation in Marion County, or on a publicly accessible website, pursuant to Chapter 50, Florida Statutes, in lieu of newspaper publication, once a week for two (2) consecutive weeks before the date of the hearing. Upon approval by the board, such rules shall have the full force and effect of law within Marion County.

Sec. 2-111. RATES AND RATE-MAKING PROCEDURES, is hereby amended to which section reads as follows (additions shown in underline text and deletions are shown in ~~strikeout~~ text):

(a) The authority shall establish or change the rates and charges for utility services which it owns, operates, or contracts for on an equitable basis. Such rates and charges shall be established or changed by resolution of the authority adopted at a public hearing. Notice of the public hearing shall be published at least once not less than ten (10) days prior to such public hearing in a newspaper of general circulation in the county, or on a publicly accessible website, pursuant to Chapter 50, Florida Statutes, in lieu of newspaper publication.

CHAPTER 2, ARTICLE V, CODE ENFORCEMENT

Sec. 2-210. NOTICES, is hereby amended to which section reads as follows (additions shown in underline text and deletions are shown in ~~strikeout~~ text):

(b) In addition to providing notice as set forth in subsection (a), above, at the option of the code enforcement board or special magistrate, notice may also be served by publication or posting, as follows:

- (1) Such notice shall be published once during each week for four (4) consecutive weeks, four (4) publications being sufficient, in a newspaper of general circulation in Marion County or on a publicly accessible website, pursuant to Chapter 50, Florida Statutes, in lieu of newspaper publication. The publication ~~newspaper~~ shall meet such requirements as are prescribed in F.S. Ch. 50, for legal and official advertisements. Proof of publication shall be made as provided in F.S. §§ 50.041 and 50.051.

CHAPTER 2, ARTICLE IX, SURPLUS REAL PROPERTY DISPOSITION

Sec. 2-283. Standards and procedures for disposition of surplus real property, is hereby amended to which section reads as follows (additions shown in underline text and deletions are shown in ~~strikeout~~ text):

(c) Upon determination by the board to accept bids for a surplus parcel or parcels, the board shall cause to be published in a newspaper of general circulation published in the county, or on a publicly accessible website, pursuant to Chapter 50, Florida Statutes, in lieu of newspaper publication, a notice of intent to consider disposition of county property once a week for at least two (2) consecutive weeks. Such surplus lands and any terms or conditions established by the board, shall be described in the notice. The notice shall include a provision notifying the public of the means of obtaining copies of the standards and procedures for disposition. The bid package shall constitute the standards upon which disposition will be determined.;

(f) Prior to final action approving the disposition of such parcel or parcels, the board shall cause to be published once a week for at least two (2) consecutive weeks, in a newspaper of general circulation published in the county, or on a publicly accessible website, pursuant to Chapter 50, Florida Statutes, in lieu of newspaper publication, notice of the board's intent to consider final action on the disposition of a surplus parcel or parcels. The notice shall include the description of the parcel, the proposed purchase price, the date and the time of the regular meeting of the board at which final action will be considered on the proposed disposition. Said notice shall include a provision that interested persons may object either in person at said regular meeting, or by submitting written objections prior to said regular meeting. The board shall, on the date and time

as established in the notice, consider all objections and, by majority vote, either approve or reject the proposed disposition.

(5) Prior to final action approving the disposition of such parcel or parcels, the board shall cause to be published once a week for at least two (2) consecutive weeks, in a newspaper of general circulation published in the county, or on a publicly accessible website, pursuant to Chapter 50, Florida Statutes, in lieu of newspaper publication, the board's intent to consider final action on the disposition of a surplus parcel or parcels. The notice shall include the description of the parcel, the proposed purchase price, the date and the time of the regular meeting of the board at which final action will be considered on the proposed disposition. Said notice shall include a provision that interested persons may object either in person at said regular meeting, or by submitting written objections prior to said regular meeting. The board shall, on the date and time as established in the notice, consider all objections and, by majority vote, either approve or reject the proposed disposition.

...

CHAPTER 9, ARTICLE III. LOCAL HOUSING ASSISTANCE

Sec. 9.3-48. Adoption of affordable housing incentive plan, is hereby amended to which section reads as follows (additions shown in underline text and deletions are shown in ~~strikeout~~ text):

(o) The affordable housing advisory committee shall submit its local housing incentive strategies recommendations and its review of local government implementation of previously recommended strategies approved by an affirmative vote of a majority of its entire membership at a public hearing. Public notice of committee meeting shall include the time, date and place and shall be published in a newspaper of general paid circulation in the county or on a publicly accessible website, pursuant to Chapter 50, Florida Statutes, in lieu of newspaper publication. The notice shall provide a short and concise summary of the evaluation and affordable housing incentive plan recommendations to be considered by the committee. The notice shall state the public place where a copy of the evaluation and tentative advisory committee recommendations can be obtained by interested persons. The final report, evaluation, and recommendations shall be submitted to the corporation.

...

CHAPTER 10, ARTICLE XI. IMPACT FEE FOR TRANSPORTATION FACILITIES

Sec. 10-284. Notice of impact fee rates, is hereby amended to which section reads as follows (additions shown in underline text and deletions are shown in ~~strikeout~~ text):

Upon adoption of this article or any amendment hereto imposing revised impact fee rates or revising the land use categories for any impact fee, the county administrator shall publish a notice once in a newspaper of general circulation within the county or on a publicly accessible website, pursuant to Chapter 50, Florida Statutes, in lieu of newspaper publication which notice shall include:

(1) A brief and general description of the affected impact fee;

- (2) A description of the geographic area in which the impact fee will be collected;
- (3) Impact fee rates to be imposed for each land use category for the applicable impact fee; and
- (4) The date of implementation of the impact fee rates set forth in the notice, which date shall not be earlier than ninety (90) days after the date of publication of the notice.

CHAPTER 10, ARTICLE XV. EDUCATIONAL SYSTEM IMPACT FEE

Sec. 10-449. Notice of impact fee rates, is hereby amended to which section reads as follows (additions shown in underline text and deletions are shown in ~~strikeout~~ text):

Upon adoption of this article or any amendment hereto imposing revised educational system impact fee rates or revising the land use categories for any educational system impact fee, the county administrator shall publish a notice once in a newspaper of general circulation within the county or on a publicly accessible website, pursuant to Chapter 50, Florida Statutes, in lieu of newspaper publication which notice shall include:

- (1) A brief and general description of the affected educational system impact fee;
- (2) A description of the geographic area in which the educational system impact fee will be collected;
- (3) The educational system impact fee rates to be imposed for each land use category for the applicable educational system impact fee; and
- (4) The date of implementation of the educational system impact fee rates set forth in the notice, which date shall not be earlier than ninety (90) days after the date of publication of the notice.

CHAPTER 10, ARTICLE XII. INFRASTRUCTURE SALES SURTAX

Sec. 10-354. Notice of sales surtax extension referendum, is hereby amended to which section reads as follows (additions shown in underline text and deletions are shown in ~~strikeout~~ text):

As required by law, notice of the sales surtax extension referendum in substantially the form attached hereto as exhibit A shall be published in the Ocala Star Banner or any other newspaper published and of general circulation in the area of the county, or on a publicly accessible website, pursuant to Chapter 50, Florida Statutes, in lieu of newspaper publication, at least twice, once in the fifth week and once in the third week prior to the week in which the referendum is to be held. This article shall be published in full as part of the notice of such surtax referendum.

...

CHAPTER 11, ARTICLE IV. DRUG-RELATED PUBLIC NUISANCE ABATEMENT

Sec. 11-92. Same—Operating procedures regarding complaints, is hereby amended to which section reads as follows (additions shown in underline text and deletions are shown in ~~strikeout~~ text):

(c) The board shall schedule a hearing, and written notice of the hearing shall be sent by certified mail or by personal service to the owner, and if appropriate, to the operator, of the place or premises complained of at least fourteen (14) days prior to the scheduled hearing. If an attempt to reach the owner or operator by personal service or certified mail is unsuccessful, notice of the hearing shall be published in accordance with chapter 49 of the Florida Statutes once each week for two (2) consecutive weeks in a newspaper of general circulation in the county, or on a publicly accessible website, pursuant to Chapter 50, Florida Statutes, in lieu of newspaper publication, with the final publication being at least two (2) weeks prior to the hearing.

...

CHAPTER 17, ARTICLE III. IMPROVEMENT AREAS AND ASSESSMENT PROCEDURES, DIVISION 3. ASSESSMENTS

Sec. 17-54. Notice by publication, is hereby amended to which section reads as follows (additions shown in underline text and deletions are shown in ~~strikeout~~ text):

After filing the assessment roll in the office of the assessment coordinator, as required by subsection 17-53(b) hereof, the assessment coordinator shall publish once in a newspaper of general circulation within the county or on a publicly accessible website, pursuant to Chapter 50, Florida Statutes, in lieu of newspaper publication, a notice stating that at a public hearing of the board will be held on a certain day and hour, not earlier than twenty (20) calendar days from such publication, at which hearing the board will receive written comments and hear testimony from all interested persons regarding creation of the improvement area and adoption of the final assessment resolution. The published notice shall conform to the requirements set forth in the Uniform Assessment Collection Act.

CHAPTER 17, ARTICLE IV. STORMWATER MANAGEMENT, DIVISION 3. ASSESSMENTS

Sec. 17-125. Notice by publication, is hereby amended to which section reads as follows (additions shown in underline text and deletions are shown in ~~strikeout~~ text):

After filing the stormwater assessment roll in the office of the stormwater program director, as required by section 17-124 hereof, the stormwater program director shall publish once in a newspaper of general circulation within the county, or on a publicly accessible website, pursuant to Chapter 50, Florida Statutes, in lieu of newspaper publication, a notice stating that a public hearing of the board will be held on a certain day and hour, not earlier than twenty (20) calendar days from such publication, at which hearing the board will receive written comments and hear testimony from all interested persons regarding adoption of the final stormwater service assessment resolution and approval of the stormwater assessment roll. The published notice shall conform to the requirements set forth in the Uniform Assessment Collection Act.

CHAPTER 17, ARTICLE V. FIRE RESCUE ASSESSMENT, DIVISION 2. ANNUAL FIRE RESCUE ASSESSMENTS

Sec 17-224. Notice by publication, is hereby amended to which section reads as follows (additions shown in underline text and deletions are shown in ~~strikeout~~ text):

Upon completion of the initial assessment roll, the county administrator shall publish, or direct the publication of, once in a newspaper of general circulation within the county, or on a publicly accessible website, pursuant to Chapter 50, Florida Statutes, in lieu of newspaper publication, a notice stating that at a meeting of the board on a certain day and hour, not earlier than twenty (20) calendar days from such publication, which meeting shall be a regular, adjourned, or special meeting, the board will hear objections of all interested persons to the final assessment resolution which shall establish the rate of assessment and approve the aforementioned initial assessment roll. The published notice shall conform to the requirements set forth in the Uniform Assessment Collection Act. Such notice shall include (A) a geographic depiction of the property subject to the fire rescue assessment; (B) a brief and general description of the fire rescue services, facilities, or programs to be provided; (C) the rate of assessment including a maximum assessment rate in the event one was adopted by in the initial assessment resolution; (D) the procedure for objecting provided in section 17-226 hereof; (E) the method by which the fire rescue assessment will be collected; and (F) a statement that the initial assessment roll is available for inspection at the office of the county administrator and all interested persons may ascertain the amount to be assessed against a parcel of assessed property at the office of the county administrator.

CHAPTER 17, ARTICLE VI. LOCAL PROVIDER PARTICIPATION FUND

Sec. 17-301. Notice by publication, is hereby amended to which section reads as follows (additions shown in underline text and deletions are shown in ~~strikeout~~ text):

Upon completion of the non-ad valorem assessment roll, the assessment coordinator shall publish once in a newspaper of general circulation within the county, or on a publicly accessible website, pursuant to Chapter 50, Florida Statutes, in lieu of newspaper publication, a notice stating that at a meeting of the board on a certain day and hour, not earlier than twenty (20) calendar days from such publication, which meeting shall be a regular, adjourned, or special meeting, the board will hear objections of all interested persons to approve the aforementioned non-ad valorem assessment roll. Such notice shall include:

- (1) The assessment rate;
- (2) The procedure for objecting to the assessment rate;
- (3) The method by which the assessment will be collected; and
- (4) A statement that the non-ad valorem special assessment roll is available for inspection at the office of the assessment coordinator.

...

CHAPTER 19, ARTICLE II. INDUSTRIAL PRETREATMENT, DIVISION 7. COMPLIANCE MONITORING

Sec. 19-88. Publication of users in significant noncompliance, is hereby amended to which section reads as follows (additions shown in underline text and deletions are shown in ~~strikeout~~ text):

The Administrator shall publish annually, in a newspaper of general circulation that provides meaningful public notice within the jurisdictions served by the POTW, or on a publicly accessible website, pursuant to Chapter 50, Florida Statutes, in lieu of newspaper publication, a list of the Users which, at any time during the previous twelve (12) months, were in Significant Noncompliance with applicable Pretreatment Standards and Requirements. The term Significant Noncompliance shall be applicable to all Significant Industrial Users (or any other Industrial User that violates paragraphs (3), (4), or (8) of this Section, and shall mean:

Chapter 19, ARTICLE III. WATER AND WASTEWATER FACILITIES, DIVISION 2. SERVICE AVAILABILITY AND EXTENSION

Sec. 19-123. Application for service, is hereby amended to which section reads as follows (additions shown in underline text and deletions are shown in ~~strikeout~~ text):

(d) The county may designate a period of time (hereinafter referred to as an "allocation period") when all those persons or entities who own land within all or a portion of the county's water and wastewater system service area shall apply and pay applicable fees to the county for water and wastewater service capacity in the county's water and wastewater system. The board of county commissioners by resolution may offer water and/or wastewater service capacity to certain portions of said service area in advance of or at differing times than other portions. The board of county commissioners may by resolution designate all or any portion of its service area and offer water and/or wastewater service capacity to certain portions of said service area in advance of other portions. The county shall publish notice of the times and location for acceptance of applications and payment of applicable fees in a newspaper of general circulation in Marion County, or on a publicly accessible website, pursuant to Chapter 50, Florida Statutes, in lieu of newspaper publication, at least five (5) days prior to the beginning of an allocation period.

CHAPTER 19, ARTICLE III, WATER AND WASTEWATER FACILITIES, DIVISION 5, SHORT WATER LINE EXTENSION PROGRAM/IN-HOUSE WATER LINE EXTENSION PROGRAM,

Section 19-216 Application/project requirements and prioritizations, is hereby amended to which section reads as follows (additions shown in underline text and deletions are shown in ~~strikeout~~ text):

(b) Applications - short water line extension program only.

- (1) The county will accept applications for the short water line extension program under this division beginning on October 1 of each fiscal year or such later date as determined by the county administrator or their designee. The initial application period shall remain open for so long as funding is available and may be reopened during the fiscal year if additional funding is provided at the county administrator's sole discretion. The county will provide notice in a newspaper of general circulation within the county or on a

publicly accessible website, pursuant to Chapter 50, Florida Statutes, in lieu of newspaper publication and on its website at least seven (7) days prior to the opening of any application period. Such notice will specify the date on which the county will begin to accept applications.

SECTION 4. Inclusion in the Code. It is the intent of the Board of County Commissioners of Marion County, Florida, and it is hereby provided that the provisions of this ordinance shall become and be part of the Marion County, Florida Code of Ordinances; that the sections of this Ordinance may be re-numbered or re-lettered to accomplish such intent; and that the word “ordinance” may be changed to “section,” “article,” or other appropriate designation.

SECTION 5. Conflicting Provisions. In the event of any conflict between any provision of this Ordinance and any provision of another section of the County Code, the provisions of this Ordinance shall govern.

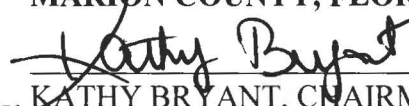
SECTION 6. Severability. Severability is intended throughout and within the provisions of this Ordinance. If any provision, including any exception, part, phrase or term or the application thereof to any person or circumstance is held preempted or invalid by a Court of appropriate jurisdiction, the application to other persons or circumstances shall not be affected thereby, and the validity of this Ordinance in any and all other respects shall not be affected thereby. The Board of County Commissioners do not intend this this Ordinance be held inapplicable in such cases, if any, where its application would be unconstitutional as constitutionally permitted construction is intended and shall be given.

SECTION 7. Filing with Secretary of State. A certified copy of this Ordinance shall be filed with the Secretary of State by the Clerk within ten (10) days after enactment by the Board of County Commissioners, as provided in Section 125.66(2)(b), Florida Statutes.

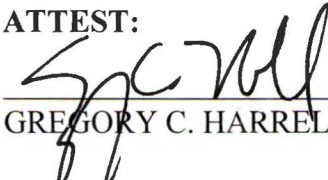
SECTION 8. Effective Date. This Ordinance shall become effective upon receipt of confirmation that it has been filed with the Office of the Secretary of State of the State of Florida.

DULY ADOPTED this 16TH of September, 2025.

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


KATHY BRYANT, CHAIRMAN

ATTEST:


GREGORY C. HARRELL, CLERK

RECEIVED NOTICE FROM SECRETARY OF STATE
ON SEPTEMBER 24, 2025 ADVISING ORDINANCE
WAS FILED ON SEPTEMBER 23, 2025.

APPROVED AS TO FORM:


MATTHEW G. MINTER, COUNTY ATTORNEY



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 25, 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. 25-44, which was filed in this office on September 25, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL

Debra Windberg

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Thursday, September 25, 2025 02:34 PM
To: Debra Windberg; County Ordinances
Cc: Jared Thornton; Debra Lewter; Susan Mills McAllister
Subject: RE: MRN20250916_ORDINANCE_2025-44
Attachments: Marion20250925_Ordinance25_44_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance No. 25-44.

Anya Grosenbaugh is no longer with our office, and I have replaced her as the director. Please address future communications to me. Thank you.

Best,

Alexandra Leijon

Administrative Code and Register Director
Office of General Counsel
Department of State
Room 701 The Capitol | Tallahassee, FL
P: (850)245-6270

From: Debra Windberg <DebraW@marioncountyclerk.org>
Sent: Thursday, September 25, 2025 1:23 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Jared Thornton <jaredt@marioncountyclerk.org>; Debra Lewter <DebraL@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>
Subject: MRN20250916_ORDINANCE_2025-44

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 25-44. The Ordinance was adopted by the Marion County Board of County Commissioners on September 16, 2025.

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

Thank you in advance for your cooperation in this matter.

Sincerely,



Debra Windberg

Supervisor, Commission Records

352-671-5624 | DebraW@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 25 – 44

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) AMENDING ARTICLE 1, ADMINISTRATION, DIVISION 2, DEFINITIONS; 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, 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 August 20, 2025; 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 September 3, 2025, and September 16, 2025;

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 underscore 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~~).

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 16th day of September, 2025.

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


KATHY BRYANT, CHAIRMAN

ATTEST:


GREGORY C. HARRELL
CLERK OF CIRCUIT COURT

RECEIVED NOTICE FROM SECRETARY OF STATE
ON SEPTEMBER 25, 2025 ADVISING ORDINANCE
WAS FILED ON SEPTEMBER 25, 2025.

DIVISION 2. DEFINITIONS

DUE PUBLIC NOTICE. Publication of notice of the date, time, and place of a required public hearing; the title or titles of proposed ordinances, and the place within the County where such proposed ordinances may be inspected by the public. The notice shall also advise that interested parties may appear at the public hearing and be heard with respect to the proposed ordinance. Publication of notice shall be given at least ten days prior to said public hearing in a newspaper of general circulation in the County or on a publicly accessible website under s. 50.0311. Due public notice for public hearings of the Planning and Zoning Commission and the Board for land use permits shall include mailed written notice to all owners of property, within 300 feet of the boundaries of the property subject to the land use change, whose address is known by reference to the latest ad valorem tax records and to all parties of interest who timely request such notice in writing to the Growth Services Director or designee. The mailed notice shall include a brief explanation of the land use permit request and a location map identifying the property under consideration and shall notify the person of the time, date and location of all public hearings. Notices shall also be posted in a conspicuous place or places on or around such lots, parcels, or tracts of lands requesting the land use change. Affidavit proof of the required publication, mailing and posting of the notice shall be presented at the hearing by the Growth Services Director, or designee, to the Clerk of the Court. For land use changes initiated by the County, and for ordinances that change the actual lists of permitted, conditional or prohibited uses within a zoning category, the provisions of § 125.66(4) FS shall apply.

DIVISION 2. DEFINITIONS

DUE PUBLIC NOTICE. Publication of notice of the date, time, and place of a required public hearing; the title or titles of proposed ordinances, and the place within the County where such proposed ordinances may be inspected by the public. The notice shall also advise that interested parties may appear at the public hearing and be heard with respect to the proposed ordinance. Publication of notice shall be given at least ten days prior to said public hearing in a newspaper of general circulation in the County or on a publicly accessible website under s. 50.0311. Due public notice for public hearings of the Planning and Zoning Commission and the Board for land use permits shall include mailed written notice to all owners of property, within 300 feet of the boundaries of the property subject to the land use change, whose address is known by reference to the latest ad valorem tax records and to all parties of interest who timely request such notice in writing to the Growth Services Director or designee. The mailed notice shall include a brief explanation of the land use permit request and a location map identifying the property under consideration and shall notify the person of the time, date and location of all public hearings. Notices shall also be posted in a conspicuous place or places on or around such lots, parcels, or tracts of lands requesting the land use change. Affidavit proof of the required publication, mailing and posting of the notice shall be presented at the hearing by the Growth Services Director, or designee, to the Clerk of the Court. For land use changes initiated by the County, and for ordinances that change the actual lists of permitted, conditional or prohibited uses within a zoning category, the provisions of § 125.66(4) FS shall apply.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 25, 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. 25-45, which was filed in this office on September 25, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL

Debra Windberg

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Thursday, September 25, 2025 02:34 PM
To: Debra Windberg; County Ordinances
Cc: Debra Lewter; Susan Mills McAllister; Jared Thornton
Subject: RE: MRN20250916_ORDINANCE_2025-45
Attachments: Marion20250925_Ordinance25_45_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance No. 25-45.

Best,

Alexandra Leijon
Administrative Code and Register Director
Office of General Counsel
Department of State
Room 701 The Capitol | Tallahassee, FL
P: (850)245-6270

From: Debra Windberg <DebraW@marioncountyclerk.org>
Sent: Thursday, September 25, 2025 1:25 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Lewter <DebraL@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Jared Thornton <jaredt@marioncountyclerk.org>
Subject: MRN20250916_ORDINANCE_2025-45

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 25-45. The Ordinance was adopted by the Marion County Board of County Commissioners on September 16, 2025.

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

Thank you in advance for your cooperation in this matter.

Sincerely,



Debra Windberg

Supervisor, Commission Records

352-671-5624 | DebraW@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 25 – 45

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) AMENDING ARTICLE 2, DIVISION 4, LAND DEVELOPMENT CODE AMENDMENT, SECTION 2.4.4 COMPLETION AND CLOSE OUT; 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, 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 August 20, 2025; 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 September 3, 2025, and September 16, 2025;

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 underscore 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 2, Division 4, Land Development Code Amendment, Section 2.4.4 Completion and Close Out of the Marion County Land Development Code, is hereby amended to reflect the attached revised definitions:

See Attachment 1 (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,

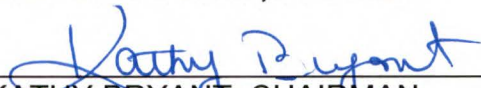
or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this ordinance. The Board of County Commissioners do not intend that 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.

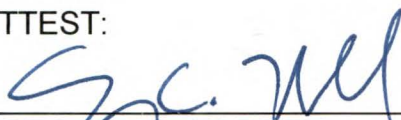
DULY ADOPTED this 16th day of September, 2025.

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



KATHY BRYANT, CHAIRMAN

ATTEST:



GREGORY C. HARRELL
CLERK OF CIRCUIT COURT

RECEIVED NOTICE FROM SECRETARY OF STATE
ON SEPTEMBER 25, 2025 ADVISING ORDINANCE
WAS FILED ON SEPTEMBER 25, 2025.

Sec. 2.4.4. Completion and close out.

- A. The Board shall hold public hearings to consider recommendations from the LDRC for approval or denial of proposed LDC amendments. The Board shall provide for public notice and hearings as follows:
- (1) The Board shall hold two advertised public hearings on the proposed ordinance. At least one hearing shall be held after 5:00 p.m. on a weekday, unless the Board, by a majority plus one vote elects to conduct that hearing at another time of day. The first public hearing shall be held at least seven days after the day that the first advertisement is published. The second hearing shall be held at least ten days after the first hearing and shall be advertised at least five days prior to the public hearing.
 - (2) If published in the print edition of a newspaper, ~~The~~ the required advertisements shall be no less than two columns wide by ten inches long in a standard size newspaper and the headline in the advertisement shall be in a type no smaller than 18 point and shall comply with the provisions of § 125.66 FS.
- B. Board decisions, appeals. All recommendations for a LDC amendment shall be approved or denied by a majority vote of the Board members present and voting at the public hearing of the Board. If the vote of the Board results in a tie vote, the tie vote may operate as a deferral to the next Board public hearing or date otherwise designated by the Board and the Board may defer the Amendment until a full Board is present. Appeal of any decision of the Board granting or denying a LDC amendment shall be made by filing a Petition for Writ of Certiorari with the Circuit Court in Marion County within 30 days of rendition of the decision to be reviewed.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 2.4.4. Completion and close out.

- A. The Board shall hold public hearings to consider recommendations from the LDRC for approval or denial of proposed LDC amendments. The Board shall provide for public notice and hearings as follows:
- (1) The Board shall hold two advertised public hearings on the proposed ordinance. At least one hearing shall be held after 5:00 p.m. on a weekday, unless the Board, by a majority plus one vote elects to conduct that hearing at another time of day. The first public hearing shall be held at least seven days after the day that the first advertisement is published. The second hearing shall be held at least ten days after the first hearing and shall be advertised at least five days prior to the public hearing.
 - (2) If published in the print edition of a newspaper, the required advertisements shall be no less than two columns wide by ten inches long in a standard size newspaper and the headline in the advertisement shall be in a type no smaller than 18 point and shall comply with the provisions of § 125.66 FS.
- B. Board decisions, appeals. All recommendations for a LDC amendment shall be approved or denied by a majority vote of the Board members present and voting at the public hearing of the Board. If the vote of the Board results in a tie vote, the tie vote may operate as a deferral to the next Board public hearing or date otherwise designated by the Board and the Board may defer the Amendment until a full Board is present. Appeal of any decision of the Board granting or denying a LDC amendment shall be made by filing a Petition for Writ of Certiorari with the Circuit Court in Marion County within 30 days of rendition of the decision to be reviewed.

(Ord. No. 13-20, § 2, 7-11-2013)



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 25, 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. 25-46, which was filed in this office on September 25, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL

Debra Windberg

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Thursday, September 25, 2025 02:34 PM
To: Debra Windberg; County Ordinances
Cc: Debra Lewter; Susan Mills McAllister; Jared Thornton
Subject: RE: MRN20250916_ORDINANCE_2025-46
Attachments: Marion20250925_Ordinance25_46_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance No. 25-46.

Best,

Alexandra Leijon
Administrative Code and Register Director
Office of General Counsel
Department of State
Room 701 The Capitol | Tallahassee, FL
P: (850)245-6270

From: Debra Windberg <DebraW@marioncountyclerk.org>
Sent: Thursday, September 25, 2025 1:27 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Lewter <DebraL@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Jared Thornton <jaredt@marioncountyclerk.org>
Subject: MRN20250916_ORDINANCE_2025-46

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 25-46. The Ordinance was adopted by the Marion County Board of County Commissioners on September 16, 2025.

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

Thank you in advance for your cooperation in this matter.

Sincerely,



Debra Windberg

Supervisor, Commission Records

352-671-5624 | DebraW@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 25 – 46

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) AMENDING ARTICLE 2, DIVISION 7, ZONING CHANGE, SECTION 2.7.1 APPLICABILITY; 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, 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 August 20, 2025; 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 September 3, 2025, and September 16, 2025;

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 underscore 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 2, Division 7, Zoning Change, Section 2.7.1 Applicability of the Marion County Land Development Code, is hereby amended to reflect the attached revised definitions:

See Attachment 1 (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

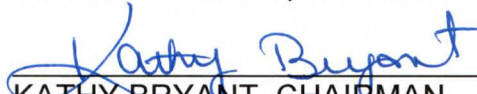
jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this ordinance. The Board of County Commissioners do not intend that this ordinance be held applicable in any case where its application would be unconstitutional, 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 16th day of September, 2025.

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


KATHY BRYANT, CHAIRMAN

ATTEST:


GREGORY C. HARRELL
CLERK OF CIRCUIT COURT

RECEIVED NOTICE FROM SECRETARY OF STATE
ON SEPTEMBER 25, 2025 ADVISING ORDINANCE
WAS FILED ON SEPTEMBER 25, 2025.

Sec. 2.7.1. Applicability.

- A. An application for the rezoning of a parcel of land may be obtained from the Growth Services Department. The application shall include all material and information, including proposed densities and intensities, necessary to demonstrate that the granting of the rezoning request will be consistent with the adopted Comprehensive Plan and any amendments thereto; and will be compatible with the surrounding area.
- B. Rezoning of property initiated by the Board without application by the property owner shall be enacted pursuant to the following procedures:
 - (1) In cases in which the proposed ordinance changes the actual zoning map designation for a parcel or parcels of land involving less than ten contiguous acres the Board shall provide due public notice and shall notify by registered mail each real property owner whose land the Board proposes to redesignate. The notice shall state the substance of the proposed ordinance as it affects that property owner and shall set a time and place for a public hearing. Such notice shall be given at least 30 days prior to the date set for the public hearing before the Board, and a copy of such notice shall be kept available for public inspection during the regular business hours at the office of the Planning/Zoning Manager.
 - (2) In cases in which the proposed ordinance changes the actual list of permitted, conditional, or prohibited uses within a zoning category, or changes the actual zoning map designation of a parcel or parcels of land involving ten contiguous acres or more, the Board shall provide for public notice and hearings as follows:
 - (a) The Board shall hold two advertised public hearings on the proposed ordinance. At least one hearing shall be held after 5:00 p.m. on a weekday, unless the Board, by a majority plus one vote elects to conduct that hearing at another time of day. The first public hearing shall be held at least seven days after the day that the first advertisement is published. The second hearing shall be held at least ten days after the first hearing and shall be advertised at least five days prior to the public hearing.
 - (b) ~~If published in the print edition of a newspaper, The the~~ required advertisements shall be no less than two columns wide by ten inches long in a standard size newspaper and the headline in the advertisement shall be in a type no smaller than 18 point and shall comply with the provisions of § 125.66(4) FS.
- C. An application for rezoning shall not be construed to be, or be processed as, an application for a special use permit or vice versa. However, an applicant may submit applications in the alternative, one being an application for a rezoning, and the other being an application for a special use permit, upon payment of the applicable fee for each type of application. The Board of County Commissioners may consider such alternative applications with respect to the same parcel at the same public hearing. In such case, each alternative application shall be noticed and advertised so that the public will be on notice that the two alternatives will be considered during the same public hearing. Each alternative will receive the appropriate staff analysis and recommendation in a written report, but such analysis and recommendation may be included in a single staff report as long as the two alternatives are clearly distinguished for the reader. Notwithstanding the foregoing, the Marion County Board of County Commissioners shall have the authority to approve a pending zoning application to a lesser intensive zoning classification than the classification applied for at a public hearing without the necessity of the applicant filing either a revised rezoning application or an alternative application for a less intense zoning application.

(Ord. No. 13-20, § 2, 7-11-2013; Ord. No. 23-12, § 1, 5-2-2023)

Sec. 2.7.1. Applicability.

- A. An application for the rezoning of a parcel of land may be obtained from the Growth Services Department. The application shall include all material and information, including proposed densities and intensities, necessary to demonstrate that the granting of the rezoning request will be consistent with the adopted Comprehensive Plan and any amendments thereto; and will be compatible with the surrounding area.
- B. Rezoning of property initiated by the Board without application by the property owner shall be enacted pursuant to the following procedures:
 - (1) In cases in which the proposed ordinance changes the actual zoning map designation for a parcel or parcels of land involving less than ten contiguous acres the Board shall provide due public notice and shall notify by registered mail each real property owner whose land the Board proposes to redesignate. The notice shall state the substance of the proposed ordinance as it affects that property owner and shall set a time and place for a public hearing. Such notice shall be given at least 30 days prior to the date set for the public hearing before the Board, and a copy of such notice shall be kept available for public inspection during the regular business hours at the office of the Planning/Zoning Manager.
 - (2) In cases in which the proposed ordinance changes the actual list of permitted, conditional, or prohibited uses within a zoning category, or changes the actual zoning map designation of a parcel or parcels of land involving ten contiguous acres or more, the Board shall provide for public notice and hearings as follows:
 - (a) The Board shall hold two advertised public hearings on the proposed ordinance. At least one hearing shall be held after 5:00 p.m. on a weekday, unless the Board, by a majority plus one vote elects to conduct that hearing at another time of day. The first public hearing shall be held at least seven days after the day that the first advertisement is published. The second hearing shall be held at least ten days after the first hearing and shall be advertised at least five days prior to the public hearing.
 - (b) If published in the print edition of a newspaper, the required advertisements shall be no less than two columns wide by ten inches long in a standard size newspaper and the headline in the advertisement shall be in a type no smaller than 18 point and shall comply with the provisions of § 125.66(4) FS.
- C. An application for rezoning shall not be construed to be, or be processed as, an application for a special use permit or vice versa. However, an applicant may submit applications in the alternative, one being an application for a rezoning, and the other being an application for a special use permit, upon payment of the applicable fee for each type of application. The Board of County Commissioners may consider such alternative applications with respect to the same parcel at the same public hearing. In such case, each alternative application shall be noticed and advertised so that the public will be on notice that the two alternatives will be considered during the same public hearing. Each alternative will receive the appropriate staff analysis and recommendation in a written report, but such analysis and recommendation may be included in a single staff report as long as the two alternatives are clearly distinguished for the reader. Notwithstanding the foregoing, the Marion County Board of County Commissioners shall have the authority to approve a pending zoning application to a lesser intensive zoning classification than the classification applied for at a public hearing without the necessity of the applicant filing either a revised rezoning application or an alternative application for a less intense zoning application.

(Ord. No. 13-20, § 2, 7-11-2013; Ord. No. 23-12 , § 1, 5-2-2023)



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 25, 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. 25-47, which was filed in this office on September 25, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL

Debra Windberg

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Thursday, September 25, 2025 02:34 PM
To: Debra Windberg; County Ordinances
Cc: Debra Lewter; Susan Mills McAllister; Jared Thornton
Subject: RE: MRN20250916_ORDINANCE_2025-47
Attachments: Marion20250925_Ordinance25_47_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance No. 25-47.

Best,

Alexandra Leijon
Administrative Code and Register Director
Office of General Counsel
Department of State
Room 701 The Capitol | Tallahassee, FL
P: (850)245-6270

From: Debra Windberg <DebraW@marioncountyclerk.org>
Sent: Thursday, September 25, 2025 1:32 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Lewter <DebraL@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Jared Thornton <jaredt@marioncountyclerk.org>
Subject: MRN20250916_ORDINANCE_2025-47

EMAIL RECEIVED FROM EXTERNAL SOURCE

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

Good afternoon Ms. Groesenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 25-47, which includes Resolution 25-R-368. The Ordinance and Resolution were adopted by the Marion County Board of County Commissioners on September 16, 2025.

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

Thank you in advance for your cooperation in this matter.

Sincerely,



Debra Windberg

Supervisor, Commission Records

352-671-5624 | DebraW@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. 25-47

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING REZONING 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 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 PERMIT APPROVALS. The Board hereby approves the below-listed applications for Rezoning. NOTE: The terms and conditions of Board approvals of the Planned Unit Developments are stated in the Board Resolution corresponding to each Planned Unit Development Petition shown below.

1. **AGENDA ITEM 15.2.1. 250406ZC** – Gary W. Smallridge and 4 C Family Trust, LLC, Zoning Change from General Agriculture (A-1) to Regional Business (B-4), for all permitted uses, 30.21 acre tract, on Parcel Account Numbers 41520-001-04 and 41520-101-04, no address assigned.
2. **AGENDA ITEM 15.2.2. 250908ZP** – Prosperity US 27 LLC, Zoning Change from expired Planned Unit Development (PUD 160504Z, formerly General Agriculture A-1) to Planned Unit Development (PUD) for a maximum proposed total of 151 single-family residential units, 39.36 acre parcel, on Parcel Account Number 36640-004-00, no addresses assigned.

Subject to all terms and conditions of Resolution 25-R-368 attached hereto and incorporated herein by reference.

AGENDA ITEM # 15.2.1. 250406ZC (Gary W. Smallridge and 4 C Family Trust, LLC) shall not take effect unless and until concurrent Developer's Agreement regarding Agenda Item # 15.2.1.

Gary W. Smallridge and 4 C Family Trust, LLC, Zoning Change is effective. Developer's Agreement proffered by applicant for conditional zoning pursuant to Laws of Florida 1985-464 (Senate Bill No. 542).

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.

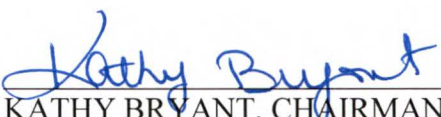
DULY ADOPTED in regular session this 16TH day of SEPTEMBER, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE
ON SEPTEMBER 25, 2025 ADVISING ORDINANCE
WAS FILED ON SEPTEMBER 25, 2025.

RESOLUTION NO. 25-R-368

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON A 39.36 ACRE PARCEL FOR PROSPERITY US 27, LLC, ZONING CASE NUMBER 250908ZP; 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 August 25, 2025; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, September 16, 2025. Now therefore,

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

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 250908ZP – Prosperity US 27, LLC, the application requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by David Tillman, Ocala, FL 34471, to allow for a maximum proposed total of 151 single-family residential units, on an approximately 39.36 acre parcel, on Parcel Account Number 36640-004-00, no address assigned.

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

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

Table 2. DEVELOPMENT SETBACKS 36640-004-00	
Direction	Setback
Front (No sidewalk/Sidewalk)	20'/25'
Rear	15'
Side (Interior/Streetside)	5'/20'
Accessory (Side/Rear)	5'/10'

2. The PUD shall comply with the Staff Recommended PUD Development Buffers listed in Table 3 below and as listed within the the PUD concept plan provided as Exhibit A

TABLE 3. BUFFERS FOR PARCEL 36640-004-00				
Direction	Adjoining Use	Per LDC	Proposed	Staff Recommended
North	Single-Family Residential	E-Type	Modified C-Type*^	Modified C-Type*^
South	Single-Family Residential Government Institution	C-Type	Modified C-Type*^	Modified C-Type*^
East	Multi-Family Residential Government Institution Vacant Multi-Family Residential	C-Type	Modified C-Type* Enhanced Landscaping*	Modified C-Type* Enhanced Landscaping*
West	Single-Family Residential	E-Type	Existing Vegetation	Existing Vegetation
Entrance	ROW	N/A	Entrance Landscaping as shown	Entrance Landscaping as shown

*Privacy fencing.

^Buffer does not extend the entire length of the property.

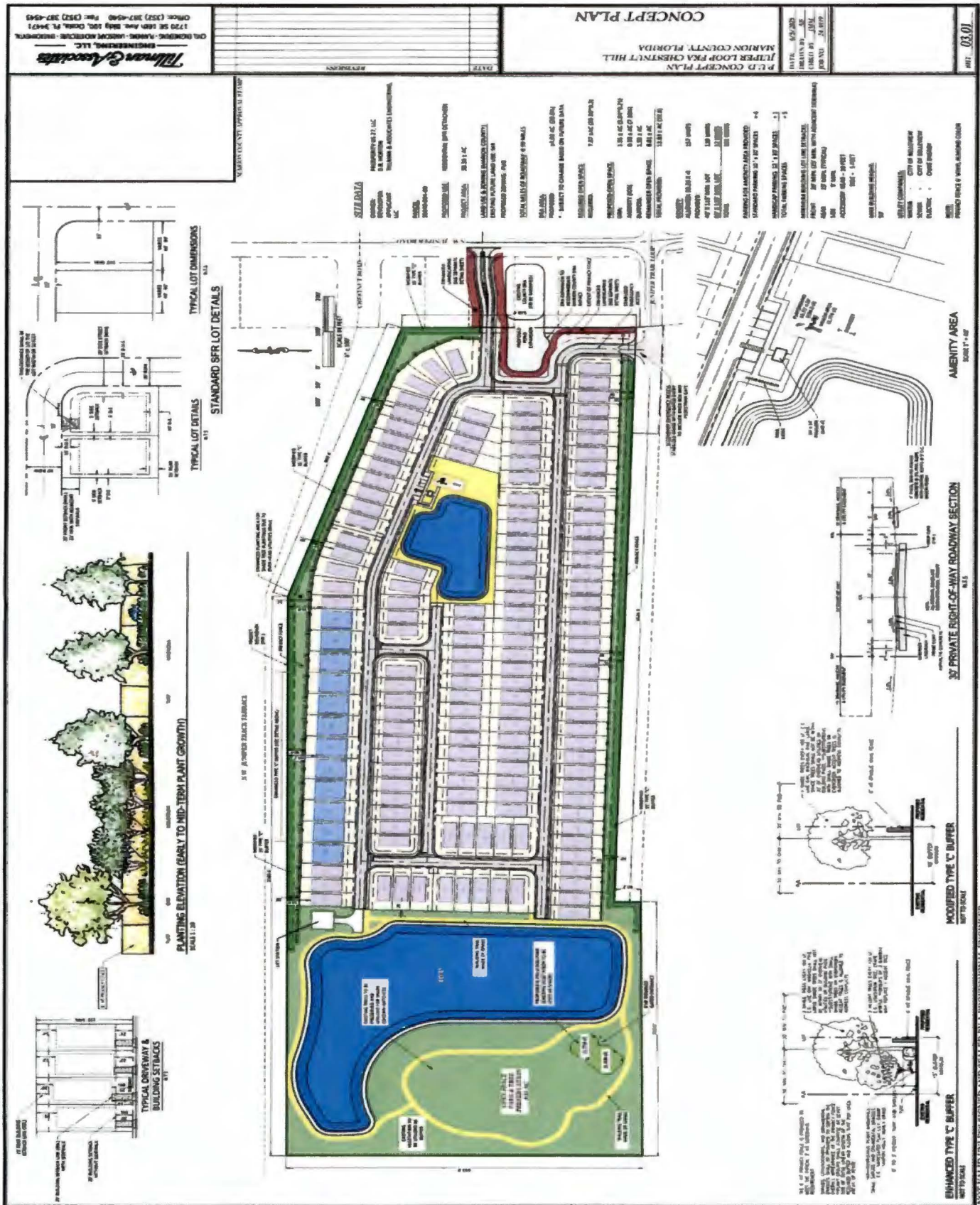
3. Buffers shall be provided as shown within the PUD concept plan with enhanced buffering running the entire length of lots 19-30.
4. The PUD shall be limited to a maximum of 151 detached single-family residences.
5. Lots 19-30, as shown along the northern property boundary line of the PUD concept plan, shall be limited to single-story homes.
6. The PUD shall be developed consistent with the PUD Concept Plan provided as Exhibit A.
7. Requirements provided by OCE and MCPS regarding each of the respective access points must be adhered to.
8. Two points of access, as described in the Traffic Study, must be developed.
9. Sidewalk to be provided internally as shown in the PUD concept plan.
10. Sidewalks, as required by OCE, shall be developed along Juniper Rd. and to Legacy Elementary.
11. PUD site must comply with the County's LDC lighting standards that require lighting be shielded so as to not cast direct lighting off-site and a photometric plan be provided during major site plan review to ensure no negative impacts to neighboring parcels.
12. The PUD must meet the LDC requirement of a minimum of 20% improved open space.

13. A property owner's association OR the developer must care for and maintain all common areas used by residents of the subdivision, as well as buffers, stormwater, and any other forms of infrastructure within the subdivision.
14. The final PUD Master Plan shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the Land Development Codes notice provisions at the applicant's expense.
15. A Stormwater agreement for using the DRA shall occur no later than 6 months after PUD approval.
16. The County shall have no obligation to fund, perform, or reimburse any maintenance, repair, replacement, capital, or operational costs for stormwater facilities within or affecting the DRA; the Developer/HOA is solely responsible.
17. The County shall not share in any catastrophic failure repairs (e.g., breach, sinkhole, structure collapse). Developer/HOA must restore, repair, and indemnify the County.
18. Developer can relocate an equivalent storage volume to the DRA's existing capacity (based on current as-built stage-storage), plus one (1) foot of freeboard is reserved exclusively for the County's present and future use and shall not be utilized to serve the Project or third parties.
19. Perpetual drainage & storage easement: Record an easement in favor of the County over the DRA area covering (i) the reserved storage, (ii) defined County inflow hydrographs, and (iii) inspection and emergency access rights.
20. Record an Operation and Maintenance plan and funding mechanism (Developer/HOA) for all stormwater assets affecting the DRA, with annual inspection reports provided to the County.
21. Construction of amenities shall commence by the first C.O. of a residence and shall be finished by the 30th C.O. of a residence.
22. If conditions are not met:
 - a. First Notice: Written notice stating the violation and supporting evidence is sent.
 - b. Second Notice: Final written notice.
 - c. Final Action: Permit hold to be placed until violations are resolved.

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.

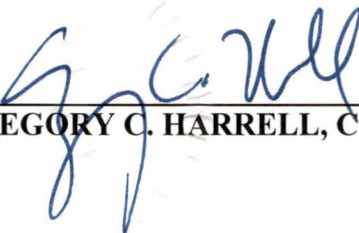
SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon the effective date of this Zoning Change's corresponding Rezoning Ordinance, No. 25-47.

DULY ADOPTED in regular session this 16th day of September, 2025.



ATTEST:

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



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN