



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: June 3, 2025
RE: Ordinances 24-23 (Corrected) and 25-12 (Corrected)

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

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

GCH/smm



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

May 21, 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 Corrected Ordinance No. 24-23, which was filed in this office on May 21, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Wednesday, May 21, 2025 10:49 AM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister; Tiffany Burdette
Subject: RE: MRN20240820_ORDINANCE_2024_23_ THIRD CORRECTED
Attachments: Marion20250521_Ordinance24_23_Ack (THIRD CORRECTED).pdf

Good morning,

Attached is the acknowledgement letter for Marion County Corrected Ordinance 24-23.

Thank you,

David Parrish

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

From: Debra Lewter <DebraL@marioncountyclerk.org>
Sent: Wednesday, May 21, 2025 10:24 AM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Tiffany Burdette <tiffanyb@marioncountyclerk.org>
Subject: MRN20240820_ORDINANCE_2024_23_ THIRD 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 **third corrected** Marion County Ordinance 24-23, which includes Resolution 24-R-329 through 24-R-335. Please note **corrected Resolution 24-R-335**. Also included is the Interdepartmental Correspondence Letter advising of the scrivener's error. The Ordinance was adopted by the Marion County Board of County Commissioners on August 20, 2024 and was originally filed in your office on August 28, 2024.

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

Thank you in advance for your cooperation in this matter.

Sincerely,



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, May 21, 2025 10:24 AM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister; Tiffany Burdette
Subject: MRN20240820_ORDINANCE_2024_23_ THIRD CORRECTED
Attachments: MRN20240820_ORDINANCE_2024_23_ THIRD CORRECTED - MEMO.pdf; MRN20240820_ORDINANCE_2024_23_ THIRD 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 **third corrected** Marion County Ordinance 24-23, which includes Resolution 24-R-329 through 24-R-335. Please note **corrected Resolution 24-R-335**. Also included is the Interdepartmental Correspondence Letter advising of the scrivener's error. The Ordinance was adopted by the Marion County Board of County Commissioners on August 20, 2024 and was originally filed in your office on August 28, 2024.

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

Thank you in advance for your cooperation in this matter.

Sincerely,




**Marion County
Board of County Commissioners**

Growth Services • Planning & Zoning

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

INTERDEPARTMENTAL CORRESPONDENCE

MEMO TO: Debra Lewter-Deputy Clerk, Commission Records Division

FROM: Kenneth Weyrauch, Deputy Director 

DATE: May 7, 2025

SUBJECT: Scrivener's Errors on Ordinance 24-23

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic PDF copy of the corrected Marion County Ordinance 24-23. The Ordinance was adopted by the Marion County Board of County Commissioners on August 20, 2024, and was originally filed in your office on August 28, 2024.

Ordinance 24-23, which was adopted August 20, 2024, and had scrivener's errors; Resolution 24-R-335 contains an error in the designation of the P&Z Commission's recommendation. This has now been added to correctly reflect the application that was approved.

THIRD CORRECTED ORDINANCE NO. 24-23

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

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

WHEREAS, property owner(s) have submitted petition(s) for rezoning and/or special use permits and such applications identify the property by metes and bounds description or by the Marion County Property Appraiser parcel number and such identifications of property are hereby incorporated into this ordinance by reference, and

WHEREAS, the Board has considered the recommendations of the Marion County Planning and Zoning Commission and has conducted the necessary public hearing and has approved the applications contained in this ordinance. Now therefore,

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

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

1. **AGENDA ITEM 15.2.1 240802SU** --TCVM LTD. Corp, Special Use Permit to expand an Educational Center, 39.61 acres, Parcel Account Number 02039-000-00, site address 9700 W CR 318, Reddick, FL 32686.

Subject to all terms and conditions of Resolution 24-R-329 attached hereto and incorporated herein by reference.

2. **AGENDA ITEM 15.2.2 240804SU** --Noonan, Diocese of Orlando, Special Use Permit to allow for the expansion of an Existing Church Complex in Rural Activity Center (RAC) and Manufactured Housing (M-H) Zone, 8.72 acres, Parcel Account Number 21108-000-00, site address 11153 W HWY 40, Ocala, FL 34482

Subject to all terms and conditions of Resolution 24-R-331 attached hereto and incorporated herein by reference.

3. **AGENDA ITEM 15.2.3 240806SU** --Jay Fratello, Special Use Permit to allow for Beer and Wine Sales at a Snack Bar/Cantina that is within 1000' of Public Park (Marjorie Harris-Carr Cross Florida Greenway), 3.61 acres, Parcel Account Numbers 3137-002-019, 3137-002-17, 3137-002-15, and 3137-002-013, no address assigned.

Subject to all terms and conditions of Resolution 24-R-330 attached hereto and incorporated herein by reference.

4. **AGENDA ITEM 15.2.5 240810ZC** -- Brandon Jimerson and Bobbie Stutts, Zoning Change from Single-Family Dwelling (R-1) to General Agricultural Estate (A-3), 4.34 acres, Parcel Account Number 48948-000-00, no address assigned.
5. **AGENDA ITEM 15.2.6 240811ZC** --PAC3 Properties LLC, Zoning Change from Expired Planned Unit Development (PUD) to Single-Family Dwelling (R-1), 1.01 acres, Parcel Account Number 1751-014-017, site address 19874 SE 59th Lane, Dunnellon, FL 34431.
6. **AGENDA ITEM 15.2.8 240816ZC** --Meridian Land Holdings, LLC, Zoning Change from General Agriculture (A-1) and Community Business (B-2) to Rural Activity Center (RAC) and General Agriculture (A-1), 25-acre portion of 34.31 acres, Parcel Account Number 12550-000-00, site address 5465 NW 110th Avenue, Ocala, FL 34482.
7. **AGENDA ITEM 15.3.2 240703SU** -- Pinnucia Viola, Special Use Permit to allow for a Dude Ranch, in a General Agriculture (A-1) Zone, 8.83 acres, Parcel Account Number 49448-001-00, site address 15021 South CR 25, Weirsdale, FL 32195.

Subject to all terms and conditions of Resolution 24-R-333 attached hereto and incorporated herein by reference.

8. **AGENDA ITEM 15.3.3 240808SU** --Acristo Investments, LLC, Special Use Permit to allow for a Warehouse in a Regional Business (B-4) Zone, 1.04 acres, Parcel Account Number 9025-0621-03, no address assigned.

Subject to all terms and conditions of Resolution 24-R-334 attached hereto and incorporated herein by reference.

9. **AGENDA ITEM 15.3.4 240812ZC** --Zuber Mine, Inc., CDH Realty, LLC, and CGB Construction Group, Inc., Zoning Change Request from Single-Family Dwelling (R-1) and Mixed Residential (R-4) to Regional Business (B-4) Zone, 28.22 acres of 31.31 acres, Parcel Account Numbers 13338-000-00, 13338-000-01, and 13338-000-03, historic site address 31277 NW 56th Street, Ocala, FL 34482.

10. **AGENDA ITEM 15.3.6 240814ZP** --Adena GC Holdings, LLC, Zoning Change to Amend Existing Planned Unit Development (PUD), 659.85 acres, Parcel Account Numbers 14699-000-07, 14605-002-00, 14606-002-00 & 14699-001-00, site address 544 NW 78th Lane Road, Ocala, FL 34475.

Subject to all terms and conditions of Resolution 24-R-335 attached hereto and incorporated herein by reference.

11. **AGENDA ITEM 15.3.7 240815ZP** --Armstrong Land LLC, Zoning Change from Planned Unit Development (PUD) to modify the unit type from Townhomes to Single-Family Dwellings, 10.33 acres, Parcel Account Number 9007-0000-12, no address assigned.

Subject to all terms and conditions of Resolution 24-R-332 attached hereto and incorporated herein by reference.

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

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

AGENDA ITEM # 15.2.8. 240816ZC (Meridian Land Holdings, LLC) shall not take effect unless and until concurrent Ordinance Number 24-22 regarding Agenda Item #15.2.7. Adopting Small-Scale Amendment 24-S07 is effective.

AGENDA ITEM # 15.3.6. 240814ZP (Adena GC Holdings, LLC) shall not take effect unless and until concurrent Developer's Agreement regarding Agenda Item #15.3.6. Adena GC Holdings, LLC Zoning Change is effective.

DULY ADOPTED in regular session this 20TH day of August, 2024.

ATTEST:


GREGORY C. HARRELL, CLERK

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA


MICHELLE STONE, CHAIR

RECEIVED NOTICE FROM SECRETARY OF STATE ON MAY 21,
2025 ADVISING ORDINANCE WAS FILED ON MAY 21, 2025.

RESOLUTION NO. 24-R-329

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on July 29, 2024; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, August 20, 2024. Now therefore,

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

SECTION 1. ZONING CHANGE PETITION 240802SU - TCVM LTD Corp, Requests Amended Special Use Permit, as submitted by Mastroserio Engineering, Inc., Ocala, FL 34471, to Expand an Educational Center, on 39.61 acres, Parcel Account Number 02039-000-00, site address 9700 W CR 318, Reddick, FL 32686.

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

- 1) The site shall be developed and operated consistent with the submitted conceptual plan and the conditions as provided with this approval.
- 2) Access to the subject property shall be via Hwy 318.
- 3) Additional development of the Chi Institute may include up to three (3) Phases as follows:
 - Phase 1 - Barn and Equine Arena 20,000 SF, Office 8,000 SF
 - Phase 2 - Student Dormitory 18,000 SF
 - Phase 3 - Storage Building 11,000 SF, Administration Building 3,400 SF, Zen Garden & Pavilion.
- 4) A Modified Type D Buffer (minimum 15' wide, minimum of 5 trees and 18 shrubs per 100 linear feet, and a minimum 6' high fence in lieu of a wall) shall be extended and maintained along the property's western boundary as indicated by the conceptual plan package.
- 5) The maximum number of students shall be two hundred (200).
- 6) The hours of operation shall be Monday through Saturday, 9:00 a.m. to 5:30 p.m. and Sunday, 9:00 a.m. to 1:00 p.m.
- 7) The existing vegetative buffer shall be maintained on the subject property.
- 8) The existing fencing around the subject property shall be maintained.

- 9) The applicant shall comply with all applicable health/safety codes and/or permitting requirements (e.g., site, building, fire, change of use, driveway, etc.) for the site and use modifications authorized with this Special Use Permit.
- 10) The expansion or addition of structures to the subject property, increases in non-family employees, and increases in students are not permitted; however, a new Special Use Permit Application may be submitted for consideration for such expansions or additions.
- 11) The Special Use Permit shall terminate upon the sale or transfer of the property to another person or entity not controlled by the applicant.

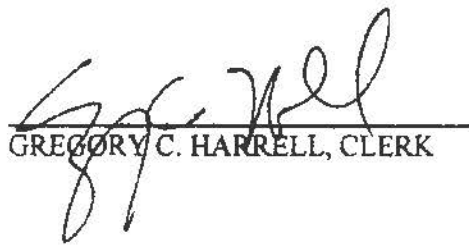
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

DULY ADOPTED in regular session this 20th day of August, 2024.

ATTEST:

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


GREGORY C. HARRELL, CLERK


MICHELLE STONE, CHAIRMAN

RESOLUTION NO. 24-R-331

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on July 29, 2024; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, August 20, 2024. Now therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 240804SU – Bishop Noonan, Diocese of Orlando, Special Use Permit, as submitted by Pigeon-Adurra, LLC, Ocala, FL 34471, to allow for the expansion of an Existing Church Complex in Rural Activity Center (RAC) and Manufactured Housing (M-H) Zone, on 8.72 acres, Parcel Account Number 21108-000-00, site address 11153 W HWY 40, Ocala FL 34482.

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

1. The project shall be developed consistent with the conceptual plan that was submitted with this application.
2. The project is limited to the previously approved structures and the proposed 3,000 sf building as shown on the conceptual plan that was submitted with this application. Any further expansion of the site will require approval from a new Special Use Permit.
3. A major site plan approval from the Development Review Committee is required for all development on the subject property.
4. Cross access to adjacent properties, when required, must be paved.
5. Along the site's north boundary, development of the site shall comply with the following:
 - a. For the LDC required Type "B" Buffer, the interior side buffer wall requirement may not be waived; however, a LDC Waiver(s) may be obtained to phase installation of the buffer and buffer wall to correspond with the site's development and/or to allow a "blank building wall" to function as the buffer wall in lieu of providing two parallel walls; or
 - b. In lieu of the regularly required Type "B" Buffer, a modified Type "A" Buffer, including a minimum 6' high continuous interior side opaque vinyl privacy/buffer fence shall be installed and maintained to run parallel to the boundary; however, a LDC Waiver(s) may be obtained to phase installation of the buffer and buffer

fence to correspond with the site's development and/or to allow a "blank building wall" to function as the buffer fence in lieu of providing two parallel barriers.

- c. Along the west boundary, a modified Type "E" Buffer, increasing the buffer width to a minimum 10' wide and increasing the minimum number of shade trees from four to five shade trees per 100 linear feet, shall be provided; however, a LDC Waiver may be obtained to phase installation of the buffer to correspond with the site's development.
6. The sport/ball fields shall not be lighted or used/operated after dark. However, an exception to night-time use maybe permitted as part of a Special Event Permit issued consistent with Marion County regulations. Before the field is developed, the applicant and/or agent shall work with Growth Services Staff and the Dorchester Estate's HOA board considering the size, design, and any additional buffering of the field.
7. The general/day-to-day ingress/egress shall be from W. Hwy 40 via the existing Guadalupe Mission Complex immediately east of the site.
8. A gated emergency ingress/egress connection may be provided to NW 112th Court and the Dorchester Estates Subdivision (DES); however, no general/day-to-day ingress/egress shall be provided through DES. In the event an agreement to allow general/day-to-day ingress/egress through DES is reached between the site owner and the Dorchester Estates Property Owners Association, and upon recording of said agreement, NW 112th Court may then be used for general/day-to-day ingress/egress without requiring any amendment and/or reconsideration of this specific Special Use Permit condition.
9. This Special Use Permit will repeal and replace the previous Special Use Permits on this property relating to this use.
10. The Special Use Permit will terminate in the event there is a division or subdivision of the site and/or it is separated from the current Guadalupe Mission Complex property.
11. The Special Use Permit shall run with the Diocese of Orlando/Guadalupe Mission and not with the property.

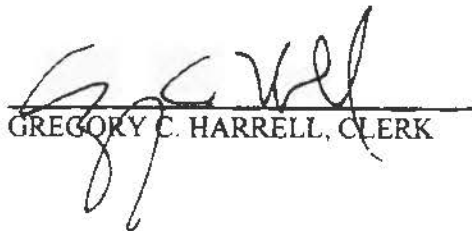
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

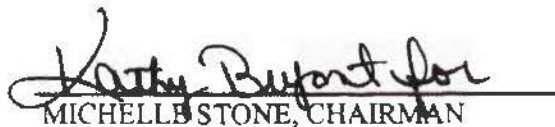
SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 20th day of August, 2024.

ATTEST:

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


GREGORY C. HARRELL, CLERK


MICHELLE STONE, CHAIRMAN

RESOLUTION NO. 24-R-330

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on July 29, 2024; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, August 20, 2024. Now therefore,

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

SECTION 1. ZONING CHANGE PETITION 240806SU - Jay Fratello, Special Use Permit to allow for Beer and Wine Sales at a Snack Bar/Cantina inside the proposed Football Factory (soccer complex) that is within 1,000' of Public Park (Marjorie Harris-Carr Cross Florida Greenway), on 3.61 acres, Parcel Account Numbers 3137-002-019, 3137-002-17, 3137-002-15, and 3137-002-013, no address assigned.

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

1. The Special Use Permit shall run with the owner of this property, Jay Fratello, not the property itself. Sale of this property or business shall void the Special Use Permit immediately.
2. All lighting shall be shielded in order to shield the SR 35 corridor and surrounding properties.
3. The southern and eastern boundaries shall have a Type 'C' buffer installed and maintained. A modified Type 'B' Buffer shall be installed and maintained on the west side of the property. No buffer is required to the north side of the property.
4. The site shall be operated consistent with the application, submitted conceptual plan and conditions as provided.
5. The applicant shall maintain a 2COP Beer & Wine license through the Department of Business and Professional Regulation.
6. Sale of alcohol shall only be permitted during the time of field operations and when permitted under State and local laws.
7. The Special Use Permit shall expire on August 20, 2029, at which point, it may be renewed administratively up to 3 consecutive times, for up to 3 years each, by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:

- a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit against the subject property, or
- b. Neighboring property owners within 600 feet of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
- c. The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).

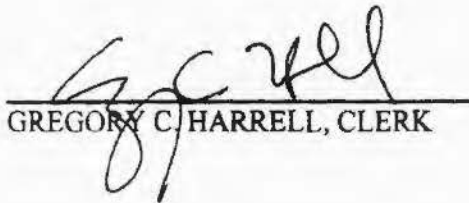
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

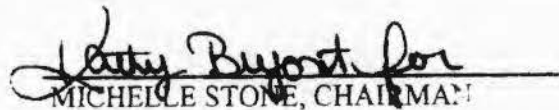
SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 20th day of August, 2024.

ATTEST:

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


GREGORY C. HARRELL, CLERK


MICHELLE STONE, CHAIRMAN

RESOLUTION NO. 24-R-333

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on July 29, 2024; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, August 20, 2024. Now therefore,

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

SECTION 1. ZONING CHANGE PETITION 240703SU - Pinuccia Viola, Special Use Permit to allow for a Dude Ranch in a General Agriculture (A-1) Zone, on 8.83 acres, Parcel Account Number 49448-001-00, site address 15021 South CR 25, Weirsdale, FL 32195.

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

1. The site shall be developed and operated consistent with the submitted conceptual plan and the conditions as provided with this approval.
2. Access to the subject property shall only be from CR 25.
3. One single-family dwelling shall be permitted on the subject parcel, while the Steadfast Dude Ranch is in operation, only Pinuccia Viola, and her family, shall reside on premises. The single-family dwelling shall not be permitted to be utilized as a rental facility at any time while the SUP is active on the subject parcel.
4. Prior to the commencement of any tourism activities occurring on site, a commercial driveway apron shall be required to be installed, with sufficient radii to accommodate livestock trailers.
5. A single sign shall be permitted at the CR 25 entrance. Any signage shall be required to adhere to all requirements under the Marion County Land Development Code.
6. A Campground permit shall be required to be obtained from the DOH prior to any guests utilizing the property for overnight stays.
7. A maximum of three cabins shall be permitted (twelve guests maximum) under the first three years of the SUP. If all conditions have been met at the time of the first renewal, the Director of Growth Services shall have the right to increase the number of cabins to seven (maximum of twenty-eight individuals).
8. The SUP shall terminate upon the sale or transfer of the property to another person or entity not controlled by the applicant.

9. If the SUP is terminated, for any reason, all of the cabins that are located on site shall be removed, or modified to agricultural uses (not dwelling), in order to realign the compatibility of the property with established Marion County Comprehensive Plan policies and any applicable Land Development Code.
10. The SUP shall run with the applicant and not the property. The SUP shall expire on August 20, 2027; however, it may be renewed administratively by a written instrument signed and issued by the Growth Services Director for two additional periods of five years each (or position equivalent to the Growth Services Director at that time), unless:
 - i. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit,
 - ii. Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
 - iii. The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).

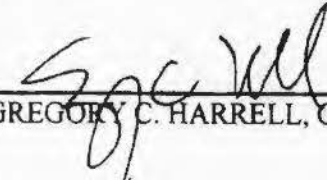
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

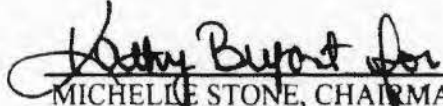
DULY ADOPTED in regular session this 20th day of August, 2024.

ATTEST:

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



GREGORY C. HARRELL, CLERK



MICHELLE STONE, CHAIRMAN

RESOLUTION NO. 24-R-334

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on July 29, 2024; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, August 20, 2024. Now therefore,

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

SECTION 1. ZONING CHANGE PETITION 240808SU - Acristo Investments, LLC, Special Use Permit, as submitted by Linn Engineering & Design, Inc., Winter Park, FL 32789, to allow for a Warehouse in a Regional Business (B-4) Zone, on 1.04 acres, Parcel Account Number 9025-0621-03, no address assigned.

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

1. The applicant shall be responsible for obtaining cross access easements to the north and shall be responsible for establishing cross access to the southern property.
2. The screening and buffering shall be consistent with the LDC and waivers shall only be obtained through BCC approval.
3. No outdoor storage will be permitted under this commercial operation.
4. This special use permit runs with the property and the owner. Any sale of the property will void this SUP and a new owner must obtain one.
5. The front façade of the building shall consist of at least five (5) windows with shutters or doors with other architectural features to enhance the aesthetics of the building.

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

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

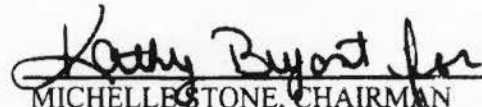
DULY ADOPTED in regular session this 20th day of August, 2024.

ATTEST:



GREGORY C. HARRELL, CLERK

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



MICHELLE STONE, CHAIRMAN

CORRECTED
RESOLUTION NO. 24-R-335

**A RESOLUTION OF THE BOARD OF
COUNTY COMMISSIONERS OF MARION
COUNTY, FLORIDA, APPROVING A
PLANNED UNIT DEVELOPMENT ON ±659.85
ACRES FOR ADENA GC HOLDINGS, LLC,
ZONING CASE NUMBER 240814ZP;
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, an application to amend 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 July 29, 2024; 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, August 20, 2024. Now therefore,

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

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 240814ZP – Adena GC Holdings, LLC., requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Tillman & Associates Engineering, LLC, Ocala, FL 34471, to amend existing Adena Golf and County Club Planned Unit Development (PUD), on approximately 659.85 acres, on Parcel Account Numbers 14699-000-07, 14605-002-00, 14606-002-00 & 14699-001-00, 544 NW 78th Lane Road, Ocala, FL 34475.

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

1. The PUD shall be developed consistent with the PUD Concept Plan, as revised, and the development conditions provided with this approval, attached hereto.
2. The PUD shall comply with the following design and development standards listed in Table 2.A below:

TABLE 2.A. ADENA GCC - PROPOSED DESIGN & DEVELOPMENT STANDARDS (20240814ZP)

Development Type		Minimum		Minimum Setbacks			Maximum Height
		Width	Area	Front	Rear	Side	
SFR* (detached & site built; estate- or villa-type, etc.)	Principle Structure	60'	5,000 SF	10'	10'	5'	65'
	Accessory Structure	N/A	N/A	10'	10'	5'	30'
	Rear Pool & Enclosure	N/A	N/A	N/A	5'	5'	30'
Duplex/ Townhome (site-built; 1 or more common walls; 0' setback reflects common wall)	Individual Unit/Lot						
	Principle Structure	20'	1,200 SF	20'	10'	10'/0'	45'
	Accessory Structure	N/A	N/A	20'	5'	5'/0'	30'
	Pool & Enclosure	N/A	N/A	20'	5'	5'/0'	30'
	Set/Series of Units/Lots (Overall building)						
	Principle Structure	N/A	N/A	25'	25'	25'	N/A
	Accessory Structure	N/A	N/A	25'	25'	25'	N/A
	Pool & Enclosure	N/A	N/A	25'	25'	25'	N/A
	<i>Duplex/Townhouse development provides development standards for individual units, and standards for the overall set/series of units. The standards for the set/series of units are measured from the overall PUD Boundary. Additionally, individual duplex/townhome structures shall comply with applicable Florida Building Code and Fire Code Standards regarding building separations from other building and building site property lines, along with applicable site plan requirements for multiple family uses.</i>						
Condo	Principle Structure Alt. 1	N/A	N/A	100'	100'	100'	65'
	Principle Structure Alt. 2	N/A	N/A	50'	50'	50'	45'
	Accessory Structure	N/A	N/A	50'	50'	50'	30'
	Pool & Enclosure	N/A	N/A	50'	50'	50'	30'
	<i>Condo development provides development standards for the set/series of units (overall building) that are measured from the overall PUD Boundary. Additionally, individual condo structures shall comply with applicable Florida Building Code and Fire Code Standards regarding building separations from other building and building site property lines, along with applicable site plan requirements for multiple family uses.</i>						
Non-Residential (clubhouses, amenities, maintenance, and storage facilities)	Clubhouses, recreation amenities, etc.						
	Principle Structure	60'	5,000 SF	20'	10'	10'	65'
	Accessory Structure	N/A	N/A	10'	10'	10'	30'
	Rear Pool & Enclosure	N/A	N/A	N/A	5'	10'	30'
	Golf maintenance/storage facilities POA maintenance/storage facilities (non-commercial)						
	<i>These listed development standards are measured from the overall PUD Boundary. Additionally, structures shall comply with applicable Florida Building Code and Fire Code Standards regarding building separations from other buildings and building site property lines, along with applicable site plan requirements for said uses.</i>						

Principle Structure	N/A	N/A	25'	25'	25'	45'
Accessory Structure and/or Storage "Bins"	N/A	N/A	25'	25'	25'	30'

Gross Maximum Residential Units: 236 residential dwelling units

*SFR units (lots) may also include customary single-family accessory structures as permitted in Marion County's Land Development Code (LDC) Section 4.2.9 Single-Family Dwelling (R-1) zoning classification, including allowing an accessory non-commercial dwelling unit identified as a single-family/guest cottage/apartment, consistent with LDC Section 4.3.18

3. Internal PUD road rights-of-way shall comply with the original Adena PUD minimum with of 50-feet wide with minimum 10-foot wide multi-purpose (e.g., utility, drainage, etc.) easements on each side, for a minimum functional width of 60-feet. A minimum 40-foot wide right-of-way may be proposed and used subject to review and approval by the Development Review Committee (DRC), wherein if the DRC disagrees/denies such use, the developer/applicant may appeal the denial to the Board of County Commissioners comparable to the LDC Waiver Application process.
4. Building separations shall meet all requirements placed on development by Building and Fire Safety codes.
5. 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.
6. In conjunction with initiation of development for Phase 2, the PUD developer will be required to update the project traffic study and provide any necessary transportation improvements (access/operation and/or system, right-of-way, etc.) that need to be addressed to the satisfaction County Engineer.

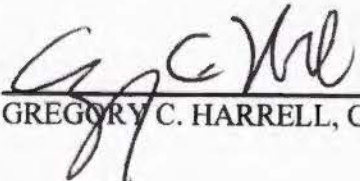
SECTION 3. COMPLIANCE/REVOCATION. Violation or failure to comply with one or more condition(s) of this Planned Unit Development shall be grounds for code enforcement action and/or repeal, in part and/or total, as related to this Planned Unit Development by the Board at a noticed public hearing.

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

DULY ADOPTED in regular session this 20th day of August, 2024.

ATTEST:

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



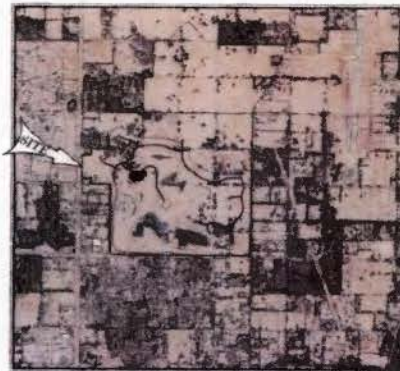
GREGORY C. HARRELL, CLERK



MICHELLE STONE, CHAIR

FUTURE LAND USE: LOW RESIDENTIAL
EXISTING ZONING: PUD (160711Z)
PROPOSED ZONING: PUD

1. THE NAME OF THE PROPOSED YUO SHALL BE CENTERED AT THE TOP OF THE SHEET ALONG THE LONG DIMENSION OF THE SHEET. **SEE COVER SHEET - SHEET 1.**
2. VACUITY MAP THAT DEPICTS RELATIONSHIP OF THE SITE TO THE SURROUNDING AREA WITHIN A 1/4 SECTION OF THE TOWN MAP. **SEE P.L.O. CONCEPT PLAN - SHEET 1.**
3. Delineation OF THE BOUNDARIES OF THE PROPERTY SHOWING EXPRESSIONS OF ALL SITES. **SEE P.L.O. CONCEPT PLAN - SHEET 1.**
4. PROVIDE THE ACRES OF THE SUBJECT PROPERTY ALONG WITH A LEGAL DESCRIPTION OF THE PROPERTY. **SEE COVER SHEET - SHEET 1.**
5. IDENTIFY THE COMPREHENSIVE PLANNING ZONE AND EXISTING ZONING OF THE SUBJECT PROPERTY AND FOR ALL PROPERTIES IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY. **SEE DETAILS - SHEET 3.**
6. IDENTIFY EXISTING SITE IMPROVEMENTS ON THE SITE. **SEE EXISTING IMPROVEMENTS ON SITE.**
7. A LIST OF THE USES PROPOSED FOR THE DEVELOPMENT. **SEE SITE DATA - SHEET 3.**
8. PROPOSED SCENES AND DEVELOPMENT STANDARDS (DISTANCES, PAW, BUILDING FOOTPRINT, ETC.). **SEE SCENE DETAILS - SHEET 3.**
9. IDENTIFY PROPOSED PARKING ON THE SITE. **SEE P.L.O. CONCEPT PLAN - SHEET 1.**
10. IDENTIFY ACCESS TO THE SITE. **SEE P.L.O. CONCEPT PLAN - SHEET 1.**
11. PROPOSED PARKING ACCESS LOCATIONS. **SEE P.L.O. CONCEPT PLAN - SHEET 1.**
12. SHOW 1/4 SECTION FLOORPLAN ON THE SITE. **SEE FLOORPLAN MAP - SHEET 2.**
13. SHOW ANY PROPOSED LAWN OR RIGHT OF WAY VEDICATION; NOT TO DEDICATED, 1/4 SECTION. **SEE P.L.O. CONCEPT PLAN - SHEET 1.**
14. IDENTIFY ANY PROPOSED PARKS OR OPEN SPACES. **SEE P.L.O. CONCEPT PLAN - SHEET 1.**
15. ARCHITECTURAL RENDERINGS OR COLOR PHOTOS DETAILING THE DESIGN FEATURES. **SEE ARCHITECTURAL ELEVATIONS - SHEET 4.**



VICINITY MAP
SCALE: 1" = 2,000'

AMT 1/4 OF SW 1/4 EX CTY RD

Tillman & Associates
— Insurance Co., LLC —
214 BRADSHAW - APT. 10 - LAKELAND, FL 33809
1720 W. 14TH AVE. APT. 100, Ocala, FL 34471
Office (352) 387-6540 Fax: (352) 387-6545

ENVIRONMENT

DATE _____

ADENA SPRINGS
MARION COUNTY, FLORIDA
PUD AMENDMENT

COVER

DATE 4/21/78
DRAWN BY CAD
CHECK BY PM
JOB NO.

SDT. 01

FLOOD ZONES



ZONING CLASSIFICATION



- NOTES:
1. THE INTENT OF THIS PUD AMENDMENT IS TO ALLOW FOR ADDITIONAL PRODUCT TYPES. ONE (1) UNIT, PREVIOUSLY APPROVED ON 7/15/2024 ALLOWED FOR 230 UNITS. THIS CONCEPT OF SINGLE-FAMILY UNITS AND CONDOMINIUMS, A TRAFFIC STUDY (AR 4470) WAS SUBMITTED AND APPROVED WITH THE PREVIOUS MASTER PLAN. THAT TRAFFIC STUDY ANALYZED THE IMPACTS FOR THREE PHASES CONSISTING OF A TOTAL OF 360 DWELLING UNITS. PER NOTES ON AIR 3888 (TRAFFIC BREAKING COMMENT) ALL OF THE REQUIRED INFRASTRUCTURE FOR THE DEVELOPMENT HAS BEEN CONSTRUCTED. NO ADDITIONAL TRAFFIC ANALYSIS IS REQUIRED AT THE TIME OF THE REZONING REQUEST FOR PHASE 1.
 2. THIS AMENDMENT WILL PROVIDE A REZONING DEVELOPMENT STANDARDS TABLE FOR THE PROPOSED PRODUCT TYPES. THE PRODUCT TYPE FOR RESIDENTIAL UNITS SHALL CONSIST OF SINGLE-FAMILY DETACHED, TOWNHOMES, DUPLEXES, CONDOMINIUMS, PUDS, AND NON-RESIDENTIAL USES, I.E.: CLUBHOUSES, APARTMENTS, MAINTENANCE AND STORAGE FACILITIES.
 3. THIS AMENDMENT WILL ALSO INCLUDE A TRAFFIC IMPACT STUDY THAT DEMONSTRATES THE HIGHEST TRIP COUNT WILL CONSIST OF ALL 360 APPROVED UNITS BEING FINALLY PERMITTED UNITS. A TRAFFIC IMPACT STUDY SHALL BE PROVIDED BASED ON THE RESULTS OF THE APPROVED TRAFFIC STUDY TO SHOW THAT BUILDING OF OTHER PRODUCTS WILL RESULT IN A REDUCTION, THEREFORE, PROVIDING THE DEVELOPMENT STANDARDS AND NET ARE DENSITY DOES NOT EXCEED 2.5 RESIDENTIAL UNITS, A REDUCTION OF HOUSING UNITS MAY OCCUR WITHIN THE CONCEPT LAYOUT.
 4. DEVELOPMENT MAY OCCUR WITHIN PHASE 1 OR 2 AS DETERMINED ON CONCEPT PLAN NOT TO EXCEED 250 DWELLING UNITS.
 5. THE PREVIOUSLY ESTABLISHED 25 BUZZER ALONG NONCONTIGUOUS CORRIDOR ALONG PROSPECTOR ROAD. THIS EXISTING BUFFER IS ESTABLISHED AROUND THE PERIMETER TO PROVIDE APPROPRIATE SCREENING. INTERNAL BUFFERING SHALL BE AT THE DISCRETION OF THE DEVELOPER/OWNER.
 6. THE DEVELOPMENT SHALL BE PERMITTED AND WILL INCLUDE MINIMUM 40' ROW DESIGN.
 7. CORRIDOR DESIGN TO BE DETERMINED BY HYDROLOGICAL ASSOCIATION OR EQUIVALENT MECHANISM.
 8. NECESSARY AS ALLOWED IN 1-1 ZONING.

FUTURE LAND USE

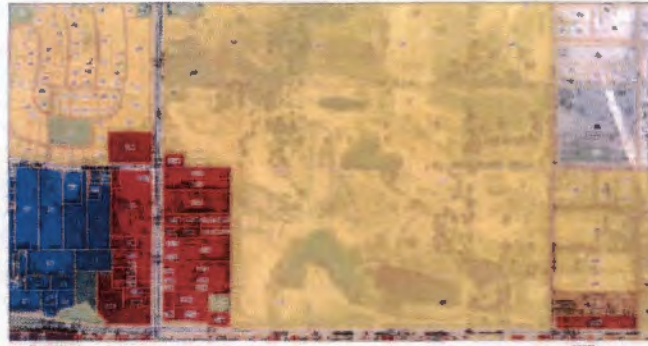


Table 1: General Land Use Designation Summary									
Land Use	Area (Acres)	Area (Sq. Ft.)	Area (Acres)	Area (Sq. Ft.)	Area (Acres)	Area (Sq. Ft.)	Area (Acres)	Area (Sq. Ft.)	Area (Acres)
Residential	100	4,356,000	100	4,356,000	100	4,356,000	100	4,356,000	100
Commercial	50	2,178,000	50	2,178,000	50	2,178,000	50	2,178,000	50
Industrial	25	1,089,000	25	1,089,000	25	1,089,000	25	1,089,000	25
Public	10	435,600	10	435,600	10	435,600	10	435,600	10
Open Space	15	653,400	15	653,400	15	653,400	15	653,400	15
Water	5	217,800	5	217,800	5	217,800	5	217,800	5
Other	10	435,600	10	435,600	10	435,600	10	435,600	10
Total	215	9,271,800	215	9,271,800	215	9,271,800	215	9,271,800	215

TRAFFIC STATEMENT TABLE

Land Use	FTE	Cdr	Inn	Peak Period				Peak Period			
				AM	PM	PM	PM	AM	PM	PM	PM
General Assumed Land Use	200	300	300	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Single Family	200	300	300	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Single Family (Unimproved)	200	300	300	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Single Family (Unimproved) (Unimproved)	200	300	300	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Single Family (Unimproved) (Unimproved) (Unimproved)	200	300	300	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000



1. THE IMPACT OF THIS AID AGREEMENT IS TO ALLOW FOR ADDITIONAL PRODUCT TYPES, CASE AND/FILE, PREVIOUSLY APPROVED ON 1707/181 ALLOWED FOR THE UNITS. THIS CONSISTED OF SINGLE-FAMILY UNITS AND CONDOMINIUMS, A TRAFFIC STUDY (OR SURVEY) WAS SUBMITTED AND APPROVED WITH THE PREVIOUS AID/INQUIRY. THAT TRAFFIC STUDY ANALYZED THE CHANGING TRAFFIC PHASES (CONSISTING OF A TOTAL OF 303 OBSERVING UNITS, WITH NOTES ON HOW DATA TRAFFIC BEHAVIOR CHANGING). ALL OF THE REQUIRED INFRASTRUCTURE FOR THE DEVELOPMENT HAS BEEN CONSTRUCTED. NO ADDITIONAL TRAFFIC ANALYSIS IS REQUIRED AT THE TIME OF THE SUBMITTING REQUEST FOR

- [illegible]

[illegible][illegible]

ADENA SPRINGS
MARION COUNTY, FLORIDA
STUD AMENDMENT

DETAILS

DATE 5-20-26
HOURS BY CAD
CHRTD BY PM
JES:NG

02



DUPLEX



TOWNHOME & VILLAS



TOWNHOME & VILLAS

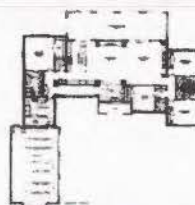


COURTYD



DUPLEX

1/2" = 1'-0"



TOWNHOME & VILLAS

1/2" = 1'-0"

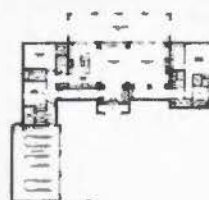


TOWNHOME & VILLAS

1/2" = 1'-0"

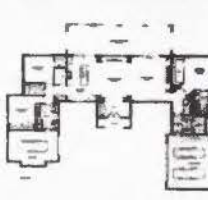


NOTES:
THE SHOWN MODELS ARE CONCEPTUAL AND MEANT TO SHOWCASE THE INTERIORS
TEXTURES, MATERIALS AND PRELIMINARY COORDINATE. THE SIZE OF THE UNITS IS SPECIFIC TO
THE CONCEPT BUT DOES NOT REPRESENT THE ACTUAL END PRODUCT. THE SIZE OF THE
UNITS MAY CHANGE DUE TO THE DEMAND IN THE MARKETPLACE.



DUPLEX

1/2" = 1'-0"



TOWNHOME & VILLAS

1/2" = 1'-0"



TOWNHOME & VILLAS

1/2" = 1'-0"

SINGLE FAMILY RESIDENTIAL

Talman & Associates
ARCHITECTS, P.A.
1770 BE 14th Ave, Suite 110, Ocala, FL 34471
Office (352) 367-4500 Fax (352) 367-4505

REVISIONS

DATE

ADENA SPRINGS
MARION COUNTY, FLORIDA
PUD AMENDMENT

RENDERINGS

DATE 5/28/20
DRAWN BY CAD
CHECKED BY PM
JOB NO.

NOT 04

SECOND CORRECTED RESOLUTION NO. 24-R-332

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON ±10.33 ACRES FOR ARMSTRONG LAND, LLC, ZONING CASE NUMBER 240815ZP; 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 July 29, 2024; 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, August 20, 2024. Now therefore,

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

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 240815ZP – Armstrong Land, LLC., requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Tillman & Associates Engineering, LLC, Ocala, FL 34471, from Planned Unit Development (PUD) to modify the Unit Type from Townhomes to Single-Family Dwellings, on approximately 10.33 acres, on Parcel Account Number 9007-0000-12, no address assigned.

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

1. The PUD is restricted to a total of 82 detached single-family dwelling units, and accompanying accessory amenities consistent with the Marion County Land Development Code, the PUD Application, and PUD Concept Plan (Dated 5/2024; attached).
2. Accessory dwelling units are prohibited as they are not specifically called out.
3. Buffers shall be consistent with the submitted Conceptual Plan (Dated 5/2024; attached).
4. Sidewalks are required along both Pine Road and Bahia Road, providing connectivity from internal pedestrian facilities to existing sidewalks and future bus stop shelters external to the PUD. No waivers shall be granted to this requirement.
5. Applicant is also responsible for construction of two concrete pads for one future sheltered bus stop on Pine Road, and also one future sheltered bus stop on Bahia Road.

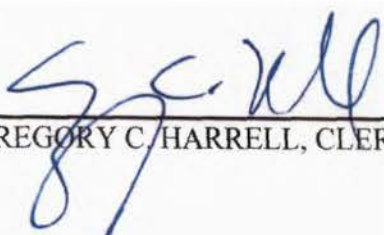
6. Sidewalks at Transit Loading Area should be wide enough for on loading and offloading passengers safely. The final placement and design may be finalized between Development Review Committee and coordinated with SunTran.
7. The front building setbacks should be a minimum of 22' from the face of the garage to the inside edge of the sidewalk, rather than to the ROW, to allow sufficient parking space for up to one vehicle so as to ensure integrity of pedestrian facilities.
8. The PUD shall connect to Marion County centralized water and sewer.
9. Overhangs such as building pop-outs, cantilevers, and/or other extensions that project outward from the principal structure shall be reviewed similar to the Single-Family Dwelling (R-1) zoning classification of the LDC.
10. Single-Family homes shall be a maximum of 40' in height. Any accessory structures shall be limited to 20'.
11. The final PUD Master Plan, or equivalent, shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the LDC notice provisions and at the Applicant's expense; further, the Developer may present the final PUD Master Plan, or equivalent, as separate plan areas wherein plans for north represent one submittal and plans for the south represent a second/separate submittal.

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

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

DULY ADOPTED in regular session this 20th day of August, 2024.

ATTEST:



GREGORY C. HARRELL, CLERK

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



MICHELLE STONE, CHAIR



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS

Governor

CORD BYRD

Secretary of State

May 12, 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 Corrected Ordinance No. 25-12, which was filed in this office on May 12, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Susan Mills McAllister

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Monday, May 12, 2025 03:52 PM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister; Tiffany Burdette
Subject: RE: MRN20250414_ORDINANCE_2025_12 - CORRECTED
Attachments: Marion20250512_Ordinance25_12_Ack (CORRECTED).pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Corrected Ordinance 25-12.

Thank you,

David Parrish

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

From: Debra Lewter <DebraL@marioncountyclerk.org>
Sent: Monday, May 12, 2025 11:46 AM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Tiffany Burdette <tiffanyb@marioncountyclerk.org>
Subject: MRN20250414_ORDINANCE_2025_12 - 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 25-12, which includes Resolution 25-R-117 through 25-R-119. Please note **corrected Resolution 25-R-118**. Also included is the Interdepartmental Correspondence Letter advising of the scrivener's error. The Ordinance was adopted by the Marion County Board of County Commissioners on April 14, 2025 and was originally filed in your office on April 24, 2025.

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

Thank you in advance for your cooperation in this matter.

Sincerely,



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: Monday, May 12, 2025 11:46 AM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister; Tiffany Burdette
Subject: MRN20250414_ORDINANCE_2025_12 - CORRECTED
Attachments: MRN20250414_ORDINANCE_2025_12 - CORRECTED MEMO.pdf; MRN20250414_ORDINANCE_2025_12 - 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 25-12, which includes Resolution 25-R-117 through 25-R-119. Please note **corrected Resolution 25-R-118**. Also included is the Interdepartmental Correspondence Letter advising of the scrivener's error. The Ordinance was adopted by the Marion County Board of County Commissioners on April 14, 2025 and was originally filed in your office on April 24, 2025.

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

Thank you in advance for your cooperation in this matter.

Sincerely,



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 • Planning & Zoning

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

INTERDEPARTMENTAL CORRESPONDENCE

MEMO TO: Debra Lewter-Deputy Clerk, Commission Records Division

FROM: Kenneth Weyrauch, Deputy Director

DATE: May 7, 2025 

SUBJECT: Scrivener's Errors on Ordinance 25-12

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic PDF copy of the corrected Marion County Ordinance 25-12. The Ordinance was adopted by the Marion County Board of County Commissioners on April 14, 2025, and was originally filed in your office on April 24, 2025.

Ordinance 25-12, which was adopted April 14, 2025, and had scrivener's errors; Resolution 25-R-118 contains an error in the designation of the agent's name. This has now been added to correctly reflect the application that was approved.

**CORRECTED
ORDINANCE NO. 25-12**

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

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

WHEREAS, property owner(s) have submitted petition(s) for rezoning and/or special use permits and such applications identify the property by metes and bounds description or by the Marion County Property Appraiser parcel number, and such identifications of property are hereby incorporated into this ordinance by reference, and

WHEREAS, the Board has considered the recommendations of the Marion County Planning and Zoning Commission and has conducted the necessary public hearing and has approved the applications contained in this ordinance. Now therefore,

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

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

1. **AGENDA ITEM 1.1.1. 250401ZC** – BamCore-Florida, LLC, Zoning Change from Multiple-Family Dwelling (R-3) to Light Industrial (M-1), for all permitted uses, 2.77 acre parcel, on Parcel Account Number 9030-0727-01, No address assigned.
2. **AGENDA ITEM 1.1.2. 250403ZC** – Java Homes Investment, LLC, Zoning Change from Regional Business (B-4) to Rural Residential (RR-1), for all permitted uses, 0.23 acre parcel, on Parcel Account Number 2003-098-013, Site Address 15460 SW 41st Street Road, Ocala, FL 34481.
3. **AGENDA ITEM 1.1.3. 250404ZC** – WD Holt, LLC and Natcho Properties, LLC, Zoning Change from Rural Commercial (RC-1) to Regional Business (B-4), for all permitted uses,

on an approximate ±2.05 acre portion of a ±19.19 acre parcel, on Parcel Account Number 41504-000-00, Site Address 1950 SE Highway 484, Belleview, FL 34420.

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

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

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

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

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

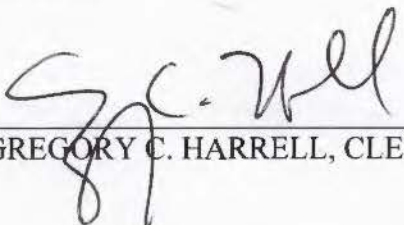
Subject to all terms and conditions of Resolution 25-R-119 attached hereto and incorporated herein by reference.

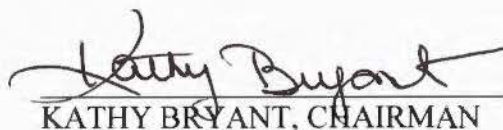
SECTION 3. EFFECTIVE DATE. A copy of this Ordinance as enacted shall be filed by the Clerk of the Board by email with the Office of the Secretary of State of Florida within ten (10) days after enactment, and this Ordinance shall take effect upon receipt of official acknowledgment from the Secretary of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

DULY ADOPTED in regular session this 14TH day of APRIL, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA


GREGORY C. HARRELL, CLERK


KATHY BRYANT, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE ON MAY 12,
2025 ADVISING ORDINANCE WAS FILED ON MAY 12, 2025.

RESOLUTION NO. 25-R-117

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on March 31, 2025; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Monday, April 14, 2025. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 250405SU – WD Holt, LLC and Natcho Properties, LLC, the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Fred Roberts, JR., Ocala, FL 34471, to allow for outdoor storage, in a Regional Business (B-4) zone, on approximate ± 2.05 acre portion of a ± 19.19 acre parcel, on Parcel Account Number 41504-000-00, Site Address 1950 SE Highway 484, Belleview, FL 34420.

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

1. A 6' opaque fence shall be installed consistent with the conceptual plan provided and buffering the western property from view of the rear parking area as well as the pipe storage area.
2. A photometric plan shall be provided during the Development Review Phase if additional lighting is proposed to be added to the site.
3. This site shall be developed consistent with the proposed conceptual plan.
4. The designated area for materials storage shall not exceed 50' x 25'.
5. Additional impervious area will require a site plan review.
6. This special use permit shall run with Natcho Properties, LLC. and not the property.

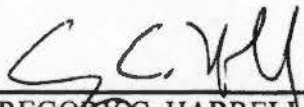
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

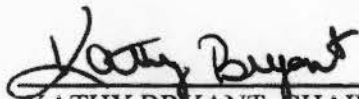
DULY ADOPTED in regular session this 14th day of April, 2025.

ATTEST:

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



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN

CORRECTED RESOLUTION NO. 25-R-118

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON ±39.94 ACRES FOR SOUTHEAST 73RD AVENUE, LLC, ZONING CASE NUMBER 250407ZP; PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a Planned Unit Development was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on January 27, 2025; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Monday, April 14, 2025. Now therefore,

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

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 250407ZP – Southeast 73rd Avenue, LLC, the application requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by David Tillman of Tillman and Associates Engineering, LLC, Ocala, FL 34471, to amend the existing PUD (220919ZP), to eliminate vegetative buffering and replace with only 6ft high privacy fences along the north, south, and east boundaries, modify amenities, and include one additional lot for a maximum proposed total of 159 lots, on approximate 39.94 acre parcel, on Parcel Account Number 48347-000-00, Site Address 16205 SE 73rd Avenue, Summerfield, FL34491.

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

1. The PUD shall consist of a total of 39.94 acres with a maximum of 159 residential homes and accompanying accessory amenities consistent with the Marion County Land Development Code, the PUD Application, and PUD Concept Plan (Dated 01/24/2025; attached).
2. Residential building heights shall be limited to 40' in height, consistent with residential uses within the LDC. Accessory structures shall be limited to 20' in height.
3. Buffers may be amended per the request of Southeast 73rd Avenue, LLC, if approved by the County Landscape Architect and shall be approved by the BOCC with the Final Master Plan.


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

SECTION 3. COMPLIANCE/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 and Special Use Permit Ordinance, No. 25-12.

DULY ADOPTED in regular session this 14th day of April, 2025.

ATTEST:



GREGORY C. HARRELL, CLERK

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



KATHY BRYANT, CHAIRMAN

RESOLUTION NO. 25-R-119

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON AN ±11.37 ACRE PORTION OF A ±18.98 ACRE PARCEL FOR HIGHWAY 27 WEST, LLC, ZONING CASE NUMBER 241211ZP; PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a Planned Unit Development was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on December 30, 2024; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Monday, April 14, 2025. Now therefore,

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

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 241211ZP – Highway 27 West, LLC, the application requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Todd Rudniansyn, Ocala, FL 34470, to amend the existing PUD (210904Z), to allow for the project to connect to the City of Ocala Utilities in lieu of Marion County Utilities, on ±11.37 acre portion of an ±18.98 acre parcel, on Parcel Account Number 21602-000-00, 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 the affirmative findings and approves the Planned Unit Development subject to the following development conditions:

1. The PUD shall consist of a maximum total of 54 single-story site-built retirement age restricted detached single-family dwelling units developed consistent with the PUD Application and PUD Concept Plan and its listed development standards (Received 8/2/2021; attached).
2. All residential units shall comply with the PUD development standards and observe a maximum principal structure height of 40 feet and 25 feet for accessory structures. Additionally, all residential units shall include 2-car garages.

3. Accompanying accessory amenities shall include a park space and a non-- recreational use drainage retention area/open space tract along the east boundary that serves to separate the rear yards of the PUD's residential unit lots from the rear yards of the existing Quail Meadow Subdivision lots.
4. The PUD lot to be located in the southeastern corner of the PUD, adjoining Quail Meadow Subdivision Block "P" Lot 1 (PID# 2158-016-001), shall comply with an increased size being a minimum of 70 feet wide and a minimum of 7,700 gross square feet.
5. Access for all PUD subdivision infrastructure construction and the new PUD residential dwelling units' construction shall be provided to and from W. Hwy 27 through the owner's common property located immediately to the south of the PUD site and not by or through the Quail Meadow Subdivision (Plat Book Y, Pages 89- 91) roadways. The southern construction access shall be closed and the access discontinued upon the completion of all subdivision infrastructure and the final resulting residential dwelling units; for completed homes with a satisfactory final inspection/certificate of occupancy, residents of the homes will then be eligible to begin using the Quail Meadow Subdivision roadways for access.
6. The owner/developer shall participate in and provide a portion of the funding to establish roadway traffic calming improvements and/or participate in the privatization (including potential gating) of the Quail Meadow Subdivision roadways including continuing to provide access to the completed residential units of the PUD; the owner/developer shall be responsible for funding 25% of the final costs or \$44,404.25 (based on a cost estimate of \$177,617 dated 11/11/21), whichever is less, with the final cost amount subject to the review and approval of the County Engineer.
7. Note #13 on the approved PUD Concept Plan for this project is deleted and replaced with the following: Water and sewer utilities shall be provided as follows:
 - a. Applicant shall obtain water and sewer service from Marion County if, with the supporting assistance of the County (County Administrator, Attorney, and District Commissioner), and within thirty (30) days of the date of this approval, the Applicant can obtain an easement to connect a gravity sewer line to flow to the County's lift station, located on Tract "C" of the plat of Ocala Preserve Phase 18B, as recorded in Plat Book 15, Page 95, Public Records of Marion County, Florida; wherein the easement shall be across Tract "B" and/or NW 52nd Avenue Road on the Plat with the cost of the easement shall not exceed \$10,000. This amount does not include amounts Applicant may have to pay to upgrade County's lift station to accommodate the Applicant's flow; or
 - b. If after the thirty (30) day period with the supporting assistance of the County (County Administrator, Attorney, and District Commissioner), the Applicant cannot obtain an easement consistent with paragraph 7.a, the Applicant may obtain water and sewer service from the City of Ocala.

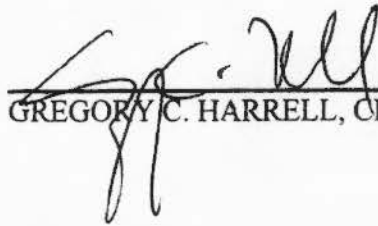
SECTION 3. COMPLIANCE/REVOCATION. Violation or failure to comply with one or more condition(s) of this Planned Unit Development shall be grounds for code enforcement action and/or repeal, in part and/or total, as related to this Planned Unit Development by the Board at a noticed public hearing.

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

DULY ADOPTED in regular session this 14th day of April, 2025.

ATTEST:

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

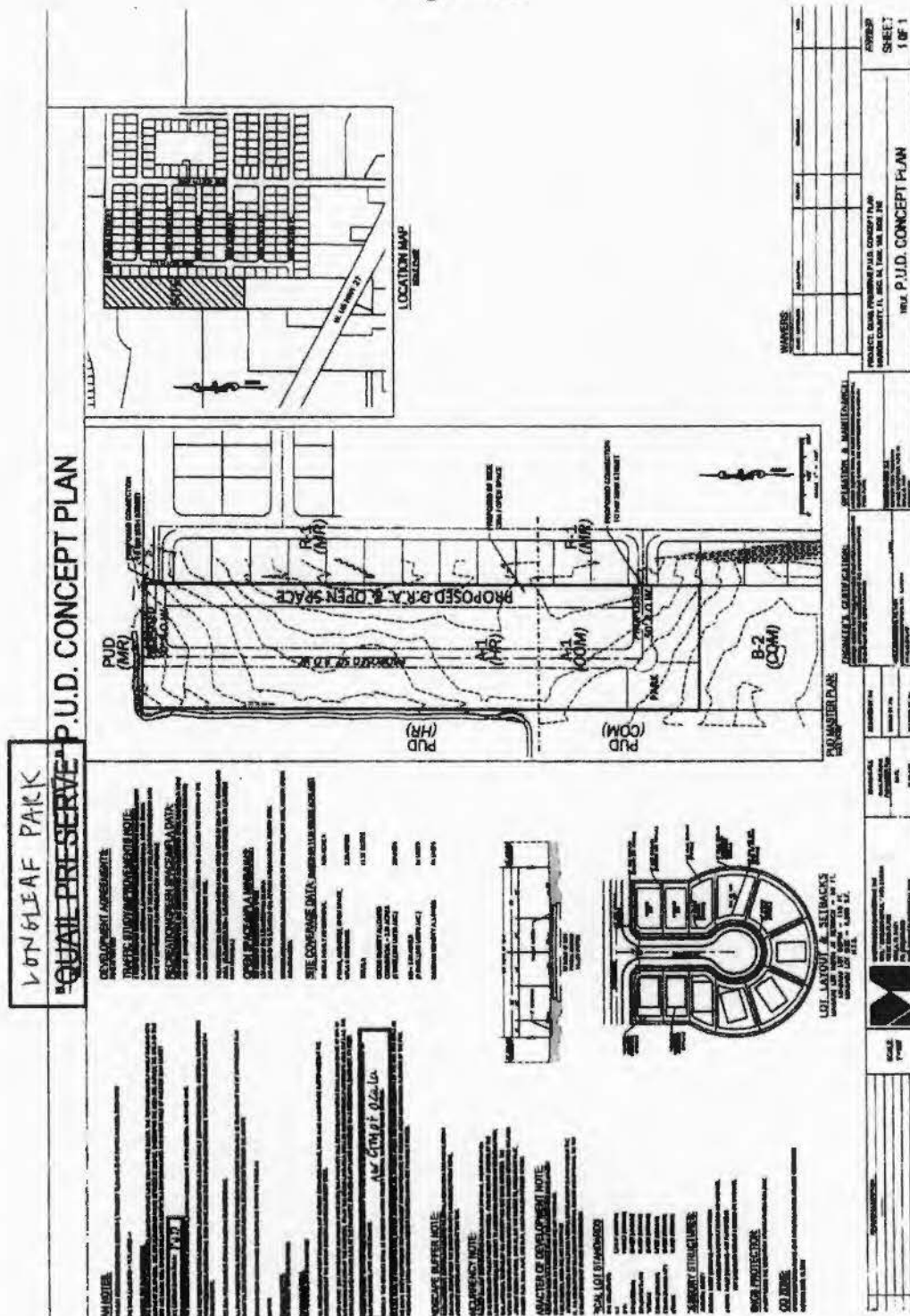


GREGORY C. HARRELL, CLERK

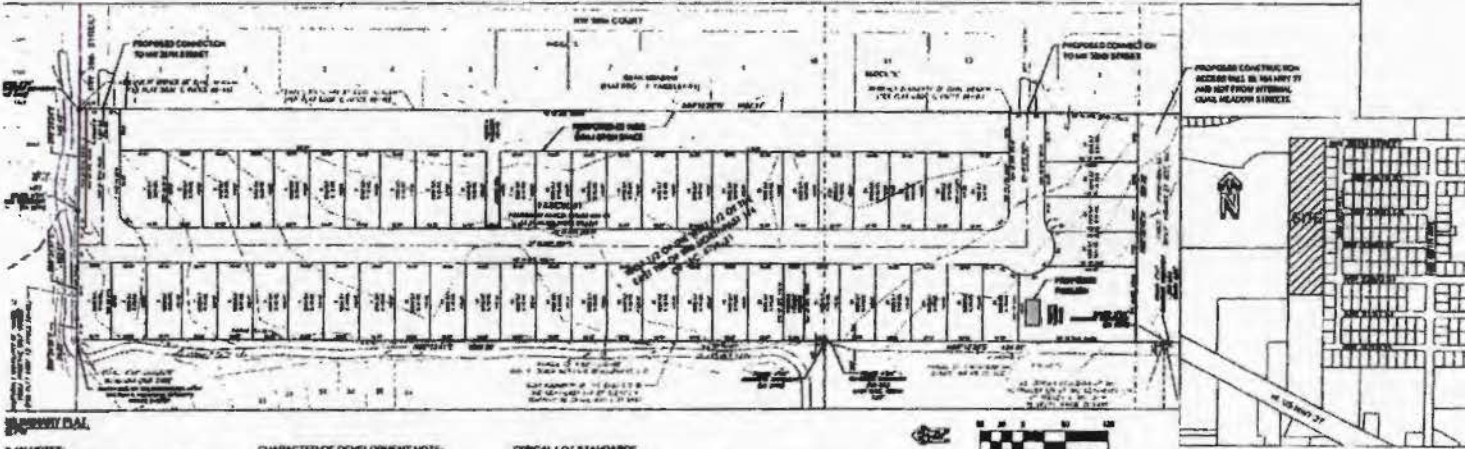


KATHY BRYANT, CHAIRMAN

Page 1 of 2



"LONGLEAF PARK" PRELIMINARY PLAT



PLAN NOTES

1. What is the purpose of the study?
 The purpose of the study is to determine the effect of the new curriculum on the learning outcomes of the students in the field of education.

2. What are the research objectives?
 The research objectives are to determine the effect of the new curriculum on the learning outcomes of the students in the field of education.

3. What are the research questions?
 The research questions are:

- 1. What is the effect of the new curriculum on the learning outcomes of the students in the field of education?
- 2. What is the effect of the new curriculum on the learning outcomes of the students in the field of education?
- 3. What is the effect of the new curriculum on the learning outcomes of the students in the field of education?

4. What are the hypotheses?
 The hypotheses are:

- 1. The new curriculum will have a positive effect on the learning outcomes of the students in the field of education.
- 2. The new curriculum will have a positive effect on the learning outcomes of the students in the field of education.
- 3. The new curriculum will have a positive effect on the learning outcomes of the students in the field of education.

5. What are the variables?
 The variables are:

- 1. Independent variable: New curriculum
- 2. Dependent variable: Learning outcomes

6. What are the methods?
 The methods are:

- 1. Quantitative method
- 2. Qualitative method

7. What are the results?
 The results are:

- 1. The new curriculum has a positive effect on the learning outcomes of the students in the field of education.
- 2. The new curriculum has a positive effect on the learning outcomes of the students in the field of education.
- 3. The new curriculum has a positive effect on the learning outcomes of the students in the field of education.

8. What are the conclusions?
 The conclusions are:

- 1. The new curriculum has a positive effect on the learning outcomes of the students in the field of education.
- 2. The new curriculum has a positive effect on the learning outcomes of the students in the field of education.
- 3. The new curriculum has a positive effect on the learning outcomes of the students in the field of education.

9. What are the recommendations?
 The recommendations are:

- 1. The new curriculum should be implemented in all schools.
- 2. The new curriculum should be implemented in all schools.
- 3. The new curriculum should be implemented in all schools.

10. What are the references?
 The references are:

- 1. [Reference 1]
- 2. [Reference 2]
- 3. [Reference 3]

CHARACTER OF DEVELOPMENT NOTE

RECREATION USE ZONE DATA:
 (Source: U.S. Environmental Protection Agency, 1992). *Recreation use zone* is a classification of land use based on the degree of protection required to maintain the land's ability to provide recreational opportunities. The zones are defined as follows:

OPEN SPACE/FLA MEMBERS

SITE COVERAGE DATA:	
Project Name:	LA 2000
Project Location:	LA 2000
Project Type:	LA 2000
Project Status:	LA 2000

TYPICAL LOT STANDARDS

1. 1990-1991	1990-1991
2. 1991-1992	1991-1992
3. 1992-1993	1992-1993
4. 1993-1994	1993-1994
5. 1994-1995	1994-1995
6. 1995-1996	1995-1996
7. 1996-1997	1996-1997
8. 1997-1998	1997-1998
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28. 2017-2018	2017-2018
29. 2018-2019	2018-2019
30. 2019-2020	2019-2020
31. 2020-2021	2020-2021
32. 2021-2022	2021-2022
33. 2022-2023	2022-2023
34. 2023-2024	2023-2024
35. 2024-2025	2024-2025
36. 2025-2026	2025-2026
37. 2026-2027	2026-2027
38. 2027-2028	2027-2028
39. 2028-2029	2028-2029
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41. 2030-2031	2030-2031
42. 2031-2032	2031-2032
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48. 2037-2038	2037-2038
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74. 2063-2064	2063-2064
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81. 2070-2071	2070-2071
82. 2071-2072	2071-2072
83. 2072-2073	2072-2073
84. 2073-2074	2073-2074
85. 2074-2075	2074-2075
86. 2075-2076	2075-2076
87. 2076-2077	2076-2077
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91. 2080-2081	2080-2081
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94. 2083-2084	2083-2084
95. 2084-2085	2084-2085
96. 2085-2086	2085-2086
97. 2086-2087	2086-2087
98. 2087-2088	2087-2088
99. 2088-2089	2088-2089
100. 2089-2090	2089-2090

ACCESSORY STRUCTURES

Real estate	\$455
Construction	expanding rapidly
Auto retail	expanding rapidly
Auto repair	expanding rapidly

SPRINGS PROJECTION

FLOOD ZONE:
The project is located in a flood zone, and the contractor is required to obtain a flood zone permit from the local government.

LOT LAYOUT & SETBACKS

UNB425 LOT 27 NORTH OF BRIDGE - 25 FT.
UNB425 LOT 28 NORTH - 150 FT.
UNB425 LOT 29 - 200 FT.
018

Curve Table					Partial Loss Table		
Curve #	Length	Radius	Area	Partial Area	Curve #	Length	Area
1.1	1.0	10.0	0.785	0.785	1.1	1.0	0.785
1.2	1.0	10.0	0.785	0.785	1.2	1.0	0.785
1.3	1.0	10.0	0.785	0.785	1.3	1.0	0.785
1.4	1.0	10.0	0.785	0.785	1.4	1.0	0.785
1.5	1.0	10.0	0.785	0.785	1.5	1.0	0.785
1.6	1.0	10.0	0.785	0.785	1.6	1.0	0.785
1.7	1.0	10.0	0.785	0.785	1.7	1.0	0.785
1.8	1.0	10.0	0.785	0.785	1.8	1.0	0.785
1.9	1.0	10.0	0.785	0.785	1.9	1.0	0.785
2.0	1.0	10.0	0.785	0.785	2.0	1.0	0.785
2.1	1.0	10.0	0.785	0.785	2.1	1.0	0.785
2.2	1.0	10.0	0.785	0.785	2.2	1.0	0.785
2.3	1.0	10.0	0.785	0.785	2.3	1.0	0.785
2.4	1.0	10.0	0.785	0.785	2.4	1.0	0.785
2.5	1.0	10.0	0.785	0.785	2.5	1.0	0.785
2.6	1.0	10.0	0.785	0.785	2.6	1.0	0.785
2.7	1.0	10.0	0.785	0.785	2.7	1.0	0.785
2.8	1.0	10.0	0.785	0.785	2.8	1.0	0.785
2.9	1.0	10.0	0.785	0.785	2.9	1.0	0.785
3.0	1.0	10.0	0.785	0.785	3.0	1.0	0.785

ANALYSIS: BUTTER NOTE

PREGNANCY NOTE:

CYCLOPMENT AGREEMENT

TRAFFIC STUDY IMPROVEMENTS NOTE

5. WFOG 104.5 FM

15	Wages	100
16	Salaries	100
17	Commissions	100
18	Retirement	100
19	Health Insurance	100
20	Life Insurance	100
21	Disability Insurance	100
22	Unemployment Insurance	100
23	Workers' Compensation	100
24	Other	100
25	Total	1000

SCALE
FD-300[illegible][illegible]

Indikator des IQ:
plasma: 74
Urin: 76

DISCLOSURE OF FINANCIAL INFORMATION
 Complete financial statements are available to the public at the following address: www.fda.gov/oc/ohrt/ohrt.html.

RECEIVED

OPTICAL AND MECHANICAL PROPERTIES

Enrichment *Wiederholung*
 Charakter: *Wiederholung*
 Inhalt: *Wiederholung*
 Methode: *Wiederholung*
 Ergebnis: *Wiederholung*

WAVERS

Nome do beneficiário	Endereço	Cidade	Estado	CEP

PROJECT: "LONGLEAF PALM" PRELIMINARY PLAN
HAMILTON COUNTY, FL. DATE: 09.10.1988. PAGE: 150. NO. 374

PRELIMINARY PLAT

SHEET
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