



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: July 3, 2025

RE: Ordinances 25-21, 25-22, 25-23, 25-24, 25-25 and 25-26

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

June 26, 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. 25-21, which was filed in this office on June 26, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Thursday, June 26, 2025 03:59 PM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister
Subject: RE: MRN20250616_ORDINANCE_2025_21
Attachments: Marion20250626_Ordinance25_21_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 25-21.

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: Thursday, June 26, 2025 3:08 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>
Subject: MRN20250616_ORDINANCE_2025_21

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 25-21, which was adopted by the Marion County Board of County Commissioners on Monday, June 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

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, June 26, 2025 03:08 PM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister
Subject: MRN20250616_ORDINANCE_2025_21
Attachments: MRN20250616_ORDINANCE_2025_21.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 25-21, which was adopted by the Marion County Board of County Commissioners on Monday, June 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

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: Friday, June 27, 2025 08:47 AM
To: municodeords@civicplus.com
Subject: Marion County Ordinance 25-21
Attachments: 06-16-25 Ordinance 25-21 - Smallridge and 4C Family Trust LLC.docx

Good afternoon,

Attached is Ordinance 25-21 (25-S06), which was adopted by the Marion County Board of County Commissioners on Monday, June 16, 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 25-21

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-S06, GARY W. SMALLRIDGE AND 4 C FAMILY TRUST, LLC
+/- 30.21 ACRES
PARCEL NO. 41520-001-04 & 41520-101-04
FROM RURAL LAND TO COMMERCE DISTRICT**

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-S06 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 May 28, 2025, to consider Amendment No. 25-S06. 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 June 16, 2025, to consider Amendment No. 25-S06, 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-S06, GARY W. SMALLRIDGE AND 4 C FAMILY TRUST, LLC
+/- 30.21 ACRES
PARCEL NO. 41520-001-04 & 41520-101-04
FROM RURAL LAND TO COMMERCE DISTRICT**

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 16th day of June 2025.

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


KATHY BRYANT, CHAIRMAN

ATTEST:


GREGORY C. HARRELL, CLERK

RECEIVED NOTICE FROM SECRETARY OF STATE ON
JUNE 26, 2025 ADVISING ORDINANCE WAS FILED
ON JUNE 26, 2025.

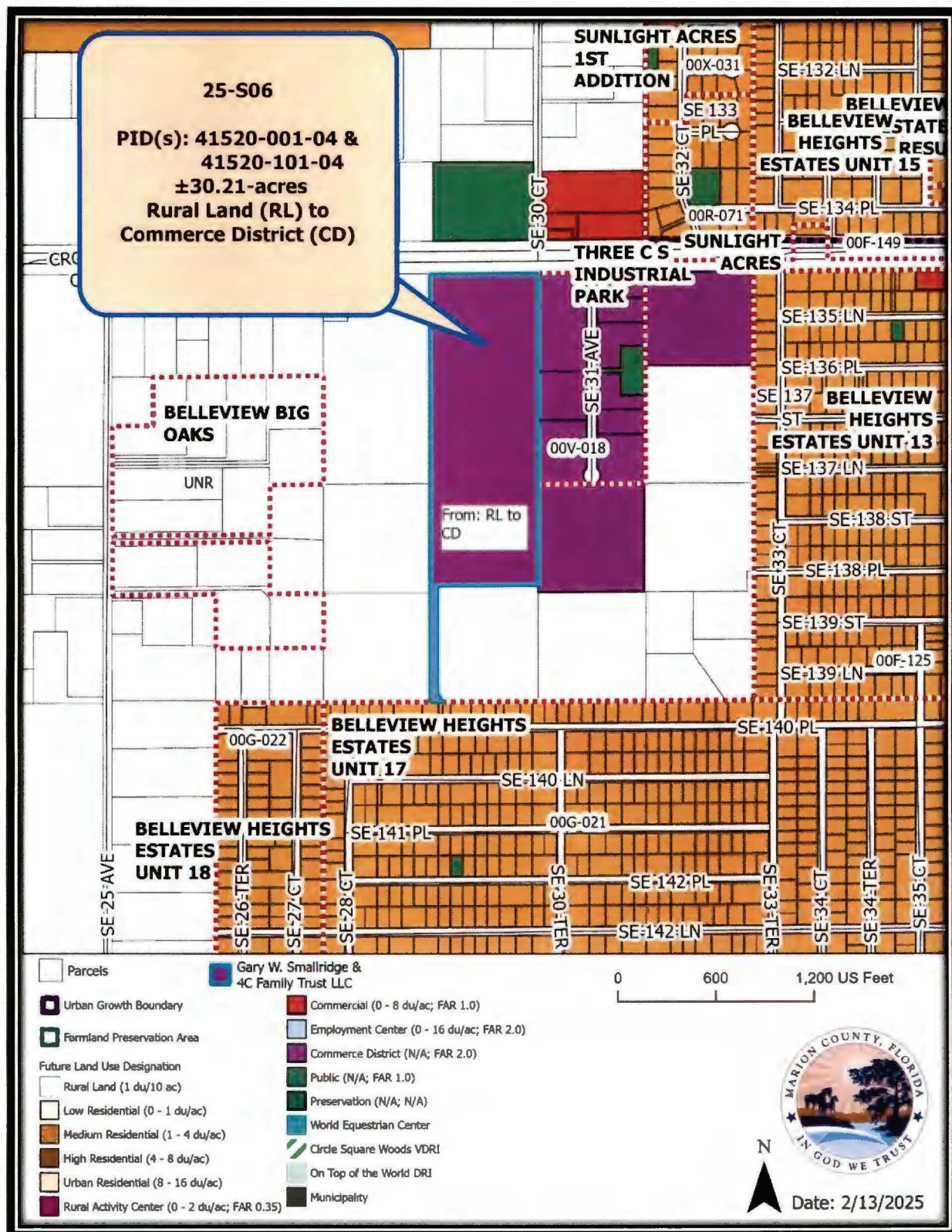
41520-001-04

SEC 10 TWP 17 RGE 22
THE E 660 FT OF THE SW 1/4
EXC THE S 706.67 FT THEREOF &
COM AT THE SE COR OF SW 1/4 OF SEC 10 TH S 89-33-05 W 586.82 FT
TO THE POB TH S 89-33-05 W 73.20 FT TH N 00-02-28 E 706.89 FT TH
N 89-34-14 E 42.65 FT TH S 00-03-19 W 654.45 FT TH S 30-26-55 E
60.54 FT TO THE POB

LESS & EXCEPT THE FOLLOWING:
COM AT SE COR OF SW 1/4 OF SEC 10 TH S 89-33-05 W 586.82 FT TO
POB TH S 89-33-05 W 73.20 FT TH N 00-02-28 E 1326.55 FT TH
N 89-34-14 E 660.35 FT TH S 00-03-19 W 619.66 FT TH S 89-34-14 W
617.54 FT TH S 00-03-19 W 654.45 FT TH S 30-26-55 E 60.54 FT TO POB

41520-101-04

SEC 10 TWP 17 RGE 22
COM AT SE COR OF SW 1/4 OF SEC 10 TH S 89-33-05 W 586.82 FT TO
POB TH S 89-33-05 W 73.20 FT TH N 00-02-28 E 1326.55 FT TH
N 89-34-14 E 660.35 FT TH S 00-03-19 W 619.66 FT TH S 89-34-14 W
617.54 FT TH S 00-03-19 W 654.45 FT TH S 30-26-55 E 60.54 FT TO POB



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

June 26, 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. 25-22, which was filed in this office on June 26, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Thursday, June 26, 2025 03:59 PM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister
Subject: RE: MRN20250616_ORDINANCE_2025_22
Attachments: Marion20250626_Ordinance25_22_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 25-22.

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: Thursday, June 26, 2025 3:12 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>
Subject: MRN20250616_ORDINANCE_2025_22

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 25-22, which includes Resolution 25-R-180. The Ordinance was adopted by the Marion County Board of County Commissioners on Monday, June 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.



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

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Debra Lewter

From: Debra Lewter
Sent: Thursday, June 26, 2025 03:12 PM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister
Subject: MRN20250616_ORDINANCE_2025_22
Attachments: MRN20250616_ORDINANCE_2025_22.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 25-22, which includes Resolution 25-R-180. The Ordinance was adopted by the Marion County Board of County Commissioners on Monday, June 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.

Debra Lewter

From: Debra Lewter
Sent: Friday, June 27, 2025 08:48 AM
To: municodeords@civicplus.com
Subject: Marion County Ordinance 25-22
Attachments: 06-16-25 Ordinance - 25-22 - ZONING.docx; 06-16-25 Resolution 25-R-180 - 250204SU SECO SUP.docx

Good morning,

Attached is Ordinance 25-22 (Zoning and Special Use Permit) along with Resolution 25-R-180, which was adopted by the Marion County Board of County Commissioners on Monday, June 16, 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. 25-22

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 are stated in the Board Resolution corresponding to each Special Use Permit Petition shown below.

1. **AGENDA ITEM 1.1.1. 250601ZC** – Patricia D. Walter, Zoning Change from General Agriculture (A-1), Community Business (B-2), and Heavy Business (B-5) to Rural Activity Center (RAC), for all permitted uses, 16.36 acre parcel, on Parcel Account Number 31717-000-01, no address assigned.
2. **AGENDA ITEM 1.1.2. 250602ZC** – Javier Rodriguez and Zuleika Arizmendi, Zoning Change from Community Business (B-2) to Rural Residential (RR-1), for all permitted uses, 1.30 acre parcel, on Parcel Account Number 14570-000-00, site addresses 8748 and 8750 NE Jacksonville Road, Anthony, FL 32617.
3. **AGENDA ITEM 1.1.3. 250603ZC** – George and Lisa Scott, Zoning Change from General Agriculture (A-1) to Single-Family Dwelling (R-1), for all permitted uses, 1.0 acre parcel, on Parcel Account Number 3752-015-005, site addresses 6270 SE 88th Street, Ocala, FL 34472.

4. **AGENDA ITEM 1.2.1. – 250203ZC** – Sumter Electric Cooperative, Inc., Zoning Change from General Agriculture (A-1) to Community Business (B-2), for all permitted uses, 39.20 acre parcel, on Parcel Account Number 41200-012-00, site address 12644 SW 16th Avenue, Ocala, FL 34473.
5. **AGENDA ITEM 1.2.2. 250204SU** – Sumter Electric Cooperative, Inc., Special Use Permit to allow for utility company service yard including office building, warehouse, and outdoor equipment and material storage ‘lay-down yard’, in a Community Business (B-2) zone, 79.20 acre tract, on Parcel Account Numbers 41200-012-00, 41200-020-00, and 41200-020-01, site addresses 12644, 12830, and 12940 SW 16th Avenue, Ocala, FL 34473.


Subject to all terms and conditions of Resolution 25-R-180 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 16TH day of JUNE, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE ON
JUNE 26, 2025 ADVISING ORDINANCE WAS FILED
ON JUNE 26, 2025.

RESOLUTION NO. 25-R-180

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 May 28, 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, June 16, 2025. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 250204SU – Sumter Electric Cooperative, Inc., the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Victoria Diaz, Sumterville, FL 33585 to allow for utility company service yard including office building, warehouse, and outdoor equipment and material storage 'lay-down yard', in a Community Business (B-2) zone, on approximate 79.20 acre tract, on Parcel Account Numbers 41200-012-00, 41200-020-00, and 41200-020-01, Site Addresses 12644, 12830, and 12940 SW 16th Avenue, Ocala, FL 34473.

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 operated consistent with this Special Use Permit approval wherein any Master Plan, Site Plan, or use and enjoyment of the Property referenced herein (the "Property") shall be consistent with the preliminary site plan, landscape plan and exhibits depicting signage, fences or other improvements described on the attached Exhibit A ("SUP Conceptual Plan Set," as revised) and the conditions set forth herein.
2. This Special Use Permit shall run with the ownership and occupancy of SECO and not the property. Thus, conveyance, lease, or license of the Property or any portion thereof, except (a) to an entity in which a majority of the voting interests (in the form of stock, membership interests, partnership interests or other similar interest thereof) is owned or controlled, directly or indirectly, by Sumter Electric Cooperative, Inc.; (b) any grant of easement rights on or over the property; or (c) to any governmental entity, shall terminate and nullify this Special Use Permit as it relates to the subject property conveyed, leased, or licensed, which shall thereafter be used in a manner consistent with the site's underlying future land use designation, zoning classification, and applicable sections of the Comprehensive Plan and Land Development Code, including but not limited to regulations concerning the Marion

3. The site’s three parcels shall be combined into, and maintained as, a single ±79-acre parcel owned and controlled by Sumter Electric Cooperative, Inc.
4. All buffers and boundaries shall include those improvements depicted or noted on the SUP Conceptual Plan Set and accompanying documents and complying with the following:
 - a. The site shall include the 8-foot opaque security fencing and gates, as shown in the SUP Conceptual Plan Set, that shall be provided around the entire property as indicated, except for the alternative fencing permitted adjacent to I-75;
 - b. B-Type Buffers shall consist of a 20-foot landscaped strip and an eight-foot (8’) opaque security fence. The landscaped strip shall contain at least three shade trees and five accent / ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer area and shall form a layered landscape screen with a minimum height of three feet within one year of planting;
 - c. The B-Type Buffer along the west side of subject property’s two southern parcels, adjoining off-site PID#s 41200-011-00, 41200-023-00, and 41200-024-00, shall be provided as indicated, subject to the following:
 1. At the time of planting/installation, a minimum of 1/3 of the shade trees and 1/5 of the accent/ornamental trees shall be increased in size to be 25% above the minimum planting size as specified by the LDC.
 2. The 8-foot opaque fencing along this west boundary shall be installed at the outer perimeter of the outdoor storage “lay-down” yard areas as indicated in the SUP Conceptual Plan Set, and the minimum fencing height shall be based on, and measured from, the finished grade elevation of the adjoining outdoor storage “lay-down” yard areas, to screen those areas when their finished grades have been elevated in relation to the site’s adjoining property lines;
 - d. The buffer extending south from the the northwestern corner of the property, lying along and directly adjacent to I-75 shall be a C-Type buffer and shall consist of a preserved three-board fence, a 15-foot landscaped strip and up to an eight-foot (8’) chain-link security fence. The landscaped strip shall contain at least three shade trees and five accent / ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 25 percent of the required buffer area and shall form a layered landscape screen with a minimum height of three feet within one year of planting.
 - e. CR 475A (modified C-Type) Buffer shall consist of a 20-foot landscaped strip and an eight-foot (8’) opaque security fence. The landscaped strip shall contain at least two shade trees and three accent / ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer area and shall form a layered landscape screen with a minimum height of three feet within one year of planting. In addition to the foregoing and as depicted on the SUP Conceptual Plan Set, the eastern boundary shall also include a three-foot (3’) berm and decorative 3-board fence, pursuant to LDC Section 5.8.A, Figure 5.8.5-1.
 - f. All berms and landscaping shall be constructed and maintained in a manner compliant with the Land Development Code, preventing materials stored outdoors

- on the Property or any portion thereof used as a laydown yard from the viewshed of adjacent properties.
- g. All buffers, including berm(s) and landscaping, shall be constructed or installed prior to receipt of a final inspection for any building improvements constructed on the Property, and shall be maintained consistent with LDC requirements in perpetuity.
 - h. All landscaping shall be served by an irrigation system installed, maintained, and operated in perpetuity by SECO.
 - i. SECO shall install six-foot (6') opaque construction fencing around the entire Property during construction.
 - j. No laydown yard materials, including stacked storage items such as pole bunks, shall be visible to surrounding external off-site properties.
5. Except for (a) the pole bunk area on the Property (which shall have a stone base) and (b) the portion of the existing access road identified as SW 130th Street Road shared by neighboring property owners lying west of the "turn-to the north" to enter the site's interior storage area, all internal site vehicle driving aisles, including personnel and vehicle parking areas and access aisles throughout the outdoor materials storage "lay-down" yard, shall be paved and maintained with a permanent asphalt or concrete surface in order to limit on-site dust generation that could become airborne and prevent dust or debris from vehicles exiting the site.
6. Along the north boundary of the northern 300-foot wide "stabilized staging area (grass pave)" shown on Exhibit "A" Page 1, a physical barrier (e.g., curbing, bollards, vertical/horizontal poles, chain-link fencing, etc.) shall be provided to clearly delineate the limits of the area and ensure vehicles, equipment, and material storage do not encroach into the 312-foot wide open space area that extends east-to-west along the property's north boundary line. Only vehicles/equipment maintaining the open space may access that area (e.g., mowers, etc.).
7. The proposed office, warehouse, and covered vehicle parking shall be placed consistent with the SUP Conceptual Plan Set wherein the office aligns with the site's central access aligning with SE 128th Lane (identified as "Employee and Visitor/Vendor Access") and shall be designed and constructed in a manner consistent with the following standards:
- a. The office and warehouse shall be a single structure with varied vertical elevations consistent with the Community Business (B-2) Zoning height standards, and present visually as a fully enclosed structure with no bay doors or loading docks visible to CR 475A; and
 - b. The office and warehouse shall not be a metal/corrugated siding or similar industrial appearance and shall present a façade varied in depth and finish in to avoid presenting a uniform monolithic appearance to CR 475A.
8. Outdoor lighting shall fully comply with DarkSky certification requirements and Marion County LDC Division 6.19 – Outdoor Lighting and the project shall not be eligible for LDC Waivers in regards that division. Further, no outdoor lighting shall exceed 20-feet in height (rather than the 30-feet in height listed in LDC Section 6.19.6.E(4)).
9. Any failure to satisfy or comply with the conditions set forth herein or the concept plan approved simultaneously herewith shall constitute a violation of this Special Use Permit, which shall be cause for revocation of this Special Use Permit by the Marion County Board

of County Commissioners following reasonable notice of violation to SECO Energy and reasonable opportunity to cure.

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 16th day of June, 2025.

ATTEST:

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

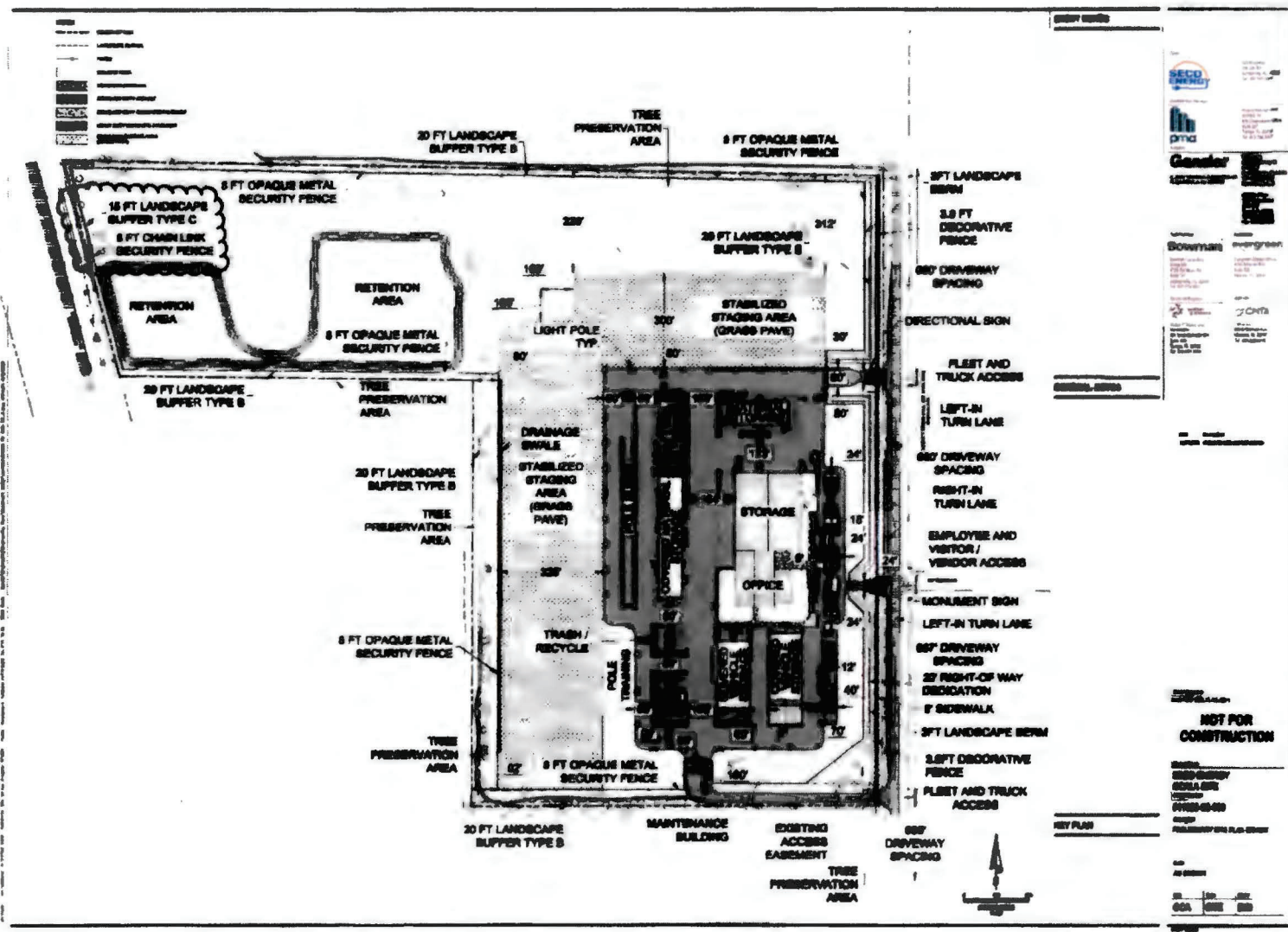


GREGORY C. HARRELL, CLERK

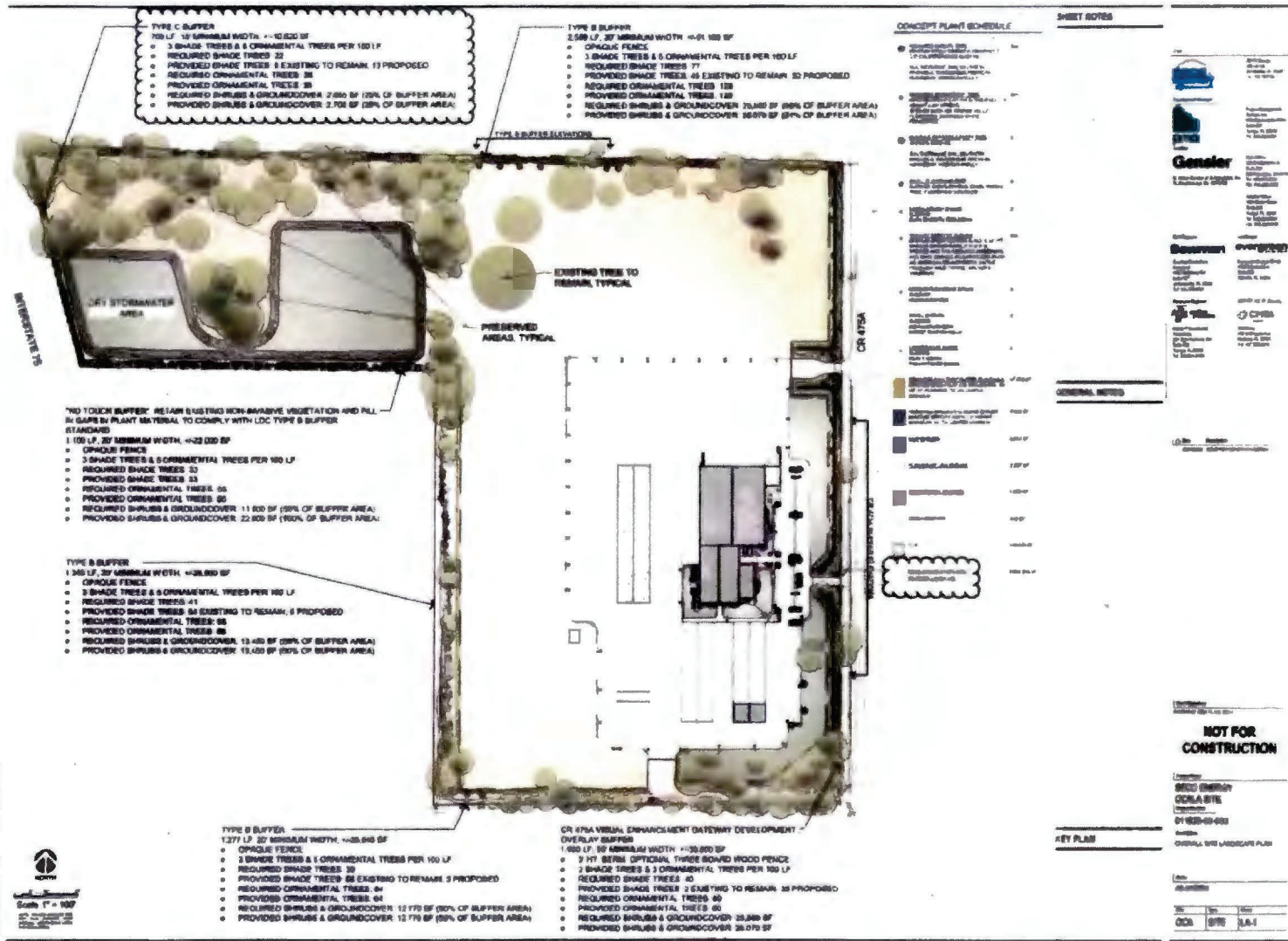


KATHY BRYANT, CHAIRMAN

RESOLUTION NO. 25-R-180
EXHIBIT "A"



RESOLUTION NO. 25-R-180 EXHIBIT "A"





05/13/2025

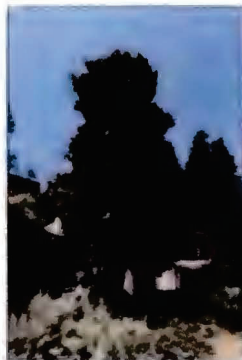


Gensler

OCALA DISTRICT OFFICE - AERIAL VIEW

A-001

CANOPY TREES



Southern Magnolia



Southern Live Oak



Winged Elm



American Holly



American Hornbeam

UNDERSTORY TREES



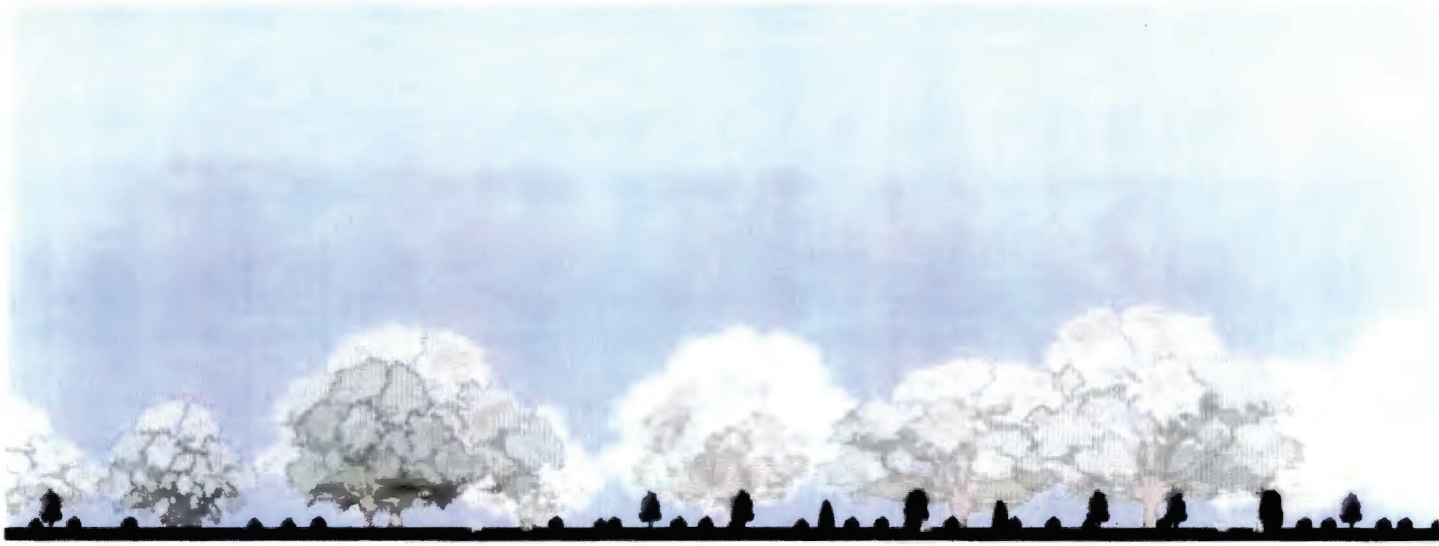
White Fringetree



Flowering Dogwood



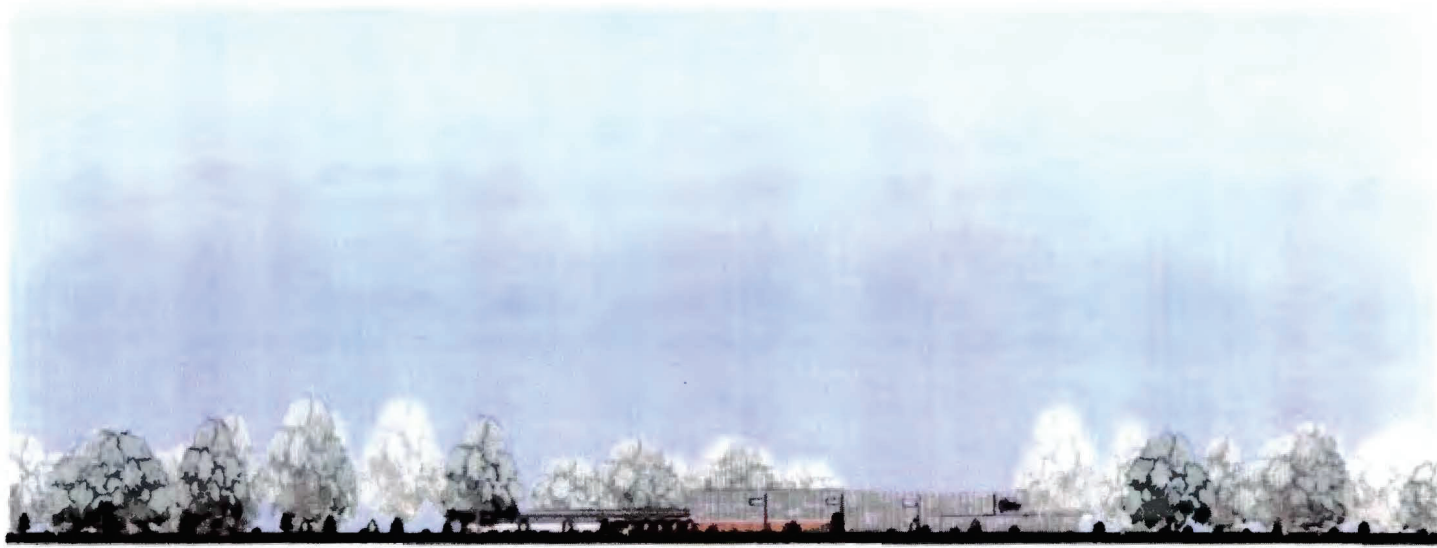
Yaupon Holly



Site Elevation | Landscape Buffer at Planting | Typical "Type B" Buffer



Enlarged Site Elevation | Landscape Buffer at Planting | Typical "Type-B" Buffer



Site Elevation | Landscape Buffer at Planting | CR-475A Buffer (East Boundary)



Enlarged Site Elevation | Landscape Buffer at Planting | CR-475A Buffer (East Boundary)



Enlarged Site Elevation | Landscape Buffer at Planting (w/ Open Gate) | CR-475A Buffer (East Boundary)

05/13/2025



Gensler

ENLARGED SITE ELEVATION - BUFFER AT PLANTING

A-006



Site Elevation | Landscape Buffer at 3 yrs | Typical "Type B" Buffer



Enlarged Site Elevation | Landscape Buffer at 3 yrs | Typical "Type B" Buffer



Site Elevation | Landscape Buffer at 3 yrs | CR-475A Buffer (East Boundary)



Enlarged Site Elevation | Landscape Buffer at 3 yrs | CR-475A (East Boundary)



Enlarged Site Elevation | Landscape Buffer at 3 yrs (w/ Open Gate) | CR-475A Buffer (East Boundary)

05/13/2025



Gensler

ENLARGED SITE ELEVATION - BUFFER AT 3 YRS

A-010

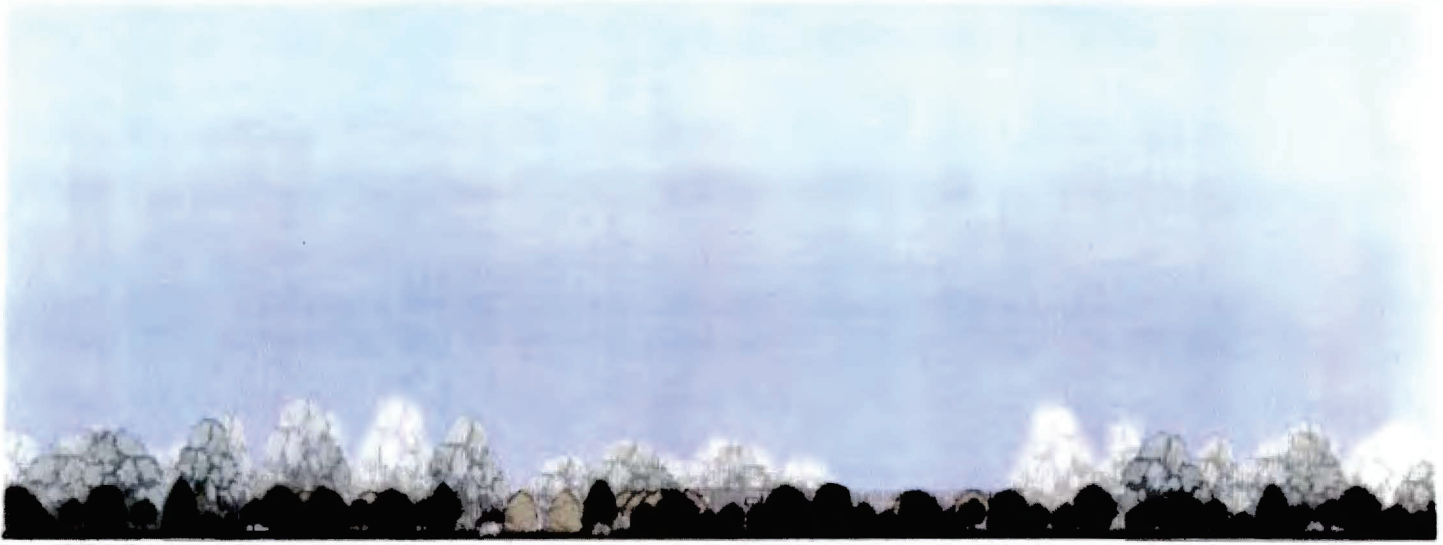


Site Elevation | Landscape Buffer Fully Mature | Typical "Type B" Buffer

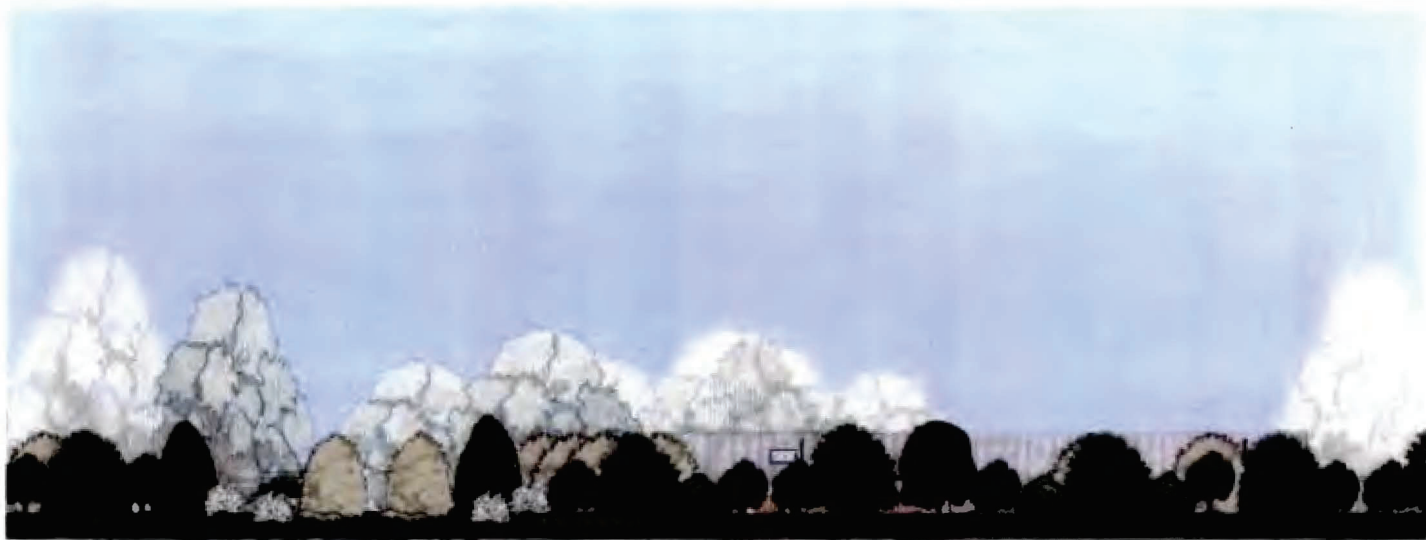




Enlarged Site Elevation | Landscape Buffer Fully Mature | Typical "Type B" Buffer



Site Elevation | Landscape Buffer Fully Mature | CR-475A (East Boundary)



Enlarged Site Elevation | Landscape Buffer Fully Mature | CR-475A (East Boundary)



Enlarged Site Elevation | Landscape Buffer Fully Mature (w/ Open Gate) | CR-475A Buffer (East Boundary)

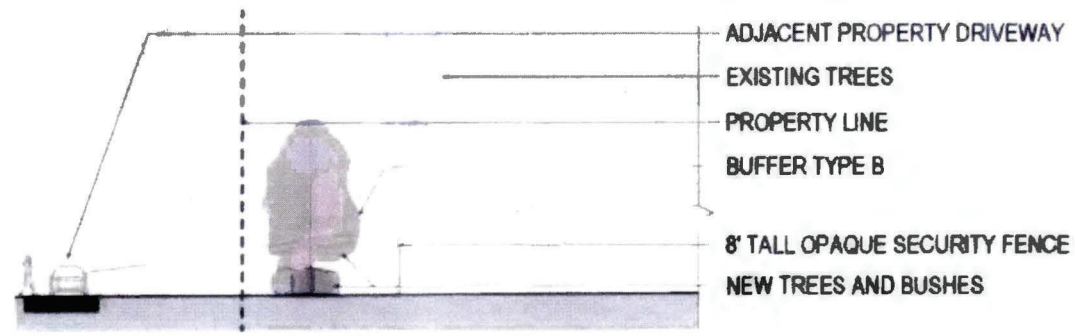
05/13/2025



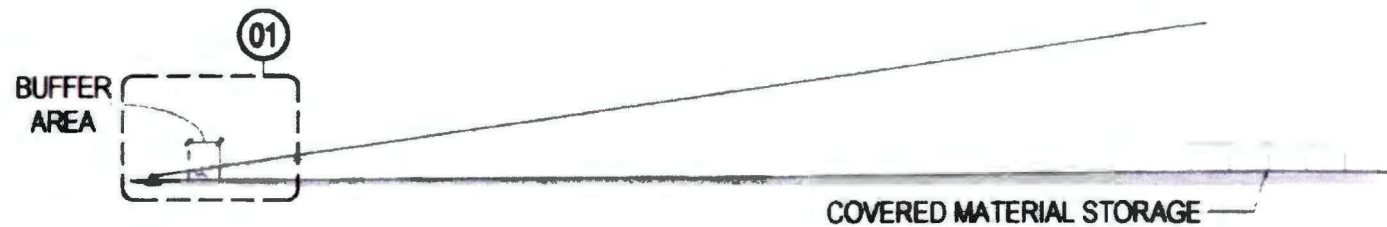
Gensler

ENLARGED SITE ELEVATION - BUFFER FULLY MATURE

A-014



01 - ENLARGED SITE SECTION - NORTH BOUNDARY | SCALE: 1" = 20'-0"



02 - SITE SECTION - NORTH BOUNDARY | SCALE: 1" = 100'-0"

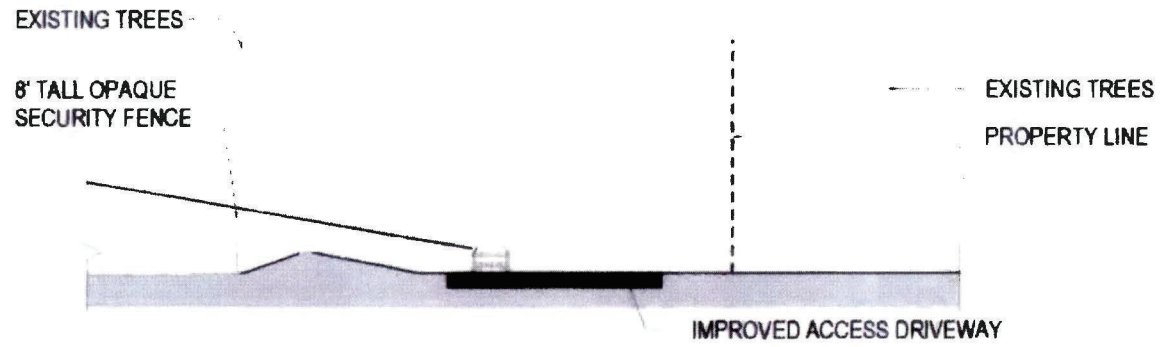
05/13/2025



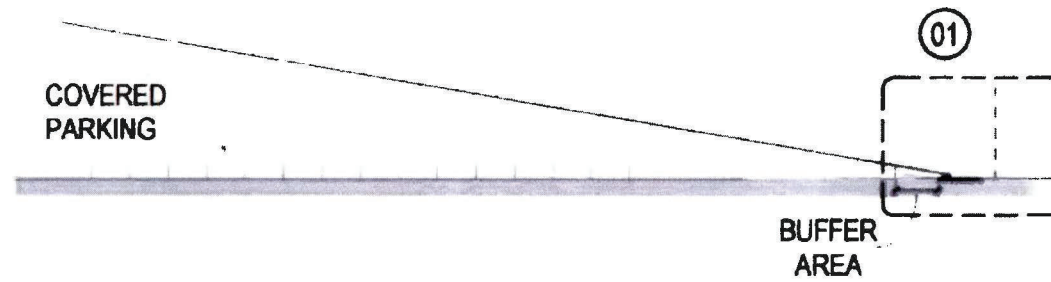
Gensler

SECTION - NORTH BOUNDARY

A-015



01 - ENLARGED SITE SECTION - SOUTH BOUNDARY | SCALE: 1" = 20'-0"



02 - SITE SECTION - SOUTH BOUNDARY | SCALE: 1" = 100'-0"

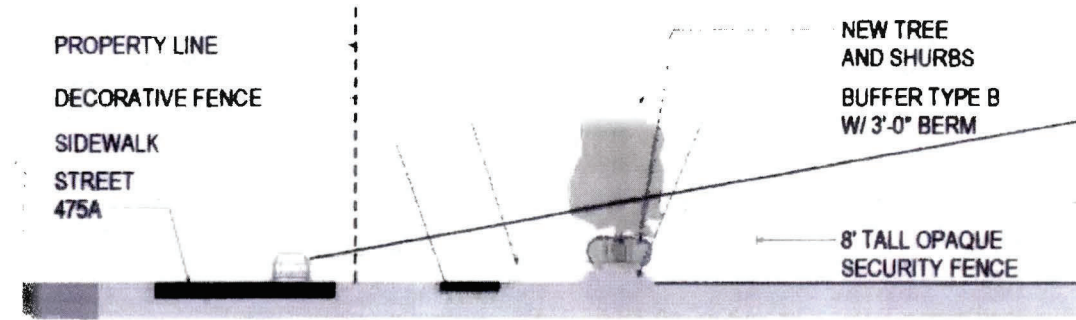
05/13/2025



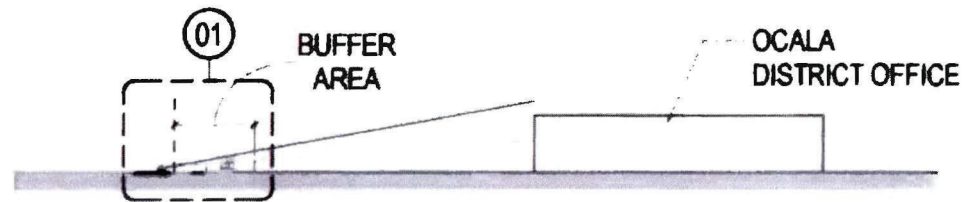
Gensler

SECTION - SOUTH BOUNDARY

A-016



01 - ENLARGED SITE SECTION - EAST BOUNDARY (CR-475A) | SCALE: 1" = 20'-0"



02 - SITE SECTION - EAST BOUNDARY (CR-475A) | SCALE: 1" = 100'-0"

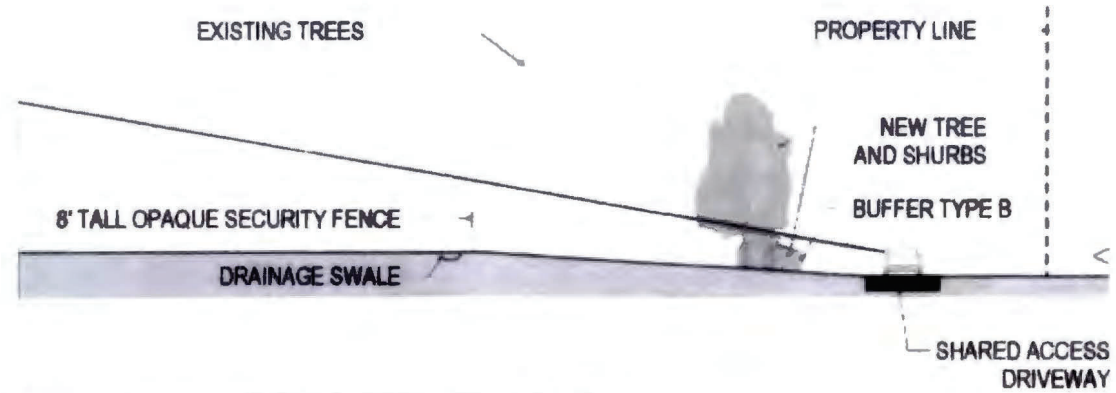
05/13/2025



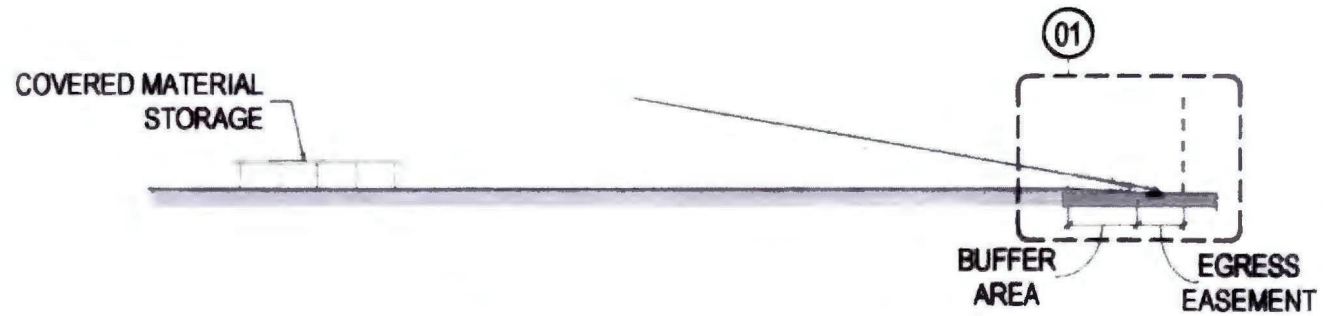
Gensler

SECTION - EAST BOUNDARY (CR-475A)

A-017



01 - ENLARGED SITE SECTION - WEST BOUNDARY | SCALE: 1" = 20'-0"



02 - SITE SECTION - WEST BOUNDARY | SCALE: 1" = 100'-0"

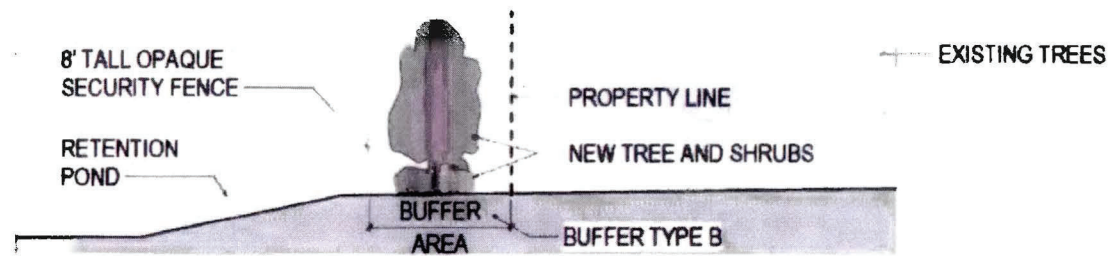
05/13/2025



Gensler

SECTION - WEST BOUNDARY

A-018



01 - ENLARGED SITE SECTION - SOUTH BOUNDARY | SCALE: 1" = 20'-0"

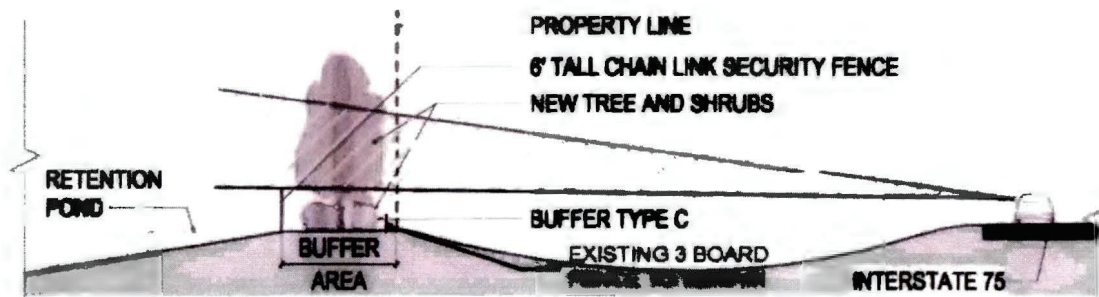
05/13/2025



Gensler

SECTION - SOUTH BOUNDARY

A-019



01 - ENLARGED SITE SECTION - WEST BOUNDARY (I-75) | SCALE: 1" = 20'-0"

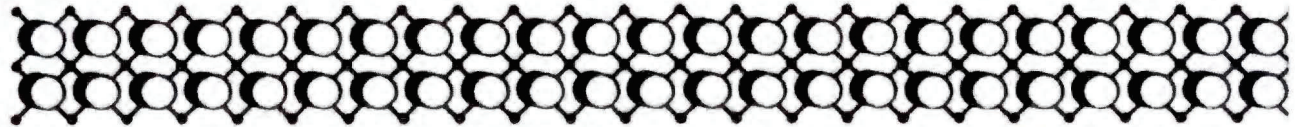
**RESOLUTION NO. 25-R-180
EXHIBIT "A"**



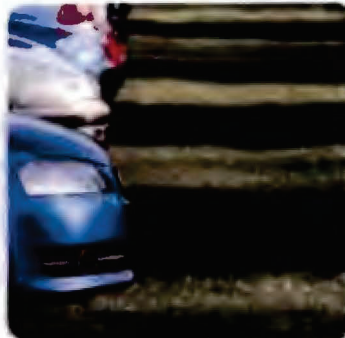
OPAQUE SECURITY FENCE - SAMPLE PHOTO

STABILIZED STAGING AREA

APPLICATIONS



**Fire Lanes, Utility & Emergency
Access Roads**



Parking Lots



Driveways



Outdoor Event Spaces



Paths & Walkways
The only solution tested for ADA
traction and rotation ability



Ramps, Docks & Loading Areas



Airplane Taxiing Areas

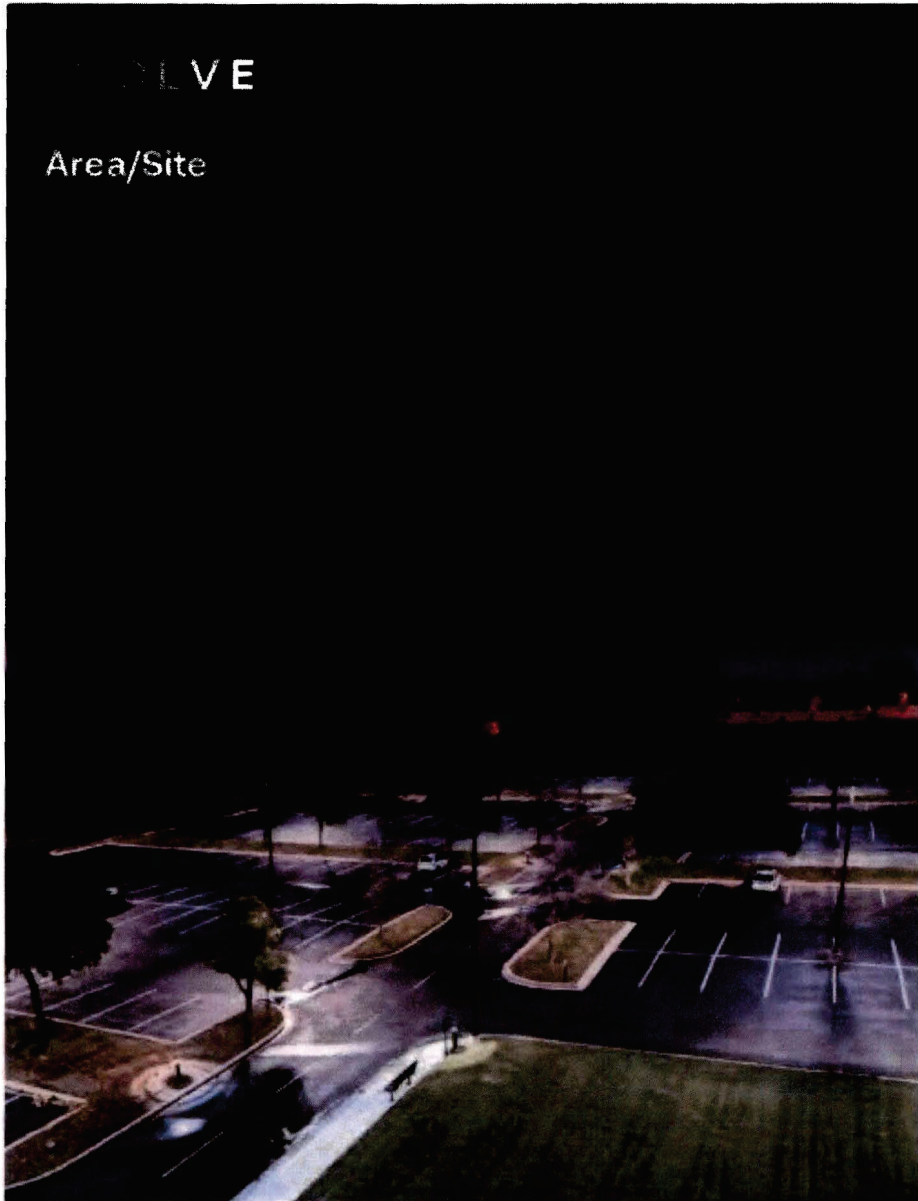


Helicopter Landing Pads

**RESOLUTION NO. 25-R-180
EXHIBIT "A"**

EVOLVE

Area/Site



EALS

The EALS is ideal for commercial property site lighting with various mounting options, up to 30,000 lumens and a robust design that allows flexibility.



EALP

The EALP offers a variety of color and lumen packages with three color temperatures and multiple mounting options for ultimate application flexibility.



E2SD

The Evolve® E2SD LED Security Light is optimized for customers seeking a solution in outdoor work yards, roadside, suburban developments and rural areas.



ERLS

The Evolve® LED Roadway ERLS Serbeck Luminaire utilizes an advanced LED reflective optic system combined with multiple lighting distributions, mounting options and the ability to fit ERLS offers performance in a diverse set of applications ranging from interstates, roadways and parking lots.

RESOLUTION NO. 25-R-180
EXHIBIT "A"

RESOLUTION NO. 25-R-180

EXHIBIT "A"



CUSTOMER NAME _____
 PROJECT NAME _____
 DATE _____ TYPE _____
 CATALOG NUMBER _____

EALS Series

LED Outdoor Area Light

The EALS Area Light luminaire offers a wide range of optical patterns, color temperatures, lumen packages and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within one form-factor. They are ideal for commercial property site-lighting applications such as retail and commercial exteriors.

Construction

Housing: Aluminum die cast enclosure.
 Integral heat sink for maximum heat transfer
Lens: Impact resistant tempered glass
Paint: Corrosion resistant polyester powder paint,
 minimum 2.0 mil thickness
 Standard = Black, Dark Bronze Gray, White
 (RAL & custom colors available)
 Optional = Coastal Finish
Weight: 27 lbs

Optical System

Lumens: 7000 - 50,000
Photometry: Type I, II, IV & V
Beam: 18-17/UPW
CCT: 2700K, 3000K, 4000K, 5000K
CRI: ≥70
Upward Light Output Ratio (ULOR): 0 Horizontal Orientation

Electrical

Input Voltage: 120-277V, 277-480V & 347-480V
Input Frequency: 50/60 Hz
Power Factor (PF): ≥ 0.9 at rated watts
Total Harmonic Distortion (THD): ≤ 20% at rated watts

Surge Protection

☐ 6kV/5kA ☐ 10kV/8kA ☐ 20kV/10kA

Per ANSI C136.3-2005

Lumen Maintenance

Projected Lx per IES TM-25-10 at 25°C

	LM-79-07	LM-79-07	LM-79-07
C2, C3, C4, C5	L96	L97	L98
D2, D4, D4, D6			
F2, F3, F4, F5			
H2, H3, H4, H5	L98	L98	L98
J2, J3, J4, J5			
K2, K3, K4, K5			
L2, L3, L4, L5	L98	L99	L91
M2, M3, M4, M5			
N2, N3, N4, N5	L94	L95	L92

Note: Projected Lx based on LM-79-07 (1000 hour testing). Accepted industry tolerances apply to initial luminaire flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP	LM-79-07	LM-79-07	LM-79-07
10	1.02	30	0.98
20	1.01	40	0.96
25	1.00		

Ratings

Operating Temperature: -40°C to 50°C (N/A Optic Codes are -40°C to 40°C)
Vibration: 30 per ANSI C136.3-2010
UL-97: Testing in accordance with IESNA Standards

Controls

Dimming: Standard - 0-10V
 Optional - DALI (Option U)
Sensors: Photo Electric Sensors (PE) available
 LightWired™ and Dainree Compatible

Warranty

☐ 5 Year (Standard) ☐ 10 Year (Optional)



Current

LED.com

© 2015 Current Lighting Systems, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values which measured under laboratory conditions.

Page 1 of 19

(Rev 02/12/15)

EALS_OLP3040_EALS_LED_Area_Lighting_004

MONUMENT SIGN - SAMPLE PHOTO



RESOLUTION NO. 25-R-180
EXHIBIT "A"



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 26, 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. 25-23, which was filed in this office on June 26, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Thursday, June 26, 2025 03:59 PM
To: Debra Windberg; County Ordinances
Cc: Debra Lewter; Susan Mills McAllister
Subject: RE: MRN20250617_ORDINANCE_2025_23
Attachments: Marion20250626_Ordinance25_23_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 25-23.

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 Windberg <DebraW@marioncountyclerk.org>
Sent: Thursday, June 26, 2025 3:15 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Lewter <DebraL@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>
Subject: MRN20250617_ORDINANCE_2025_23

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 25-23, which was adopted by the Marion County Board of County Commissioners on Tuesday, June 17, 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"

Debra Windberg

From: Debra Windberg
Sent: Thursday, June 26, 2025 03:15 PM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Lewter; Susan Mills McAllister
Subject: MRN20250617_ORDINANCE_2025_23
Attachments: MRN20250617_ORDINANCE_2025_23.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 25-23, which was adopted by the Marion County Board of County Commissioners on Tuesday, June 17, 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"

Debra Lewter

From: Debra Lewter
Sent: Friday, June 27, 2025 08:49 AM
To: municodeords@civicplus.com
Subject: Marion County Ordinance 25-23
Attachments: 06-17-25 Ordinance 25-23 - Sandy Clay LLC.docx

Good morning,

Attached is Ordinance 25-23 (25-S07), which was adopted by the Marion County Board of County Commissioners on Tuesday, June 17, 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 25-23

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-S07, SANDY CLAY, LLC
+/- 15.52 ACRES
PARCEL NO. 37896+000-01
FROM PUBLIC 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-S07 for a small-scale amendment to the Comprehensive Plan and such application identifies the subject property by suitable legal description, or by parcel number, and such identification of property is hereby incorporated into this ordinance by reference, and the property description and illustration are attached hereto as Exhibits "A" and "B" respectively, and

WHEREAS, the Marion County Planning and Zoning Commission, acting as the Local Planning Agency, conducted an advertised public hearing on May 28, 2025, to consider Amendment No. 25-S07. The Planning and Zoning Commission considered the Growth Services Department's recommendation, received public comment, and made recommendations to the Board regarding the Amendment, including findings of fact related to:

1. Whether the granting of the amendment will not adversely affect the public interest.
2. Whether the proposed amendment is compatible with land uses in the surrounding areas.
3. Whether the proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan, and

WHEREAS, the Board conducted an advertised adoption public hearing on June 17, 2025, to consider Amendment No. 25-S07, considering the Growth Services Department's recommendation, the Planning and Zoning Commission's recommendation, and public comment received, and acted to adopt the Amendment.

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

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

**25-S07, SANDY CLAY, LLC
+/- 15.52 ACRES
PARCEL NO. 37896+000-01
FROM PUBLIC 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.

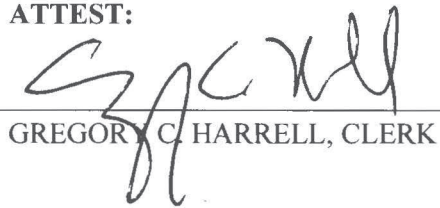
SECTION 7. COPY ON FILE. This original ordinance shall be filed with the Clerk of the Circuit Court, and a certified copy of this ordinance shall be on file in the Marion County Growth Services Department – Planning and Zoning Division for public inspection.

DULY ADOPTED with a quorum present and voting by the Board of County Commissioners of Marion County, Florida, this 17th day of June 2025.

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


KATHY BRYANT, CHAIRMAN

ATTEST:


GREGORY C. HARRELL, CLERK

RECEIVED NOTICE FROM SECRETARY OF STATE ON
JUNE 26, 2025 ADVISING ORDINANCE WAS FILED
ON JUNE 26, 2025.

37896+000-01

SEC 28 TWP 16 RGE 23

WRA LYING WITHIN THE FOLLOWING DESC PROPERTY:

COM AT THE SW COR OF SEC 28 TH N 00-31-21 E 224.02 FT TO THE POB
TH CONT N 00-31-21 E 36.68 FT TH N 73-06-09 E 358.07 FT TH N 16-53-51 W 10 FT
TH N 73-06-09 E 339.81 FT TO THE POC OF A CURVE CONCAVE WLY HAVING A
RADIUS OF 25 FT A CENTRAL ANGLE OF 103-29-44 A CHORD BEARING & DISTANCE
OF N 21-21-17 E 39.26 FT TH ALONG ARC OF CURVE 45.16 FT TO THE PCC OF A
CURVE CONCAVE SWLY HAVING A RADIUS OF 3720 FT A CENTRAL ANGLE OF 15-48-54
A CHORD BEARING & DISTANCE OF N 38-18-02 W 1023.54 FT TH ALONG ARC OF
CURVE 1026.81 FT TH S 89-56-57 E 274.75 FT TO A PT ON A NON-TANGENT CURVE
CONCAVE SWLY HAVING A RADIUS OF 3915 FT A CENTRAL ANGLE OF 03-46-14 A
CHORD BEARING & DISTANCE OF S 41-24-59 E 257.59 FT TH ALONG ARC OF CURVE
257.64 FT TH S 33-12-06 E 102.84 FT TO A PT ON A NON-TANGENT CURVE CONCAVE
SWLY HAVING A RADIUS OF 3905 FT A CENTRAL ANGLE OF 08-09-36 A CHORD
BEARING & DISTANCE OF S 33-57-05 E 555.67 FT TH ALONG ARC OF CURVE 556.15 FT
TO THE PT OF REVERSE CURVATURE OF A CURVE CONCAVE NLY HAVING A RADIUS
OF 25 FT A CENTRAL ANGLE OF 77-01-34 A CHORD BEARING & DISTANCE OF
S 68-23-04 E 31.13 FT TH ALONG ARC OF CURVE 33.61 FT TH N 73-06-09 E 413.49 FT
TH S 16-53-51 E 35 FT TH N 73-06-09 E 365.03 FT TH S 16-53-51 E 30 FT
TH S 73-06-09 W 1724.08 FT TO THE POB & BEGIN AT THE W 1/4 OF SEC 28 TH
N 89-57-55 E 88.40 FT TH S 00-28-15 W 1091.06 FT TH S 32-51-30 E 62.74 FT TH
S 46-41-26 E 19.11 FT TO THE POC OF A CURVE CONCAVE SWLY HAVING A RADIUS
OF 3905 FT A CENTRAL ANGLE OF 01-09-35 A CHORD BEARING & DISTANCE OF
S 46-06-38 E 79.04 FT TH ALONG ARC OF CURVE 79.04 FT TH S 50-21-38 E 102.84 FT
TO A PT ON A NON-TANGENT CURVE CONCAVE SWLY HAVING A RADIUS OF 3915 FT
A CENTRAL ANGLE OF 00-43-45 A CHORD BEARING & DISTANCE OF S 43-39-59 E 49.82
FT
TH ALONG ARC OF CURVE 49.82 FT TH N 89-56-57 W 262.89 FT TH N 46-41-26 W 64.08 FT
TH N 00-31-21 E 1269.08 FT TO THE POB

SEC 29 TWP 16 RGE 23

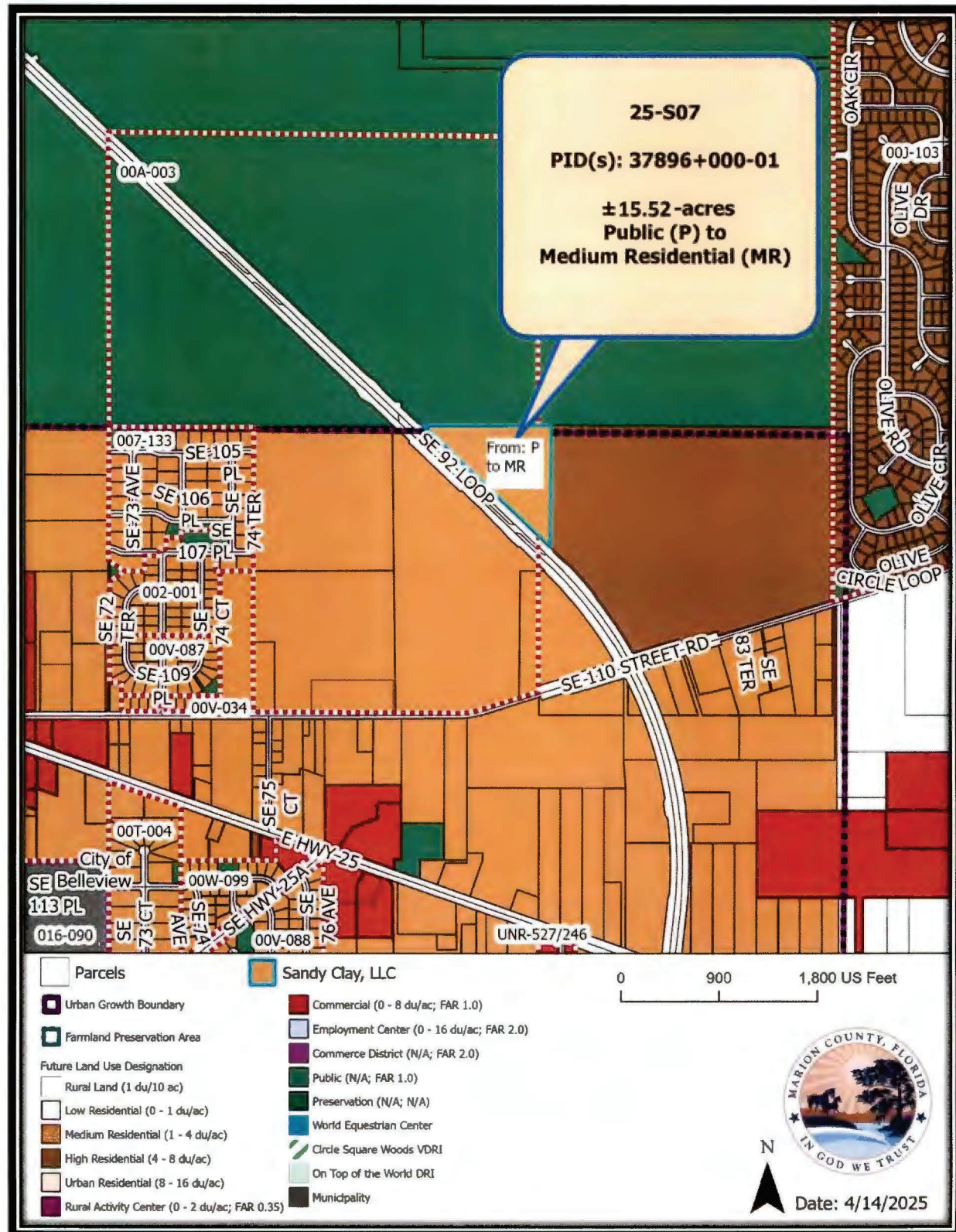
BEGIN AT THE E 1/4 COR OF SEC 29 TH S 00-31-21 W 1269.08 FT TH N 46-41-26 W 248.57
FT

TH N 70-07-09 W 32.70 FT TH N 46-41-26 W 70 FT TH N 43-49-41 W 400.50 FT
TH N 46-41-26 W 156.31 FT TH N 00-26-19 E 643.66 FT TH S 89-57-58 E 660.28 FT
TO THE POB &

COM AT THE E 1/4 COR OF SEC 29 TH N 89-57-58 W 1320.57 FT TO THE POB TH
S 00-21-17 W 60.42 FT TH S 89-37-49 W 18.29 FT TH N 00-21-22 W 52.18 FT TH
N 46-41-26 W 12.20 FT TH S 89-57-58 E 27.87 FT TO THE POB &

COM AT THE E 1/4 COR OF SEC 29 TH N 89-57-58 W 660.28 FT TO THE POB TH
S 00-26-19 W 643.66 FT TH N 46-41-26 W 93.69 FT TH S 43-18-34 W 15 FT TH
N 46-41-26 W 650 FT TH N 43-18-34 E 15 FT TH N 46-41-26 W 107.48 FT TH
S 89-37-49 W 36.37 FT TH N 00-21-17 E 60.42 FT TH S 89-57-58 E 660.28 FT TO THE POB

Parent Parcel: 37896-000-01



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



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 26, 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. 25-24, which was filed in this office on June 26, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Thursday, June 26, 2025 03:59 PM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister
Subject: RE: MRN20250617_ORDINANCE_2025_24
Attachments: Marion20250626_Ordinance25_24_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 25-24.

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: Thursday, June 26, 2025 3:19 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>
Subject: MRN20250617_ORDINANCE_2025_24

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 25-24, which was adopted by the Marion County Board of County Commissioners on Tuesday, June 17, 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

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, June 26, 2025 03:19 PM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister
Subject: MRN20250617_ORDINANCE_2025_24
Attachments: MRN20250617_ORDINANCE_2025_24.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 25-24, which was adopted by the Marion County Board of County Commissioners on Tuesday, June 17, 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: Friday, June 27, 2025 08:50 AM
To: municodeords@civicplus.com
Subject: Marion County Ordinance 25-24
Attachments: 06-17-25 Ordinance 25-24 REVOCATION 240809SU - Tigo.docx

Good morning,

Attached is Ordinance 25-24, which was adopted by the Marion County Board of County Commissioners on Tuesday, June 17, 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. 25-24

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, REVOKING SPECIAL USE PERMIT NO 240809SU, RESOLUTION NO. 24-R-676 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, on December 17, 2024, the Board issued Resolution No. 24-R-676, granting Special Use Permit 240809SU to Tigo Investment Group, LLC, and Applicant, Luis Betances, for a food truck park in a Community Business (B-2) zone, subject to certain special conditions listed in Resolution No. 24-R-676; and

WHEREAS, the current owner of the property is Tigo Investment Group, LLC, the property is vacant, and is zoned under the Community Business (B-2) designation with Parcel Number 412000-079-03 located in Ocala, Marion County, Florida; and

WHEREAS, Tigo Investment Group, LLC has not complied with the conditions set forth in the Special Use Permit No. 240809SU, as outlined in Resolution No. 24-R-676, requiring the Marion County Growth Services Director to file his petition requesting the revocation of the Special Use Permit No. 240809SU, as outlined in Resolution No. 24-R-676.

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

SECTION 1. FINDINGS. The Board makes the following findings of fact that certain conditions, which were previously established as requirements for Special Use Permit No. 240809SU, have not been met and the applicant has failed to purchase the property :

1. The project shall be developed consistent with the conceptual plan submitted with this application and the Marion County Land Development Code.
2. The site shall be limited to 20 food trucks/vendors until the entire site is connected to centralized water and sewer. Once the connections to centralized water and sewer are complete and both Growth Services and the Office of the County Engineer agree that the site has ample parking to expand, the site may increase to 30 food trucks.
3. 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. The buffer along the northern boundary, adjacent to the RV Park, shall be a modified Type A buffer; the modification shall include a 6' opaque vinyl fence. Buffer along HWY 484 shall be a Type C Buffer.
6. The garbage shall not be allowed to accumulate and overflow the dumpsters. Garbage shall be removed from the site regularly and in a timely manner.
7. Any Code Enforcement issues found in violation are subject to revocation of this Special Use Permit.
8. The Owner/Applicant works with Utilities during the DRC process to install grease traps to the county's standards.
9. Hours of Operation are: 9 am - 10 pm.
10. The lighting standards are: A photometric plan shall be provided during Site Plan development through the Development Review Committee (DRC).
11. Permanent restroom facilities shall be provided, meeting the FL Building Code for Commercial bathrooms. However, the site may utilize temporary restrooms until the site is connected to a centralized sewer. Temporary restrooms shall be subject to permitting and inspections by the Building Safety Department (based on the information shared during public workshops, reinspections are required every 180 days. The applicant shall have a calculation, approved by the Department of Health, of how many temporary restrooms are needed on site for the number of trucks and the cleaning schedule. Temporary restrooms shall be emptied/pumped weekly at a minimum.
12. The site shall be connected to Marion County Utilities' central water and sewer services. Connection to central water is required before operations may commence. The site must connect to the centralized sewer when the centralized sewer becomes available within 400' of the site or no later than December 17, 2028.
13. Concrete pads for the food trucks shall be installed, with no food trucks parking on open ground without a concrete pad.
14. Fire truck access -During DRC site plan approval, if it's found that the requested number of food trucks will not allow required emergency services circulation through the site, the number must be reduced to provide necessary space in the event that emergency services must access the property.
15. No on-site consumption of alcohol.
16. Signs shall be posted plainly visible on site stating that alcohol is not allowed. Signs shall be posted plainly visible on site stating the manager's name and contact information.
17. The site is subject to Section 4.4.4 of the Marion County Land Development Code for On-site Signs.
18. The site is subject to Chapter 13 of the Marion County Code of Ordinances for Noise and Vibration Control. Outdoor music is prohibited.
19. The Special Use Permit will terminate if there is a division or subdivision of the site.
20. The Special Use Permit shall run with Luis Betances, not the property. If the property is put into an LLC, then Luis Betances must be the primary owner.

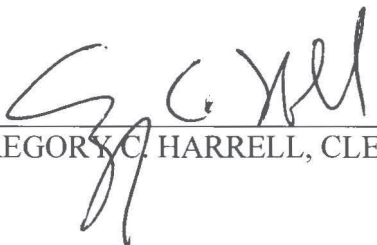
SECTION 2. REVOCATION. Special Use Permit 240809SU is hereby revoked, effective June 16, 2025, and all operations previously permitted pursuant to Special Use Permit 240809SU are to cease on or before August 16, 2025.

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

DULY ADOPTED in regular session this 17TH day of JUNE, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN

RECIEVED NOTICE FROM SECRETARY OF STATE ON
JUNE 26, 2025 ADVISING ORDINANCE WAS FILED
ON JUNE 26, 2025.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 26, 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. 25-25, which was filed in this office on June 26, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Thursday, June 26, 2025 03:59 PM
To: Debra Windberg; County Ordinances
Cc: Debra Lewter; Susan Mills McAllister
Subject: RE: MRN20250617_ORDINANCE_2025_25
Attachments: Marion20250626_Ordinance25_25_Ack.pdf

Good afternoon,

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

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 Windberg <DebraW@marioncountyclerk.org>
Sent: Thursday, June 26, 2025 3:22 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Lewter <DebraL@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>
Subject: MRN20250617_ORDINANCE_2025_25

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 25-25, which was adopted by the Marion County Board of County Commissioners on Tuesday, June 17, 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"

Debra Windberg

From: Debra Windberg
Sent: Thursday, June 26, 2025 03:22 PM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Lewter; Susan Mills McAllister
Subject: MRN20250617_ORDINANCE_2025_25
Attachments: MRN20250617_ORDINANCE_2025_25.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 25-25, which was adopted by the Marion County Board of County Commissioners on Tuesday, June 17, 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: Friday, June 27, 2025 08:51 AM
To: municodeords@civicplus.com
Subject: Marion County Ordinance 25-25
Attachments: 06-17-25 Ordinance 25-25 REVOCATION 240904SU.docx

Good morning,

Attached is Ordinance 25-25, which was adopted by the Marion County Board of County Commissioners on Tuesday, June 17, 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. 25-25

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, REVOKING SPECIAL USE PERMIT NO 240904SU, RESOLUTION NO. 24-R-546 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, on November 19, 2024, the Board issued Resolution No. 24-R546, granting Special Use Permit 240904SU to Krissondatt and Bissoondial Bisram, and Applicant, Luis Betances, for a food truck park in a Community Business (B-2) zone, subject to certain special conditions listed in Resolution No. 24-R-546; and

WHEREAS, the current property owners of the property is Krissondatt and Bissoondial Bisram, the property is vacant and is zoned under the Community Business (B-2) designation with Parcel Number 41200-079-02 located in Ocala, Marion County, Florida; and

WHEREAS, the applicant, Luis Betances have not complied with the conditions set forth in the Special Use Permit No. 240904SU, as outlined in Resolution No. 24-R-546, requiring the Marion County Growth Services Director to file his petition requesting the revocation of the Special Use Permit No. 240904SU, as outlined in Resolution No. 24-R-546.

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

SECTION 1. FINDINGS. The Board makes the following findings of fact that certain conditions, which were previously established as requirements for Special Use Permit No. 240904SU, have not been met by the applicant:

1. The project shall be developed in a manner consistent with the conceptual plan that was submitted with this application.
2. All existing Code Enforcement cases must be satisfied and cleared before a site plan through the Development Review Committee may be applied for.
3. A major site plan approval from the Development Review Committee is required for all development on the subject property. A major site plan must be submitted within 6 months of approval of this Special Use Permit.
4. Cross access to adjacent properties, when required, must be paved.

5. The buffer along the northern boundary, adjacent to the RV Park, shall be a modified Type A buffer, the modification shall include a 6' opaque fence. All other boundaries must provide at least 6' chain link fence to prevent spill-over onto neighboring properties.
6. Parcel ID 41200-079-00 shall not be used for any part of this project, including garbage receptacles, water sources, electrical sources, or visitors' parking.
7. Garbage shall not be allowed to accumulate and overflow the dumpsters. Garbage shall be removed from the site regularly and in a timely manner.
8. Owner/ Applicant to work with Marion County Utilities during DRC process to install grease traps to the county's standards.
9. Applicant shall immediately supply a list of the food trucks currently on site, as of the date of this Board Hearing (November 19, 2024), with VIN numbers, or other identifying license numbers (Attachment A). The number of food trucks on site is limited to the twenty (20) trucks existing on site as of the November 19, 2024, Hearing. The Board shall allow the existing barber shop food truck to be counted amongst the existing twenty (20) trucks. As these original twenty (20) trucks vacate, no new trucks shall be permitted until the maximum number of trucks existing on site are fifteen (15) of the original food trucks. Fifteen (15) food trucks becomes the new maximum number of trucks permitted on site at that time, in perpetuity.
10. Hours of Operation limited to 9am - 10pm. Exception: those food trucks currently on-site serving breakfast, may continue to do so, however, if those particular food trucks vacate, they shall not be replaced on site with another food truck that wants to serve breakfast.
11. Lighting standards: A photometric plan shall be provided during Site Plan development through Development Review Committee (DRC).
12. Permanent restroom facilities shall be provided, meeting FL Building Code for Commercial bathrooms. The applicant may use temporary toilets with air conditioning on the site for up to two years, renewing their permit with the Building Safety Department every 180 days. These temporary restroom facilities shall have (four) 4 restrooms in each trailer. These trailers must be pumped regularly as determined to be sufficient by the Building Safety and Growth Services Departments. The applicant has two weeks to get at least two (2) of these trailers on site. By the end of 2024, the applicant shall have all restroom trailers on site and operational. The applicant shall have a calculation of how many trailers are needed and a clean out schedule to ensure the trailers are clean and in good working order at all times.
13. The site shall be immediately connected to central water.
14. The applicant shall work with the Building Official to immediately provide electricity on site.
15. Sanitary sewer shall be determined during the Development Review Process for connection distance, however, a septic tank may be used for up to three years, or when the new project (240809SU) is completed, whichever is sooner. This condition shall not renew.
16. Within one year, concrete pads for the food trucks shall be installed, with no food trucks parking on open ground without a concrete pad.
17. Fire truck access - During DRC site plan approval, if it's found that the requested number of food trucks will not allow required emergency services circulation through the site, the number must be reduced to provide necessary space in the event that emergency services must access the property.
18. The Special Use Permit will terminate in the event there is a division or subdivision of the site, or if and when Luis Betances terminates his tenancy on the subject property (Parcel ID 41200-079-02), or if any new Code Violations arise on site.
19. Either Mr. Betances, Mr. K. Bisram, or Mr. B. Bisram shall notify the Growth Services Department in writing of any termination of Mr. Betances' tenancy.
20. The Special Use Permit shall run with Luis Betances and not with the property.

SECTION 2. REVOCATION. Special Use Permit 240809SU is hereby revoked, effective June 16, 2025, and all operations previously permitted pursuant to Special Use Permit 240809SU are to cease on or before August 16, 2025.

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

DULY ADOPTED in regular session this 17TH day of JUNE, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE ON
JUNE 26, 2025 ADVISING ORDINANCE WAS FILED
ON JUNE 26, 2025.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 26, 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. 25-26, which was filed in this office on June 26, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Thursday, June 26, 2025 03:59 PM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister
Subject: RE: MRN20250617_ORDINANCE_2025_26
Attachments: Marion20250626_Ordinance25_26_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 25-26.

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: Thursday, June 26, 2025 3:23 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>
Subject: MRN20250617_ORDINANCE_2025_26

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 25-26, which includes Resolutions 25-R-194 and 25-R-195. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, June 17, 2025.

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

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, June 26, 2025 03:23 PM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister
Subject: MRN20250617_ORDINANCE_2025_26
Attachments: MRN20250617_ORDINANCE_2025_26.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 25-26, which includes Resolutions 25-R-194 and 25-R-195. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, June 17, 2025.

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

Thank you in advance for your cooperation in this matter.

Debra Lewter

From: Debra Lewter
Sent: Friday, June 27, 2025 08:52 AM
To: municodeords@civicplus.com
Subject: Marion County Ordinance 25-26
Attachments: 06-17-25 Ordiannce 25-26 - ZONING.docx; 06-17-25 Resolution 25-R-194 - 250402SU CLD Properties LLLP SUP.docx; 06-17-25 Resolution 25-R-195 - 250605ZP Sandy Clay LLC.docx

1

Good morning,

Attached is Ordinance 25-26 (Zoning and Special Use Permit) along with Resolutions 25-R-194 and 25-R-195, which were adopted by the Marion County Board of County Commissioners on Tuesday, June 17, 2025.

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

ORDINANCE NO. 25-26

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 Permit and Planned Unit Development Petition shown below.

1. **AGENDA ITEM 15.1.2. 250402SU** – C.L.D. Properties, LLLP, Special Use Permit for a skilled nursing and memory care facility, in a Community Business (B-2) zone, 9.47 acre parcel, on Parcel Account Number 35695-019-03, no address assigned.

Subject to all terms and conditions of Resolution 25-R-194 attached hereto and incorporated herein by reference.

2. **AGENDA ITEM 15.1.4. 250605ZP** – Sandy Clay, LLC, Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD) on ±15.52 acres and to amend a previously approved Planned Unit Development (PUD 230108ZP on ±104.23 acres) to be solely for detached single-family dwellings for a maximum proposed total of 442 residential

units, 119.75 acre tract, on Parcel Account Numbers 37896+000-01 and 37896-000-00, no addresses assigned.

Subject to all terms and conditions of Resolution 25-R-195 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 17TH day of JUNE, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE ON
JUNE 26, 2025 ADVISING ORDINANCE WAS FILED
ON JUNE 26, 2025.

RESOLUTION NO. 25-R-194

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 May 28, 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 Tuesday, June 17, 2025. Now, therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 250402SU – C.L.D. Properties, LLLP, the petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Kenneth Tobin, Largo, FL 33770 skilled nursing and memory care facility, in a Community Business (B-2) zone, on approximate 9.47 acre parcel, on Parcel Account Number 35695-019-03, 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 is limited a single-story skilled nursing and memory care facility use, consisting of up to a total of 141 beds as listed on the Concept Plan.
2. The site shall be developed and operated consistent with the proposed uses, submitted Conceptual Site Plan (dated May 15th, 2025, Exhibit A attached), and the conditions as provided with this approval.
3. Any expansion or change of the use shall require a new Special Use Permit, or an amendment to this Special Use Permit.
4. The applicant shall coordinate with all appropriate agencies with jurisdiction (including the Agency for Health Care Administration) to obtain required permits to provide services and related products such as food.
5. Applicant shall construct the turn/deceleration land at its entrance to SW SR Hwy 200 as depicted on the Conceptual Site Plan. If, however: (a) SW 94th Place Road is hereafter constructed and either dedicated or conveyed to the County or subject to an easement that permits it to be used as ingress and egress for the subject property; and (b) the property ceases to be used as a skilled nursing and memory care facility, the entrance onto SW SR Hwy 200 shall be discontinued and the property shall be required to connect to SW 94th Place Road (formerly SW 100th Street). Further, in the event ingress and egress access to SW 94th Place Road does become available to the subject property while the skilled

nursing and memory care use continues, the site may establish a connection to that access, subject to compliance with the LDC effective at that time.

6. Parking shall be provided per LDC requirement.
7. Refuse collection and loading/service areas shall be located and screened per the Conceptual Site Plan and LDC requirements to minimize visual impact and ensure compatibility with surrounding properties.
8. Irrigation shall require a permit through the Department of Health in Marion County or any other agencies with jurisdiction.
9. Buffers around all perimeters shall be installed as shown in the conceptual plan and landscape plan (reference Exhibit "A" Pages 2 and 3), in accordance with LDC standards.
10. No trees shall be removed from the property prior to obtaining DRC site plan approval.
11. All on-site signage shall comply with the Marion County LDC.
12. Exterior lighting shall be designed and located to minimize glare, maintain traffic safety, and ensure compatibility with adjacent uses.
13. The Special Use Permit shall not expire, subject to compliance with the conditions of the Special Use Permit wherein non-compliance may result in revocation of the Special Use Permit consistent with Marion County regulations effective at that time.
14. The Special Use Permit shall run with the subject property.
15. The Type "B" Buffer to be provided along the site's east boundary shared with Marion County Tax Parcel ID Number 3569-044-000 shall include the provision of a minimum 6-foot high wall along the internal side of the Buffer consistent with the LDC, wherein the wall construction method shall be of a pillar/panel method in lieu of a footer/masonry method in order to support the preservation and maintenance of existing trees/vegetation in the buffer by limiting potential damage to their existing root systems. This requirement is the outcome of a discussion and agreement between the applicant and the Board of County Commissioners that the cited Type "B" Buffer wall would be required if desired by the owner of Tax Parcel ID Number 3569-044-000 based on subsequent staff contact with that property owner, Mr. David Cruz, who stated the desire have the cited wall installed as directed by this condition.

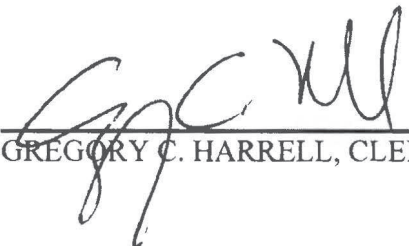
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

DULY ADOPTED in regular session this 17th day of June, 2025.

ATTEST:

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

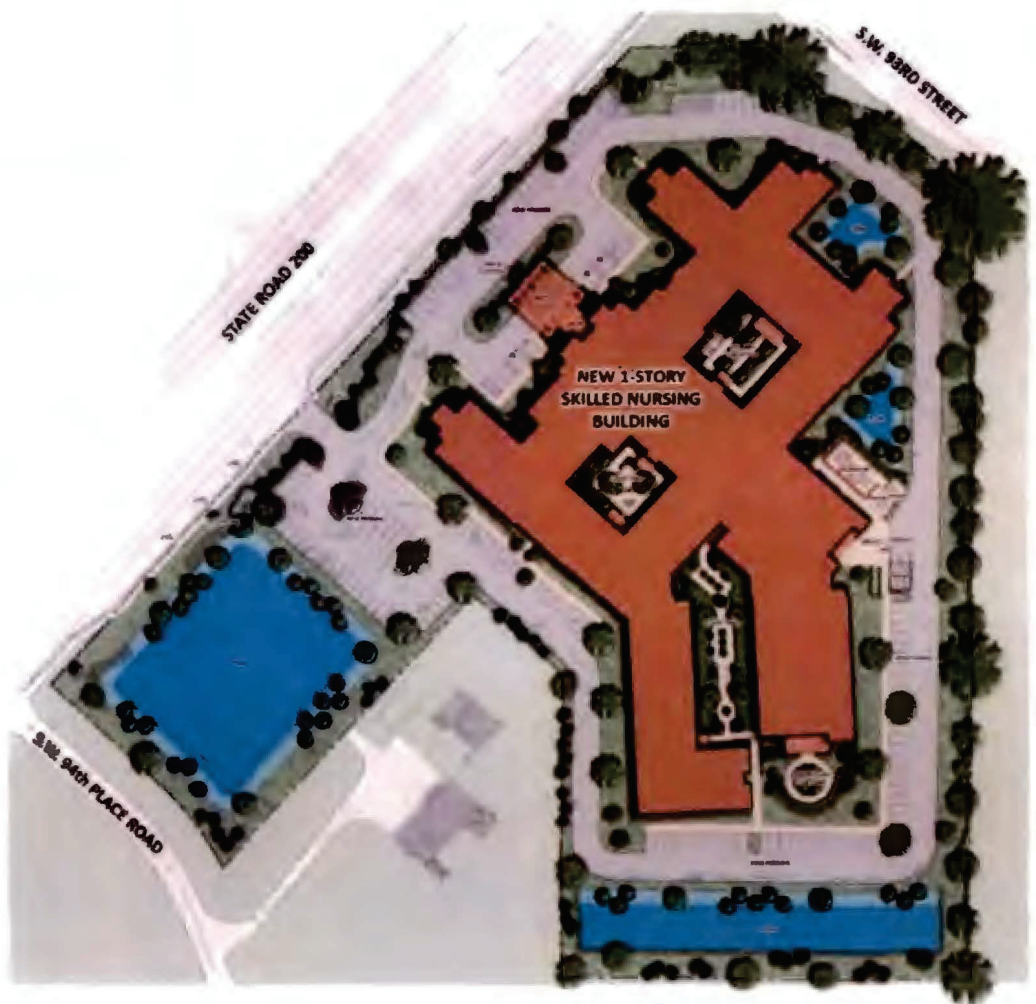


GREGORY C. HARRELL, CLERK




KATHY BRYANT, CHAIRMAN

RESOLUTION 25-R-194
EXHIBIT "A"



SQUARE FOOTAGE			
S&P, 10000 SF			
(PORCHES, SCREEN PORCHES NOT INC.)			
UNIT TABULATION			
SKILLED NURSING	INTL	SECA	
PRIVATE	50	50	
SEMI PRIVATE	50	50	
CONV	1	1	
TOTAL	101	101	
MEMORY CARE	INTL	SECA	
PRIVATE	2	3	
SEMI PRIVATE	1	33	
TOTAL	3	36	
GRAND TOTAL	104	137	
CHANGES			
PROPOSED CHANGES			
FOR STAFFING / 4 SEC.			



	
ASTON HEALTH AZALEA 141-BED SKILLED NURSING & MEMORY CARE FACILITY <small>141-BED SKILLED NURSING & MEMORY CARE FACILITY</small>	
<small>DO NOT SCALE PRINTS</small> ALL DIMENSIONS ARE IN FEET AND INCHES DIMENSIONS OF 1/4" = 1'-0" DIMENSIONS OF 1/8" = 1'-0" DIMENSIONS OF 1/16" = 1'-0" DIMENSIONS OF 1/32" = 1'-0" DIMENSIONS OF 1/64" = 1'-0" DIMENSIONS OF 1/128" = 1'-0" DIMENSIONS OF 1/256" = 1'-0" DIMENSIONS OF 1/512" = 1'-0" DIMENSIONS OF 1/1024" = 1'-0" DIMENSIONS OF 1/2048" = 1'-0" DIMENSIONS OF 1/4096" = 1'-0" DIMENSIONS OF 1/8192" = 1'-0" DIMENSIONS OF 1/16384" = 1'-0" DIMENSIONS OF 1/32768" = 1'-0" DIMENSIONS OF 1/65536" = 1'-0" DIMENSIONS OF 1/131072" = 1'-0" DIMENSIONS OF 1/262144" = 1'-0" DIMENSIONS OF 1/524288" = 1'-0" DIMENSIONS OF 1/1048576" = 1'-0" DIMENSIONS OF 1/2097152" = 1'-0" DIMENSIONS OF 1/4194304" = 1'-0" DIMENSIONS OF 1/8388608" = 1'-0" DIMENSIONS OF 1/16777216" = 1'-0" DIMENSIONS OF 1/33554432" = 1'-0" DIMENSIONS OF 1/67108864" = 1'-0" DIMENSIONS OF 1/134217728" = 1'-0" DIMENSIONS OF 1/268435456" = 1'-0" DIMENSIONS OF 1/536870912" = 1'-0" DIMENSIONS OF 1/1073741824" = 1'-0" DIMENSIONS OF 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RESOLUTION NO. 25-R-195

**A RESOLUTION OF THE BOARD OF
COUNTY COMMISSIONERS OF MARION
COUNTY, FLORIDA, APPROVING AN
AMENDMENT TO A PLANNED UNIT
DEVELOPMENT ON A ±119.75 ACRE TRACT
FOR SANDY CLAY, LLC, ZONING CASE
NUMBER 250605ZP; 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 June 30, 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, June 17, 2025. Now therefore,

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

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 250605ZP – Sandy Clay, 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 amend the existing Planned Unit Development (PUD 230108ZP) to be solely for detached single-family dwellings for a maximum proposed total of 442 residential units, on an approximately 119.75 acre tract, on Parcel Account Numbers 37896+000-01 and 37896-000-00, no addresses 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. SETBACKS (IN FEET)		
Direction	Proposed	Recommended
Front	20'	20'
Rear	15'	15'
Side	5'	5'
Side (on ROW)	15'	15'

2. The PUD shall comply with the PUD Development Buffers listed in Table 3 below and as listed within the buffering plan provided.

Direction	Adjoining Use	Required
North	Municipality	Type "C"
South	ROW	Type "C"
East	Residential	Type "C"
West	ROW	Type "C"

3. The PUD shall be limited to those uses as indicated within the PUD plan.
4. The PUD shall be developed consistently with the PUD plan. In the event an alternative use other than those listed is proposed, the site shall go through the PUD rezoning application process to ensure due public notice is provided.
5. The PUD is limited to 442 single-family detached dwelling units.
6. 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.
7. By the 150th Certificate of Occupancy for residences in the PUD, amenities shall be completed and operational.
8. Requirements provided as a result of the approved Traffic Study and Traffic review must be implemented.
9. Sidewalk to be provided internally as shown in the PUD site plan.
10. 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.
11. The final PUD Master Plan must be brought back and heard by the Board of County Commissioners for final approval.
12. A traffic study shall be submitted to the County for review within 6 months of the approval date of the zoning change. The traffic study must be approved by the County prior to approval of the Master Plan.
13. Front setbacks shall be staggered with 2'-5' variations.
14. Height & architectural standards shall provided for the development at Master Plan Approval.
15. The rear fascia of homes shall be contrasting in color and texture.
16. One ornamental or shade tree per lot.

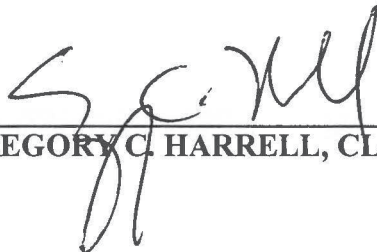
SECTION 3. COMPLIANCE/REVOCATION. Violation or failure to comply with one or more condition(s) of this Planned Unit Development shall be grounds for code enforcement action and/or repeal, in part and/or total, as related to this Planned Unit Development by the Board at a noticed public hearing.

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. 25-26.

DULY ADOPTED in regular session this 17th day of June, 2025.

ATTEST:

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



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN