



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: December 2, 2025
RE: Corrected Ordinance 25-42

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

November 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. 25-42, which was filed in this office on November 20, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Susan Mills McAllister

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Friday, November 21, 2025 09:18 AM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: RE: MRN20250915_ORDINANCE_2025-42 - CORRECTED
Attachments: Marion20251120_Ordinance25_42_Ack (CORRECTED).pdf

Good morning,

Attached is the acknowledgement letter for Marion County Corrected Ordinance 25-42.

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, November 20, 2025 2:05 PM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Jared Thornton <jaredt@marioncountyclerk.org>
Subject: MRN20250915_ORDINANCE_2025-42 - 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 25-42, which includes Resolution 25-R-354. 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 September 15, 2025 and was originally filed in your office on September 23, 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: Thursday, November 20, 2025 02:05 PM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: MRN20250915_ORDINANCE_2025-42 - CORRECTED
Attachments: MRN20250915_ORDINANCE_2025-42 - CORRECTED.pdf; MRN20250915_ORDINANCE_2025-42 - CORRECTED MEMO.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 25-42, which includes Resolution 25-R-354. 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 September 15, 2025 and was originally filed in your office on September 23, 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

From: Debra Lewter
Sent: Thursday, November 20, 2025 02:12 PM
To: municodeords@civicplus.com
Subject: Marion County Corrected Ordinance 25-42
Attachments: 09-15-25 Ordinance 25-42 - ZONING - CORRECTED.docx; 09-15-25 Resolution 25-R-354 - 250907ZP Williams Family Trust PUD - CORRECTED.docx; MRN20250915_ORDINANCE_2025-42 - CORRECTED MEMO.pdf

Good afternoon,

Attached is corrected Ordinance 25-42, along with corrected Resolution 25-R-354. Please advise of any issue opening the attachment.



**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: October 28, 2025

SUBJECT: Scrivener's Errors on Ordinance 25-42

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of the corrected Marion County Ordinance 25-42. The Ordinance was adopted by the Marion County Board of County Commissioners on September 15, 2025, and was originally filed in your office on September 23, 2025.

The Resolution 25-R-354 that was adopted September 15, 2025, and had scrivener's errors; Tables include proposed uses and Condition #2 states 'national' foliage, but should say 'natural' as well as not addressing the no touch buffer requirement, these have now been added to correctly reflect the application that was approved.

Attached is a copy of the original adopted Ordinance 25-42, the original adopted Resolution 25-R-354, and the corrected Ordinance 25-42 and Resolution 25-R-354.

**CORRECTED
ORDINANCE NO. 25-42**

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

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

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

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

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

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

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

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

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

DULY ADOPTED in regular session this 15TH day of SEPTEMBER 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF
STATE ON NOVEMBER 21, 2025 ADVISING
ORDINANCE WAS FILED ON NOVEMBER 20, 2025.

CORRECTED
RESOLUTION NO. 25-R-354

**A RESOLUTION OF THE BOARD OF
COUNTY COMMISSIONERS OF MARION
COUNTY, FLORIDA, APPROVING A
PLANNED UNIT DEVELOPMENT ON A 12.77
ACRE TRACT FOR WILBERT & JUANITA
WILLIAMS, TRUSTEES OF THE WILLIAMS
FAMILY TRUST, AND STARLIN & CORA
MARTIN, AND HOMESTEAD VILLAS, LLC,
ZONING CASE NUMBER 250907ZP;
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, an application for a Planned Unit Development was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on August 25, 2025; and

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

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

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

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

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

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

Rear	10'
Side	10'

2. The PUD shall comply with the PUD Development Buffers listed in Table 3 below and as listed within the buffering plan provided. Modified B-Type buffers shall utilize existing foliage where available. Areas on the conceptual plan labeled with "N" will be a 20' wide no touch modification to the buffer. The modified C-Type buffer shall also include a three or four board fence.

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

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

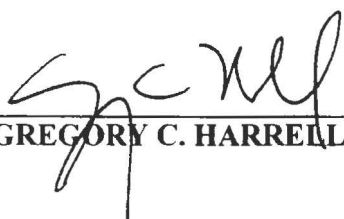
SECTION 3. COMPLIANCE/REVOCATION. Violation or failure to comply with one or more conditions of this Planned Unit Development shall be grounds for code enforcement action and/or repeal, in part and/or total, as related to this Planned Unit Development by the Board at a noticed public hearing.

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

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

ATTEST:

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



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN