



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 *gh*

DATE: October 1, 2024

RE: Ordinances 24-25 and 24-26

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

October 1, 2024

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

Dear Honorable 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. 24-25, which was filed in this office on September 30, 2024.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/

Debra Lewter

From: Debra Lewter
Sent: Monday, September 30, 2024 09:19 AM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister; Tammy Ketner
Subject: MRN20240917_ORDINANCE_2024_25
Attachments: MRN20240917_ORDINANCE_2024_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 24-25. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, September 17, 2024.

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

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.myflorida.com>
Sent: Tuesday, October 01, 2024 08:59 AM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister; Tammy Ketner
Subject: RE: MRN20240917_ORDINANCE_2024_25
Attachments: Marion20240930_Ordinance24_25_Ack.pdf

Good morning,

Attached is the acknowledgement letter for Marion County Ordinance No. 24-25.

Best,

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

From: Debra Lewter <DebraL@marioncountyclerk.org>
Sent: Monday, September 30, 2024 9:19 AM
To: County Ordinances <CountyOrdinances@dos.myflorida.com>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>;
Tammy Ketner <TammyK@marioncountyclerk.org>
Subject: MRN20240917_ORDINANCE_2024_25

EMAIL RECEIVED FROM EXTERNAL SOURCE

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

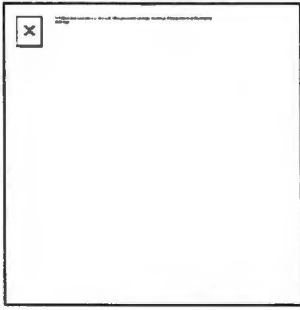
Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 24-25. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, September 17, 2024.

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



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 24-25

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:

**24-S08, JOHN NOBLE RUTLEDGE III
+/- 0.64 ACRES
PARCEL NOS. 2303-015-065 AND 2303-015-005
FROM MEDIUM RESIDENTIAL TO HIGH 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 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. 2024-S08 for a small-scale amendment to the Comprehensive Plan and such application identifies the subject property by suitable legal description, or by parcel number, and such identification of property is hereby incorporated into this ordinance by reference, and the property description and illustration are attached hereto as Exhibits "A" and "B" respectively, and

WHEREAS, the Marion County Planning and Zoning Commission, acting as the Local Planning Agency, conducted an advertised public hearing on August 26, 2024, to consider Amendment No. 2024-S08. The Planning and Zoning Commission considered the Growth Services Department's recommendation, received public comment, and made recommendations to the Board regarding the Amendment, including findings of fact related to:

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

WHEREAS, the Board conducted an advertised adoption public hearing on September 17, 2024 to consider Amendment No. 2024-S08, 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:

**24-S08, JOHN NOBLE RUTLEDGE III
+/- 0.64 ACRES
PARCEL NOS. 2303-015-065 AND 2303-015-005
FROM MEDIUM RESIDENTIAL TO HIGH 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 provision 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.

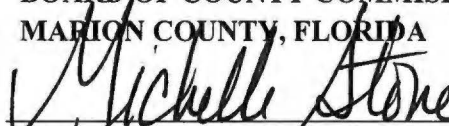
SECTION 5. EFFECTIVE DATE. This small-scale amendment shall not become effective until 31 days after adoption. If this small-scale amendment is challenged within 30 days after adoption, then this small-scale amendment shall not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining the adopted small-scale amendment complies. 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 September, 2024.

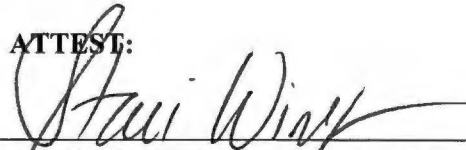
**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**



MICHELLE STONE, CHAIR

RECEIVED NOTICE FROM SECRETARY OF STATE
ON OCTOBER 1, 2024 ADVISING ORDINANCE WAS
FILED ON SEPTEMBER 30, 2024.

ATTEST:


for _____
GREGORY C. HARRELL, CLERK

APPROVED AS TO LEGAL FORM AND SUFFICIENCY

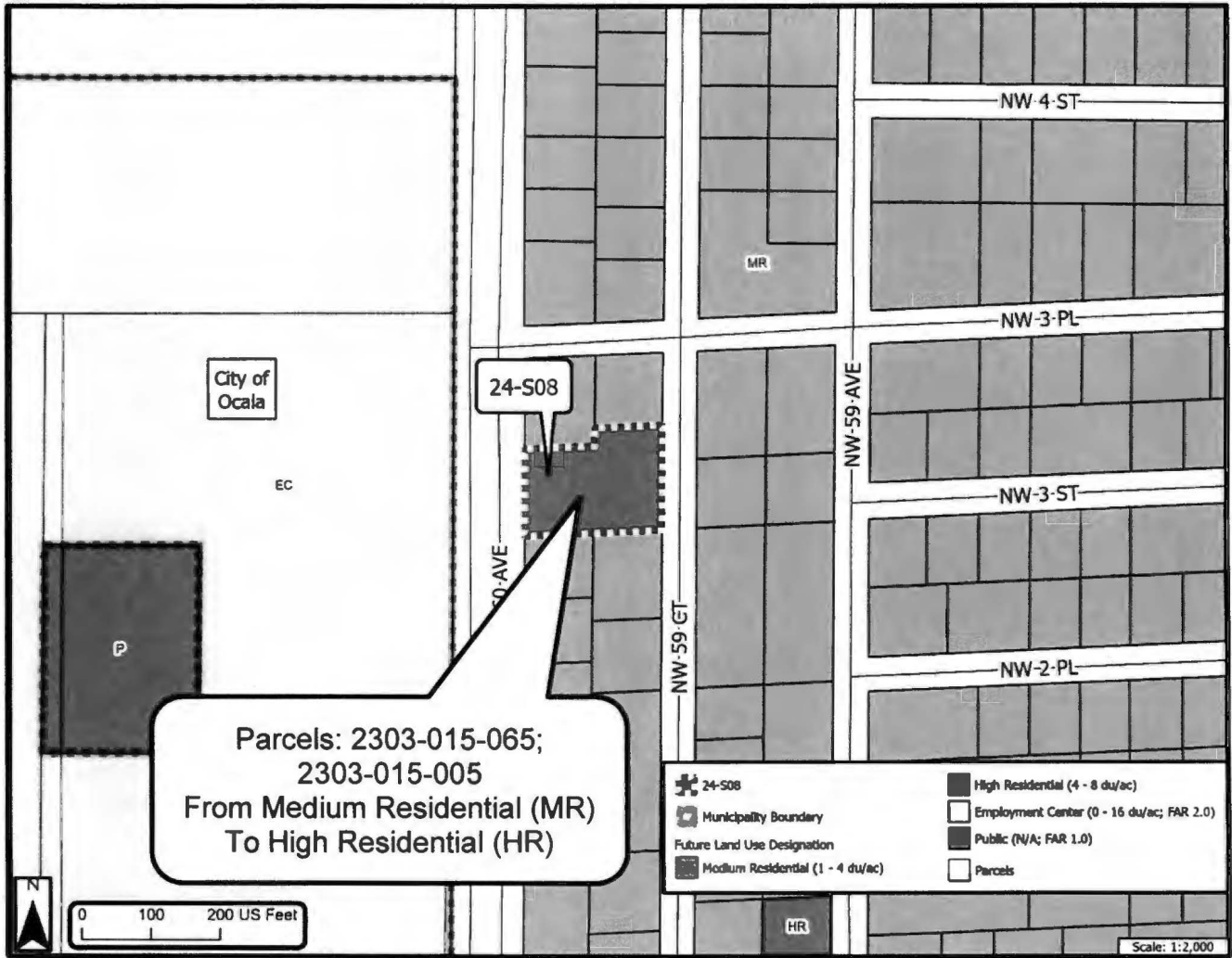


MATTHEW MINTER, COUNTY
ATTORNEY

EXHIBIT "A"

**311 NW 60th Avenue, Ocala, Florida – Lots 65 thru 69 inclusive in Block "O", Unit 3, OCALA RIDGE, as per plat thereof recorded in Plat Book "G", pages 36 thru 47 inclusive and page 51 of the Public Records of Marion County, Florida.
Lots 5, 6, 7, 8, 9, and 10, Block O, Ocala Ridge Unit 3, as per plat thereof recorded in Plat Book G, Page 38, Public Records of Marion County, Florida.**

EXHIBIT "B"



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

October 1, 2024

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

Dear Honorable 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. 24-26, which was filed in this office on September 30, 2024.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.myflorida.com>
Sent: Tuesday, October 01, 2024 09:00 AM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister; Tammy Ketner
Subject: RE: MRN20240917_ORDINANCE_2024_26
Attachments: Marion20240930_Ordinance24_26_Ack.pdf

Good morning,

Attached is the acknowledgement letter for Marion County Ordinance No. 24-26.

Best,

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

From: Debra Lewter <DebraL@marioncountyclerk.org>
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Tammy Ketner <TammyK@marioncountyclerk.org>
Subject: MRN20240917_ORDINANCE_2024_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 24-26, which includes Resolutions 24-R-416 through 24-R-418. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, September 17, 2024.

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

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"Here to serve and protect the public trust"

Debra Lewter

From: Debra Lewter
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Cc: Debra Windberg; Susan Mills McAllister; Tammy Ketner
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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 24-26, which includes Resolutions 24-R-416 through 24-R-418. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, September 17, 2024.

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

Thank you in advance for your cooperation in this matter.

ORDINANCE NO. 24-26

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 Special Use Permits and Planned Unit Developments are stated in the Board Resolution corresponding to each Special Use Permit and Planned Unit Development Petition shown below.

1. **AGENDA ITEM 15.2.1. 240901SU** – Ocala Korean Baptist Church Inc., Special Use Permit to replace existing Special Use Permit #961001SU to allow for a private Christian school, in General Agriculture (A-1) zone, 10.0 acre portion of a 20.0 acre parcel, on Parcel Account Number 35520-000-00, site address 7710 SW 38th Ave, Ocala, FL 34476.

Subject to all terms and conditions of Resolution 24-R-416 attached hereto and incorporated herein by reference.

2. **AGENDA ITEM 15.2.2. 240905ZC** – Fito and Wilda Briseus, Zoning Change from Single-Family Dwelling (R-1) to Residential Estate (R-E), for all permitted uses, 1.06 acres, on Parcel Account Number 9044-0000-09, no address assigned.

3. **AGENDA ITEM 15.2.3. 240906ZC** – Theresa Blue, Zoning Change from Residential Mixed (R-4) to Single-Family Dwelling (R-1), for all permitted uses, 0.53 Acre, on Parcel Account Number 13960-001-00, site address 3801 NW 20th Ave, Ocala, FL 34475.
4. **AGENDA ITEM 15.2.4. 240907ZC** --US441 Development, LLC, Zoning Change from Community Business (B-2) to Heavy Business (B-5), for all permitted uses, 2.54 Acres, on Parcel Account Number 36862-000-00, site address 9946 S US Highway 441, Belleview, FL 34420.
5. **AGENDA ITEM 15.2.5. 240908ZP** –DT Marion Holdings, LLC, and Sunset Hills Development, LLC., Zoning Change to amend the Planned Unit Development (PUD) master plan, to include 5 additional lots not to exceed 350 units total, 0.69 acre portion of a 2.07 acre tract, on Parcel Account Numbers 48271-000-00 and 48206-000-00, no address assigned.

Subject to all terms and conditions of Resolution 24-R-415 attached hereto and incorporated herein by reference.

6. **AGENDA ITEM 15.3.1. 240903SU** –NE Ocala, LLC, Special Use Permit to allow for non-hazardous polypropylene drainage pipe extrusion and outdoor storage, in Heavy Business (B-5) and Planned Unit Development (PUD) zone, 196.15 acres, on Parcel Account Numbers 37513-001-00, 37513-001-01, and 37513-001-02, site address 6045 SE 83rd Street, Ocala, FL 34472.

Subject to all terms and conditions of Resolution 24-R-417 attached hereto and incorporated herein by reference.

7. **AGENDA ITEM 15.3.3. 230109ZP** –BaseDev Land Trust, Zoning Change from Single-Family Dwelling (R-1) and an Expired Planned Unit Development (PUD) to Planned Unit Development (PUD), for a single-family detached residential homesite/lot development with a maximum of 211 single-family dwelling units, 52.15 acre tract, on Parcel Account Numbers 37515-004-00 and 37515-004-02, No Address Assigned.

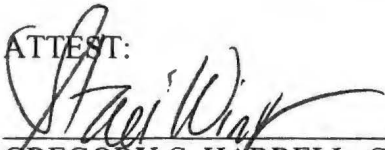
Subject to all terms and conditions of Resolution 24-R-418 attached hereto and incorporated herein by reference.

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

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

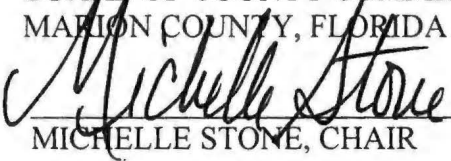
DULY ADOPTED in regular session this 17TH day of SEPTEMBER, 2024.

ATTEST:



GREGORY C. HARRELL, CLERK

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



MICHELLE STONE, CHAIR

RECEIVED NOTICE FROM SECRETARY OF STATE
ON OCTOBER 1, 2024 ADVISING ORDINANCE WAS
FILED ON SEPTEMBER 30, 2024.

RESOLUTION NO. 24-R-415

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON ±2.07 ACRES FOR DT MARION HOLDINGS, LLC, ZONING CASE NUMBER 240908ZP; 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 26, 2024; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, September 17, 2024. Now therefore,

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

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 240908ZP – DT Marion Holdings, LLC The application requesting to amend the Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Tillman & Associates Engineering, LLC, Ocala, FL 34471, to change approximately 0.69 acre portion of a 2.07 acre tract from General Agriculture (A-1) to Planned Unit Development (PUD) to include 5 additional lots, not to exceed allowed maximum 350 units of Sunset Hills PUD, on Parcel Account Numbers 48271-000-00 and 48206-000-00, No Address Assigned.

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

1. The project shall be developed consistent with the conditions outlined herein and the project PUD Conceptual Plan minimum development standards as listed within this staff report.
2. This approval does not apply to any future developments or expansion of this project.
3. The project shall be limited to 90.81 acres with a maximum total of 350 Dwelling Units, and up to 3.69 acres of commercial use.
4. Development along the boundaries shall conform to the height limitations of LDC Section 4.2.31.E(4)(b) 1.a and b, and (4)(b) 2.a and b.

5. Building heights shall be limited to 40' for single-family residential and 65' for multiple-family, group living, and commercial regardless of the number of stories.
6. The Commercial areas shall only access streets or roads internal to the development.
7. The northernmost boundary behind the homes (not where the DRA is) shall include a 3' berm and a 6' vinyl fence.
8. Buffers of the PUD except the buffers around the additional 5 units shall be consistent with the master plan dated June 8th, 2024. Buffers around the additional 5 units shall be consistent with the amended master plan dated June 25th, 2024.
9. Each residential lot shall have one (1) shade tree, this will be included within the HOA documents.
10. Per NFPA 1 Chapter 18 for fire department access. Where fire department access roads exceed 150 feet, a fire department turnaround shall be required.
11. Provide utility plan for Fire Marshall's approval to show fire department water supply within 600 feet of the building. Per NFPA 1 Chapter 18.5.2 the maximum distance to a fire hydrant from the closest point on the building shall not exceed 600 feet. The measurement shall be taken by a fire department access roadway from the fire department water supply to the building.
12. If the parcels are broken into residential lots, the offsite water & gravity sewer mains will need to be extended at developer's expense. MCU service area with water & sewer is within 2000' (5 ERCs).
13. All roads, parking lots, and sidewalks shall meet the requirements of the Marion County Land Development Code.
14. Any additional connections to S. US HWY 441, other than the one proposed, shall require DRC approval.
15. The Amenity area shall include basketball courts with tennis court adaptations, a playground with swings, and outdoor exercise equipment, as proposed in the previous approved PUD.
16. This approval does not act in place of the developer's agreement or any requirements in the Marion County Land Development Code.
17. All construction and/ or day-to-day development access for the project shall be provided via the project's main ingress/egress.

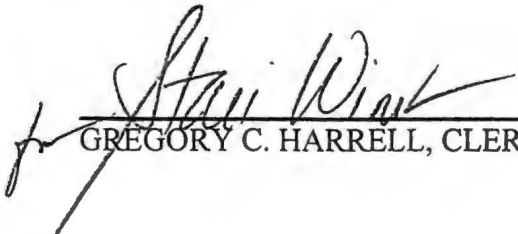
SECTION 3. COMPLIANCE/REVOCATION. Violation or failure to comply with one or more condition(s) of this Planned Unit Development shall be grounds for code enforcement action and/or repeal, in part and/or total, as related to this Planned Unit Development by the Board at a noticed public hearing.

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

DULY ADOPTED in regular session this 17th day of September, 2024.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



GREGORY C. HARRELL, CLERK



MICHELLE STONE, CHAIR

RESOLUTION NO. 24-R-416

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 August 26, 2024; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Monday, September 17, 2024. Now therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 240901SU - Ocala Korean Baptist Church Inc., Special Use Permit to replace existing Special Use Permit #961001SU to allow for a private Christian school in a General Agriculture (A-1) Zone, on a 10.0-acre portion of a 20.0-acre parcel, Parcel Account Number 35520-000-00, site address 7710 SW 38th Ave, Ocala, FL 34476.

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 school shall use either the single existing driveway for ingress/egress or a newly proposed single driveway, shared with Ocala Korean Baptist Church. If a new driveway location is proposed, then the ingress/egress should be granted by easement for both church and school to use.
2. A traffic methodology, and subsequent study, will need to be completed before this item can apply for a major site plan.
3. Improvements, as required by OCE Traffic, will be completed and accepted by the County before this item can apply for a major site plan.
4. The apron, driveway, and parking area for the school must be paved.
5. All traffic for pick-up and drop-off must be contained within the confines of the property boundary lines with an additional 10% of stacking availability. If stacking occurs in the right-of-way or the traffic study indicates there's a lack of space to accommodate the projected number of vehicles plus the 10% availability required by the BCC, the number of students must be reduced to a point where traffic can meet these requirements and traffic can be contained on-site.

6. If parcels to the south of west develop, the school shall seek out cross access to SW 80th St. from them as an alternative access for school traffic. The school may gate this cross access in the event that it's obtained.
7. Property boundary lines have a no-touch buffer where trees and vegetation must remain. Any gaps in vegetation along the property line will be filled in with shade trees.
8. If fencing is intended to surround the school area, the fence must be placed interior to the buffer leaving enough room for maintenance/upkeep of any vegetation required to fill gaps.
9. A photometric plan shall be provided during the Development Review Phase if additional lighting is proposed to be added to the site.
10. Signs placed in the future shall be permitted through the Building Department.
11. This site shall be developed consistent with the proposed conceptual plan.
12. The maximum number of students allowed by this special use permit is 500.
13. The Special Use Permit shall run with school, Grace Classical Academy of Ocala, Inc.
14. The Special Use Permit will apply to the southern 10 acres of the parcel, If the parcel is subdivided in the future, then the applicant shall submit documentation to Growth Services with the new parcel number and deed. Additionally, the deed shall provide legally deeded access to shared ingress/egress for both church and school.
15. All lights and sound generated from the property will cease by 10:00 P.M.
16. Parking shall be provided for the sports fields.

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 September, 2024.

ATTEST:


GREGORY C. HARRELL, CLERK

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


MICHELLE STONE, CHAIRMAN

RESOLUTION NO. 24-R-417

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 August 26, 2024; and

WHEREAS, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Monday, September 17, 2024. Now therefore,

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

SECTION 1. SPECIAL USE PERMIT PETITION 240903SU – NE Ocala, LLC The application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Advanced Drainage Systems, Inc., Hilliard, OH 43026, for the construction of non-hazardous polypropylene drainage pipe extrusion and thirty six storage silos, limited to sixty feet (60') in height in a Heavy Business (B-5) and Planned Unit Development (PUD) Zone, on 196.15 acres, Parcel Account Numbers 37513-001-00, 37513-001-01, and 37513-001-02, site address 6045 SE 83rd Street, Ocala, FL 34472.

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 runs, and shall remain, in full force and effect during the term of occupancy or ownership with Advanced Drainage Systems Inc., not the property or the current property owner.
2. The areas of the site that this applicant will utilize shall be required to hook up to municipal water and sewer services provided by the City of Belleview within three years, on or before September 17, 2027.
3. All exterior lighting shall be shielded and directed inward and downward. Photometric studies will be required during the site plan review process to ensure compliance with the Marion Land Development Code.
4. A Type 'B' buffer will be required on the south side of the subject parcels. Large areas of natural foliage currently exist in this location and viable, indigenous foliage shall be retained in order to support meeting these buffer requirements. An eight foot (8') wall shall be installed on the interior of the foliated buffer line on parcels 37513-001-00 & 37513-001-01.
5. Back-up warning beacons on utility vehicles operating within the laydown yard shall be limited to the lowest allowable decibel levels permitted by the

Occupational Safety and Health Administration (OSHA). The requirement of this condition shall continue to be updated by the applicated as technology and OSHA requirements allow. Non-audible vehicular warning systems shall also be configured to minimize impacts to adjacent properties, where applicable.

6. Up to thirty-six (36) storage silos for pelletized polypropylene or polyethylene plastic, up to 60' in height, shall be permitted at the location indicated on the site plan.
7. All items cited within Marion County Fire Service Permit #2023090201, which is an update to Permit # 2020050228 shall be resolved/brought up to code before a Certificate of Occupancy will be issued for this site.
8. The applicant shall adhere to all dates certain, for all seven cited line items as they are indicated in the letter submitted to Mr. Mounir Bouyounes, County Administrator, by Mr. Robert Batsel, Gooding & Batsel - Attorneys at Law - agent for the applicant, on September 17, 2024. The line items included in this letter shall be considered conditions of this Special Use Permit (see Attachment A).

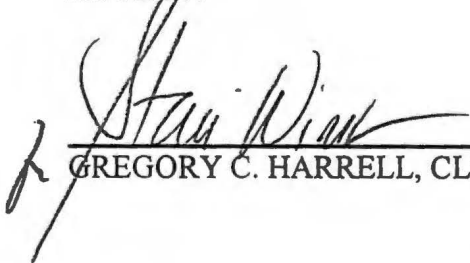
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

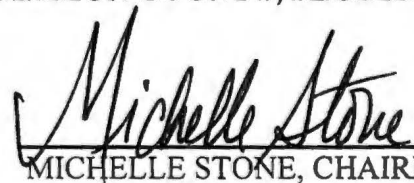
DULY ADOPTED in regular session this 17th day of September, 2024.

ATTEST:

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



GREGORY C. HARRELL, CLERK



MICHELLE STONE, CHAIRMAN

W. JAMES GOODING III
ROBERT W. BATSEL, JR.
ROBERT W. BATSEL
JAMES T. HARTLEY
KENNETH H. MACKAY IV



1531 SE 36th Avenue
Ocala, Florida 34471
Phone: 352.579.1290
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Fax: 352.579.1289
rbatsel@lawyersocala.com

September 17, 2024

Mr. Mounir Bouyounes
County Administrator
Marion County Board of County Commissioners
601 SE 25th Avenue
Ocala, Florida 34471

Re: Advanced Drainage Systems, Inc. Special Use Permit (Case No. 240903SU)
Timeline for Connection to City of Belleview Utilities

Dear Mr. Bouyounes:

On behalf the applicant referenced above, we hereby voluntarily submit the following additional conditions of approval for consideration by the Board of County Commissioners:

1. Within thirty (30) days, NE Ocala LLC will perform one of the following actions to provide temporary fire protection, prior to the commencement of early construction works on, within or around ADS's leased premises: (a) perform work necessary to ensure that a fire pump, jockey pump and piping are operational; or (b) install tanks on site serving the fire system with a volume of at least 30,000 gallons each and a total volume of 60,000 gallons.
2. NE Ocala LLC will supply and install a new fire detection panel for the Ocala Logistics Building, which shall be permitted, inspected and approved on or before December 31, 2024. Extension will be permissible by the Marion County Fire Marshall upon a showing of good cause.
3. NE Ocala LLC will supply and install a new fire hydrant loop to the south side of the ADS premises on or before January 1, 2025 (provided City of Belleview grants a timely permit approval). Extension will be permissible by the Marion County Fire Marshall upon a showing of good cause.
4. NE Ocala LLC will supply and install a fire line that is tied into City of Belleview utilities on or before April 1, 2025.
5. ADS will supply and install a new fire protection system for its leased premises prior to issuance of a Certificate of Occupancy ("CO"). For permitting purposes, the ADS premises will be considered independent from any other buildings on site or portions of the parent parcel owned by NE Ocala LLC; the failure of any NE Ocala LLC or any other tenant within the subject parcel to perform its duties or update its fire protection system will not cause an ADS CO to be withheld, so long as the fire protection system serving the ADS premises is installed and operational.
6. NE Ocala LLC will supply and install a new utility water and sewer system to ADS's leased building with future taps with City of Belleview to support ADS's project schedule. ADS's leased premises will be connected to the City of Belleview utilities prior to issuance of a CO in 2025. The intent of this early connection is to demonstrate commitment and ensure use of the City of

Bellevue's utility water and sewer connection with future taps to be utilized by NE Ocala LLC and its other buildings/Tenants within 3 years as required by the staff-recommended condition of approval.

7. NE Ocala LLC and all tenants or buildings within the parent parcel will connect to the city of Bellevue utilities on or before September 17, 2027.

Sincerely,

/s/ Robert W. Batsel, Jr.

Robert W. Batsel, Jr.

RESOLUTION NO. 24-R-418

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON ±52.15 ACRES FOR BASEDEV LAND TRUST, ZONING CASE NUMBER 230109ZP; 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 26, 2024; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, September 17, 2024. Now therefore,

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

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 230109ZP – BaseDev Land Trust The application requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Red Jacket Development Group, Orlando, FL 32809, from Single-Family Dwelling (R-1) and an Expired Planned Unit Development (PUD) to Planned Unit Development (PUD), on approximately 52.15 Acre Tract, on Parcel Account Numbers 37515-004-00 and 37515-004-02, No Address Assigned.

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

1. The PUD shall be developed consistent with the PUD Concept Plan, as revised dated 7/31/2024, and the development conditions provided with this approval.
2. The PUD shall comply with the following design and development standards listed in Table B below:

TABLE B. PROPOSED DESIGN & DEVELOPMENT STANDARDS							
Development Type & Structure		Minimum		Minimum Setbacks			Maximum Height
		Width	Area (SF)	Front	Rear	Side/ Street-Side	
NORTH PARCEL	Principle Structure	45'	4,000	25'	20'	5'/15'	35'
	Accessory Structure	N/A	N/A		5'	5'	30'
SFR**							

(site built or modular)	Rear Pool & Enclosure	N/A	N/A		5'	5'	30'
SOUTH PARCEL SFR** (site built or modular)	Principle Structure	50'	4,500	25'	25'	5'/15'	35'
	Accessory Structure	N/A	N/A		5'	5'	30'
	Rear Pool & Enclosure	N/A	N/A		5'	5'	30'
Accessory Structure = e.g., Add-on Screen Enclosure, or Storage Shed, etc. Rear Pool & Enclosure = Pool, Pool Screen Enclosure, Pumps, etc. N/A = Not Applicable **Minimum single family dwelling living area square footage is 2,200 square feet. Gross Maximum Residential Units: TOTAL DWELLING UNITS: 211; 100 south of SE 92nd Loop and 111 north of SE 92nd Loop.							
Community Amenity & Recreation Facilities	Principle Structure	N/A	N/A	25'	25'	10'/15'	35'
	Accessory Structure	N/A	N/A		10'	10'	30'
	Rear Pool & Enclosure	N/A	N/A		10'	10'	30'
Accessory Structure = e.g., Clubhouse, shade/picnic/BBQ pavilion, maintenance/storage building, detached residential unit garages. Pool & Enclosure = Pool, Pool Screen Enclosure, Pumps, etc. N/A = Not Applicable							

3. The PUD shall comply with the recommended PUD Development Buffers listed in Table C below:

TABLE C. BUFFERS				
Direction	Adjoining Use	Required	Proposed	Recommended
NORTH PARCEL				
North	AG/Grazing (SS Estates Sub)	Type "E"	Type "E"	Type "E"
South*	ROW	Type "C"	Type "C"	Type "C" *
East	Proposed ROW	Type "C"	Type "C"	Type "C"
West	Commercial	Type "A"	Type "A"	Type "A"
SOUTH PARCEL				
North*	ROW	Type "C"	Type "C"	Type "C" *
South	Residential	None	Type "C"	Type "C"
East	Residential	None	Type "E"	Type "E"
West	Commercial	Type "A"	Type "A"	Type "A"
*The Type-C Buffer shall also include a minimum 5-foot high brick-masonry wall, with the wall placed on the interior/lot side of the buffer, and form a continuous barrier along the north and south sides of SE 92 nd Loop for the length of the PUD frontage, consistent with applicable LDC provisions for safety and sight-distance requirements.				

4. The PUD amenities shall be provided as set forth in table D below, wherein amenities may be provided in a single central recreation clubhouse/pool complex for the full overall PUD or for separate clubhouse/pool complexes for each north and south PUD:

TABLE D. Minimum PUD Amenities	
PUD Area	Required Minimum Amenities
PUD with One Single central recreation clubhouse pool complex	
North PUD Area	<ol style="list-style-type: none"> 1. Clubhouse – Minimum of 3,000 SF 2. Pool – minimum of 1,200 SF surface area 3. Pool deck – minimum of 1,200 SF 4. Pool deck shade pergola – minimum of 500 SF 5. BBQ spaces (minimum of 2) with minimum 400 SF shade pavilion for each BBQ station (separate from pool complex) 6. Access controlled dog walk/park area with minimum 200 SF shade pavilion
South PUD Area	<ol style="list-style-type: none"> 1. Recreation/park area within central recreation tract with minimum 500 SF shade pavilion 2. BBQ spaces (minimum of 2) with minimum 400 SF shade pavilion for each BBQ station 3. Access controlled dog walk/park area with minimum 200 SF shade pavilion
<p>The equivalent site plan for the clubhouse/pool complex, if not fully addressed by the PUD's subsequent Improvement Plans, shall be submitted prior to the issuance of the PUD's 100th single family residential building permit. A building permit for construction of clubhouse/pool shall be obtained prior to the issuance of the PUD's 130th single family residential building permit. At a minimum all amenity structures building permits shall be obtained and all final inspections completed prior to obtaining the final single family residential building permit final inspection/Certificate of Occupancy.</p>	
<p>A mid-block pedestrian crossing for SE 92nd Loop, as shown on the revised PUD Concept Plan, shall NOT be provided; however, the PUD design and construction shall provide for the movement of pedestrians between the north and south PUD portions subject to County Engineer approval, and be in-place and complete with the required completion of the clubhouse/pool complex facilities as listed above.</p>	
PUD with Two Separate recreation clubhouse/pool complexes	
North PUD Area	<ol style="list-style-type: none"> 1. Clubhouse – Minimum of 1,200 SF 2. Pool – minimum of 1,000 SF surface area 3. Pool deck – minimum of 1,000 SF 4. Pool deck shade pergola – minimum of 400 SF 5. BBQ spaces (minimum of 2) with minimum 400 SF shade pavilion for each BBQ station 6. Access controlled dog park/area with minimum 200 SF shade pavilion
South PUD Area	<ol style="list-style-type: none"> 1. Clubhouse – Minimum of 1,200 SF 2. Pool – minimum of 1,000 SF surface area 3. Pool deck – minimum of 1,000 SF 4. Pool deck shade pergola – minimum of 400 SF 5. BBQ spaces (minimum of 2) with minimum 400 SF shade pavilion for each BBQ station 6. Access controlled dog park/area with minimum 200 SF shade pavilion

The equivalent site plan for each clubhouse/pool complex, if not fully addressed by the PUD's subsequent Improvement Plans, shall be submitted prior to the issuance of the PUD's 50th single family residential building permit for that PUD. A building permit for construction of clubhouse/pool shall be obtained prior to the issuance of the PUD's 80th single family residential building permit. At a minimum all amenity structures building permits shall be obtained and all final inspections completed prior to obtaining the final single family residential building permit final inspection/Certificate of Occupancy.

5. The PUD shall have two fully operational roadway access points to SE 92nd Loop for each North and South PUD portion, and each north and south portion's pair of access points to SE 92nd Loop must be completed and operational prior to obtaining final inspections for 80% of their respective residential units.
6. The North PUD shall include a west access point/route to SE 92nd Loop that may be provided via 1) cross-access to the adjoining commercial designated and zoned property to the west as indicated by the concept plan, or 2) in the event the North PUD develops prior to such cross-access being available, the North PUD may utilize the existing driveway access location for its access point to SE 92nd Loop subject to providing for cross-access to the west to the commercial property consistent with LDC requirements, or 3) the North PUD's developer may obtain suitable cross-access easements to provide and construct the off-site access to SE 92nd Loop across the site to the west as part of the PUD development.
7. The SE 64th Avenue right-of-way segment to extend the existing Silver Springs Estates' undeveloped SE 64th Avenue right-of-way to SE 92nd Loop shall be conveyed to Marion County via full fee-simple title free and clear of any and all encumbrances with 120 days of approval of this PUD; in conjunction with an appropriately established municipal services assessment area.
8. The PUD developer will be required to address and provide any necessary transportation improvements (access/operation and/or system) identified by the TIA, and any supplemental study information as required by the County Engineer to address the potential for PUD traffic crossing between the north and south PUD portions to access recreational amenities, with any improvements being completed in a manner and timeline subject to approval by the County Engineer.
9. The PUD developer shall work and coordinate with the developer, Ocala 85, of the adjoining PUD to the east (240502ZP) to construct the portion of SE 64th Avenue to be used by both PUD's. If Ocala 85 develops first, they will be responsible for developing SE 64th Avenue from SE 92nd Loop up to the point that where that PUD will access SE 64th Avenue. If Ocala 85 develops after Basedev Land Trust, that developer will be responsible for developing the portion of road from Basedev Land Trust up to their proposed connection on the west side of their PUD.
10. Internal sidewalks for the north and south PUD areas shall be provided, consistent with the PUD's conceptual plan and the Developer shall be required to construct all internal sidewalks so they connect to the existing SE 92nd Loop sidewalks at the east and west ends of both the north and south PUDs along the PUD's vehicular access points consistent with LDC design standards, including

along the portion of SE 64th Avenue to be constructed by the PUD Developer to provide the north PUD's eastern access route. That SE 64th Avenue sidewalk shall extend from the internal sidewalks to then turn south along SE 64th Avenue and then connect to the SE 92nd Loop sidewalk, with the construction completed as part of the PUD developer's overall SE 64th Avenue improvements for access to the site.

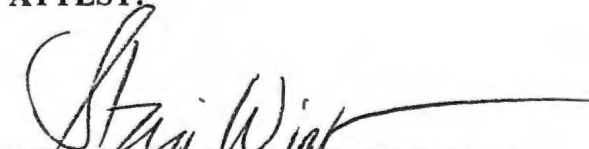
11. In the event a singular clubhouse/pool amenity complex design is used for the overall PUD, a refinement of the project's traffic study impacts must be provided as determined by the County Engineer, and the final design of the pedestrian crossing shall be subject to review and approval of the County Engineer, wherein if the PUD Developer objects, any such objection would be appealed to the Board of County Commissioners to include the County Engineer's recommendation and a recommendation by the Development Review Committee (DRC).
12. Building separations shall meet all requirements placed on development by Building and Fire Safety Codes.
13. 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.
14. The final PUD development plans shall demonstrate compliance with minimum open space requirements, consistent with LDC provisions.
15. The final PUD development plans shall demonstrate compliance with minimum improved open space requirements, consistent with LDC provisions.
16. The final PUD Master Plan, or equivalent, shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the LDC notice provisions and at the Applicant's expense; further, the Developer may present the final PUD Master Plan, or equivalent, as separate plan areas wherein plans for north represent one submittal and plans for the south represent a second submittal.

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

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

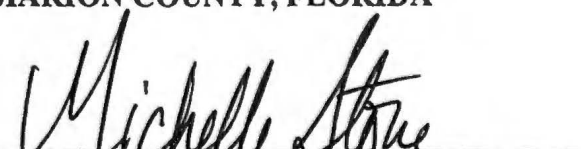
DULY ADOPTED in regular session this 17th day of September, 2024.

ATTEST:



GREGORY C. HARRELL, CLERK

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



MICHELLE STONE, CHAIR