



**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: September 5, 2024

RE: Ordinances 23-29 (Corrected), 23-30 (Corrected), 24-07 (Corrected), 24-15  
(Corrected), 24-09 (Corrected), 24-22 and 24-23

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

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

GCH/dl

**FLORIDA DEPARTMENT *of* STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

September 6, 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 corrected Marion County Ordinance No. 23-29, which was filed in this office on September 5, 2024.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/wlh

## Debra Lewter

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**From:** County Ordinances <CountyOrdinances@dos.myflorida.com>  
**Sent:** Friday, September 06, 2024 11:23 AM  
**To:** Debra Windberg; County Ordinances  
**Cc:** Debra Lewter; Susan Mills McAllister; Tammy Ketner  
**Subject:** RE: MRN20231017\_ORDINANCE\_2023\_29\_CORRECTED  
**Attachments:** Marion20240905\_Ordinance23\_29\_Corrected\_Ack.pdf

Good morning,

Please find the attached acknowledgment letter for corrected Marion County Ordinance No. 23-29.

Best,

County Ordinances  
Florida Administrative Code and Register  
Room 701 The Capitol | Tallahassee, Florida

**From:** Debra Windberg <DebraW@marioncountyclerk.org>  
**Sent:** Thursday, September 5, 2024 3:36 PM  
**To:** County Ordinances <CountyOrdinances@dos.myflorida.com>  
**Cc:** Debra Lewter <DebraL@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Tammy Ketner <TammyK@marioncountyclerk.org>  
**Subject:** MRN20231017\_ORDINANCE\_2023\_29\_CORRECTED

EMAIL RECEIVED FROM EXTERNAL SOURCE

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

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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 **Corrected Ordinance 23-29**, which includes Resolutions 23-R-477 and **CORRECTED 23-R-478**. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, October 17, 2023 and was originally filed in your office on October 30, 2023. Also attached is an Interdepartmental Correspondence advising of the scrivener's error relating to Resolution 23-R-478.

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](mailto: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](http://www.marioncountyclerk.org)

*"Here to serve and protect the public trust"*



**Marion County  
Board of County Commissioners**

Growth Services

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

**INTERDEPARTMENTAL CORRESPONDENCE**

MEMO TO: Debra Lewter-Deputy Clerk, Commission Records Division  
FROM: Chuck Varadin *CV*  
DATE: April 11, 2024  
SUBJECT: Scrivener's Errors on Resolution 23-R-478 and Ordinance 23-29

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Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of the corrected Marion County Resolution 23-R-478 and Ordinance 23-29. The Resolution was adopted by the Marion County Board of County Commissioners on October 17, 2023 and was originally filed in your office on October 26, 2023 as Ord. 23-29.

The Resolution 23-R-478 that was adopted October 17, 2023 had scrivener's errors; Under Section 2. Findings and Conditions. Condition #8 had the incorrect street name for SW 75<sup>th</sup> Ave. The Ordinance that was filed did not include Resolution numbers for Agenda Item 15.2.1 and Agenda Item 15.2.4.

Attached is a copy of the original adopted Resolution 23-R-478 and the corrected Resolution 23-R-478 as well as a copy of the original adopted Ordinance 23-29 and the corrected Ordinance 23-29.

# CORRECTED

## ORDINANCE NO. 23-29

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

1. **AGENDA ITEM 15.1.1. 231005ZC** – Michael Barlow, Epic Power Solutions, LLC., zoning change from Heavy Business (B-5) to Heavy Industrial (M-2), for all permitted uses, on an approximate 4.74-acre parcel, on Parcel Account Number 23194-000-01, no address assigned.
2. **AGENDA ITEM 15.2.1. 231001SU**– Judith Romani, Special Use Permit for breeding Rottweiler dogs, in a General Agriculture (A-1) zone, on an approximate 52.7-acre parcel on Parcel Account Number 12839-001-00, site address 3781 NW 100<sup>th</sup> Street, Ocala FL 34475. **Subject to all terms and conditions of Resolution 23-R-477 attached hereto and incorporated herein by reference.**
3. **AGENDA ITEM 15.2.2. 231004ZC** – James and Elizabeth Freeland, zoning change from General Agriculture (A-1) to Single Family Dwelling (R-1), for all permitted uses, on an approximate 16.93-acre parcel, on Parcel Account Number 47695-000-00, site address 15855 SE 90<sup>th</sup> Court, Summerfield FL 34491.

4. **AGENDA ITEM #15.2.4. 231007ZP**– Fun N Games, LLC., zoning change from General Agriculture (A-1) to Planned Unit Development (PUD), on an approximate 18.13 acre parcel, on Parcel Account Number 35461-000-00, site address 7875 SW 75<sup>th</sup> Avenue, Ocala FL 34476.

**Subject to all terms and conditions of Resolution 23-R-478 attached hereto and incorporated herein by reference.**

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

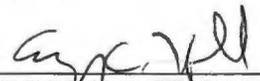
**SECTION 3. EFFECTIVE DATE.** A copy of this Ordinance as enacted shall be filed by the Clerk of the Board by email with the Office of the Secretary of State of Florida within ten (10) days after enactment, and this Ordinance shall take effect upon receipt of official acknowledgement from the Secretary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

AGENDA ITEM # 15.2.4. 231007ZP (Fun N Games, LLC.) shall not take effect unless and until concurrent Ordinance Number 23-28 Adopting Small-Scale Amendment 23-S06 is effective.

**DULY ADOPTED** in regular session this 17<sup>th</sup> day of OCTOBER, 2023.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

  
\_\_\_\_\_  
CRAIG CURRY, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE  
ON SEPTEMBER 6, 2024 ADVISING ORDINANCE  
WAS FILED ON SEPTEMBER 6, 2024.

**RESOLUTION NO. 23-R-477**  
**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 September 25, 2023; 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, October 17, 2023. Now therefore,

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

**SECTION 1. SPECIAL USE PERMIT PETITION 231001SU – Judith Romani.** The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Dawn Tottel, Ocala FL 34475, for breeding Rottweiler dogs, in a General Agriculture (A-1) zone, on an approximate 52.7-acre parcel on Parcel Account Number 12839-001-00, site address 3781 NW 100<sup>th</sup> Street, Ocala FL 34475.

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

1. The site shall be operated consistent with the submitted conceptual plan and conditions as provided with this approval.
2. This Special Use Permit shall run with the applicant (Dawn Tottel) and not the property.
3. While the property is owned by Judith Romani, Ms. Romani is in no way to be affiliated with any operations of this kennel or be in any way responsible for the care of the animals within it. The animals, and their care shall be the sole responsibility of Dawn Tottel, only.
4. One sign either single or double faced, non-illuminated, not exceeding six square feet in size and not higher than four feet, may be located no closer than five feet to the front property line.
5. Any additional lighting to be installed on the subject parcel shall be pointed down and inward and shall be shielded in order to mitigate glare impacting surrounding properties.
6. All dog waste shall be collected daily and removed from the site at least weekly.
7. The Special Use permit allows up to ten (10) adult dogs within the breeding program.
8. Canines on property shall not be kept in outside run areas before 7:00 AM or after 10:00 PM.
9. This permit allows for sale of puppies bred and delivered on-site directly to clients, but does not allow the sale of puppies or dogs to pet stores, flea markets or other, non-direct entities.

10. No commercial boarding of dogs/puppies shall occur on-site. This does not include the boarding for the purpose of breeding dogs or assisting with temporary care for dogs of family members or friends, as may be requested from time to time, without compensation.
11. The applicants shall maintain up-to-date licensure with Marion County for all canines on-site, at all times.
12. The applicant shall provide the annual AKC Inspection Report to Marion County Animal Services upon receipt.
13. In the first year of the special use permit Marion County Animal Services shall conduct no fewer than 4 site inspections. Every year afterwards, a minimum of two inspections will be required.
14. The Special Use Permit shall expire on October 17, 2026. The applicant may submit a new Special Use Permit application for consideration to renew and extend this permit in the future.
15. Conditions Attachment:
  - a. Concept Plan and Findings of Fact

**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 October, 2023.

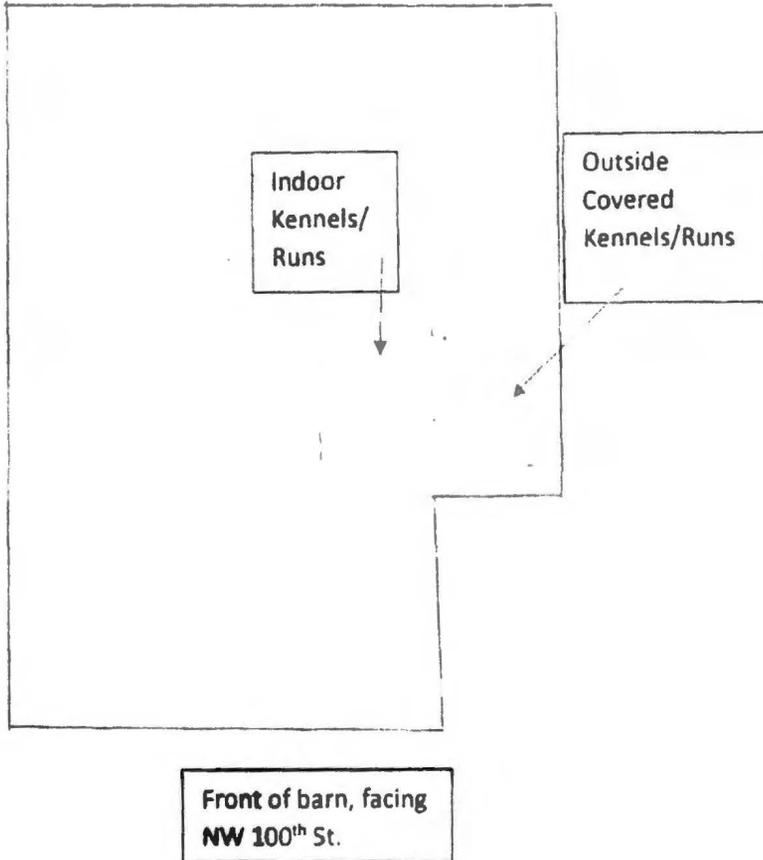
**ATTEST:**

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

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

  
\_\_\_\_\_  
CRAIG CURRY, CHAIRMAN

# Conceptual Plan



## ATTACHMENT A

### Special Use (Written finding & facts)

1. Access to kennel will be off NW 100<sup>th</sup> Street. There is an existing limestone driveway which leads up to the barn.
2. The parking area will be grass in front of the barn.
3. Waste removal will be done by me and taken to the dump located on NW 100<sup>th</sup> Street.
4. Power company is Duke energy. There is an existing well on site that will be used and a porta-potty for restroom.
5. Property in front of the building will be left as existing, which is grass.
6. There will not be any business signs. There are outdoor night lights provided by Duke energy.
7. We will be in compliance with local codes and ordinances.
8. Note: The barn was previously used as a livestock auction/sales barn (Florida Classic Horse Sales). That business is no longer in operation, and I am only leasing a portion of the building.
9. Yes, we would be willing to meet any special conditions necessary to get this special use permit.

# CORRECTED

## RESOLUTION NO. 23-R-478

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON ±18.13 ACRES FOR FUN N GAMES, LCC., ZONING CASE NUMBER 231007ZP; 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 September 25, 2023; 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, October 17, 2023. Now therefore,

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

**SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 231007ZP – Fun N Games, LLC.** The application requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Paolo Mastroserio, Paolo Mastroserio Engineering, Ocala FL 34471, from General Agriculture (A-1) to Planned Unit Development (PUD)-Villa Verde, on an approximate 18.13 Acre Parcel, on Parcel Account Number 35461-000-00, site address 7875 SW 75<sup>th</sup> Avenue, Ocala FL 34476.

**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 is restricted to a total of 72 detached single-family dwelling units (one- and two-story), and accompanying accessory amenities consistent with the Marion County Land Development Code, the PUD Application, and PUD Master Plan (attached).
2. The PUD shall be restricted to one-story homes along the boundaries of the project.
3. Accessory dwelling units are prohibited as they are not specifically called out.
4. The PUD shall provide 20% open space.
5. The amenities shall include a pavilion with a playground and a dog park.
6. Buffers shall be provided as shown on the submitted conceptual plan.
7. Prior to completion and approval of the final PUD Master Plan, the project Traffic Impact Analysis shall be revised, to the satisfaction of the County Engineer and Growth Services Director, to examine both major intersections of SW 80th Street

and SW 80th Ave and SW 80th Street and SR 200. Adequate provision shall be made for the coordination of improvements with the PUD.

8. Prior to completion and approval of the final PUD Master Plan, the Master Plan shall be revised to show the connection to SW 75th Ave lining up with an existing east/west road to the west. The access location is subject to approval by the County Engineer. This shall be developed as a full access connection but limited to emergency use with a "yelp gate". If the emergency access is at any time restored to a fully functioning access for Villa Verde, then the residents of Villa Verde will be included in the consideration of an MSTU Assessment for the improvement of SW 75th Ave.
9. The construction route shall connect to the subject property from SW 80th Street and go toward SW SR 200. Construction traffic shall stay east of SW 75th Avenue and shall not access SW 75th Avenue.
10. An 8' multimodal path be placed along the SW 80th street right-of-way, matching the path to the west of the subject property. No sidewalk is required along the western boundary ROW. This path's construction will be due when SW 80th Street is widened.
11. The PUD shall connect to Marion County centralized water and sewer.
12. Overhangs such as building pop-outs, cantilevers, and/or other extensions that project outward from the principal structure shall be reviewed similar to the Single-Family Dwelling (R-1) zoning classification of the LDC.
13. Single-Family homes shall be a maximum of 40' in height. Any accessory structures shall be limited to 20'.
14. The final PUD Master Plan shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the Land Development Codes notice provisions at the Applicant's expense.
15. Exhibit:
  - A. PUD Concept Plan
  - B. Architectural Standards & Amenities

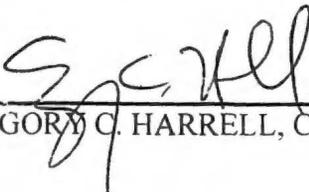
**SECTION 3. COMPLIANCE/REVOCATION.** Violation or failure to comply with one or more condition(s) of this Planned Unit Development shall be grounds for code enforcement action and/or repeal, in part and/or total, as related to this Planned Unit Development by the Board at a noticed public hearing.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall not take effect unless and until concurrent Ordinance Number 23-28 Adopting Small-Scale Amendment 23-S06 is effective.

**DULY ADOPTED** in regular session this 17th day of October, 2023.

**ATTEST:**

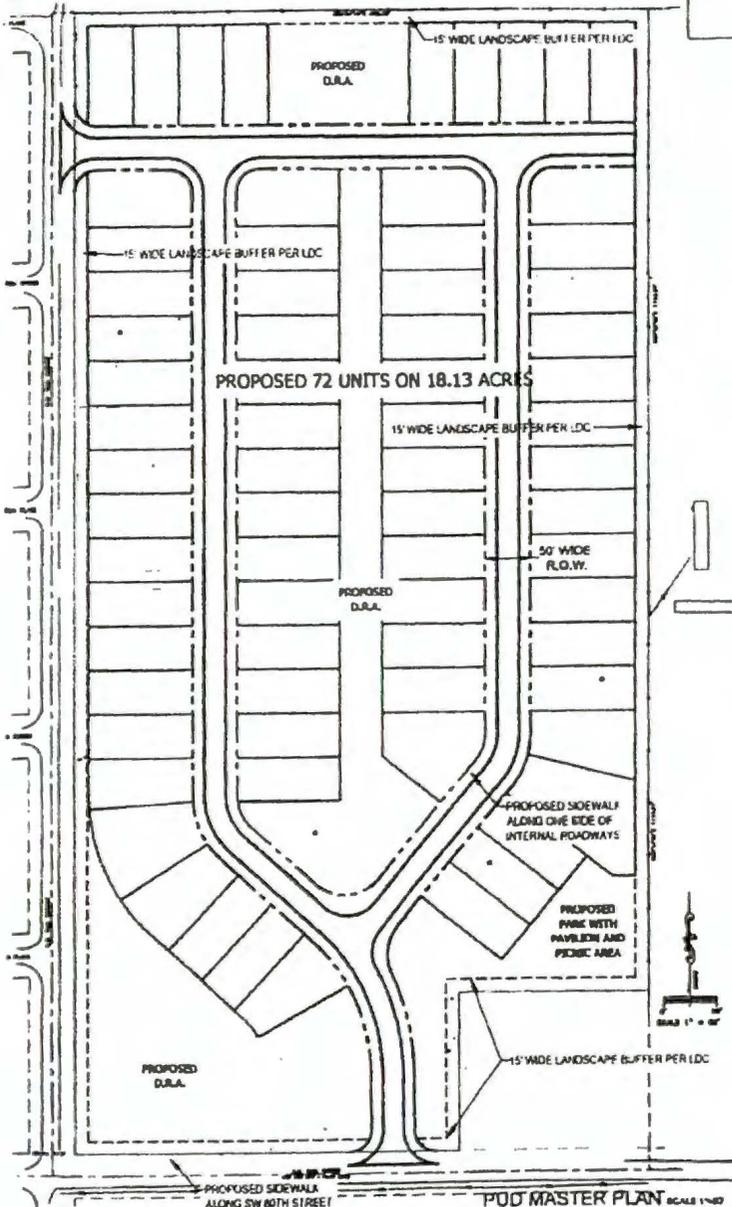
**BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA**

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

  
\_\_\_\_\_  
CRAIG CURRY, CHAIRMAN

# ATTACHMENT A

## VILLA VERDE P.U.D. CONCEPT PLAN



**RECREATION/OPEN SPACE/PIA DATA**  
 THE PROPOSED CONCEPT PLAN FOR THE VILLA VERDE P.U.D. PROVIDES FOR A TOTAL OF 1.5 ACRES OF OPEN SPACE INCLUDING AN 0.8 ACRE PARK WITH A PLAYGROUND AND A 0.7 ACRE TRAIL. THE TRAIL WILL BE A 1/2 MILE LONG AND WILL BE LOCATED ALONG THE SW CORNER OF THE P.U.D. THE PARK WILL BE LOCATED ALONG THE SW CORNER OF THE P.U.D. AND WILL BE SURROUNDED BY A 15' WIDE LANDSCAPE BUFFER PER LDC.

**TRAFFIC STUDY NOTE**  
 A TRAFFIC STUDY HAS BEEN CONDUCTED FOR THIS DEVELOPMENT. THE STUDY INDICATES THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE ANY SIGNIFICANT TRAFFIC IMPACTS ON THE ADJACENT ROADWAYS. THE PROPOSED DEVELOPMENT WILL BE SERVED BY STATE ROAD 111 AND US HIGHWAY 170.

**SIDEWALK NOTE**  
 THE PROPOSED DEVELOPMENT WILL PROVIDE FOR SIDEWALKS ALONG ALL INTERNAL ROADWAYS AND ALONG ONE SIDE OF THE EXISTING STATE ROAD 111. THE SIDEWALKS WILL BE 5 FEET WIDE AND WILL BE CONCRETE. THE SIDEWALKS WILL BE LOCATED ALONG THE SW CORNER OF THE P.U.D. AND WILL BE SURROUNDED BY A 15' WIDE LANDSCAPE BUFFER PER LDC.

**LANDSCAPE BUFFER NOTE**  
 THE PROPOSED DEVELOPMENT WILL PROVIDE FOR 15' WIDE LANDSCAPE BUFFERS PER LDC ALONG ALL INTERNAL ROADWAYS AND ALONG ONE SIDE OF THE EXISTING STATE ROAD 111. THE LANDSCAPE BUFFERS WILL BE PLANTED WITH TREES AND SHRUBS. THE LANDSCAPE BUFFERS WILL BE LOCATED ALONG THE SW CORNER OF THE P.U.D. AND WILL BE SURROUNDED BY A 15' WIDE LANDSCAPE BUFFER PER LDC.

**CONCURRENCY NOTE**  
 THE PROPOSED DEVELOPMENT IS CONCURRENT WITH THE VILLA VERDE P.U.D. DEVELOPMENT PLAN. THE PROPOSED DEVELOPMENT WILL BE SERVED BY THE VILLA VERDE P.U.D. DEVELOPMENT PLAN. THE PROPOSED DEVELOPMENT WILL BE LOCATED ALONG THE SW CORNER OF THE P.U.D. AND WILL BE SURROUNDED BY A 15' WIDE LANDSCAPE BUFFER PER LDC.

**SITE COVERAGE & SUMMARY OF LAND USE ENTITLEMENT ELIGIBILITY**

| PROPOSED USE | ENTITLEMENT       | ACREAGE     | MINIMUM DEVELOPMENT |
|--------------|-------------------|-------------|---------------------|
| RESIDENTIAL  | 1.5 ACRE PER ACRE | 18.13 ACRES | 11 UNITS            |
| PROPOSED USE | ENTITLEMENT       | ACREAGE     | MINIMUM DEVELOPMENT |
| RESIDENTIAL  | 1.5 ACRE PER ACRE | 18.13 ACRES | 72 UNITS            |
| PROPOSED USE | ENTITLEMENT       | ACREAGE     | MINIMUM DEVELOPMENT |
| RESIDENTIAL  | 1.5 ACRE PER ACRE | 18.13 ACRES | 72 UNITS            |

**PLAN NOTES**

- THE PROPOSED DEVELOPMENT IS CONCURRENT WITH THE VILLA VERDE P.U.D. DEVELOPMENT PLAN.
- THE PROPOSED DEVELOPMENT WILL BE SERVED BY STATE ROAD 111 AND US HIGHWAY 170.
- THE PROPOSED DEVELOPMENT WILL PROVIDE FOR SIDEWALKS ALONG ALL INTERNAL ROADWAYS AND ALONG ONE SIDE OF THE EXISTING STATE ROAD 111.
- THE PROPOSED DEVELOPMENT WILL PROVIDE FOR 15' WIDE LANDSCAPE BUFFERS PER LDC ALONG ALL INTERNAL ROADWAYS AND ALONG ONE SIDE OF THE EXISTING STATE ROAD 111.
- THE PROPOSED DEVELOPMENT WILL PROVIDE FOR A TOTAL OF 1.5 ACRES OF OPEN SPACE INCLUDING AN 0.8 ACRE PARK WITH A PLAYGROUND AND A 0.7 ACRE TRAIL.
- THE PROPOSED DEVELOPMENT WILL BE SERVED BY THE VILLA VERDE P.U.D. DEVELOPMENT PLAN.
- THE PROPOSED DEVELOPMENT WILL BE LOCATED ALONG THE SW CORNER OF THE P.U.D. AND WILL BE SURROUNDED BY A 15' WIDE LANDSCAPE BUFFER PER LDC.

**TYPICAL LOT STANDARDS**

| PROPOSED USE | ENTITLEMENT       | ACREAGE     | MINIMUM DEVELOPMENT |
|--------------|-------------------|-------------|---------------------|
| RESIDENTIAL  | 1.5 ACRE PER ACRE | 18.13 ACRES | 11 UNITS            |
| PROPOSED USE | ENTITLEMENT       | ACREAGE     | MINIMUM DEVELOPMENT |
| RESIDENTIAL  | 1.5 ACRE PER ACRE | 18.13 ACRES | 72 UNITS            |

**ACCESSORY STRUCTURES**  
 ALL ACCESSORY STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE COUNTY OF MARICOPA.

**SPRINGS PROTECTION**  
 THE PROPOSED DEVELOPMENT WILL PROVIDE FOR SPRINGS PROTECTION IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE COUNTY OF MARICOPA.

**FLOOD ZONE**  
 THE PROPOSED DEVELOPMENT WILL PROVIDE FOR FLOOD ZONE PROTECTION IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE COUNTY OF MARICOPA.

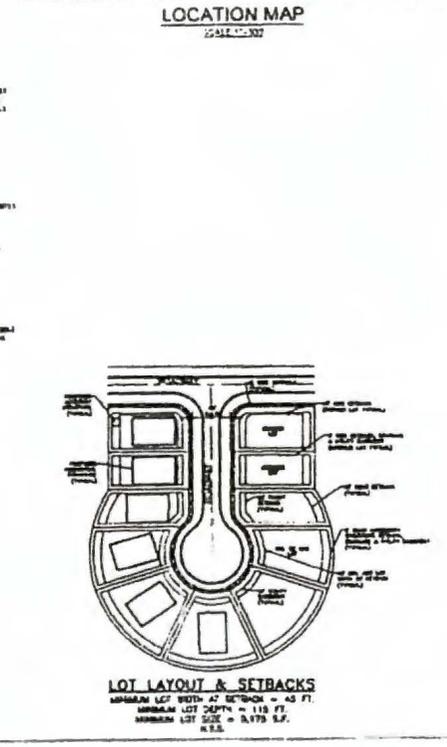
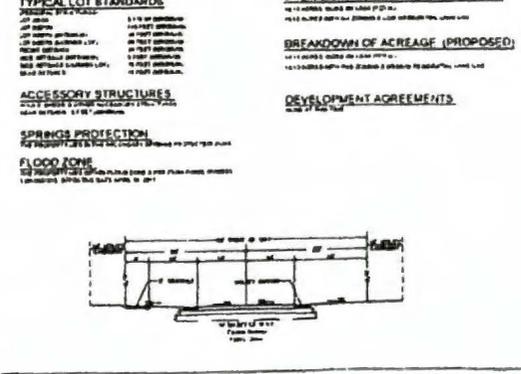
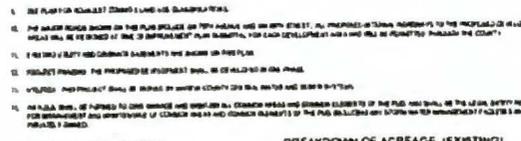
**BREAKDOWN OF ACREAGE (EXISTING)**

| PROPOSED USE | ENTITLEMENT       | ACREAGE     | MINIMUM DEVELOPMENT |
|--------------|-------------------|-------------|---------------------|
| RESIDENTIAL  | 1.5 ACRE PER ACRE | 18.13 ACRES | 11 UNITS            |
| PROPOSED USE | ENTITLEMENT       | ACREAGE     | MINIMUM DEVELOPMENT |
| RESIDENTIAL  | 1.5 ACRE PER ACRE | 18.13 ACRES | 72 UNITS            |

**BREAKDOWN OF ACREAGE (PROPOSED)**

| PROPOSED USE | ENTITLEMENT       | ACREAGE     | MINIMUM DEVELOPMENT |
|--------------|-------------------|-------------|---------------------|
| RESIDENTIAL  | 1.5 ACRE PER ACRE | 18.13 ACRES | 11 UNITS            |
| PROPOSED USE | ENTITLEMENT       | ACREAGE     | MINIMUM DEVELOPMENT |
| RESIDENTIAL  | 1.5 ACRE PER ACRE | 18.13 ACRES | 72 UNITS            |

**DEVELOPMENT AGREEMENTS**  
 ALL DEVELOPMENT AGREEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE COUNTY OF MARICOPA.



**PROJECT VILLA VERDE P.U.D. PLAN**  
**MARICOPA COUNTY, AZ**  
**DATE: 12/15/2011**  
**SCALE: 1"=80'**  
**ENGINEER'S CERTIFICATION**  
**REGISTERED PROFESSIONAL ENGINEER**  
**NO. 12345**  
**STATE OF ARIZONA**  
**DATE: 12/15/2011**  
**PROJECT: VILLA VERDE P.U.D. PLAN**  
**SCALE: 1"=80'**  
**DATE: 12/15/2011**

**VILLA VERDE PUD**  
**ARCHITECTURAL STANDARDS &**  
**DESCRIPTION OF AMENITIES**

**SINGLE FAMILY PUD:**

Architectural elements proposed for the Single-Family Units will be similar to what is provided as part of this packet below.

Amenities for this site will include a proposed park with a pavilion and picnic area. This proposed development only has 72 single family units; therefore, minimal amenities are proposed. In the park area, amenities will be in the form of park benches and picnic tables with sodded play areas for the residents, the area will also include a water fountain. The park will be used as a recreational area for the residents of the community and will not be open to the public.



SINGLE STORY HOME



TWO STORY HOME

**FLORIDA DEPARTMENT of STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

September 6, 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 corrected Marion County Ordinance No. 23-30, which was filed in this office on September 5, 2024.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/wlh

## Debra Lewter

---

**From:** County Ordinances <CountyOrdinances@dos.myflorida.com>  
**Sent:** Friday, September 06, 2024 11:23 AM  
**To:** Debra Windberg; County Ordinances  
**Cc:** Debra Lewter; Tammy Ketner; Susan Mills McAllister  
**Subject:** RE: MRN20231121\_ORDINANCE\_2023\_30\_CORRECTED  
**Attachments:** Marion20240905\_Ordinance23\_30\_Corrected\_Ack.pdf

Good morning,

Please find the attached acknowledgment letter for corrected Marion County Ordinance No. 23-30.

Best,

County Ordinances  
Florida Administrative Code and Register  
Room 701 The Capitol | Tallahassee, Florida

**From:** Debra Windberg <DebraW@marioncountyclerk.org>  
**Sent:** Thursday, September 5, 2024 4:16 PM  
**To:** County Ordinances <CountyOrdinances@dos.myflorida.com>  
**Cc:** Debra Lewter <DebraL@marioncountyclerk.org>; Tammy Ketner <TammyK@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>  
**Subject:** MRN20231121\_ORDINANCE\_2023\_30\_CORRECTED

EMAIL RECEIVED FROM EXTERNAL SOURCE

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

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County **Corrected Ordinance 23-30**, which includes Resolutions 23-R-565, **CORRECTED 23-R-566**, 23-R-567, 23-R-568 and 23-R-569. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, November 21, 2023 and was originally filed in your office on November 29, 2023. Also attached is an Interdepartmental Correspondence advising of the scrivener's error relating to Resolution 23-R-566.

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

Thank you in advance for your cooperation in this matter.



**Debra Windberg**

Supervisor, Commission Records

352-671-5624 | [debraw@marioncountyclerk.org](mailto: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](http://www.marioncountyclerk.org)

*"Here to serve and protect the public trust"*



**Marion County  
Board of County Commissioners**

**Growth Services**

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

**INTERDEPARTMENTAL CORRESPONDENCE**

MEMO TO: Debra Lewter-Deputy Clerk, Commission Records Division  
FROM: Chuck Varadin *CV*  
DATE: April 11, 2024  
SUBJECT: Scrivener's Errors on Resolution 23-R-566

---

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of the corrected Marion County Resolution 23-R-566. The Resolution was adopted by the Marion County Board of County Commissioners on November 21, 2023 and was originally filed in your office on November 29, 2023 as Ord. 23-30.

The Resolution 23-R-566 that was adopted November 21, 2023 had scrivener's errors; Under Section 2. Findings and Conditions. Condition #4 had the incorrect square footage measurements.

Attached is a copy of the original adopted Resolution 23-R-566 and the corrected Resolution 23-R-566.

# CORRECTED

## ORDINANCE NO. 23-30

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

1. **AGENDA ITEM 15.2.1. 231102SU**– Mandilee Danielle Roberts, Special Use Permit for Breeding and Showing Great Danes, in a Single-Family Dwelling (R-1) Zone, 0.28 Acres, Parcel Account Numbers 3637-006-009 and 3637-006-010, Site Address 6916 SE 22<sup>nd</sup> Court, Ocala FL 34480.  
**Subject to all terms and conditions of Resolution 23-R-565 attached hereto and incorporated herein by reference.**
2. **AGENDA ITEM 15.2.2. 231105SU**– The Congregational Church of the Villages, Inc., James Keogh, Special Use Permit Modification (Resolution 14-R-263) for an addition to the existing sanctuary and an addition to the existing fellowship hall, in a General Agriculture (A-1) Zone, 10.14 Acres on Parcel Account Number 47653-000-06, Site Address 15421 S US Hwy 301, Summerfield FL 34491.  
**Subject to all terms and conditions of Resolution 23-R-566 attached hereto and incorporated herein by reference.**

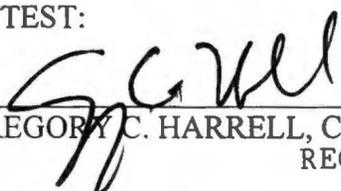
3. **AGENDA ITEM 15.2.3. 231108ZC** – Theresa Pilch, Zoning Change, Single-Family Dwelling (R-1) to Community Business (B-2), 2.38 Acres, on Parcel Account Number 1471-025-001, No Address Assigned.
4. **AGENDA ITEM 15.2.4. 231109ZC** – Adams Home of Northwest Florida, Inc., Zoning Change from Light Industrial (M-1) to Single-Family Dwelling (R-1), 0.63 Acres, on Parcel Account Numbers 3521-008-044 and 3521-008-045, Site Address 7750 SW 103<sup>rd</sup> Loop, Ocala FL 34476
5. **AGENDA ITEM 15.3.3. 231107SU**– Donna Kelley, Special Use Permit Modification for Baseball Fields, in a General Agriculture (A-1) Zone, 15.46 Acres on Parcel Account Numbers 14848-006-00 and 14848-008-00, Site Address 7020 NE 17<sup>th</sup> Terrace, Ocala FL 34479.  
**Subject to all terms and conditions of Resolution 23-R-567 attached hereto and incorporated herein by reference.**
6. **AGENDA ITEM 15.3.4. 231101SU**– Alex Hedgecock, Special Use Permit for a Rabbit Sanctuary, in a Single-Family Dwelling (R-1) Zone, 0.35 Acres, Parcel Account Number 9021-0430-04, Site Address 162 Pecan Drive, Ocala FL 34472.  
**Subject to all terms and conditions of Resolution 23-R-568 attached hereto and incorporated herein by reference.**
7. **AGENDA ITEM 15.3.5. 231113ZC** – Mariah Gamble, Zoning Change from General Agriculture (A-1) to Community Business (B-2), 37.77 Acres, on Parcel Account Number 24153-000-00, Site Address 8250 NW Gainesville Road, Ocala FL 34475.
8. **AGENDA ITEM 15.3.6. 231112SU**– Mariah Gamble, Special Use Permit for composting and recycling of wood products, including leaves, in a Community Business (B-2) Zone, 37.77 Acres, on Parcel Account Number 12875-000-00, Site Address 8250 NW Gainesville Road, Ocala FL 34475.  
**Subject to all terms and conditions of Resolution 23-R-569 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.

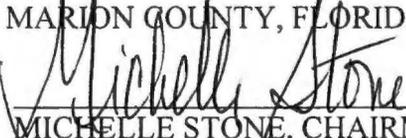
**SECTION 3. EFFECTIVE DATE.** A copy of this Ordinance as enacted shall be filed by the Clerk of the Board by email with the Office of the Secretary of State of Florida within ten (10) days after enactment, and this Ordinance shall take effect upon receipt of official acknowledgement from the Secretary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

**DULY ADOPTED** in regular session this 21<sup>st</sup> day of NOVEMBER, 2023.

ATTEST:

  
 \_\_\_\_\_  
 GREGORY C. HARRELL, CLERK

BOARD OF COUNTY COMMISSIONERS  
 MARION COUNTY, FLORIDA

  
 \_\_\_\_\_  
 MICHELLE STONE, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE ON

Page 2 of 2 SEPTEMBER 6, 2024 ADVISING  
 ORDINANCE WAS FILED ON SEPTEMBER  
 6, 2024.

**RESOLUTION NO. 23-R-565**  
**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 October 30, 2023; 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, November 21, 2023. Now therefore,

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

**SECTION 1. SPECIAL USE PERMIT PETITION 231102SU – Mandilee Danielle Roberts.** The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Mandilee Danielle Roberts, Ocala FL 34480, for breeding and showing Great Danes, in a Single-Family Dwelling (R-1) zone, on an approximate 0.28-acre parcel on Parcel Account Numbers 3637-006-009 and 3637-006-010, site address 6916 SE 22<sup>nd</sup> Court, Ocala FL 34480.

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

1. The site shall be operated consistent with the submitted conceptual plan and conditions as provided with this approval.
2. This Special Use Permit shall run with the applicant (Mandilee Danielle Roberts) and not the property.
3. One sign either single or double faced, non-illuminated, not exceeding six square feet in size and not higher than four feet, may be located no closer than five feet to the front property line.
4. Any additional lighting to be installed on the subject parcel shall be pointed down and inward and shall be shielded in order to mitigate glare impacting surrounding properties.
5. All dog waste shall be collected daily and removed from the site at least weekly.
6. The Special Use permit allows up to ten (10) adult dogs within the breeding program.
7. This permit allows for sale of puppies bred and delivered on-site directly to clients, but does not allow the sale of puppies or dogs to pet stores, flea markets or other, non-direct entities.
8. No commercial boarding of dogs/puppies shall occur on-site. This does not include the boarding for the purpose of breeding dogs or assisting with temporary care for dogs

of family members or friends, as may be requested from time to time, without compensation.

9. The applicants shall maintain up-to-date licensure with Marion County for all canines on-site, at all times.
10. The Special Use Permit shall expire on November 21, 2028; however, it may be renewed administratively for up to 5 years by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
  - a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit,
  - b. Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
  - c. The Growth Service Manager determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time.)
11. Conditions Attachment:
  - a. Site Plan and Findings of Fact

**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.

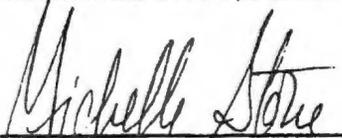
**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 21<sup>st</sup> day of November, 2023.

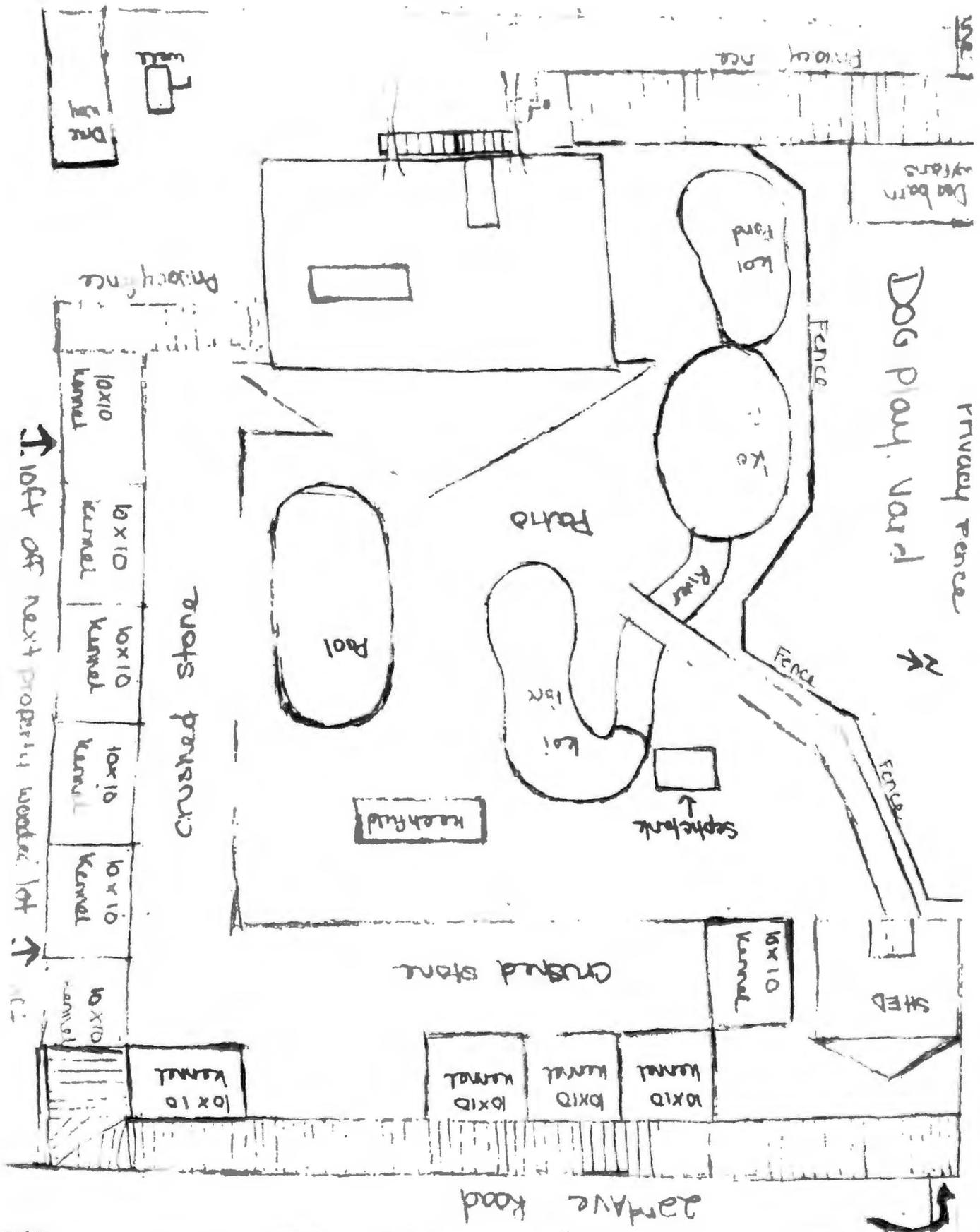
ATTEST:

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

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

  
\_\_\_\_\_  
MICHELLE STONE, CHAIRMAN

Site Plan for OAK HAVEN GREAT DOWNS  
 6916 SE 22<sup>ND</sup> ST Ocala, FL 34480  
 ATTACHMENT #



10ft off next property wooded lot

Dunbar Road



## Special Use (Written Findings and Facts)

- 1.) My kennel is located at my home (6916 SE 22<sup>nd</sup> CT Ocala, FL 34480). My home is located off of US HWY 441 down several dirt roads in the very back of the neighborhood. I do have families that come to meet myself, the dogs, and the puppies, however; they are never scheduled to do so on the same day. When the puppies have reached 8 weeks and all vaccines, microchips and health certificates are completed I schedule dates and times for families who are local to pick up. If a few families are scheduled to pick up on the same day they are scheduled 2 hours apart to allow for ample time for the family to ask any remaining questions they may have. There is never more than one car parked in my driveway at a time. I have no neighbors next to my home and own all of the property from my house to the end of the street corner. I do have one neighbor across the street who would not be affected by anyone parking in my driveway as his driveway is located on a completely different road.
- 2.) As stated above, I do not have any need for off street parking. When families come to visit occasionally the dogs will bark, but they are so accustomed to people visiting between friends and family that they remain quieter than any of the dogs in our neighborhood. There are also several bark boxes set up on my property which will provide a sound that only the dogs can hear and will stop them from barking. I have lived here with the same people that do live relatively close to me and none of them have ever complained of odor or noise in the 9 years I have had the dogs on this property.
- 3.) I am able to maintain odor control by cleaning all kennels twice daily. The kennels are bleached and scrubbed every day and all fecal matter is picked up and disposed of prior to hosing the kennels down and sterilizing them. After each cleaning shift, the small bag of feces is stored in a deep freezer on my property until we make a trip to the land fill twice a week with our trash. The freezer keeps flies away as well as all odors and is used only for that purpose.
- 4.) The power company is Duke Energy and the only use for electricity is each kennel has a single 100watt light bulb in them which is run off from a breaker in my home. The lights are turned on for the purpose of cleaning for the night shift when the daylight hours are cut short in the winter and then they are turned back off. I do not have anyone surrounding my property that would be affected by the lights being turned on.
- 5.) The properties near my home are unable to see my kennel as the kennels are located along the side of my property against the wood line and the rest of my yard as well as the three other lots I own that are connected to this residence are completely enclosed with a 6 ft privacy fence.
- 6.) This section is not applicable to my kennel. There are no signs located on my property or any lighting that would be on past 8:00 pm.
- 7.) The kennels are in compliance with any setback codes. The property that they have for housing as well as exercising is all located on my own property in a fenced in area.

ATTACHMENT

- 8.) As previously stated, there are no other residential homes connected to my property. The neighbor who lives across the road from me has several small dogs of his own that constantly bark at every little noise they hear. He is not at all bothered by my dogs and knows them all very well.
- 9.) If there were any special conditions that needed to be met for me to obtain this kennel license, I would absolutely go above and beyond to meet those special conditions.

# CORRECTED

## RESOLUTION NO. 23-R-566

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

**WHEREAS**, a petition for a Special Use Permit Modification was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on October 30, 2023; 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, November 21, 2023. Now therefore,

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

**SECTION 1. SPECIAL USE PERMIT MODIFICATION PETITION 231105SU – The Congregational Church of the Villages, Inc.** The petition requesting a Special Use Permit Modification (Resolution 14-R-263), Articles 2 and 4 of the Marion County Land Development Code, as submitted by James Senatore, Leesburg FL 34748, for an addition to the existing sanctuary and an addition to the existing fellowship hall, in a General Agricultural (A-1) zone, on an approximate 10.14 acre parcel on Parcel Account Number 47653-000-06, site address 15421 S US Hwy 301, Summerfield FL 34491.

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

1. The site shall be developed and operated consistent with the submitted conceptual plan and the conditions as provided with this approval.
2. The former Special Use Permit, namely Resolution 14-R-263/140511SU is hereby repealed and replaced by this Special Use Permit.
3. The site plan shall be submitted to Development Review Committee for a Major Site Plan review prior to development.
4. Use of the site shall be limited to the religious facilities that consist of a 5,435 sq. ft. sanctuary and a 5,336 sq. ft. fellowship hall and shall be developed consistent with the site's zoning and the Land Development Code.
5. Any future expansion must come back as a modification to the Special Use Permit.
6. Ingress/egress to the site shall be via a single paved access driveway to US 301.
7. Conditions Attachment:
  - a. Conceptual Plan and Findings of Fact

**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 21st day of November, 2023.

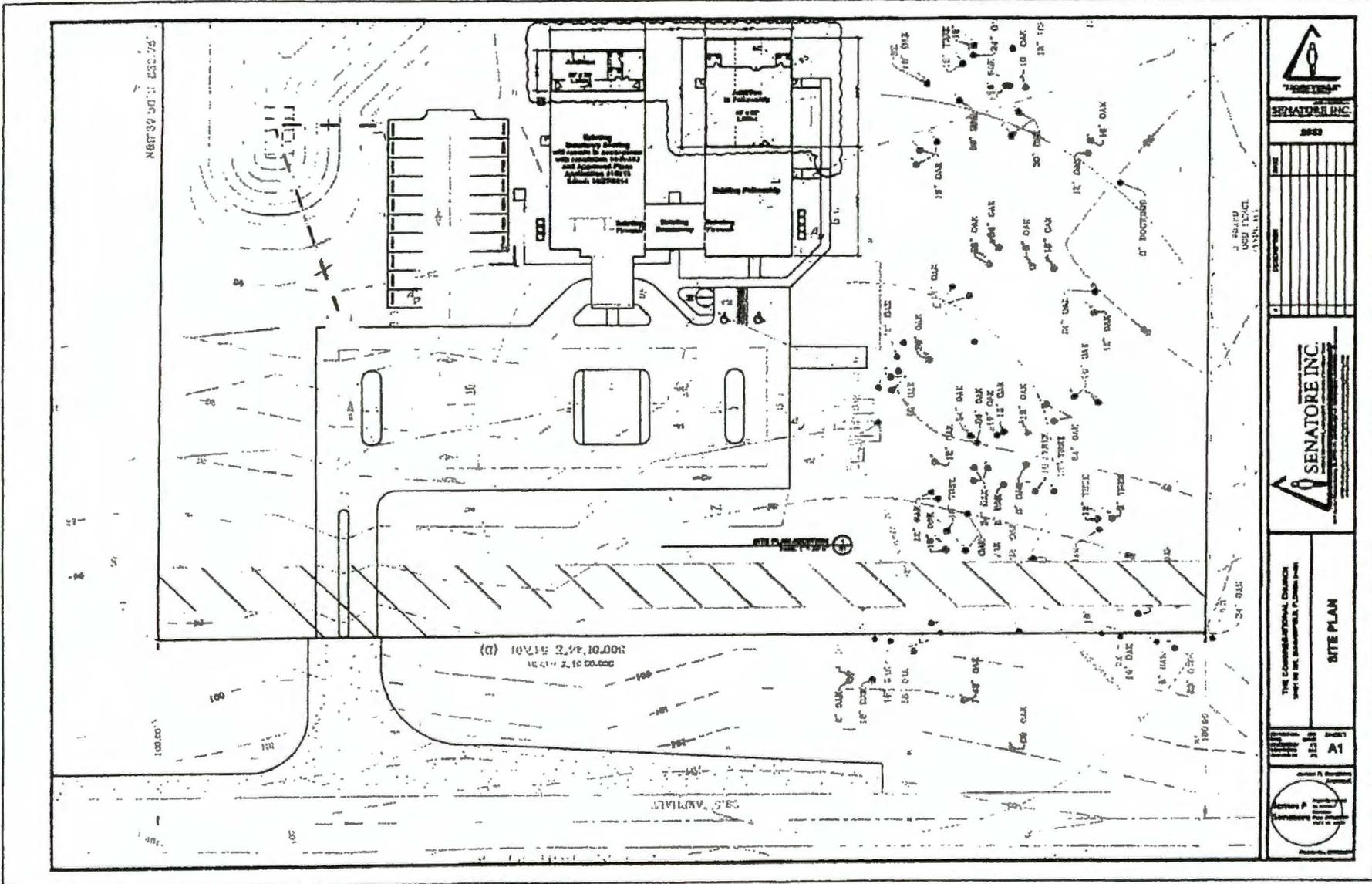
**ATTEST:**

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

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

  
\_\_\_\_\_  
MICHELLE STONE, CHAIRMAN

Attachment A



Attachment A  
**SPECIAL USE PERMIT – REGULAR  
 FINDINGS OF FACT**

If your response cannot fit into the box, please add a Supplemental Page response.

|   |  |
|---|--|
| SUP Request   | Please provide a detailed description in the box below identifying the zoning district or districts where the real property is located and the Special Use Permit being requested.   |
| <b>Modification to approved Resolution No. 14-R-263, requesting Existing Building Expansion</b> | <b>Pursuant to approved Resolution, The Marion County Planning and Zoning Manager approved and allowed a religious sanctuary and fellowship hall in an A-1 (General Agriculture) zoning. The property is located within Future Rural Land designation along S. US Highway 301.</b>   |
| FLUE 5.1.2.1.<br>Please describe the need for the SUP.  | Market demand and necessity for the change<br>The need for the expansion is to accommodate a growing community religious sanctuary and fellowship hall assembly.   |
| FLUE 5.1.2.2.   | Availability and potential need for improvements to public or private facilities and services  |
| Transportation, potable water, sanitary sewer, parks and recreation, public schools             | <b>Pursuant to recent information provided by Marion County Utilities, no public facilities are available within the connection distance. The existing property has private water and sewer capabilities approved under Res. 14-R-263.<br/>No specific Transportation, Parks and Recreational facilities shall be impacted and need for improvements for this project.</b> |

SUP: FoF-1

Attachment A  
**SPECIAL USE PERMIT – REGULAR  
 FINDINGS OF FACT**

|                                     |   |
|-------------------------------------|---|
|                                     |   |
| FLUE 5.2.1.3.                       | Allocation and distribution of land uses and the creation of mixed-use areas<br><b>Not Applicable. The existing site was approved by the Board of County Commissioners to be developed and operated consistent with approved plans and conditions that meet the zoning and Land Development Code. The proposed improvements shall maintain the approved conditions.</b> |
| FLUE 5.1.2.4                        | Environmentally sensitive areas, natural and historic resources, and other resources in the County<br><b>Not Applicable. No environmentally sensitive area shall be impacted within the existing church property.</b>   |
| FLUE 5.1.2.5.                       | Agricultural activities and rural character of the area<br><b>Not Applicable. No agricultural activities and rural character will be altered for the proposed improvements.</b>   |
| FLUE 5.1.2.6.                       | Prevention of urban sprawl, as defined by Ch. 163, F.S.;<br><b>The proposed project of expanding the sanctuary and fellowship hall building will not create urban sprawl.</b>   |
| FLUE 5.1.2.7.<br>Inside or outside? | Consistency with the Urban Growth Boundary<br><b>The recommended approval by the Board demonstrates consistency with the comprehensive plan of Marion County.</b>   |

SUP: FoF-2

Attachment A  
**SPECIAL USE PERMIT – REGULAR  
 FINDINGS OF FACT**

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|--|---|
|  |   |
| <p>FLUE 5.1.2.8.</p>   | <p>Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC</p>  |
| <p>1. Preserve, protect and manage the County's valuable natural resources.<br/>         2. Recognize and protect the rural equestrian and agricultural character as an asset of the County's character and economy while providing clear, fair and consistent standards for the review and evaluation of any appropriate future development proposals.<br/>         3. Support the livability of the existing cities and towns in the County by planning for the logical extension of development in a manner that enhances the scale, intensity and form of these areas through the introduction of sustainable smart growth principles and joint planning activities.<br/>         4. Support economic development through government practices that place a priority on public infrastructure necessary to attract such activities and that foster a local economic development environment that is conducive to the creation and growth of new businesses, the expansion of existing businesses, and is welcoming to private entrepreneur activities.</p> | <p>The property and site conditions are consistent with planning principles and regulations which were demonstrated for approval of Resolution No. 14-R-263. The Board of County Commissioners acknowledged with approval for the Religious Institution in accordance with the Land Development Codes. The property shall continue to operate in the same fashion as approved under the resolution. No impact on equestrian and/or agricultural assets within the County is proposed or shall adversely affect future standards.</p> <p>The project shall continue to support the community with providing expansion to enhance the facilities that have already been approved by the Board.</p> <p>The project shall be consistent with smart growth principles and activities within the community.<br/>         The expansion of the building facilities will continue to support the community and economic future of the County.</p> |

SUP: FoF-3

Attachment A  
**SPECIAL USE PERMIT – REGULAR  
 FINDINGS OF FACT**

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|  |  |
| <p><b>FLUE 5.1.2.9.</b><br/>         Describe the uses located to the north, south, east, and west sides of the property and how potential negative impacts may be mitigated, such as through landscape buffers, height restrictions, etc.</p> | <p><b>Compatibility with current uses and land uses in the surrounding area</b><br/>         The project is compatible with current uses, no deviation from the approved resolution is proposed. The north, south, east and west sides of the project will not adversely impact the adjacent properties, nor any changes are proposed that deviate from the approved resolution.</p> |
| <p><b>FLUE 5.1.2.10.</b></p>   | <p><b>Water Supply and Alternative Water Supply needs</b><br/>         The proposed project was investigated by the Marion County Utility department and findings demonstrated no public connections are available, so the water supply is an existing private well that serves the property only.</p>   |
| <p><b>FLUE 5.1.2.11.</b></p>   | <p><b>Concurrency requirements</b><br/>         The proposed project has been evaluated by the County Planning and Zoning department and Utilities for concurrency at the time of the approved resolution, no deviations are proposed that will alter concurrency.</p>   |

SUP: FoF-4

Attachment A  
**SPECIAL USE PERMIT – REGULAR  
 FINDINGS OF FACT**

|                  |  |
|------------------|--|
| LDC §2.8.2.C.(1) | Provision for ingress and egress to the property and proposed structures thereon with particular reference to: Automotive safety and convenience; Pedestrian safety and convenience; Traffic flow and control; and Access in case of fire or catastrophe.  |
|                  | <b>The existing site contains a single ingress/egress drive onto S. US Highway 301, that was approved by the Florida Department of Transportation. No additional driveway connections are proposed for the Improvements project. Traffic flow and movements will not be altered and access for fire protection will not be altered.</b>  |
| LDC §2.8.2.C.(2) | Provision for off-street parking and loading areas, where required, with particular attention to ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe and the economic, noise, glare, or odor effects of the SUP on adjoining properties and properties generally in the surrounding area. |
|                  | <b>The existing site contains sufficient off-street parking for the church members, no deviations are proposed that will alter the approved resolution. The surrounding area will not be adversely affected by the proposed improvements. The site has been actively operational for approximately 9-years, since the resolution was approved by the Board.</b>  |

SUP: FoF-5

Attachment A  
**SPECIAL USE PERMIT – REGULAR  
 FINDINGS OF FACT**

|                  |  |
|------------------|--|
|                  |  |
| LDC 2.8.2.C.(3)  | Provisions for refuse and service area, with particular reference to ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe and the economic, noise, glare, or odor effects of the SUP on adjoining properties and properties generally in the surrounding area; |
|                  | The existing site has been operational for approximately 9-years and will continue to utilize the refuse services provided.<br>The surrounding area will not be adversely affected by the proposed improvements.   |
| LDC §2.8.2.C.(4) | Provision for utilities, with reference to locations, availability and compatibility;  |
|                  | Provisions for County Utilities will not be required, and available is outside the connection limits.  |
| LDC §2.8.2.C.(5) | Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary.   |
|                  | The property contains the required screening and buffering consistent with the approved resolution, no additional buffering activities are proposed for the improvements.  |

SUP: FoF-6

Attachment A  
**SPECIAL USE PERMIT – REGULAR  
 FINDINGS OF FACT**

|                  |  |
|------------------|--|
|                  |  |
| LDC §2.8.2.C.(6) | Provision for signs, if any, and exterior lighting with consideration given to glare, traffic safety, economic effects and compatibility and harmony with properties in the surrounding area.                        |
|                  | No provisions for signs are required. Exterior lighting exists and has been active since the approval of the resolution.   |
| LDC §2.8.2.C.(7) | Provision for required yards and other green space.  |
|                  | No provisions are required for yards and/or green space. The existing site has been approved by the Board and is consistent with Land Development Codes.   |
| LDC §2.8.2.C.(8) | Provision for general compatibility with adjacent properties and other property in the surrounding area.<br><br>The existing site is compatible with adjacent properties and approved by the Board.                  |
|                  | Please see the response under FLUE 5.1.2.9.<br>Noted.  |
| LDC §2.8.2.C.(9) | Provision for meeting any special requirements required by the site analysis for the particular use involved.  |
|                  | The proposed improvements shall meet the Special Use requirements. The site is consistent with the conditions stipulated by the approved Resolution 14-R-263 and will continue to meet the conditions in the future. |

SUP: FoF-7

**RESOLUTION NO. 23-R-567**  
**A RESOLUTION OF THE BOARD OF**  
**COUNTY COMMISSIONERS OF MARION**  
**COUNTY, FLORIDA, APPROVING A**  
**SPECIAL USE PERMIT MODIFICATION,**  
**PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, a petition for a Special Use Permit Modification was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on October 30, 2023; 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, November 21, 2023. Now therefore,

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

**SECTION 1. SPECIAL USE PERMIT MODIFICATION PETITION 231107SU – Donna Kelley.** The petition requesting a Special Use Permit Modification (230504SU/ Resolution 23-R-172), Articles 2 and 4 of the Marion County Land Development Code, as submitted by Jon Harvey, Tillman & Associates Engineering, Ocala FL 34471, for baseball fields, in a General Agricultural (A-1) zone, on an approximate 15.46 acre tract on Parcel Account Numbers 14848-006-00 and 14848-0008-00, site address 7020 NE 17<sup>th</sup> Terrace, Ocala FL 34479.

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

1. A site plan shall be submitted to and approved by the Development Review Committee before baseball activities may commence on the property.
2. A driveway permit from FDOT is required, and driveway improvements shall be made before baseball activities may commence on the property.
3. Permanent restroom facilities shall be constructed on the site, included on the site plan and with all required permits.
4. Buffers shall be consistent with the Conceptual Buffer Plan minus the berm (attached). The northern boundary shall consist of either viburnum hedges or clumping bamboo and a mixture of magnolia trees, providing a consistent screening of activities from adjacent properties. A Type C Buffer shall be installed along Hwy 326 frontage.
5. The trees and vegetation on the eastern boundary of the property shall remain and be maintained.
6. Any signs will be temporary and in connection to a Special Event Permit.

7. Exterior lighting shall adhere to Section 6.19 of the Marion County Land Development Code. All stadium lights shall be off by 8 p.m. daily.
8. The site shall be developed and operate consistent with the Conceptual Plan and the required buffers and onsite restrooms. Any other expansions of the site will require a new SUP.
9. The proposed use is subject to all Marion County Noise Ordinances, including plainly audible.
10. Any concessions sold on the site shall be limited to food and drink only and limited to times of organized baseball use on the property. No new structures shall be constructed for concessions. Roadside vendors are allowed as per Section 4.3.12 of the Marion County Land Development Code.
11. Hours of operation for organized baseball activities shall be limited to six days a week, from 8 a.m. until 9 p.m. However, tournaments may be held on the weekends by way of a Special Event Permit, if ample parking and traffic flow is provided on the approved site plan, and limited to the hours of 8 a.m. until 8 p.m. On-site activities will be limited to the number of cars where parking is provided.
12. Maintenance activities may take place during daylight hours, Monday through Saturday.
13. The Special Use Permit shall run with the existing applicant. This special use permit shall automatically become null and void should the subject property be transferred to another person.
14. The Special Use Permit shall expire on May 16, 2028. However, it may be renewed administratively twice for up to 5 years each by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
  - a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the permit,
  - b. Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
  - c. The Growth Service Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time.)
15. All improvements must be completed within eight (8) months of this approval. Growth Services will inspect on or shortly after July 21, 2024 and report back to the Board of County Commissioners.
16. Growth Services staff will inspect the site plan and buffers two years after release of the final C.O.
17. No public address (PA) announcer or amplified music systems shall be allowed for the facility.
18. The former Special Use Permit, namely Resolution 23-R-172/230504SU is hereby repealed and replaced by this Special Use Permit.
19. Conditions Attachment:
  - a. Conceptual Plan
  - b. Buffer Plan

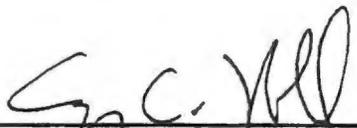
**SECTION 3. REVOCATION.** Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

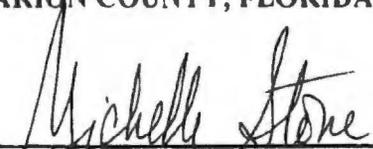
**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 21<sup>st</sup> day of November, 2023.

**ATTEST:**

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

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

  
\_\_\_\_\_  
MICHELLE STONE, CHAIRMAN





**RESOLUTION NO. 23-R-568**  
**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 October 30, 2023; 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, November 21, 2023. Now therefore,

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

**SECTION 1. SPECIAL USE PERMIT PETITION 231101SU – Alex Hedgecock.** The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Alex Hedgecock, Ocala FL 34472, for a rabbit sanctuary, in a Single-Family Dwelling (R-1) zone, on an approximate 0.35-acre parcel on Parcel Account Number 9021-0430-04, site address 162 Pecan Drive, Ocala FL 34472.

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

1. The site shall be operated consistent with the submitted conceptual plan and conditions as provided with this approval.
2. This Special Use Permit shall run with the applicant (Alex Hedgecock) and not the property.
3. One sign either single or double faced, non-illuminated, not exceeding six square feet in size and not higher than four feet, may be located no closer than five feet to the front property line.
4. Any additional lighting to be installed on the subject parcel shall be pointed down and inward and shall be shielded in order to mitigate glare impacting surrounding properties.
5. All animal waste shall be collected daily and either removed from the site at least weekly or composted in sealed and secure containers.
6. Composting of materials shall only occur in the back yard of the subject parcel and it shall only occur in durable containers that can be sealed and secured.
7. The natural cultivation of grasses shall only occur in the backyard of the subject parcel. The front yard of the subject parcel shall be maintained in a state that does not present a negative impact to surrounding properties. Grasses are not permitted to be more than six-inches tall. Cages and other equipment utilized in operating the rescue shall not be stored

in the front yard of the subject parcel. They shall be stored on the side if adequately shielded and/or in the rear yard.

8. Silt fence, nor shade cloth is a durable screening material for residential fencing and shall not be utilized on the subject parcel as an attempt at such. If the applicant desires to fence the front yard of the subject parcel, an acceptable material shall be utilized in order to do so. Pre-fabricated vinyl, wood, chain-link, custom built, etc.
9. The Special Use permit allows up to fifty (50) lagomorphs to be maintained on site within the rescue program.
10. This permit allows for rescue and rehabilitation of lagomorphs and delivery on-site directly to clients wishing to adopt. It does not allow the sale of any animals to pet stores, flea markets or other, non-direct entities.
11. The applicant shall adhere to all regulations according to the USDA Animal Welfare Act and Animal Welfare Regulations, as they relate to lagomorphs, which can be found in Subpart C 3.50 – 3.66.
12. The applicants shall maintain up-to-date required licensure with Marion County for all animals on-site, at all times.
13. The Special Use Permit shall expire on May 21, 2024; however, if the applicant wishes to renew the Special Use Permit, they should contact the Marion County Growth Services Department no less than ninety (90) days prior to the expiration in order to set up re-inspection of the rescue facility.
14. Conditions Attachment:
  - a. Site Plan and Findings of Fact

**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.

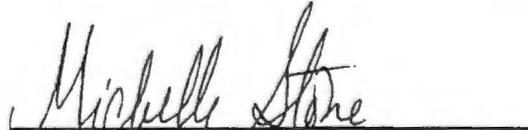
**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 21st day of November, 2023.

ATTEST:

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

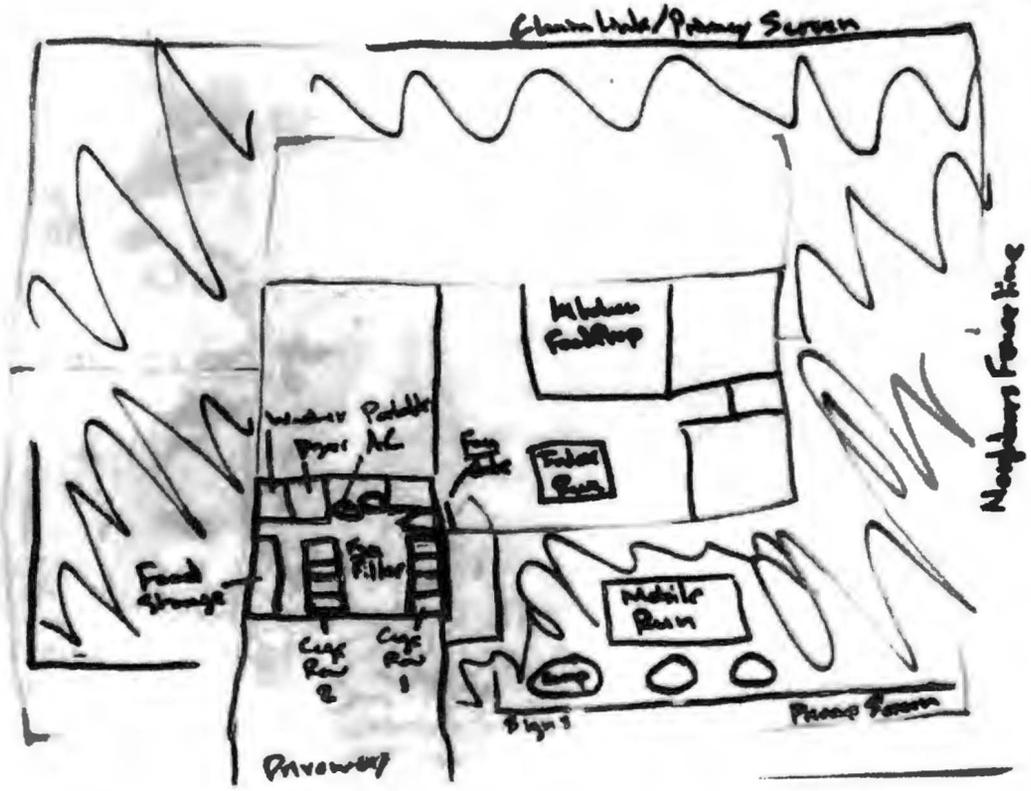
  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

  
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MICHELLE STONE, CHAIRMAN

ATTACHMENT A

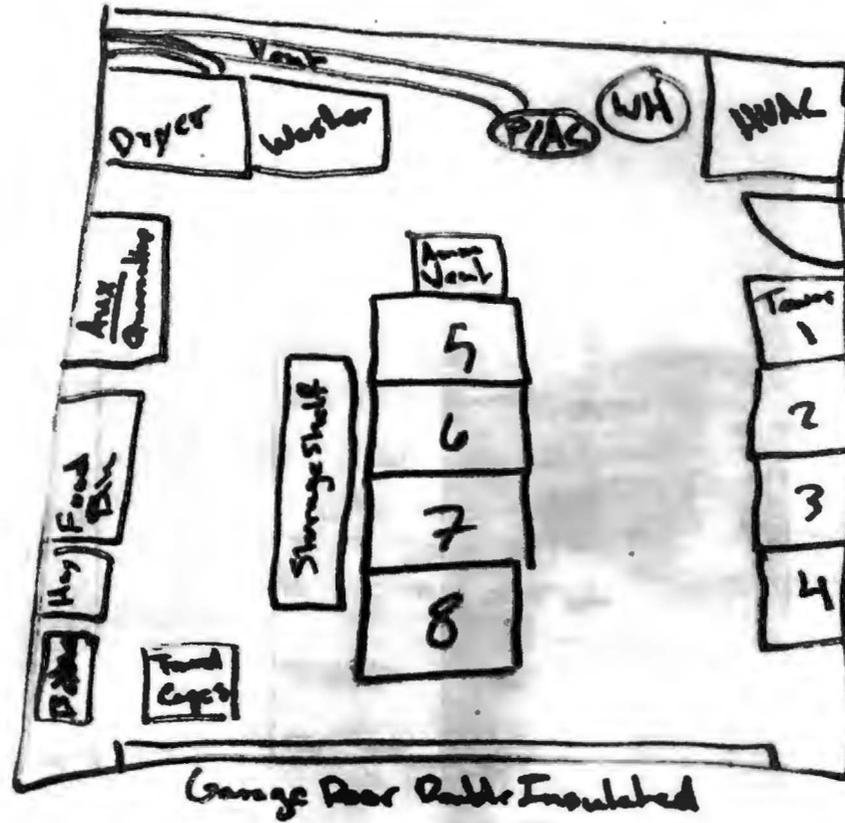
Hand Drawn Layout

- W = Crops
- = For Use
- = Misc. Border



ATTACHMENT A

Current Garage Config.



# Conceptual Plan for Noble Rabbit Rescue Inc.

1. Existing structure is at 162 Pecan Dr. and is recorded in the platting with the county for further reference of specific dimensions.
2. Driveway is in the same location and recorded in the same document referenced above for ingress and egress. There is typically no need for off street parking or loading areas unless the individual has a larger or extra large vehicle in which they park on the easement to the property as is typically done in nearly every other area of this neighborhood.
3. Refuse and service areas remain unchanged, but our facility is self sustaining. Recycling and waste is removed by trailer once monthly. All compostable materials are composted for use in growing food for the rescue.
4. All yards and open spaces are already available and in use regularly for growing food or for the animals to exercise.
5. Screening is already installed with reasonable expectation of privacy and appropriate signage is installed. No additional buffering is required because the installation size is limited to safe and healthy usage of the property available.
6. This facility uses a septic tank with clearly marked access points for maintenance, water is well and receives regular maintenance and annual water quality testing, electric is provided by a 10kw solar panel system on the roof, but is hooked up to the utility power pole as mandated.
7. No additional requirements should be needed. The point of this organization is to be accessible and to be economical, but most importantly to be ecological. Nothing is outside of standard code enforcement for an R-1 house. The point of this model is that if replicated it can be used in any neighborhood across the nation to benefit rabbits.

## ATTACHMENT A

# Findings of Facts for Noble Rabbit Rescue Inc.

1. The driveway for the property should provide sufficient access for ingress and egress and should not require any alteration as it is sloped and smooth making it an adequate accommodation for disabled persons. Small automotive vehicles can easily fit in the driveway along with the primary vehicle for the household. Extra large vehicles or additional vehicles have plenty of access to park on either side of the road. Traffic in this area is minimal and is sufficient for pedestrian use as it is used regularly by the neighborhood for foot traffic to and from the greenway without additional accommodations such as sidewalks. This includes handicapped individuals. This will not impede the flow of traffic and should the individuals park in such a manner that does, I can simply have them adjust the location of their vehicle to accommodate the flow of traffic which consists of a series of loops. Other than the cul-de-sacs there are no streets with only one way in or out or way to be truly trapped or impeded.
2. Off street parking will take place in front of or across from the residence in question. Loading areas are not really required as rabbits do not take up a large amount of space, nor does their equipment. Rabbits do not make noise, do not make glare, are extremely economic and composting done on the property does not make a noxious smell for any extended period on any of the adjoining properties.
3. Refuse produced by rabbits is not only compostable on site, but it is more efficient to do so. Rabbit refuse is equivalent to high grade fertilizer and should be treated as such. This fertilizer then helps grow the food and medicine that they consume. This method saves space in dumps, adds value not only to the property in use, but also the neighboring properties, this methodology is the best practice for any animal shelter/rescue/rehab and will help reduce the environmental impact known as global warming.
4. Utilities are provided for the non profit until such date that it can pay for the services provided. At the current time the bulk of the power is provided by photo voltaic cells installed on the roof (solar panels). This is in line with our environmentalist stance. Rabbits only require a limited amount of electronics for support and all those are provided in the space we have prepared for them. This includes air filters, fans, HVAC, lighting and ventilation. Any other electronics needed are miscellaneous household equipment for cleaning or maintenance such as vacuums and light bulbs. Currently UVB fluorescent bulbs are in use to enhance animal welfare. A 120 CFM ammonia vent is in use to prevent accumulation of the gas from having multiple rabbits in our care and it is centrally located in the room. Portable AC is vented next to the dryer vent and is used to supply additional cooling as needed during the increasing temperatures from global warming. Fans and air filtration will be located in the areas in which they are most efficient and are not in fixed locations and therefore subject to move to fit the needs of

## ATTACHMENT A

the organization. While the cages are stable, sometimes they are rearranged to accommodate the social needs of the animals as well.

5. A privacy screen has been installed within the code of Marion county and adds the element of an implied right of privacy. The entire property is enclosed to indicate clear borders and buffer against unwanted interactions or dissimilar uses.
6. Appropriate signage is posted at the entrance to the driveway which is the primary ingress and egress. Sufficient lighting is provided and no trespassing and surveillance warning signs have been posted in appropriate intervals around the property to discourage abuse of our good nature and potential hazards for the animals we protect. Glare is not an issue as we do not have any reflective surfaces and lighting is specific and controlled.
7. Our organization is dedicated to being entirely green and self sufficient. Our yard space is full of life and very green. The front yard and backyard does not just support rabbit life as they consume class C3 and C4 grasses, but local flora and fauna in addition to that. Our property fosters the endangered monarch butterfly, several species of ants and scarabs that benefit and help process the composting, dozens of skippers and butterflies and moths and wasps all of which act as pollinators for medicinal and nutritional vegetation we grow for ourselves, the rabbits and the neighbors should they choose to take advantage of it. We have the most stable environment in the area and it is managed to reduce unwanted pests and increase the animals our community is in need of in Marion County.
8. All of our operations are confined to our property. Nothing we do has a negative impact on the adjacent properties. Some of our operations will begin to benefit the area around us whether they like it or not. We are not sure what to do if there is a conflict involving being benefitted without permission, but we try to educate those around us.
9. No special requirements are required. All business conducted benefits the people, the environment and the animals. All business conducted is within the regulations set forth by the county and requires no adjustments of any kind. My model is efficient, economic, environmentally friendly, and it benefits people and animals for which it is designed to provide. We are doing our best to work with the county and the community, being both amenable and respecting the rights of others.

I know this is a lot of information to take in and I will likely be shuffled along before showing you what we are fully capable of here, but it is important that you know this organization is designed to benefit everyone. I would be more than happy to speak on it at length, or to show you the incredible work we do. I thought it was important that you know that if nothing else.

**RESOLUTION NO. 23-R-569**  
**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 October 30, 2023; 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, November 21, 2023. Now therefore,

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

**SECTION 1. SPECIAL USE PERMIT PETITION 231112SU – Mariah Gamble.** The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Jon Harvey, Tillman & Associates Engineering, for composting and recycling of wood products, including leaves, in a Community Business (B-2) zone, on an approximate 37.77-acre parcel on Parcel Account Number 12875-000-00, site address 8250 NW Gainesville Road, Ocala FL 34475.

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

1. The site shall be operated consistent with the submitted conceptual plan and conditions as provided with this approval.
2. This Special Use Permit shall run with the applicant (Gamble Farms LLC) and not the property.
3. In order to protect the physical integrity of the NW Gainesville Road (CR 25A) corridor, at the point of ingress/egress, the applicant shall demonstrate to the Office of the County Engineer that that physical characteristics of the driveway (Asphalt composition, width, depth and radii) will be sufficient to accommodate the number of projected trips over the proposed lifetime of this Special Use Permit.
4. No vehicle repairs shall be conducted on-site. The applicant shall supply a maintenance and refueling protocol in order to address the onsite operations of all vehicles/machines that will be used in the excavation/extraction process. This protocol shall include a designated maintenance area with emergency spill mitigation constantly available on site.

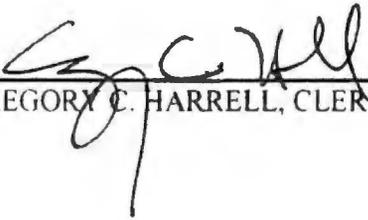
5. The processing facility shall be enclosed with a security fence and gate. Fencing and gate(s) shall remain in place, and in good repair, for the life of the operations under this Special Use Permit.
6. Temporary sanitary facilities will be required if employees are located on site. Coordination with the Marion County Department of Health will be required and facilities shall be in place prior to the initiation of any processing on site.
7. Per Marion County Fire Services – No burning of any materials is permitted on site, at any time. All fire codes shall be met prior to the import of any vegetative material to this site for processing.
8. Hours of operation of the processing and composting facility shall be limited to the hours between 8:00 AM and 6:00 PM.
9. Adequate dust control measures shall be employed for all shredding operations. The method utilized may be selected by the applicant but it shall be sufficient to suppress any particulate from reaching the adjacent properties or the NW Gainesville Road (CR 25A) corridor.
10. Stacking of whole processed vegetative debris shall not exceed twenty-feet (20’).
11. Calculations shall be completed by the applicant then submitted and approved by the Office of the County Engineer in order for the applicant to secure a bond to insure the ability to return the subject parcel back to its natural state. The bond shall be secured and documented prior to the commencement of vegetative debris processing on the subject parcel.
12. Signage installed at this location shall adhere to all applicable requirements as outline in the Marion County Land Development Code.
13. Any lighting to be installed on the subject parcel shall be pointed down and inward and shall be shielded in order to mitigate glare impacting surrounding properties or NW Gainesville Road.
14. A Type ‘C’ buffer shall be maintained on the east side of the property fronting onto NW Gainesville Road. A Type ‘A’ buffer shall be maintained on the west side of the property. Natural vegetation may be utilized to accommodate these provisions.
15. The Special Use Permit shall expire on November 21, 2028; however, it may be renewed administratively for up to 5 years by a written instrument signed and issued by the Growth Services Director (or position equivalent at that time), unless:
  - a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit.
  - b. Neighboring property owners within 300’ of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
  - c. The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).
16. Conditions Attachment:
  - a. Site Plan and Findings of Fact

**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.

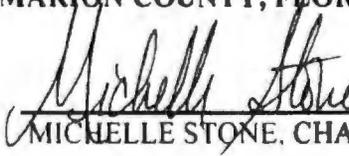
**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 21<sup>st</sup> day of November 2023.

**ATTEST:**

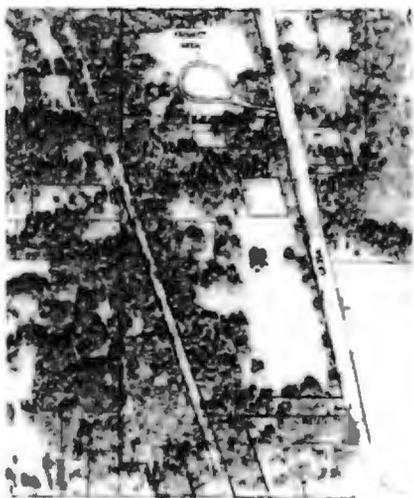
  
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GREGORY C. HARRELL, CLERK

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

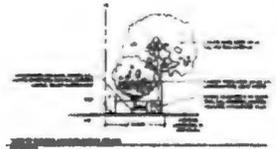
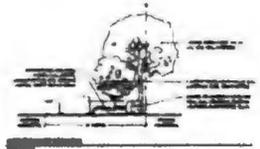
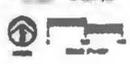
  
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MICHELLE STONE, CHAIRMAN

ATTACHMENT A

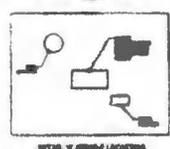
**MARIAH GAMBLE SUP**  
COMPOSTING & RECYCLING OF WOOD PRODUCTS



**SITE DATA**  
 ADDRESS: 10000 N. 100th St., Edina, MN 55437  
 OWNER: MARIAM GAMBLE SUP  
 PROJECT: COMPOSTING & RECYCLING OF WOOD PRODUCTS  
 PREPARED BY: [Firm Name]  
 DATE: [Date]



**NOTES**  
 1. The site is located on a 100-foot wide residential street...  
 2. The composting area is located to the north of the recycling area...  
 3. The wood storage area is located to the east of the composting area...  
 4. The site is surrounded by trees and vegetation...  
 5. The site is accessible by road and public transit...  
 6. The site is suitable for the proposed use...  
 7. The site is in compliance with all applicable regulations...  
 8. The site is in compliance with all applicable codes...  
 9. The site is in compliance with all applicable standards...  
 10. The site is in compliance with all applicable requirements...



**WOOD RECYCLING CONCEPT PLAN**

PROJECT NO. [Number]  
 DATE: [Date]

SCALE: 1" = 100'

BY: [Name]

CHECKED BY: [Name]

DATE: [Date]

ATTACHMENT A

**Written Findings & Facts for Mariah Gamble SUP:**

- 1) Provision for ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe. - *Access will be provided by way of a permitted driveway off of NW Gainesville Road to provide consideration to traffic flow, safety, and convenience for surrounding properties.*
- 2) Provision for off-street parking and loading areas, where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the SUP on adjoining properties and properties generally in the surrounding area. - *Development of proposed use will be located in a manner that will not cause any noise, glare, or odor effects to adjoining properties. Parking and storage areas will be located reasonably distant from adjacent properties.*
- 3) Provisions for refuse and service area, with particular reference to the items in (1) and (2) above. - *Any onsite garbage, or trash will be disposed of in a timely manner either by onsite dumpster which shall be emptied on a regular basis or hauled off to the local landfill by owner/operator of the property. Service area shall be limited to a minimum, and only in regard to routine maintenance of equipment.*
- 4) Provision for utilities, with reference to locations, availability and compatibility. - *This facility will be powered by Duke Energy. Water and sewer will be private unless connectivity to a utility company becomes available as required by Code.*
- 5) Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary. - *Buffers will be provided as shown on the concept plan. This may consist of existing trees and vegetation which shall be encouraged. Additional screening will be provided if necessary.*
- 6) Provision for signs, if any, and exterior lighting with consideration given to glare, traffic safety, economic effects and compatibility and harmony with properties in the surrounding area. - *Any signage will be in compliance with requirement standards of the Land Development Code. Exterior lighting, for security purposes, shall be shielded or located as to not cause any hardship, or glare on adjacent properties.*
- 7) Provision for required yards and other green space. - *Ample setbacks shall be provided to meet or exceed required yards and green space.*
- 8) Provision for general compatibility with adjacent properties and other property in the surrounding area. - *This project shall be designed to be compatible with adjacent properties including the applicant's own property. There is currently M-2 to the north, RAILROAD Line to the west, and frontage on NW Gainesville Road. Property to the south is under same ownership.*
- 9) Provision for meeting any special requirements required by the site analysis for the particular use involved. - *The applicant is willing to consider any conditions the BCC may deem necessary in order to obtain approval of this special use permit. Applicant would like to request the ability to be held to the concept plan with the understanding that structures and staging area may slightly deviate provided they remain within the established boundary as shown on the proposed concept plan. Applicant would like SUP to be issued to an LLC TBD.*



**FLORIDA DEPARTMENT *of* STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

September 6, 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 corrected Marion County Ordinance No. 24-07, which was filed in this office on September 5, 2024.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/wlh

## Debra Lewter

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**From:** County Ordinances <CountyOrdinances@dos.myflorida.com>  
**Sent:** Friday, September 06, 2024 11:24 AM  
**To:** Debra Windberg; County Ordinances  
**Cc:** Debra Lewter; Susan Mills McAllister; Tammy Ketner  
**Subject:** RE: MRN20240416\_ORDINANCE\_2024\_07\_CORRECTED  
**Attachments:** Marion20240905\_Ordinance24\_07\_Corrected\_Ack.pdf

Good morning,

Please find the attached acknowledgment letter for corrected Marion County Ordinance No. 24-07.

Best,

County Ordinances  
Florida Administrative Code and Register  
Room 701 The Capitol | Tallahassee, Florida

**From:** Debra Windberg <DebraW@marioncountyclerk.org>  
**Sent:** Thursday, September 5, 2024 4:37 PM  
**To:** County Ordinances <CountyOrdinances@dos.myflorida.com>  
**Cc:** Debra Lewter <DebraL@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Tammy Ketner <TammyK@marioncountyclerk.org>  
**Subject:** MRN20240416\_ORDINANCE\_2024\_07\_CORRECTED

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### EMAIL RECEIVED FROM EXTERNAL SOURCE

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

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Good afternoon Ms. Grosenbaugh,

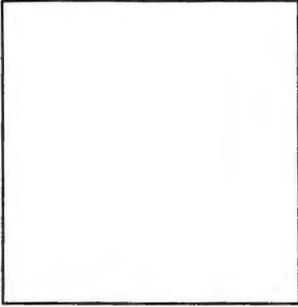
Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of the **corrected** Marion County Ordinance 24-07, which includes **Corrected** Resolutions 24-R-139, as well as Resolutions 24-R-140, 24-R-141, and 24-R-142.

Also included is the Interdepartmental Correspondence Letter advising of the scrivener's error. The Ordinance was adopted by the Marion County Board of County Commissioners on April 16, 2024, and was originally filed in your office on April 26, 2024.

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

Thank you in advance for your cooperation in this matter.

Sincerely,



**Debra Windberg**

Supervisor, Commission Records

352-671-5624 | [debraw@marioncountyclerk.org](mailto: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](http://www.marioncountyclerk.org)

*"Here to serve and protect the public trust"*



**Marion County  
Board of County Commissioners**

Growth Services

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

**INTERDEPARTMENTAL CORRESPONDENCE**

MEMO TO: Debra Lewter-Deputy Clerk, Commission Records Division  
FROM: Chuck Varadin *CV*  
DATE: August 15, 2024  
SUBJECT: Scrivener's Errors on Resolution 24-R-139

---

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of the corrected Marion County Resolution 24-R-139. The Resolution was adopted by the Marion County Board of County Commissioners on April 16, 2024 and was originally filed in your office on April 26, 2024 as Ord. 24-07.

The Resolution 24-R-139 that was adopted April 16, 2024 had scrivener's errors; Under Section 2. Findings and Conditions. Condition #2 stated the special use permit ran with the property owner (Jimmy and Kathleen Bryan) and the land. This condition should not have stated it ran with the land, only with the specific owners listed.

Attached is a copy of the original adopted Resolution 24-R-139 and the corrected Resolution 24-R-139.

# CORRECTED

## ORDINANCE NO. 24-07

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

1. **AGENDA ITEM 15.2.2. 240301SU**– Kathleen and Jimmy Bryan, Special Use Permit to allow a personal horse and two (2) personal miniature horses to reside at the property, in a Single-Family Dwelling (R-1) Zone, 2.97 acres on Parcel Account Number 1802-017-032, site address 4729 SW Floral Ct., Dunnellon, FL 34431.

**Subject to all terms and conditions of Resolution 24-R-139 attached hereto and incorporated herein by reference.**

2. **AGENDA ITEM 15.2.3. 240302SU**– Marion County, Special Use Permit for a 250' communication tower and equipment compound, in a Single-Family Dwelling (R-1) Zone, 15.34 acres on Parcel Account Number 8009-0000-60, site address 5950 SW 150th Lane, Ocala, FL 34473.

**Subject to all terms and conditions of Resolution 24-R-140 attached hereto and incorporated herein by reference.**

3. **AGENDA ITEM 15.2.4. 240303SU**– Marion County, Special Use Permit for a 250' communication tower and equipment compound, in a Government Use (G-U) and Heavy Business (B-5) Zone, 36.46 acres on Parcel Account Number 12841-001-00, site address 1750 NW 100th St., Ocala, FL 34475.

**Subject to all terms and conditions of Resolution 24-R-141 attached hereto and incorporated herein by reference.**

4. **AGENDA ITEM 15.3.1. 240402SU**– Nicole and Brett Woller, Special Use Permit to allow a kennel (20) dogs for breeding animals with sales on site, in addition to (5) goats, in a Single-Family Dwelling (R-1) Zone, 0.78 acres on Parcel Account Number 4218-253-005, site address 2735 SE 140th PL, Summerfield, FL 34491.

**Subject to all terms and conditions of Resolution 24-R-142 attached hereto and incorporated herein by reference.**

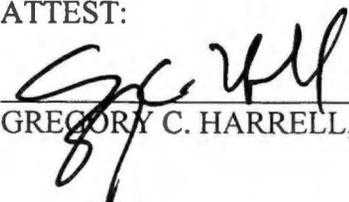
5. **AGENDA ITEM 15.2.5. 240404ZC** – Angela Hodges, Zoning Change from Regional Business (B-4) to Rural Residential (RR-1), 1.16 acres, on Parcel Account Number 2003-098-001, No Address Assigned.
6. **AGENDA ITEM 15.2.1. 240407ZC** – Domenic and Marianna Martelli, Zoning Change from Heavy Business (B-5) to General Agriculture (A-1), 265.28-acre portion of a 703.98 Acre Tract, on Parcel Account Numbers 21317-000-00 and 21317-000-01, site address 13123 SW 41st Pl, Ocala, FL 34481.
7. **AGENDA ITEM 15.3.2. 240408ZC** – Baldwin Angus Ranch, Zoning Change from Multiple-Family Dwelling (R-3) to General Agriculture (A-1), 17.59 acres, on Parcel Account Number 13492-003-00, site address 3221 NW 56th St. Ocala, FL 34475.

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

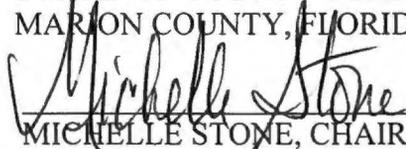
**SECTION 3. EFFECTIVE DATE.** A copy of this Ordinance as enacted shall be filed by the Clerk of the Board by email with the Office of the Secretary of State of Florida within ten (10) days after enactment, and this Ordinance shall take effect upon receipt of official acknowledgement from the Secretary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

**DULY ADOPTED** in regular session this 16<sup>TH</sup> day of April, 2024.

ATTEST:

  
GREGORY C. HARRELL, CLERK

BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA

  
MICHELLE STONE, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE ON  
SEPTEMBER 6, 2024 ADVISING ORDINANCE WAS  
FILED ON SEPTEMBER 6, 2024.

# CORRECTED

## RESOLUTION NO. 24-R-139

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

**WHEREAS**, a petition for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on March 25, 2024; and

**WHEREAS**, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, April 16, 2024. Now therefore,

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

**SECTION 1. SPECIAL USE PERMIT PETITION 240301SU – Kathleen and Jimmy Bryan**  
The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Kathleen and Jimmy Bryan, Dunnellon FL 34431, to allow a personal horse and two (2) personal miniature horses to reside at the property in a Single-Family Dwelling (R-1) Zone, on approximately 2.97 acres, on Parcel Account Number 1802-017-032, site address 4729 SW Floral Ct., Dunnellon, FL 34431.

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

1. The site shall be developed and operated consistent with the submitted conceptual plan and the conditions as provided with this approval.
2. This Special Use Permit shall run with the property owners (Jimmy and Kathleen Bryan).
3. The Special Use Permit is limited to three animals: one (1) de-herded Mustang horse named Stevie Nickers, and two (2) companion miniature horses: one white named Gypsy Rose, and one brown named Mac and Cheese.
4. Manure shall not be allowed to accumulate causing a nuisance or hazard to the health welfare, or safety of humans or animals.
5. The outside storage of manure in piles (two cubic yards or greater) shall not be permitted within 100 feet of any lot line and/or any residence.
6. Agricultural buildings are allowed, such as pole barns and lean-tos.
7. In the event the grass provided to the horses is depleted or not in abundance, the applicant will ensure that there is free-choice quality hay offered to the horses at all times unless otherwise directed by a veterinarian.
8. The Special Use Permit shall terminate upon any division, subdivision, or transfer of the subject property.

9. The Special Use Permit shall expire on April 15, 2029; however, it may be administratively renewed three times for up to 5 years each by written instrument signed and issued by the Growth Services Director (or a position equivalent to the Growth Services Director at that time), unless:

- a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit,
- b. Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
- c. The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).

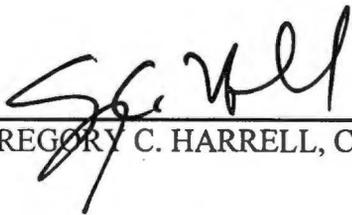
**SECTION 3. REVOCATION.** Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

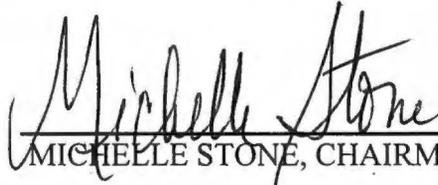
**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 16<sup>th</sup> day of April, 2024.

**ATTEST:**

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

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

  
\_\_\_\_\_  
MICHELLE STONE, CHAIRMAN

**RESOLUTION NO. 24-R-140**  
**A RESOLUTION OF THE BOARD OF**  
**COUNTY COMMISSIONERS OF MARION**  
**COUNTY, FLORIDA, APPROVING A**  
**SPECIAL USE PERMIT, PROVIDING AN**  
**EFFECTIVE DATE.**

**WHEREAS**, a petition for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on March 25, 2024; and

**WHEREAS**, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, April 16, 2024. Now therefore,

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

**SECTION 1. SPECIAL USE PERMIT PETITION 240302SU – Marion County** The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Marion County Public Safety, Ocala FL 34471, for a 250' communication tower and equipment compound, in a Single-Family Dwelling (R-1) Zone, on approximately 15.34 acres, on Parcel Account Number 8009-0000-60, site address 5950 SW 150th Lane, 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. This Special Use Permit is specific to Marion County Public Safety, and the parties involved in the application package. In the event that the current property owner should vacate or divide the property, the special use permit shall terminate. In the event that the tower ownership changes; or the tower becomes abandoned, the special use permit shall terminate.
2. The area being utilized by Marion County Public Safety consists of 6,400 square feet and will be developed as shown on the conceptual plan provided.
3. The tower shall be placed as proposed in order to meet the 180' setback from the nearest residentially zoned parcel.
4. The tower shall be placed as proposed in order to meet the required minimum setbacks of 150% tower height from Residentially occupied properties not owned by Marion County.
5. Abandonment of the communication tower shall follow the requirements set in place in LDC Sec. 4.3.25(H).
6. Pending DRC approval, the proposed site plan will comply with any and all buffer requirements as deemed appropriate by County staff.
7. Chain link fencing is to surround the tower compound. The

telecommunication tower shall not exceed a maximum height of 250'.

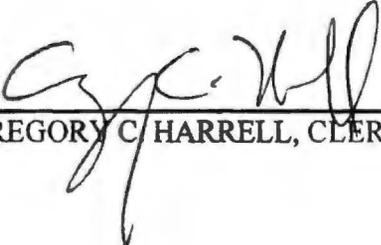
8. No hazardous/toxic material shall be kept on the site.

**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.

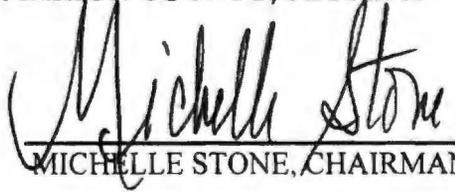
**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 16<sup>th</sup> day of April, 2024.

**ATTEST:**

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

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

  
\_\_\_\_\_  
MICHELLE STONE, CHAIRMAN

**RESOLUTION NO. 24-R-141**  
**A RESOLUTION OF THE BOARD OF**  
**COUNTY COMMISSIONERS OF MARION**  
**COUNTY, FLORIDA, APPROVING A**  
**SPECIAL USE PERMIT, PROVIDING AN**  
**EFFECTIVE DATE.**

**WHEREAS**, a petition for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on March 25, 2024; and

**WHEREAS**, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, April 16, 2024. Now therefore,

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

**SECTION 1. SPECIAL USE PERMIT PETITION 240303SU – Marion County** The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Marion County Public Safety, Ocala FL 34471, for a 250' communication tower and equipment compound, in a Government Use (G-U) and Heavy Business (B-5) Zone, on approximately 36.46 acres, on Parcel Account Number 12841-001-00, site address 1750 NW 100th St., Ocala, FL 34475.

**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. This Special Use Permit is specific to Marion County Public Safety, and the parties involved in the application package. In the event that the current property owner should vacate or divide the property, the special use permit shall terminate. In the event that the tower ownership changes; or the tower becomes abandoned, the special use permit shall terminate.
2. The area being utilized by Marion County Public Safety consists of 6,400 square feet and will be developed as shown on the conceptual plan provided.
3. The tower shall be required to meet 100% tower height setbacks to agriculturally zoned properties.
4. Abandonment of the communication tower shall follow the requirements set in place in LDC Sec. 4.3.25(H).
5. Pending DRC approval, the proposed site plan will comply with any and all buffer requirements as deemed appropriate by County staff.
6. Chain link fencing is to surround the tower compound. The telecommunication tower shall not exceed a maximum height of 250'.
7. No hazardous/toxic material shall be kept on the site.

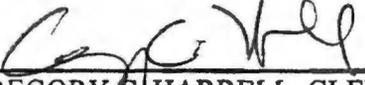
**SECTION 3. REVOCATION.** Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

**DULY ADOPTED** in regular session this 16<sup>th</sup> day of April, 2024.

**ATTEST:**

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

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

  
\_\_\_\_\_  
MICHELLE STONE, CHAIRMAN

**RESOLUTION NO. 24-R-142**  
**A RESOLUTION OF THE BOARD OF**  
**COUNTY COMMISSIONERS OF MARION**  
**COUNTY, FLORIDA, APPROVING A**  
**SPECIAL USE PERMIT, PROVIDING AN**  
**EFFECTIVE DATE.**

**WHEREAS**, a petition for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on March 25, 2024; and

**WHEREAS**, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, April 16, 2024. Now therefore,

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

**SECTION 1. SPECIAL USE PERMIT PETITION 240402SU – Nicole and Brett Woller** The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Nicole and Brett Woller, Summerfield FL 34491, to allow a kennel (20) dogs for breeding animals with sales on site, in addition to (5) goats, in a Single-Family Dwelling (R-1) Zone, on approximately 0.78 acres, on Parcel Account Number 4218-253-005, site address 2735 SE 140th PL, Summerfield, FL 34491.

**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 the submitted conceptual plan and conditions as provided with this approval.
2. This Special Use Permit shall run with the applicant (Nicole and Brett Woller) and not the property.
3. The owners/operators shall reside on site.
4. All animal waste shall be collected daily and removed from the site at least weekly.
5. The Special Use permit allows up to 20 adult dogs on the property, and this will include the dogs kept as part of the breeding program.
6. This Special Use Permit will allow for a maximum of 5 goats on this property.
7. No outdoor kennel operation will be allowed as part of this SUP.
8. Canines as part of the breeding program shall not be kept outside in run areas before 7:30 AM or after 10:30 PM.
9. This permit allows for sale of puppies bred and delivered onsite directly to clients, but does not allow the sale of puppies or dogs to pet stores, flea markets or other, non-direct entities.
10. No commercial boarding of dogs/puppies shall occur on-site. This does not include the boarding for the purpose of breeding dogs or assisting with

temporary care for dogs of family members or friends, as may be requested from time to time, without compensation.

11. The applicants shall maintain up-to-date licensure with Marion County for all canines on-site, at all times.

12. The Special Use Permit shall expire on April 1st, 2029; however, it may be renewed administratively for up to 5 years by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:

a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit,

b. Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or

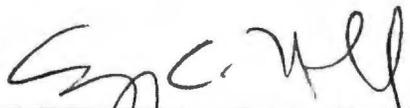
c. The Growth Service Manager determines that renewal should be considered directly by the Board of County Commissioners through the Special Use.

**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.

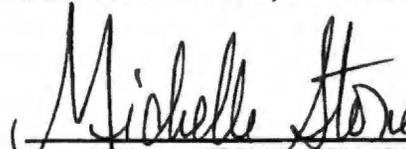
**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 16<sup>th</sup> day of April, 2024.

**ATTEST:**

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

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

  
\_\_\_\_\_  
MICHELLE STONE, CHAIRMAN

**FLORIDA DEPARTMENT *of* STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

September 6, 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 corrected Marion County Ordinance No. 24-15, which was filed in this office on September 6, 2024.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/wlh

## Debra Lewter

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**From:** County Ordinances <CountyOrdinances@dos.myflorida.com>  
**Sent:** Friday, September 06, 2024 11:24 AM  
**To:** Debra Windberg; County Ordinances  
**Cc:** Debra Lewter; Susan Mills McAllister; Tammy Ketner  
**Subject:** RE: MRN20240521\_ORDINANCE\_2024\_15\_CORRECTED  
**Attachments:** Marion20240906\_Ordinance24\_15\_Corrected\_Ack.pdf

Good morning,

Please find the attached acknowledgment letter for corrected Marion County Ordinance No. 24-15.

Best,

County Ordinances  
Florida Administrative Code and Register  
Room 701 The Capitol | Tallahassee, Florida

**From:** Debra Windberg <DebraW@marioncountyclerk.org>  
**Sent:** Friday, September 6, 2024 8:52 AM  
**To:** County Ordinances <CountyOrdinances@dos.myflorida.com>  
**Cc:** Debra Lewter <DebraL@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Tammy Ketner <TammyK@marioncountyclerk.org>  
**Subject:** MRN20240521\_ORDINANCE\_2024\_15\_CORRECTED

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### EMAIL RECEIVED FROM EXTERNAL SOURCE

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

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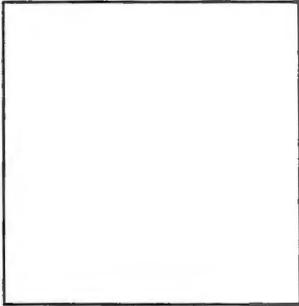
Good morning Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of the **corrected** Marion County Ordinance 24-15, which includes Resolution 24-R-182 and **corrected Resolution 24-R-183**. 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 May 21, 2024 and was originally filed in your office on May 30, 2024.

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

Thank you in advance for your cooperation in this matter.

Sincerely,



**Debra Windberg**

Supervisor, Commission Records

352-671-5624 | [debraw@marioncountyclerk.org](mailto: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](http://www.marioncountyclerk.org)

*"Here to serve and protect the public trust"*



**Marion County  
Board of County Commissioners**

**Growth Services**

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

**INTERDEPARTMENTAL CORRESPONDENCE**

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

FROM: Chuck Varadin *CV*

DATE: August 16, 2024

SUBJECT: Scrivener's Errors on Resolution 24-R-183

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Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of the corrected Marion County Resolution 24-R-183. The Resolution was adopted by the Marion County Board of County Commissioners on May 21, 2024 and was originally filed in your office on May 30, 2024 as Ord. 24-15.

The Resolution 24-R-183 that was adopted May 21, 2024 had scrivener's errors; Under Section 2. Findings and Conditions. Condition #2(D) mistakenly called out SW 84<sup>th</sup> Road Avenue in the first sentence. The correct road is SW 84<sup>th</sup> Avenue Road.

Attached is a copy of the original adopted Resolution 24-R-183 and the corrected Resolution 24-R-183.

# CORRECTED

## ORDINANCE NO. 24-15

### 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 the Planned Unit Developments are stated in the Board Resolution corresponding to the Special Use Permit and the Planned Unit Development Petitions shown below.

1. **AGENDA ITEM 15.1.1. 240501SU**– Rodney Earl, Donna Rae and Bruce McMullen, Special Use Permit to allow construction of a 190’ monopole style communications tower, in a General Agriculture (A-1) Zone, 25.67 acres on Parcel Account Number 50744-000-00, site address 15733 SE 182nd Avenue Rd, Umatilla, FL 32784.

**Subject to all terms and conditions of Resolution 24-R-182 attached hereto and incorporated herein by reference.**

2. **AGENDA ITEM 15.2.2. 240505ZC** – Hidden Little Lake Weir, LLC, Zoning Change from Residential Mixed Use (R-4) to Mobile Home Park (P-MH), 10.0 acres, on Parcel Account Number 45509-000-00, No Address Assigned.

3. **AGENDA ITEM 15.2.3. 240506ZP** – A. Saldarriaga Trust, Community Business (B-2) to Planned Unit Development (PUD), 8.76 acres, on Numerous Parcel Account Numbers, No Address Assigned.

**Subject to all terms and conditions of Resolution 24-R-183 attached hereto and incorporated herein by reference.**

4. **AGENDA ITEM 15.2.7. 240508ZC** – CHI Ocala 2 Properties, LLC, Zoning Change from General Agricultural (A-1) to Community Business (B-2), 6.42 acre portion of a 48.59 acre tract, on Parcel Account Numbers 23301-000-00 and 23307-000-01, site address 7312 W Hwy 40, Ocala, FL, 34474.

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

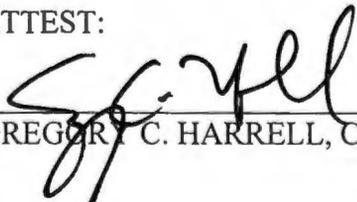
**SECTION 3. EFFECTIVE DATE.** A copy of this Ordinance as enacted shall be filed by the Clerk of the Board by email with the Office of the Secretary of State of Florida within ten (10) days after enactment, and this Ordinance shall take effect upon receipt of official acknowledgement from the Secretary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

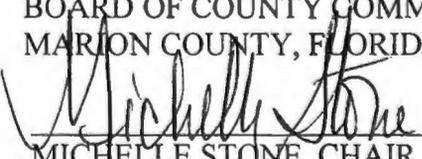
AGENDA ITEM # 15.2.2. 240505ZC (Hidden Little Lake Weir, LLC) shall not take effect unless and until concurrent Developer’s Agreement regarding Agenda Item #15.2.2. Hidden Little Lake Weir, LLC Zoning Change is effective.

AGENDA ITEM # 15.2.7. 240508ZC (CHI Ocala 2 Properties, LLC) shall not take effect unless and until concurrent Ordinance Number 24-14 regarding Agenda Item #15.2.7. Adopting Small-Scale Amendment 24-S03 is effective.

**DULY ADOPTED** in regular session this 21<sup>ST</sup> day of MAY, 2024.

ATTEST:

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA  
  
\_\_\_\_\_  
MICHELLE STONE, CHAIR

RECEIVED NOTICE FROM SECRETARY  
OF STATE ON SEPTEMBER 6, 2024  
ADVISING ORDINANCE WAS FILED ON  
SEPTEMBER 6, 2024.

**RESOLUTION NO. 24-R-182**  
**A RESOLUTION OF THE BOARD OF**  
**COUNTY COMMISSIONERS OF MARION**  
**COUNTY, FLORIDA, APPROVING A**  
**SPECIAL USE PERMIT, PROVIDING AN**  
**EFFECTIVE DATE.**

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

**WHEREAS**, the aforementioned petition was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, May 21, 2024. Now therefore,

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

**SECTION 1. SPECIAL USE PERMIT PETITION 240501SU – Rodney Earl, Donna Rae and Bruce McMullen** The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Vertex Development, LLC, Tampa, FL 33609, to allow construction of a 190’ monopole style communications tower in a General Agriculture (A-1) Zone, on approximately 25.67 acres, on Parcel Account Number 50744-000-00, site address 15733 SE 182nd Avenue Rd, Umatilla, FL 32784.

**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 Tower will be designed and colored in a non-obtrusive way, reducing daytime visibility while still complying with FAA safety regulations.
- 2) This Special Use Permit is specific to the parties involved in the application package. In the event that the current property owner should vacate or divide the property, the special use permit shall require modification to ensure the Tower is still consistent with the LDC at that time. In the event that the tower ownership changes; or the tower becomes abandoned, the special use permit shall terminate.
- 3) The area being utilized for the Tower compound consists of 4,900 square feet and will be developed as shown on the conceptual plan provided.
- 4) The tower shall be placed as proposed in order to meet the 190’ setback from the nearest agriculturally zoned parcel.
- 5) The tower shall be placed as proposed in order to meet the required minimum setbacks of 150% tower height from Residentially occupied properties.
- 6) Abandonment of the communication tower shall follow the requirements set in place in LDC Sec. 4.3.25(H).
- 7) Pending Board approval, the proposed site plan will comply with any and all buffer requirements as deemed appropriate.
- 8) Chain link fencing is to surround the tower compound.

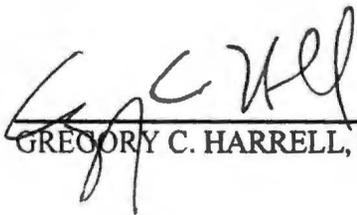
- 9) The telecommunication tower shall not exceed a maximum height of 190'.
- 10) No hazardous/toxic material shall be kept on the site.

**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.

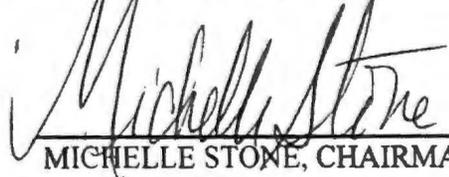
**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 21<sup>st</sup> day of May, 2024.

**ATTEST:**

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

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

  
\_\_\_\_\_  
MICHELLE STONE, CHAIRMAN

# CORRECTED

## RESOLUTION NO. 24-R-183

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON ±8.78 ACRES FOR ON A. SALDARRIAGA TRUST, ZONING CASE NUMBER 240506ZP; 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 April 29, 2024; and

**WHEREAS**, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, May 21, 2024. Now therefore,

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

**SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 240506ZP – A. Saldarriaga Trust** The application requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by CORTA Ocala, LLC., Neptune Beach, FL 32266, from Community Business (B-2) to Planned Unit Development (PUD), on approximately 8.78 Acre Tract, on Numerous Parcel Account Numbers, 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 is restricted to a total of 30 dwellings units multifamily and 7.1-acre commercial uses consistent with the Marion County Land Development Code, the PUD Application, and PUD Concept Plan.
2. Buffers shall be provided as shown on the submitted conceptual plan and the following requirements:
  - A. Buffers along SW Highway 200 shall be Type-C per LDC,
  - B. Buffers along the property boundary of multifamily area shared with the existing adjoining commercial uses on the west side of the property shall be Type-A per LDC,
  - C. Buffers between proposed parcel 5 (multi-family) and parcels 2 & 3 (commercial) shall be modified Type B/C as 10' wide on each lot totaling 20' wide landscape strip without a wall. The buffer 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, subject to the approval of the Marion County Landscape Architect,

- D. Buffers along SW 84th Avenue Road shall require approval by the Marion County Board of County Commissioners at PUD Master Plan phase. The applicant shall include two buffer options in the PUD Master Plan for the Board to consider: 1) Save the mature trees and natural vegetation and increase buffering along the multifamily portion. 2) Modified Type C Buffer with 8' wall along the SW 84th Avenue Road behind the commercial area and DRA area,
- E. Increase plantings and buffering in the DRA area of the development along SW 84th Avenue Rd.
- F. Buffer types and illustrations shall be submitted with the site plan phase for approval.
- 3. No access to the subject property from SW 84th Avenue Rd.
- 4. No sidewalk along the SW 84th Avenue Rd.
- 5. Before submitting the site plan, the Operational Traffic Study shall be completed to the satisfaction of the County Traffic Engineer and Planning Director, and adequate provision shall be made for the coordination of improvements with the PUD.
- 6. Submit the traffic methodology for approval. A review of PUD will not be completed until the traffic methodology is properly approved.
- 7. The necessity of ingress and egress at the Wendy's property for the development of the subject parcel will depend on the results and recommendations from the Traffic Methodology Study and the Traffic Operational Study. If the Traffic Methodology Study and Traffic Operational Study indicate the necessity for cross-access and drive-in/out at Wendy's, the developer must secure agreement with Wendy's prior to Site Plan approval. The Traffic Methodology Study and Traffic Operational Study are subject to the review and approval by the County Traffic Engineer.
- 8. All access point locations shall be worked out to the satisfaction of the Development Review Committee during the time of Development Review before the Site Plan approval.
- 9. All internal and external vehicle circulation shall be paved.
- 10. Show multimodal facilities on the PUD Master Plan. Include multimodal path for pedestrians, bikes, and golf carts externally and internally.
- 11. Show accessible pedestrian connections from PUD area to all adjacent land uses on the site plan.
- 12. Show accessible sidewalks along at least one side of internal roads and connections to multimodal paths.
- 13. Show parking calculation on the site plan.
- 14. The PUD shall connect to Marion County Utilities. Developer shall work with Marion County Utilities regarding water and sewer connection extension during the site plan phase of the project. The owner will be responsible for funding the extension of the utility lines to the property.
- 15. A Major Site Plan submittal will need to be reviewed and approved through DRC for the proposed development of the site.

16. Stormwater review during the Development Review phase will determine the size and depth of the retention area needed to serve the development. Please ensure LDC 6.13 is met with the Major Site Plan.
17. An easement agreement with the property owners to use the cross access through adjacent properties shall be obtained before the site plan is approved.
18. On the Master Plan provide a typical illustration and table showing all setbacks.
19. Overhangs such as building pop-outs, cantilevers, and/or other extensions that project outward from the principal structure shall be reviewed similar to the Multiple Family Dwelling (R-3) zoning classification of the LDC.
20. On the Master Plan provide a typical illustration and table showing a maximum height limits for principal and accessory structures.
21. The multiple-family structure within 100 feet of the boundary edge of the PUD may not exceed a height that is twice the height of the closest existing single-family residence.
22. If single-family residential classification zoned land directly adjacent to the PUD is vacant land, then the height of a multiple-family structure within the PUD shall not exceed the maximum height allowed in the abutting residential single-family residential classification.
23. The final PUD Master Plan shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the Land Development Codes notice provisions at the Applicant's expense.

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

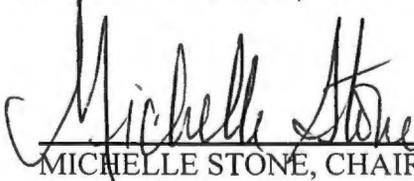
**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 21<sup>st</sup> day of May, 2024.

**ATTEST:**

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

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

  
\_\_\_\_\_  
MICHELLE STONE, CHAIR

**FLORIDA DEPARTMENT *of* STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

September 6, 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 corrected Marion County Ordinance No. 24-09, which was filed in this office on September 6, 2024.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/wlh

## Debra Lewter

---

**From:** County Ordinances <CountyOrdinances@dos.myflorida.com>  
**Sent:** Friday, September 06, 2024 11:24 AM  
**To:** Debra Windberg; County Ordinances  
**Cc:** Debra Lewter; Susan Mills McAllister; Tammy Ketner  
**Subject:** RE: MRN20240417\_ORDINANCE\_2024\_09\_CORRECTED  
**Attachments:** Marion20240906\_Ordinance24\_09\_Corrected\_Ack.pdf

Good morning,

Please find the attached acknowledgment letter for corrected Marion County Ordinance No. 24-09.

Best,

County Ordinances  
Florida Administrative Code and Register  
Room 701 The Capitol | Tallahassee, Florida

**From:** Debra Windberg <DebraW@marioncountyclerk.org>  
**Sent:** Friday, September 6, 2024 9:16 AM  
**To:** County Ordinances <CountyOrdinances@dos.myflorida.com>  
**Cc:** Debra Lewter <DebraL@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Tammy Ketner <TammyK@marioncountyclerk.org>  
**Subject:** MRN20240417\_ORDINANCE\_2024\_09\_CORRECTED

### EMAIL RECEIVED FROM EXTERNAL SOURCE

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

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Good morning 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 24-09. Also included is the Interdepartmental letter from the Growth Services Director regarding this issue. The Ordinance was adopted by the Marion County Board of County Commissioners on April 17, 2024 and was originally filed in your office on April 26, 2024.

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

Thank you in advance for your cooperation in this matter.

Sincerely,



**Debra Windberg**

Supervisor, Commission Records

352-671-5624 | [debraw@marioncountyclerk.org](mailto: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](http://www.marioncountyclerk.org)

*"Here to serve and protect the public trust"*



**Marion County  
Board of County Commissioners**

**Growth Services**

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

**INTERDEPARTMENTAL CORRESPONDENCE**

MEMO TO: Debra Lewter-Deputy Clerk, Commission Records Division  
FROM: Chuck Varadin *CV*  
DATE: August 15, 2024  
SUBJECT: Scrivener's Errors on Ordinance 24-09

---

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of the corrected Marion County Ordinance 24-09. The Ordinance was adopted by the Marion County Board of County Commissioners on April 17, 2024 and was originally filed in your office on April 26, 2024 as Ord. 24-09.

The Ordinance 24-09 that was adopted April 17, 2024 had scrivener's errors; The Application number provided, 2024-S04, is incorrect and should be 2024-S01. Additionally, the Duly Adopted date of March 17, 2024 should instead be April 17, 2024.

Attached is a copy of the original adopted Ordinance 24-09 and the corrected Ordinance 24-09.

**CORRECTED**

**ORDINANCE 24-09**

**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:**

**2024-S01, RICHARD BERNASOL  
+/- 5.39 ACRES  
PARCEL NO. 41489-000-00  
FROM PUBLIC TO COMMERCIAL**

**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-S01 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 March 25, 2024, to consider Amendment No. 2024-S01. 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 April 17, 2024 to consider Amendment No. 2024-S01, 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:

**2024-S01, RICHARD BERNASOL  
+/- 5.39 ACRES  
PARCEL NO. 41489-000-00  
FROM PUBLIC TO COMMERCIAL**

**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

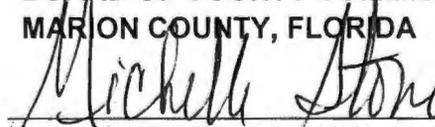
dependent on this amendment may be issued or commence before it has become effective.

**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.

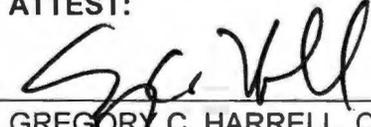
**SECTION 7. COPY ON FILE.** This original ordinance shall be filed with the Clerk of the Circuit Court and a certified copy of this ordinance shall be on file in the Marion County Growth Services Department – Planning and Zoning Division for public inspection.

**DULY ADOPTED** with a quorum present and voting, by the Board of County Commissioners of Marion County, Florida, this 17th day of April, 2024.

BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA

  
\_\_\_\_\_  
MICHELLE STONE, CHAIR

ATTEST:

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

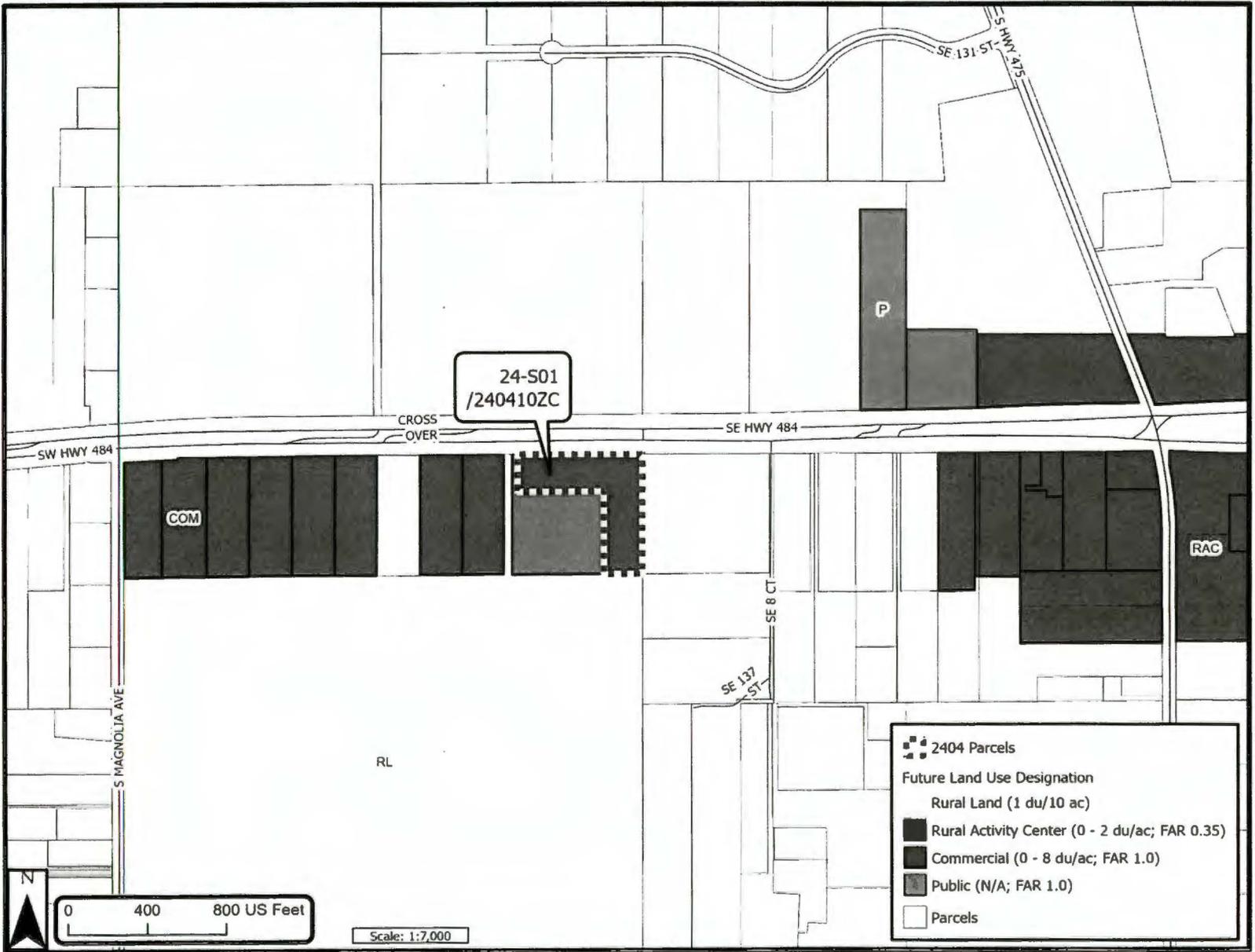
APPROVED AS TO LEGAL FORM AND SUFFICIENCY

  
\_\_\_\_\_  
MATTHEW MINTER, COUNTY  
ATTORNEY

RECEIVED NOTICE FROM SECRETARY  
OF STATE ON SEPTEMBER 6, 2024  
ADVISING ORDINANCE WAS FILED  
ON SEPTEMBER 6, 2024.

**EXHIBIT "A"**

**THE WEST 1/2 OF SW 1/4 OF SE 1/4 EXCEPT WEST 25 FEET FOR ROAD AND EXCEPT EAST 210 FEET OF SOUTH 210 FEET THEREOF, AND EXCEPT SOUTH 25 FEET FOR ROAD RIGHT-OF-WAY, IN SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.**



**FLORIDA DEPARTMENT of STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

August 28, 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. 24-22, which was filed in this office on August 28, 2024.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/wlh

**Debra Lewter**

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**From:** County Ordinances <CountyOrdinances@dos.myflorida.com>  
**Sent:** Wednesday, August 28, 2024 12:31 PM  
**To:** Debra Lewter; County Ordinances  
**Cc:** Debra Windberg; Susan Mills McAllister; Tammy Ketner  
**Subject:** RE: MRN20240820\_ORDINANCE\_2024\_22  
**Attachments:** Marion20240828\_Ordinance24\_22\_Ack.pdf

Good afternoon,

Please find the attached acknowledgment letter for Marion County Ordinance No. 24-22.

Best,

County Ordinances

Florida Administrative Code and Register

Room 701 The Capitol | Tallahassee, Florida

**From:** Debra Lewter <DebraL@marioncountyclerk.org>  
**Sent:** Wednesday, August 28, 2024 11:57 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:** MRN20240820\_ORDINANCE\_2024\_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 24-22. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, August 20, 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**

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**From:** Debra Lewter  
**Sent:** Wednesday, August 28, 2024 11:57 AM  
**To:** CountyOrdinances@dos.myflorida.com  
**Cc:** Debra Windberg; Susan Mills McAllister; Tammy Ketner  
**Subject:** MRN20240820\_ORDINANCE\_2024\_22  
**Attachments:** MRN20240820\_ORDINANCE\_2024\_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 24-22. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, August 20, 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:** Debra Lewter  
**Sent:** Wednesday, August 28, 2024 01:50 PM  
**To:** municodeords@civicplus.com  
**Subject:** Marion County Ordinance 24-22  
**Attachments:** 08-20-24 Ordinance 24-22 - 2024-S07 Meridian.docx

Good afternoon,

Attached is Ordinance 24-22 (24-S07), which was adopted by the Marion County Board of County Commissioners on Tuesday, August 20, 2024.

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

## ORDINANCE 24-22

**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-S07, MERIDIAN LAND HOLDINGS, LLC  
+/- 19.2 ACRES  
PARCEL NO. 12550-000-00  
FROM RURAL LAND AND RURAL ACTIVITY CENTER TO  
RURAL ACTIVITY CENTER**

**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-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 July 29, 2024, to consider Amendment No. 2024-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 August 20, 2024 to consider Amendment No. 2024-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:

**24-S07, MERIDIAN LAND HOLDINGS, LLC  
+/- 19.2 ACRES  
PARCEL NO. 12550-000-00  
FROM RURAL LAND AND RURAL ACTIVITY CENTER TO  
RURAL ACTIVITY CENTER**

**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.

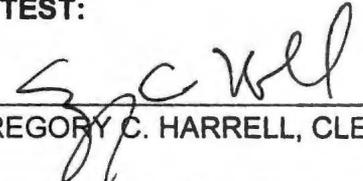
**SECTION 7. COPY ON FILE.** This original ordinance shall be filed with the Clerk of the Circuit Court and a certified copy of this ordinance shall be on file in the Marion County Growth Services Department – Planning and Zoning Division for public inspection.

**DULY ADOPTED** with a quorum present and voting, by the Board of County Commissioners of Marion County, Florida, this 20th day of August, 2024.

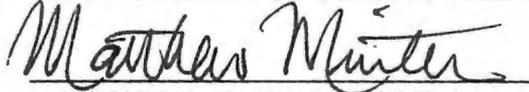
**BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA**

  
MICHELLE STONE, CHAIR

**ATTEST:**

  
GREGORY C. HARRELL, CLERK

**APPROVED AS TO LEGAL FORM AND SUFFICIENCY**

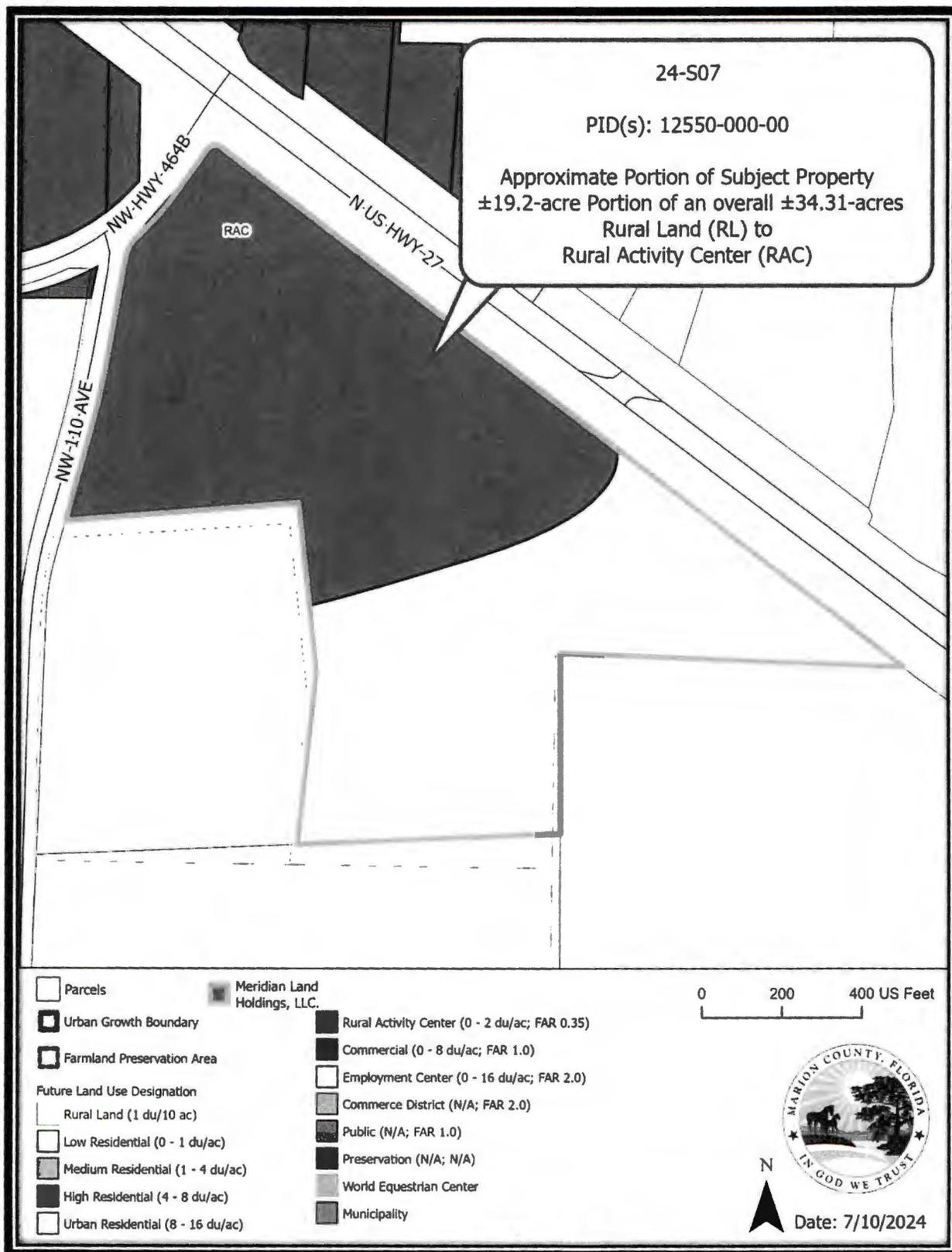
  
MATTHEW MINTER, COUNTY  
ATTORNEY

RECEIVED NOTICE FROM SECRETARY OF  
STATE ON AUGUST 28, 2024 ADVISING  
ORDINANCE WAS FILED ON AUGUST 28,  
2024.

**EXHIBIT "A"**

**27 TWP 14 RGE 20 COM AT SW COR OF NE 1/4 OF SE 1/4 TH N 00-17-16 E  
20.59 FT TO THE POB TH S 87-42-17 W 654.81 FT TH N 06-19-55 E 424.74 FT  
TH N 05-57-14 W 418.48 FT TH S 85-38-25 W 583.21 FT TH N 15-47-09 E  
242.44 FT TO THE POC OF A CURVE CONCAVE WLY HAVING A RADIUS OF  
1754.90 FT A CENTRAL ANGLE OF 05-19-04 TH NELY ALONG ARC OF  
CURVE 162.88 FT TH N 10-28-05 E 252.97 FT TO THE POC OF A CURVE  
CONCAVE SELY HAVING A RADIUS OF 100 FT A CENTRAL ANGLE OF 39-  
18-31 TH NELY ALONG ARC OF CURVE 68.60 FT TO THE PT OF REVERSE  
CURVATURE OF A CURVE CONCAVE NWLY HAVING A RADIUS OF 623.69  
FT A CENTRAL ANGLE OF 13-39-45 TH NELY ALONG ARC OF CURVE  
148.72 FT TH N 36-06-41 E 127.29 FT TO THE POC OF A CURVE CONCAVE  
SLY HAVING A RADIUS OF 25 FT A CENTRAL ANGLE OF 90-38-33 TH NELY  
ALONG ARC OF CURVE 39.55 FT TH S 53-14-46 E 2120.85 FT TH N 89-25-14  
W 858.71 FT TH S 00-17-16 W 422.98 FT TO THE POB**

# 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

August 28, 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. 24-23, which was filed in this office on August 28, 2024.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/wlh

## Debra Lewter

---

**From:** County Ordinances <CountyOrdinances@dos.myflorida.com>  
**Sent:** Wednesday, August 28, 2024 12:32 PM  
**To:** Debra Lewter; County Ordinances  
**Cc:** Debra Windberg; Susan Mills McAllister; Tammy Ketner  
**Subject:** RE: MRN20240820\_ORDINANCE\_2024\_23  
**Attachments:** Marion20240828\_Ordinance24\_23\_Ack.pdf

Good afternoon,

Please find the attached acknowledgment letter for Marion County Ordinance No. 24-23.

Best,  
County Ordinances  
Florida Administrative Code and Register  
Room 701 The Capitol | Tallahassee, Florida

**From:** Debra Lewter <DebraL@marioncountyclerk.org>  
**Sent:** Wednesday, August 28, 2024 11:58 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:** MRN20240820\_ORDINANCE\_2024\_23

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### EMAIL RECEIVED FROM EXTERNAL SOURCE

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

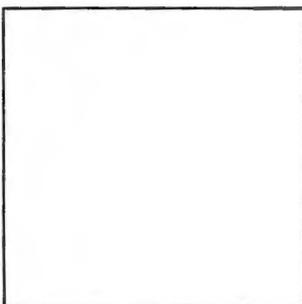
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Good afternoon Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 24-23, which includes Resolutions 24-R-329 through 24-R-335. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, August 20, 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](mailto: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](http://www.marioncountyclerk.org)  
*"Here to serve and protect the public trust"*

**Debra Lewter**

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**From:** Debra Lewter  
**Sent:** Wednesday, August 28, 2024 11:58 AM  
**To:** CountyOrdinances@dos.myflorida.com  
**Cc:** Debra Windberg; Susan Mills McAllister; Tammy Ketner  
**Subject:** MRN20240820\_ORDINANCE\_2024\_23  
**Attachments:** MRN20240820\_ORDINANCE\_2024\_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 24-23, which includes Resolutions 24-R-329 through 24-R-335. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, August 20, 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

---

**From:** Debra Lewter  
**Sent:** Wednesday, August 28, 2024 01:52 PM  
**To:** municodeords@civicplus.com  
**Subject:** Marion County Ordinance 24-23  
**Attachments:** 08-20-24 Ordinance 24-23 - ZONING.docx; 08-20-24 Resolution 24-R-335 - 240814ZP Adena.docx; 08-20-24 Resolution 24-R-334 - 240808SU - Acristo.docx; 08-20-24 Resolution 24-R-333 - 240703SU Viola.docx; 08-20-24 Resolution 24-R-332 - 240815ZP Armstrong.docx; 08-20-24 Resolution 24-R-331 - 240804SU Noonan.docx; 08-20-24 Resolution 24-R-330 - 240806SU - Fratello Football.docx; 08-20-24 Resolution 24-R-329 - 240802SU TCVM.docx; 08-20-24 Resolution 24-R-335 - Exhibits.pdf

Good afternoon,

Attached is Ordinance 24-23 (Zoning and Special Use Permit) along with Resolutions 24-R-329 through 24-R-335, which were adopted by the Marion County Board of County Commissioners on Tuesday, August 20, 2024.

Also Attached is the exhibit to go along with Resolution 24-R-335

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

## ORDINANCE NO. 24-23

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9. **AGENDA ITEM 15.3.4 240812ZC** --Zuber Mine, Inc., CDH Realty, LLC, and CGB Construction Group, Inc., Zoning Change Request from Single-Family Dwelling (R-1) and Mixed Residential (R-4) to Regional Business (B-4) Zone, 28.22 acres of 31.31 acres, Parcel Account Numbers 13338-000-00, 13338-000-01, and 13338-000-03, historic site address 31277 NW 56th Street, Ocala, FL 34482.
10. **AGENDA ITEM 15.3.6 240814ZP** --Adena GC Holdings, LLC, Zoning Change to Amend Existing Planned Unit Development (PUD), 659.85 acres, Parcel Account Numbers 14699-

000-07, 14605-002-00, 14606-002-00 & 14699-001-00, site address 544 NW 78th Lane Road, Ocala, FL 34475.

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

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

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

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

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

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

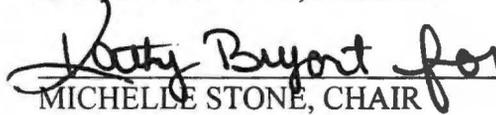
AGENDA ITEM # 15.3.6. 240814ZP (Adena GC Holdings, LLC) shall not take effect unless and until concurrent Developer's Agreement regarding Agenda Item #15.3.6. Adena GC Holdings, LLC Zoning Change is effective.

**DULY ADOPTED** in regular session this 20<sup>TH</sup> day of August, 2024.

ATTEST:

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA

  
\_\_\_\_\_  
MICHELLE STONE, CHAIR

RECEIVED NOTICE FROM SECRETARY OF  
STATE ON AUGUST 28, 2024 ADVISING  
ORDINANCE WAS FILED ON AUGUST 28,  
2024.

## RESOLUTION NO. 24-R-329

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

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

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

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

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

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

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

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

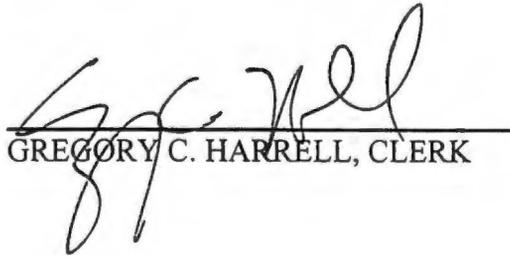
**SECTION 3. REVOCATION.** Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

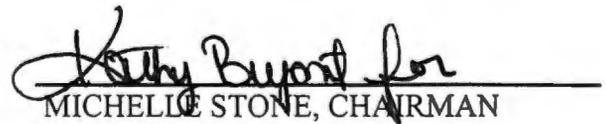
**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 20<sup>th</sup> day of August, 2024.

**ATTEST:**

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

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

  
\_\_\_\_\_  
MICHELLE STONE, CHAIRMAN

## RESOLUTION NO. 24-R-330

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

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

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

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

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

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

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

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

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

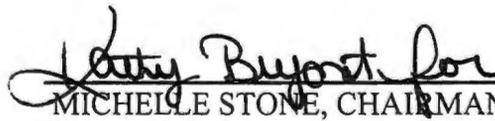
**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 20<sup>th</sup> day of August, 2024.

**ATTEST:**

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

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

  
\_\_\_\_\_  
MICHELLE STONE, CHAIRMAN

## RESOLUTION NO. 24-R-331

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

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

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

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

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

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

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

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

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

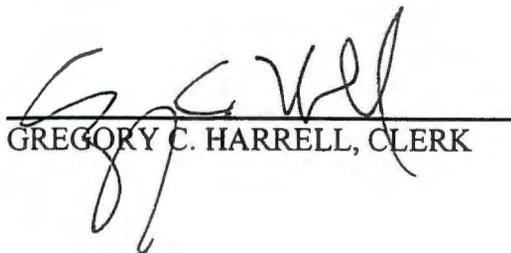
**SECTION 3. REVOCATION.** Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

**DULY ADOPTED** in regular session this 20<sup>th</sup> day of August, 2024.

**ATTEST:**

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

  
GREGORY C. HARRELL, CLERK

  
MICHELLE STONE, CHAIRMAN

## **RESOLUTION NO. 24-R-332**

**A RESOLUTION OF THE BOARD OF  
COUNTY COMMISSIONERS OF MARION  
COUNTY, FLORIDA, APPROVING A  
PLANNED UNIT DEVELOPMENT ON ±10.33  
ACRES FOR ARMSTRONG LAND, LLC,  
ZONING CASE NUMBER 240815ZP;  
PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, an application for a Planned Unit Development was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on July 29, 2024; and

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

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

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

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

1. The PUD is restricted to a total of 82 detached single-family dwelling units, and accompanying accessory amenities consistent with the Marion County Land Development Code, the PUD Application, and PUD Concept Plan (Dated 5/2024; attached).
2. Accessory dwelling units are prohibited as they are not specifically called out.
3. Buffers shall remain unchanged from the existing buffer requirements for this PUD. See Resolution 22-R-577.
4. Sidewalks are required along both Pine Road and Bahia Road, providing connectivity from internal pedestrian facilities to existing sidewalks and future bus stop shelters external to the PUD. No waivers shall be granted to this requirement.
5. Applicant is also responsible for construction of two concrete pads for one future sheltered bus stop on Pine Road, and also one future sheltered bus stop on Bahia Road.

6. Sidewalks at Transit Loading Area should be wide enough for on loading and offloading passengers safely. The final placement and design may be finalized between Development Review Committee and coordinated with SunTran.
7. The front building setbacks should be a minimum of 22' from the face of the garage to the inside edge of the sidewalk, rather than to the ROW, to allow sufficient parking space for up to one vehicle so as to ensure integrity of pedestrian facilities.
8. The PUD shall connect to Marion County centralized water and sewer.
9. Overhangs such as building pop-outs, cantilevers, and/or other extensions that project outward from the principal structure shall be reviewed similar to the Single-Family Dwelling (R-1) zoning classification of the LDC.
10. Single-Family homes shall be a maximum of 40' in height. Any accessory structures shall be limited to 20'.

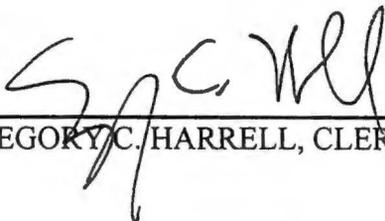
**SECTION 3. COMPLIANCE/REVOCATION.** Violation or failure to comply with one or more condition(s) of this Planned Unit Development shall be grounds for code enforcement action and/or repeal, in part and/or total, as related to this Planned Unit Development by the Board at a noticed public hearing.

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

**DULY ADOPTED** in regular session this 20<sup>th</sup> day of August, 2024.

**ATTEST:**

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

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

  
\_\_\_\_\_  
MICHELLE STONE, CHAIR

## RESOLUTION NO. 24-R-333

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

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

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

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

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

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

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

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

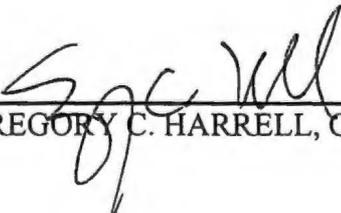
**SECTION 3. REVOCATION.** Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

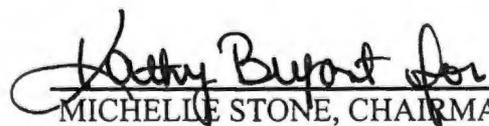
**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 20<sup>th</sup> day of August, 2024.

**ATTEST:**

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

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

  
\_\_\_\_\_  
MICHELLE STONE, CHAIRMAN

## RESOLUTION NO. 24-R-334

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

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

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

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

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

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

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

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

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

**DULY ADOPTED** in regular session this 20<sup>th</sup> day of August, 2024.

ATTEST:

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

  
\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

  
\_\_\_\_\_  
MICHELLESTONE, CHAIRMAN

## **RESOLUTION NO. 24-R-335**

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

**WHEREAS**, an application to amend a Planned Unit Development was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on July 29, 2024; and

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

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

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

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

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

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

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

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

**Gross Maximum Residential Units:** 236 residential dwelling units

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

3. Internal PUD road rights-of-way shall comply with the original Adena PUD minimum with of 50-foot wide with minimum 10-foot wide multi-purpose (e.g., utility, drainage, etc.) easements on each side, for a minimum functional width of 60-feet. A minimum 40-foot wide right-of-way may be proposed and used subject to review and approval by the Development Review Committee (DRC), wherein if the DRC disagrees/denies such use, the developer/applicant may appeal the denial to the Board of County Commissioners comparable to the LDC Waiver Application process.
4. Building separations shall meet all requirements placed on development by Building and Fire Safety codes.
5. PUD site must comply with the County's LDC lighting standards that require lighting be shielded so as to not cast direct lighting off-site and a photometric plan be provided during major site plan review to ensure no negative impacts to neighboring parcels.
6. In conjunction with initiation of development for Phase 2, the PUD developer will be required to update the project traffic study and provide any necessary transportation improvements (access/operation and/or system, right-of-way, etc.) that need to be addressed to the satisfaction County Engineer.

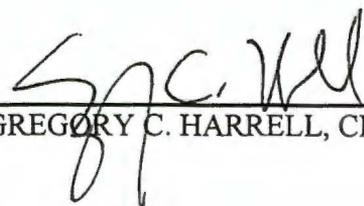
**SECTION 3. COMPLIANCE/REVOCATION.** Violation or failure to comply with one or more condition(s) of this Planned Unit Development shall be grounds for code enforcement action and/or repeal, in part and/or total, as related to this Planned Unit Development by the Board at a noticed public hearing.

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

**DULY ADOPTED** in regular session this 20<sup>th</sup> day of August, 2024.

**ATTEST:**

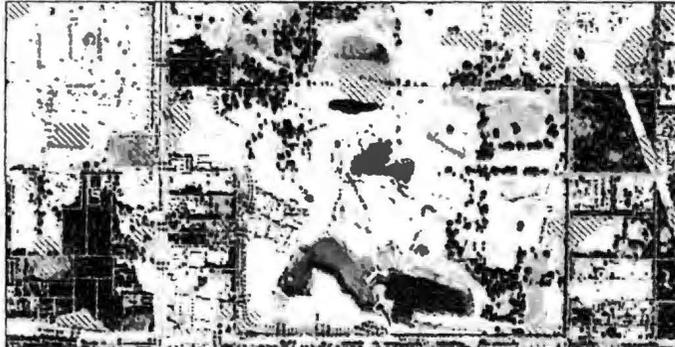
**BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA**

  
GREGORY C. HARRELL, CLERK

  
MICHELLE STONE, CHAIR



FLOOD ZONES



FUTURE LAND USE



ZONING CLASSIFICATION



- NOTES:**
1. THE INTENT OF THIS PUD AMENDMENT IS TO ALLOW FOR ADDITIONAL PRODUCT TYPES, CASE 162112, PREVIOUSLY APPROVED ON 7/19/2018 ALLOWED FOR 2-4 UNITS. THIS CONCEPT OF SINGLE-FAMILY UNITS AND CONDORPHING. A TRAFFIC STUDY (AS APPT) WAS SUBMITTED AND APPROVED WITH THE PREVIOUS MASTER PLAN. THAT TRAFFIC STUDY ANALYZED THE IMPACTS FOR THREE PHASES CONSISTING OF A TOTAL OF 363 DWELLING UNITS. PER NOTES ON AIR 10-41 (TRAFFIC REVIEW COMMENT) ALL OF THE REQUIRED INFRASTRUCTURE FOR THE DEVELOPMENT HAS BEEN CONSTRUCTED. NO ADDITIONAL TRAFFIC ANALYSIS IS REQUIRED AT THE TIME OF THE REZONING REQUEST FOR 162112.
  2. THIS AMENDMENT WILL PROVIDE A REVISED DEVELOPMENT STANDARDS TABLE FOR THE PROPOSED PRODUCT TYPES. THE PRODUCT TYPE FOR RESIDENTIAL UNITS SHALL CONSIST OF SINGLE-FAMILY DETACHED, TOWNHOME'S, DUPLEXES, CONDORPHING, VILLAS, AND ROW-APARTMENTAL UNITS, I.E. - CLUBHOUSE, AMENITIES, MAINTENANCE AND STORAGE FACILITIES.
  3. THIS AMENDMENT WILL ALSO INCLUDE A TRAFFIC MATRIX THAT DEMONSTRATES THE HIGH-STREET COUNT WILL CONSIST OF ALL 2M APPROVED UNITS BEING SINGLE-FAMILY DETACHED UNITS. A TRAFFIC STATEMENT WILL BE PROVIDED BASED ON THE RESULTS OF THE APPROVED TRAFFIC STUDY TO SHOW THAT BLENDING OF OTHER PRODUCTS WILL RESULT IN A REDUCTION. THEREFORE, PROVIDED THE DEVELOPMENT STANDARDS ARE MET AND DENSITY DOES NOT EXCEED 200 RESIDENTIAL UNITS, A REDUCTION OR MODIFICATION MAY OCCUR WITHIN THE CONCEPT LAYOUT.
  4. DEVELOPMENT MAY OCCUR WITHIN PHASE 1 OR 2 AS DETICED ON CONCEPT PLAN NOT TO EXCEED 200 DWELLING UNITS.
  5. THE PREVIOUSLY ESTABLISHED 25' BUFFER ALONG NONCONTIGUOUS OWNERSHIP ALONG PERIMETER TO REMAIN. THIS EXISTING BUFFER IS ESTABLISHED AROUND THE PERIMETER TO PROVIDE ANCHOR SCREENING. INTERNAL BUFFERING WILL BE AT THE DISCRETION OF THE DEVELOPERS.
  6. THE DEVELOPMENT SHALL BE PRIVATE AND WILL INCLUDE REVENUE OR ROW OF SIDE.
  7. CONDORPHING IS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION OR HOURLY PAY CONTRACTOR.
  8. ACCESSORY AS ALLOWED BY R-1 ZONING.

| Development Type | Development Scenario 1 (Conservative) |         |         |         | Development Scenario 2 (Moderate) |         |         |         | Height |
|------------------|---------------------------------------|---------|---------|---------|-----------------------------------|---------|---------|---------|--------|
|                  | Units                                 | Area    | Area    | Area    | Units                             | Area    | Area    | Area    |        |
| Single-Family    | 100                                   | 100,000 | 100,000 | 100,000 | 100                               | 100,000 | 100,000 | 100,000 | 10     |
| Medium-Density   | 200                                   | 200,000 | 200,000 | 200,000 | 200                               | 200,000 | 200,000 | 200,000 | 15     |
| High-Density     | 300                                   | 300,000 | 300,000 | 300,000 | 300                               | 300,000 | 300,000 | 300,000 | 20     |

TRAFFIC STATEMENT TABLE

| Land Use                        | V/C | Code | Intensity | Daily Veh. Ent. | AM Peak Period |         |         | PM Peak Period |         |         |
|---------------------------------|-----|------|-----------|-----------------|----------------|---------|---------|----------------|---------|---------|
|                                 |     |      |           |                 | % Trips        | % Trips | % Trips | % Trips        | % Trips | % Trips |
| Current Approved Land Use       |     |      |           |                 |                |         |         |                |         |         |
| Single Family                   | 210 | 200  | 100       | 1,200           | 20%            | 63%     | 24%     | 170            | 24%     | 134     |
| Medium-Density                  | 220 | 150  | 1,400     | 240             | 10%            | 30%     | 100     | 135            | 60%     | 15%     |
| Single-Family (Attached)        | 210 | 100  | 800       | 276             | 13%            | 40%     | 130     | 103            | 123     | 49%     |
| Multi-Family Housing (Row-Rise) | 220 | 150  | 1,400     | 240             | 10%            | 30%     | 100     | 135            | 60%     | 15%     |
| Multi-Family Housing (Mid-Rise) | 270 | 100  | 1,000     | 270             | 14%            | 34%     | 134     | 148            | 63%     | 47%     |

**Tillman & Associates**  
 ENGINEERING, LLC  
 ONE ECHOING AVENUE - LAKEVIEW APARTMENT - BROWARD  
 1720 SE 16th Ave. 8th Fl. Ocala, FL 34471  
 Office: (352) 387-4540 Fax: (352) 387-4545

|          |  |
|----------|--|
| DATE     |  |
| REVISION |  |

ADENA SPRINGS  
 MARION COUNTY, FLORIDA  
 PUD AMENDMENT

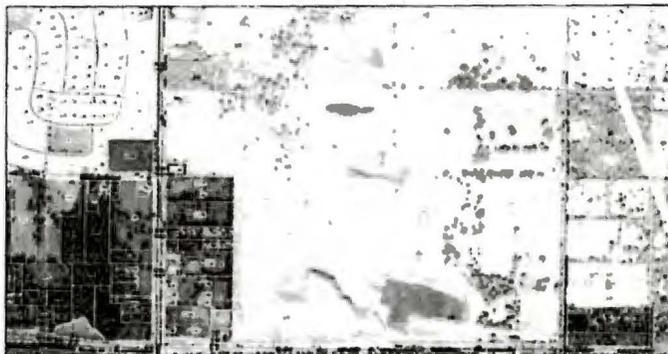
DETAILS

DATE: 2/28/24  
 DRAWN BY: CJD  
 CHECK BY: PJM  
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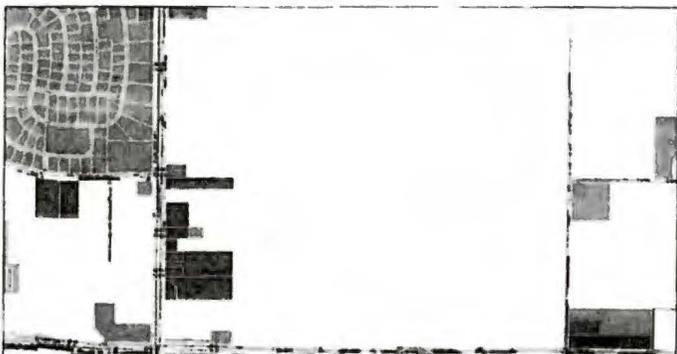
FLOOD ZONES



FUTURE LAND USE



ZONING CLASSIFICATION



- MINUTE NOTES:**
- THE INTENT OF THIS PUD AMENDMENT IS TO ALLOW FOR ADDITIONAL PRODUCT TYPE CASH (SFP12), PREVIOUSLY APPROVED ON 7/28/15 AS ALLOWED FOR 236 UNITS. THIS IS CONSISTENT OF SINGLE FAMILY UNITS AND CONDOS/CONDO-TYPES. A TRAFFIC STUDY (AS NOTED) WAS CONDUCTED AND APPROVED WITH THE PREVIOUS AMENDMENT. THAT TRAFFIC STUDY IS LIMITED TO THE IMPACT OF 100 UNITS (RESIDING OF A TOTAL OF 363 DWELLING UNITS PER NOTES ON AIR 1581) (TRAFFIC REVIEW COMMENTS) ALL OF THE REQUIRED INFRASTRUCTURE FOR THE DEVELOPMENT HAS BEEN CONSTRUCTED. NO ADDITIONAL TRAFFIC ANALYSIS IS REQUIRED AT THE TIME OF THE RECORDING REQUEST FOR 1581/12.
  - THIS AMENDMENT WILL PROVIDE A REVISED DEVELOPMENT STANDARDS TABLE FOR THE PREVIOUS PRODUCT TYPES. THE PRODUCT TYPE FOR RESIDENTIAL UNITS SHALL CONSIST OF SINGLE FAMILY DETACHED, TOWNHOMES, DUPLEXES, CONDOMINIUMS, WALK-UP AND MID-RISE RESIDENTIAL UNITS, IF - CLUBHOUSE, AMENITIES, MAINTENANCE AND STORAGE FACILITIES.
  - THIS AMENDMENT WILL ALSO INCLUDE A TRAFFIC STUDY THAT DEMONSTRATES THE IMPACT TO THE COUNTY WILL CONSIST OF ALL 236 APPROVED UNITS (SINGLE FAMILY DETACHED UNITS). A TRAFFIC STATEMENT WILL BE PROVIDED BASED ON THE RESULTS OF THE APPROVED TRAFFIC STUDY TO SHOW THAT RELATIONS OF OTHER PRODUCTS WILL APPLICABLE IN A REDUCTION. FURTHERMORE, PROVIDED THE DEVELOPMENT STANDARDS ARE MET AND DENSITY DOES NOT EXCEED 3 UNITS PER RESIDENTIAL UNIT, A REDUCTION OR MODIFICATION MAY OCCUR WITHIN THE COUNTY JURISDICTION.
  - DEVELOPMENT MAY OCCUR IN PHASE 1 OR 2 AS DETERMINED BY THE COUNTY. PHASE 1 MAY NOT EXCEED 136 UNITS IN UNITS.
  - THE PREVIOUSLY ESTABLISHED BUFFER ALONG NONCONTIGUOUS CORNERS OF AN ONSITE PERMIT FOR 1581/12, THIS DENSITY BUFFER IS ESTABLISHED AND THE PREVIOUS BUFFER APPLICABLE (ON-SITE PERMITTING) WILL BE AT THE DISCRETION OF THE DEVELOPER/OWNER.
  - THE DEVELOPMENT SHALL BE PROVIDED AND WILL INCLUDE MINIMUM 40' FROM EXISTING.
  - CORNER AREAS TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION OR EQUIVALENT MEANS.
  - ADDITIONAL AS ALLOWED BY 1581/12.

**PROPOSED DEVELOPMENT & DEVELOPMENT STANDARDS**

| DEVELOPMENT TYPE & STRUCTURE   | Minimum             |                | Maximum |      | Height |
|--|---------------------|----------------|---------|------|--------|
|  | SP/AC               | Area           | Front   | Side |        |
| SFA (Detached)   | Single Structure    | 10' x 1,000 SF | 10'     | 10'  | 11'    |
|  | Accessory Structure | N/A            | N/A     | 10'  | 11'    |
|  | Pool & Enclosure    | N/A            | N/A     | N/A  | 11'    |
| Duplex (2 Units)   | Single Structure    | 10' x 1,300    | 10'     | 10'  | 11'    |
|  | Accessory Structure | N/A            | N/A     | 10'  | 11'    |
|  | Pool & Enclosure    | N/A            | N/A     | 10'  | 11'    |
| Detached Townhouse (2 or more common walls, 8' vertical ceiling common wall) | Single Structure    | N/A            | N/A     | 10'  | 11'    |
|  | Accessory Structure | N/A            | N/A     | 10'  | 11'    |
|  | Pool & Enclosure    | N/A            | N/A     | 10'  | 11'    |
| Condo/Town   | Single Structure    | N/A            | N/A     | 10'  | 11'    |
|  | Accessory Structure | N/A            | N/A     | 10'  | 11'    |
|  | Pool & Enclosure    | N/A            | N/A     | 10'  | 11'    |
| Mid-Rise (4 or more stories)   | Single Structure    | 10' x 1,000 SF | 10'     | 10'  | 11'    |
|  | Accessory Structure | N/A            | N/A     | 10'  | 11'    |
|  | Pool & Enclosure    | N/A            | N/A     | 10'  | 11'    |

**TRAFFIC STATEMENT TABLE**

| Land Use                        | ITE Code | Annual Trips | 2000 Peak Period |     |         | P/E by Hour Percent |     |         |
|---------------------------------|----------|--------------|------------------|-----|---------|---------------------|-----|---------|
|                                 |          |              | AM               | PM  | Evening | AM                  | PM  | Evening |
| Current Approved Land Use       |          |              |                  |     |         |                     |     |         |
| Single Family                   | 200      | 100          | 10%              | 10% | 10%     | 10%                 | 10% | 10%     |
| Residential Medium-Density      | 200      | 100          | 10%              | 10% | 10%     | 10%                 | 10% | 10%     |
| Single Family Attached          | 200      | 100          | 10%              | 10% | 10%     | 10%                 | 10% | 10%     |
| Multi-Family Housing (Low Rise) | 200      | 100          | 10%              | 10% | 10%     | 10%                 | 10% | 10%     |
| Multi-Family Housing (Mid Rise) | 200      | 100          | 10%              | 10% | 10%     | 10%                 | 10% | 10%     |

**Tillman & Associates**  
 ENGINEERS, INC.  
 1700 SE 14th Ave, Room 100, Ocala, FL 34401  
 OFFICE: (352) 387-4549 Fax: (352) 387-4545

ADENA SPRINGS  
 MARION COUNTY, FLORIDA  
 PUD AMENDMENT

1581/12  
 1581/12/12  
 1581/12/12



**ALL DATA**

AS SHOWN ON THIS PLAN IS BASED ON THE FOLLOWING:

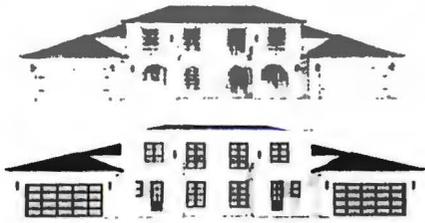
- 1. ALL DIMENSIONS AND LOCATIONS ARE AS SHOWN ON THIS PLAN.
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**Tilman & Associates**  
 ENGINEERS, LLC  
 1770 SE 18th Ave, 10th Fl, Ocala, FL 34471  
 OFFICE (352) 387-4540 FAX (352) 387-4545

ADENA SPRINGS  
 MARRIAGE COUNTY, FLORIDA  
 PUD DEVELOPMENT

DATE: 02/27/15  
 SHEET NO: 03

**CONCEPT PLAN**



DUPLEX



TOWNHOME - 4 UNITS



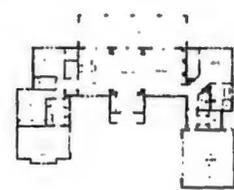
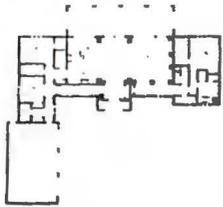
TOWNHOME - 4 UNITS



TOWNHOME



NOTE: THE RENDERINGS ARE CONCEPTUAL AND MEANT TO SHOWCASE THE GENERAL APPEARANCE, MATERIALS AND PROPORTION OF DESIGN. THE SIZE OF THE UNITS IS SPECIFIC TO THE EXHIBIT BUT DOES NOT REPRESENT THE ACTUAL END PRODUCT. THE SIZE OF THE UNITS MAY CHANGE DUE TO THE DECISIONS IN THE MARKETPLACE.



RESOLE FAMILY RD - 10 UNITS

**Tillman & Associates**  
 ARCHITECTS, LLC  
 1728 DE LOACH AVE. BLDG 100, DORA, FL 34471  
 PHONE: (352) 387-4840 FAX: (352) 387-4945

PROJECT: ADENA SPRINGS, MARION COUNTY, FLORIDA  
 PUD AMENDMENT  
 DATE: 02/20/20  
 DRAWN BY: C/AD  
 CHECKED BY: P/AD  
 PROJECT NO: 2019-001

ADENA SPRINGS, MARION COUNTY, FLORIDA  
 PUD AMENDMENT

RENDERINGS

DATE: 02/20/20  
 DRAWN BY: C/AD  
 CHECKED BY: P/AD  
 PROJECT NO: 2019-001

201 04

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER