



**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](http://WWW.MARIONCOUNTYCLERK.ORG)

TO: Marion County Board of County Commissioners

FROM: Gregory C. Harrell, Clerk of Circuit Court and Comptroller 

DATE: January 23, 2025

RE: Ordinances 24-32, 24-33 and 24-34

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

December 30, 2024

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

Dear Gregory Harrell:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Marion County Ordinance No. 24-32, which was filed in this office on December 26, 2024.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL

## Debra Lewter

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**From:** County Ordinances <CountyOrdinances@dos.myflorida.com>  
**Sent:** Monday, December 30, 2024 12:20 PM  
**To:** Debra Lewter; County Ordinances  
**Cc:** Debra Windberg; Susan Mills McAllister  
**Subject:** RE: MRN20241217\_ORDINANCE\_2024\_32  
**Attachments:** Marion20241226\_Ordinance24\_32\_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance No. 24-32.

Best,

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

**From:** Debra Lewter <DebraL@marioncountyclerk.org>  
**Sent:** Thursday, December 26, 2024 3:55 PM  
**To:** County Ordinances <CountyOrdinances@dos.myflorida.com>  
**Cc:** Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>  
**Subject:** MRN20241217\_ORDINANCE\_2024\_32

### 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 24-32. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday December 17, 2024.

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

Thank you in advance for your cooperation in this matter.

Sincerely,  
Debra



## **Debra Lewter**

Clerk, Commission Records

352-671-5620 | [DebraL@marioncountyclerk.org](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:** Thursday, December 26, 2024 03:55 PM  
**To:** CountyOrdinances@dos.myflorida.com  
**Cc:** Debra Windberg; Susan Mills McAllister  
**Subject:** MRN20241217\_ORDINANCE\_2024\_32  
**Attachments:** MRN20241217\_ORDINANCE\_2024\_32.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 24-32. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, December 17, 2024.

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

Thank you in advance for your cooperation in this matter.

Sincerely,  
Debra



**Debra Lewter**

Clerk, Commission Records

352-671-5620 | [Debra.Lewter@marioncountyclerk.com](mailto:Debra.Lewter@marioncountyclerk.com)

**Office of Gregory C. Harrell**

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

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"Here to serve and protect the public trust"

## **ORDINANCE 24-32**

**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-S10, JOHN AND KIMBERLY FEASTER  
+/- 6.20 ACRES  
PARCEL NOS. 03101-000-00 AND 03114-000-00  
FROM RURAL LAND 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-S10 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 November 25, 2024, to consider Amendment No. 2024-S10. 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 December 17, 2024 to consider Amendment No. 2024-S10, 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-S10, JOHN AND KIMBERLY FEASTER  
+/- 6.20 ACRES  
PARCEL NOS. 03101-000-00 AND 03114-000-00  
FROM RURAL LAND 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.

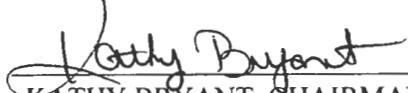
**SECTION 5. EFFECTIVE DATE.** This small-scale amendment shall not become effective until 31 days after adoption. If this small-scale amendment is challenged within 30 days after adoption, then this small-scale amendment shall not become effective until the state land planning agency or the Administration 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.

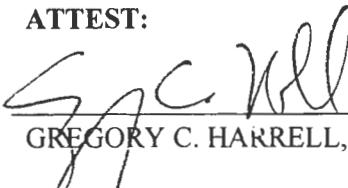
**SECTION 7. COPY ON FILE.** This original ordinance shall be filed with the Clerk of the Circuit Court and a certified copy of this ordinance shall be on file in the Marion County Growth Services Department – Planning and Zoning Division for public inspection.

**DULY ADOPTED** with a quorum present and voting, by the Board of County Commissioners of Marion County, Florida, this 19th day of December, 2024.

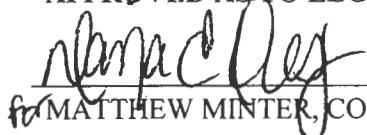
**BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA**

  
\_\_\_\_\_  
KATHY BRYANT, CHAIRMAN

ATTEST:

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

APPROVED AS TO LEGAL FORM AND SUFFICIENCY

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

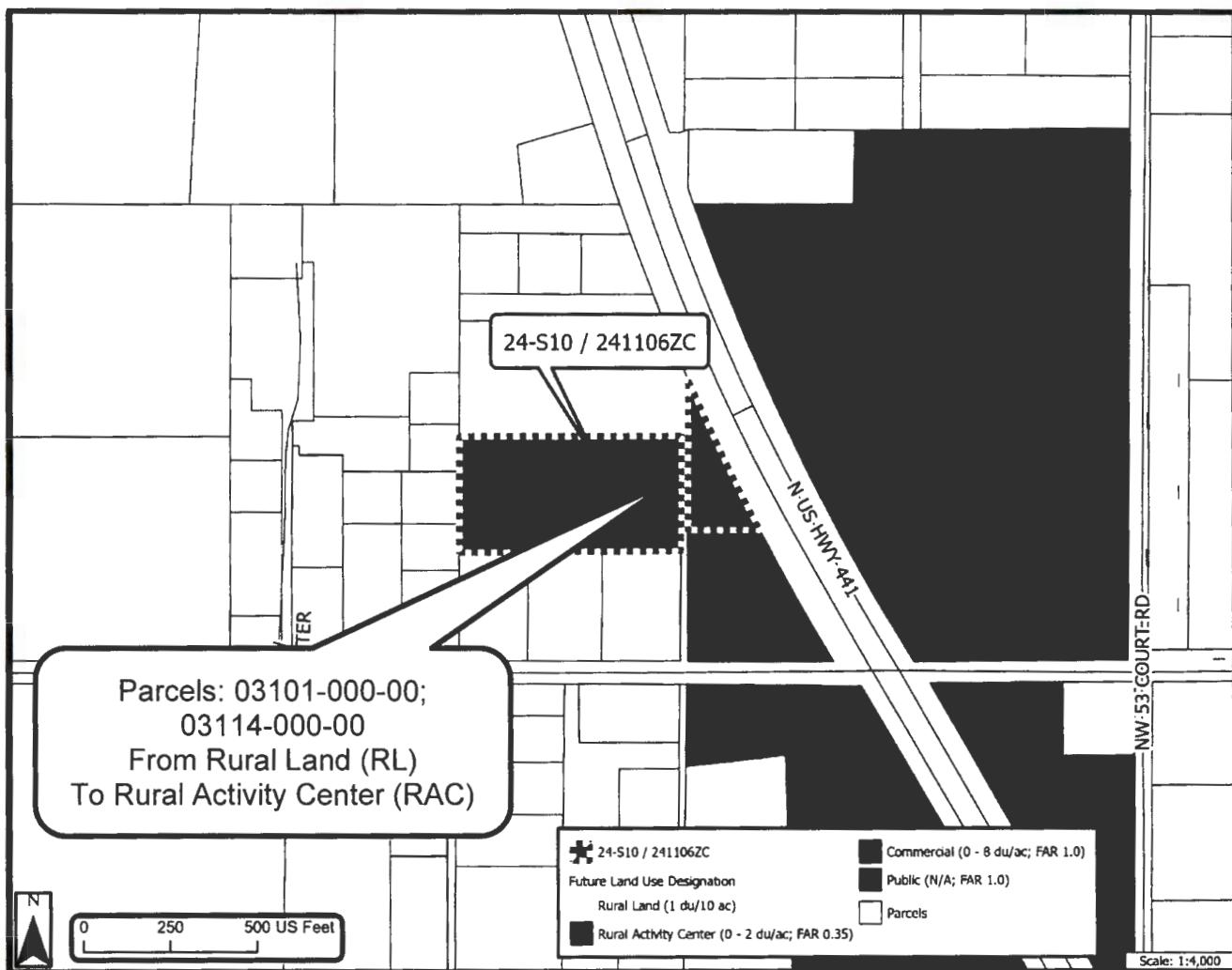
RECEIVED NOTICE FROM SECRETARY OF STATE  
ON DECEMBER 30, 2024 ADVISING ORDINANCE  
WAS FILED ON DECEMBER 26, 2024.

**EXHIBIT "A"**

**5591 W HWY 318, Reddick, Florida – SEC 28 TWP 12 RGE 21  
N 5 CHS OF S 10 CHS OF E 1/2 OF SE 1/4 OF SW 1/4.**

**18080 N US HWY 441, Reddick, Florida – SEC 28 TWP 12 RGE 21  
COM AT A PT 394.5 FT N OF QUARTER SECTION CORNER ON S BDY  
OF SECTION 28 N 459.08 FT TO A PT ON A CURVE ON WLY ROW  
LINE OF SR 25 SAID CURVE HAVING A CENTRAL ANGLE OF  
05°03'48" RADIUS OF 5829.65 FT & CHORD BEARING & DISTANCE  
OF S 26°57'05" E 515.01 FT THN ALG ARC OF CURVE A DISTANCE  
OF 515.18 FT TO A PT ON CURVE SAID PT BEING N 90-00-00 E &  
A DISTANCE OF 233.42 FT FROM POB N 90-00-00 W 233.42 FT TO  
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

December 30, 2024

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

Dear Gregory Harrell:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Marion County Ordinance No. 24-33, which was filed in this office on December 26, 2024.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL

## Debra Lewter

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**From:** County Ordinances <CountyOrdinances@dos.myflorida.com>  
**Sent:** Monday, December 30, 2024 12:20 PM  
**To:** Debra Lewter; County Ordinances  
**Cc:** Debra Windberg; Susan Mills McAllister  
**Subject:** RE: MRN20241217\_ORDINANCE\_2024\_33  
**Attachments:** Marion20241226\_Ordinance24\_33\_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance No. 24-33.

Best,

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

**From:** Debra Lewter <DebraL@marioncountyclerk.org>  
**Sent:** Thursday, December 26, 2024 3:57 PM  
**To:** County Ordinances <CountyOrdinances@dos.myflorida.com>  
**Cc:** Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>  
**Subject:** MRN20241217\_ORDINANCE\_2024\_33

### 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 24-33, which includes Resolutions 24-R-674 through 24-R-676. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, December 17, 2024.

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

Thank you in advance for your cooperation in this matter.

**Debra Lewter**



Clerk, Commission Records  
352-671-5620 | [DebraL@marioncountycourt.com](mailto:DebraL@marioncountycourt.com)  
**Office of Gregory C. Harrell**  
Marion County Clerk of Court and Comptroller  
PO Box 1030, Ocala FL 34478-1030  
352-671-5604 | [www.marioncountycourt.com](http://www.marioncountycourt.com)  
*"Here to serve and protect the public trust"*

**Debra Lewter**

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**From:** Debra Lewter  
**Sent:** Thursday, December 26, 2024 03:57 PM  
**To:** CountyOrdinances@dos.myflorida.com  
**Cc:** Debra Windberg; Susan Mills McAllister  
**Subject:** MRN20241217\_ORDINANCE\_2024\_33  
**Attachments:** MRN20241217\_ORDINANCE\_2024\_33.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 24-33, which includes Resolutions 24-R-674 through 24-R-676. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, December 17, 2024.

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

Thank you in advance for your cooperation in this matter.

## **ORDINANCE NO. 24-33**

### **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 15.1.3. 241202SU** – Stephen J Fredriksen, Jr., Special Use Permit to allow three (3) goats, in a Single-Family Dwelling (R-1) zone, 1.38 acre parcel, on Parcel Account Number 4707-087-029, Site Address 9300 SE 157th Place, Summerfield, FL 34491.

**Subject to all terms and conditions of Resolution 24-R-674 attached hereto and incorporated herein by reference.**

2. **AGENDA ITEM 15.1.1. 241203SU** – CMD & G Investments, LLC, Raymundo & Pricilla Mallari, and SMA Healthcare, Inc, Special Use Permit to allow for the operation of a Residential Rehabilitation Facility and parking area with no primary structure, in a

Community Business (B-2) zone, 0.85 acre tract, on Parcel Account Numbers 8001-0247-01 and 8001-0252-01, Site Address 3590 SW 137<sup>th</sup> Loop, Ocala, FL 34473.

**Subject to all terms and conditions of Resolution 24-R-675 attached hereto and incorporated herein by reference.**

3. **AGENDA ITEM 15.1.6. 241106ZC** – Harold and Kimberly Feaster, Zoning Change from General Agriculture (A-1) and Community Business (B-2) and Community Business (B-2) to Rural Activity Center (RAC), for all permitted uses, 6.20 acre tract, on Parcel Account Numbers 03101-000-00 and 03114-000-00, Site Addresses 5591 W Highway 318, Reddick, FL 32686 and 18080 N US Highway 441, Reddick, FL 32686.
4. **AGENDA ITEM 15.1.4. 241207ZC** – Margery Ann Longstreet, Zoning Change from General Agriculture (A-1) to Residential Estate (R-E), for all permitted uses, 3.24 acre parcel, on Parcel Account Number 03428-000-00, Site Address 1853 E Highway 318, Citra, FL 32113.
5. **AGENDA ITEM 15.1.2. 241208ZC** – Deborah Mintz, Zoning Change from Rural Industrial (R-I) and General Agriculture (A-1) to General Agriculture (A-1), for all permitted uses, 4.16 acre portion of a 6.69 acre parcel, on Parcel Account Number 12812-000-00, Site Address 9664 NW Gainesville Road, Ocala, FL 34482.
6. **AGENDA ITEM 15.2.2. 240809SU** – Tigo Investment Group, LLC, Special Use Permit to allow for a proposed development of a food truck park, in a Community Business (B-2) zone, 2.0 acre parcel, on Parcel Account Number 41200-079-03, No Address Assigned.

**Subject to all terms and conditions of Resolution 24-R-676 attached hereto and incorporated herein by reference.**

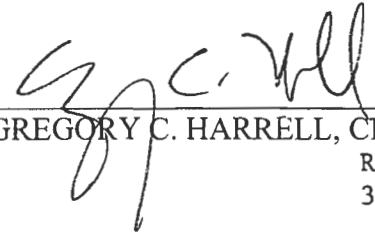
**SECTION 2.** The Board hereby authorizes the official zoning map to be revised to reflect the above described re-zonings and special use permits.

**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 17<sup>TH</sup> day of DECEMBER, 2024.

BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA

ATTEST:

  
GREGORY C. HARRELL, CLERK

  
KATHY BRYANT, CHAIRMAN  
RECEIVED NOTICE FROM SECRETARY OF STATE ON DECEMBER  
30, 2024 ADVISING ORDINANCE WAS FILED ON DECEMBER 26, 2024.

## **RESOLUTION NO. 24-R-674**

### **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 November 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, December 17, 2024. Now therefore,

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

**SECTION 1. SPECIAL USE PERMIT PETITION 241202SU – Stephen Fredriksen Jr.**, The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Stephen Fredriksen Jr., Summerfield, FL 34491, to allow three (3) goats, in a Single-Family Dwelling (R-1) Zone, on approximately 1.38 acres, on Parcel Account Number 4707-087-029, Site Address 9300 SE 157th Place, 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 will allow for a maximum of three (3) goats on this property wherein a minimum of 21,000 gross square feet of open pasture/forage area shall be provided for the goats, consistent with LDC Section 4.2.6.F; resulting goat kids, if any, may be kept on site until weaned.
3. This Special Use Permit shall run with the property owner/applicant (Steve J. Fredriksen, Jr.) and not the property.
4. The owner/applicant (Steve J. Fredriksen, Jr.) shall reside on site.
5. In the event the property is divided or subdivided into separate ownership(s) from its current ±1.38 acre size, the Special Use Permit shall terminate.
6. All animal waste shall be collected and removed from the site at least bi-weekly, or suitably composted on-site.
7. The Special Use Permit shall expire on December 17, 2027; At which point, it may be renewed administratively for up to three times for a period not to exceed 5 years by a written instrument signed and issued by the Growth Services Director (or position equivalent at that time), unless:

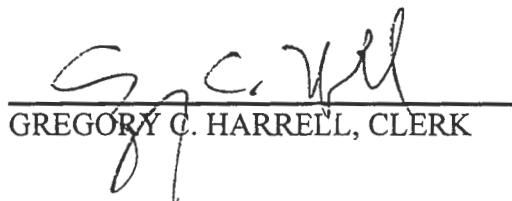
- a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit,
- b. Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions 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).

**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 17<sup>th</sup> day of December, 2024.

ATTEST:



G. C. Harrell  
GREGORY C. HARRELL, CLERK

BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA



Kathy Bryant  
KATHY BRYANT, CHAIRMAN

## **RESOLUTION NO. 24-R-675**

### **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 November 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, December 17, 2024. Now therefore,

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

**SECTION 1. SPECIAL USE PERMIT PETITION 241203SU – CMD & G Investments, LLC, Raymundo & Priscilla Mallari** The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by SMA Healthcare, Inc, Daytona Beach, FL 32114, to allow for the operation of a Residential Rehabilitation Facility and parking area with no primary structure, in a Community Business (B-2) Zone, on approximately 0.85 acres, on Parcel Account Numbers 8001-0247-01 and 8001-0252-01, Site Address 3590 SW 137<sup>th</sup> Loop, 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:

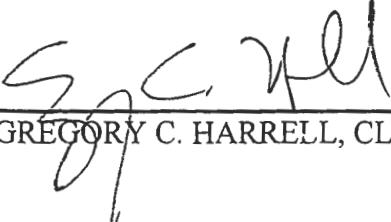
1. The development of the subject parcels must remain consistent with the submitted conceptual plan. The orientation of amenities and required infrastructure on Parcel 2 are interchangeable, but any deviation from the allowed uses will require modification to the SUP.
2. The business model must be maintained as presented in that women are the primary patients and their children are permitted to live on site with them. No male patients are to be admitted at this location.
3. This special use permit runs with the owner and not the property. Any sale of the property will void this 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.

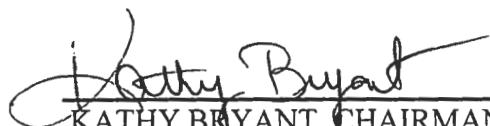
**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 17<sup>th</sup> day of December, 2024.

ATTEST:

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

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

  
\_\_\_\_\_  
KATHY BRYANT, CHAIRMAN

## **RESOLUTION NO. 24-R-676**

### **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 Tuesday, December 17, 2024. Now therefore,

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

**SECTION 1. ZONING CHANGE PETITION 240809SU - Tigo Investment Group** The petition requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Luis Betances, Summerfield, FL 34491, to allow for a food truck park in a Community Business (B-2) Zone, on approximately 2.0 acres, on Parcel Account Number 41200-079-03, No Address Assigned.

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

1. The project shall be developed consistent with the conceptual plan submitted with this application and the Marion County Land Development Code.
2. The site shall be limited to 20 food trucks/vendors until the entire site is connected to centralized water and sewer. Once the connections to centralized water and sewer are complete and both Growth Services and the Office of the County Engineer agree that the site has ample parking to expand, the site may increase to 30 food trucks.
3. 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. The buffer along the northern boundary, adjacent to the RV Park, shall be a modified Type A buffer, the modification shall include a 6' opaque vinyl fence. Buffer along HWY 484 shall be a Type C Buffer.
6. Garbage shall not be allowed to accumulate and overflow the dumpsters. Garbage shall be removed from the site regularly and in a timely manner.
7. Any Code Enforcement issues found in violation are subject to revocation of this Special Use Permit.
8. Owner/Applicant to work with Utilities during DRC process to install grease traps to the county's standards.

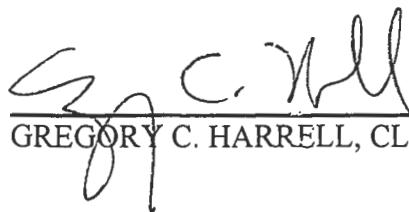
9. Hours of Operation: 9am - 10pm
10. Lighting standards: A photometric plan shall be provided during Site Plan development through the Development Review Committee (DRC)
11. Permanent restroom facilities shall be provided meeting FL Building Code for Commercial bathrooms. However, the site may utilize temporary restrooms until the site is connected to centralized sewer. Temporary restrooms shall be subject to permitting and inspections by the Building Safety Department (based on the information shared during public workshops, reinspection's are required every 180 days. The applicant shall have a calculation, approved by the Department of Health, of how many temporary restrooms are needed on site for the number of trucks and cleaning schedule. Temporary restrooms shall be emptied/pumped weekly at a minimum.
12. The site shall be connected to Marion County Utilities central water and sewer services. Connection to central water is required before operations may commence. The site must connect to centralized sewer when the centralized sewer becomes available within 400' of the site or no later than December 17, 2028.
13. Concrete pads for the food trucks shall be installed with no food trucks parking on open ground without a concrete pad.
14. Fire truck access – During DRC site plan approval, if it's found that the requested number of food trucks will not allow required emergency services circulation through the site, the number must be reduced to provide necessary space in the event that emergency services must access the property.
15. No on-site consumption of alcohol.
16. Signs shall be posted plainly visible on site stating that alcohol is not allowed. Signs shall be posted plainly visible on site stating the manager's name and contact information.
17. The site is subject to Section 4.4.4 of the Marion County Land Development Code for On-site Signs.
18. The site is subject to Chapter 13 of the Marion County Code of Ordinances for Noise and Vibration Control. Outdoor music is prohibited.
19. The Special Use Permit will terminate if there is a division or subdivision of the site.
20. The Special Use Permit shall run with Luis Betances, not the property. If the property is put into an LLC, then Luis Betances must be the primary owner.

**SECTION 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.

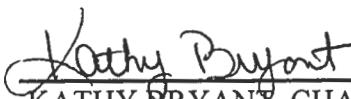
**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 17<sup>th</sup> day of December, 2024.

ATTEST:

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

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

  
\_\_\_\_\_  
KATHY BRYANT, CHAIRMAN

# FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

January 17, 2025

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

Dear Gregory Harrell:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Marion County Ordinance No. 24-34, which was filed in this office on January 16, 2025.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL

## Debra Lewter

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**From:** County Ordinances <CountyOrdinances@dos.myflorida.com>  
**Sent:** Friday, January 17, 2025 10:20 AM  
**To:** Debra Lewter; County Ordinances  
**Cc:** Leijon, Alexandra; Matthew.Minter; Debra Windberg; Susan Mills McAllister  
**Subject:** RE: MRN20241217\_ORDINANCE\_2024\_34  
**Attachments:** Marion20250116\_Ordinance24\_34\_Ack.pdf

Good morning,

Attached is the acknowledgement letter for Marion County Ordinance No. 24-34.

Best,

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

From: Debra Lewter <DebraL@marioncountyclerk.org>  
Sent: Thursday, January 16, 2025 10:23 AM  
To: County Ordinances <CountyOrdinances@dos.myflorida.com>  
Cc: Leijon, Alexandra <Alexandra.Leijon@dos.fl.gov>; Matthew.Minter <Matthew.Minter@marionfl.org>; Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>  
Subject: MRN20241217\_ORDINANCE\_2024\_34

### 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 24-34, which includes Resolution 24-R-677. The Ordinance was adopted by the Marion County Board of County Commissioners on Tuesday, December 17, 2024.

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

Thank you in advance for your cooperation in this matter.

**Debra Lewter**  
Clerk, Commission Records



352-671-5620 | [www.marionclerk.com](http://www.marionclerk.com)  
**Office of Gregory C. Harrell**  
Marion County Clerk of Court and Comptroller  
PO Box 1030, Ocala FL 34478-1030  
352-671-5604 | [www.marionclerk.com/Email.aspx](http://www.marionclerk.com/Email.aspx)  
"Here to serve and protect the public trust"

## ORDINANCE NO. 24-34

### AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A REZONING FOR A PLANNED UNIT DEVELOPMENT 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 on December 17, 2024, and has approved the application 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 application for Rezoning to Planned Unit Development. NOTE: The terms and conditions of Board approval of the Planned Unit Development are stated in the Board Resolution corresponding to the Planned Unit Development Petition shown below.

1. **AGENDA ITEM 15.2.1. 241107ZP** – GPK Ocala One, LLC, to rezone from General Agriculture (A-1) to Planned Unit Development (PUD) to allow for a total maximum proposed 158 single-family detached units, 39.36 acre parcel, on Parcel Account Number 36640-004-00, No Address Assigned.

**Subject to all terms and conditions of Resolution 24-R-677 attached hereto and incorporated herein by reference.**

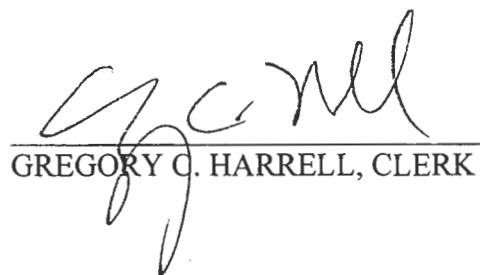
**SECTION 2.** The Board hereby authorizes the official zoning map to be revised to reflect the above described PUD rezoning.

**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 17<sup>TH</sup> day of DECEMBER, 2024.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA

  
GREGORY C. HARRELL, CLERK

  
KATHY BRYANT, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF STATE  
ON JANUARY 17, 2025 ADVISING ORDINANCE  
WAS FILED ON JANUARY 16, 2025.

## **RESOLUTION NO. 24-R-677**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON ±33.36 ACRES FOR GPK OCALA ONE, LLC, ZONING CASE NUMBER 241104ZC; 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 November 25, 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, December 17, 2024. Now therefore,

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

**SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 241104ZC – GPK Ocala One, LLC** The application requesting approval of 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 change approximately 39.36 acres from General Agriculture (A-1) to Planned Unit Development (PUD) to allow for a total maximum proposed 158 single-family detached units, on Parcel Account Number 36640-004-00, No Address Assigned.

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

1. The PUD shall develop 158 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 9/20/2024; attached).
2. The PUD shall be restricted to one-story homes along the boundaries of the project.
3. All residential structures shall meet the 10' rear setback.
4. Accessory structures are limited to 20' in height.
5. A Type C Buffer shall be installed along all property lines. Existing vegetation may be counted toward the buffer requirements if approved by the Marion County Landscape Architect or designee.

6. Sidewalks are required along Juniper Road and along the emergency access with a crosswalk and connection to the sidewalk at the school entrance. No waivers shall be granted to this requirement.
7. Sidewalks shall be provided internally along one side of the roads.
8. The PUD shall connect to the City of Bellevue's Utility System for 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.
11. Amenities shall be developed and finalized prior to the 79th residential Certificate of Occupancy (CO). or Amenities shall be developed and finalized within one year after the first Certificate of Occupancy.
12. Buffers and landscaping be installed before the first CO.
13. The size of the ROWs and easements shall be determined during the Development Review phase and depicted on the Master Plan for Board of County Commissioners' final approval.
14. The final PUD Master Plan, or equivalent, shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the 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 17<sup>th</sup> day of December, 2024.

**ATTEST:**



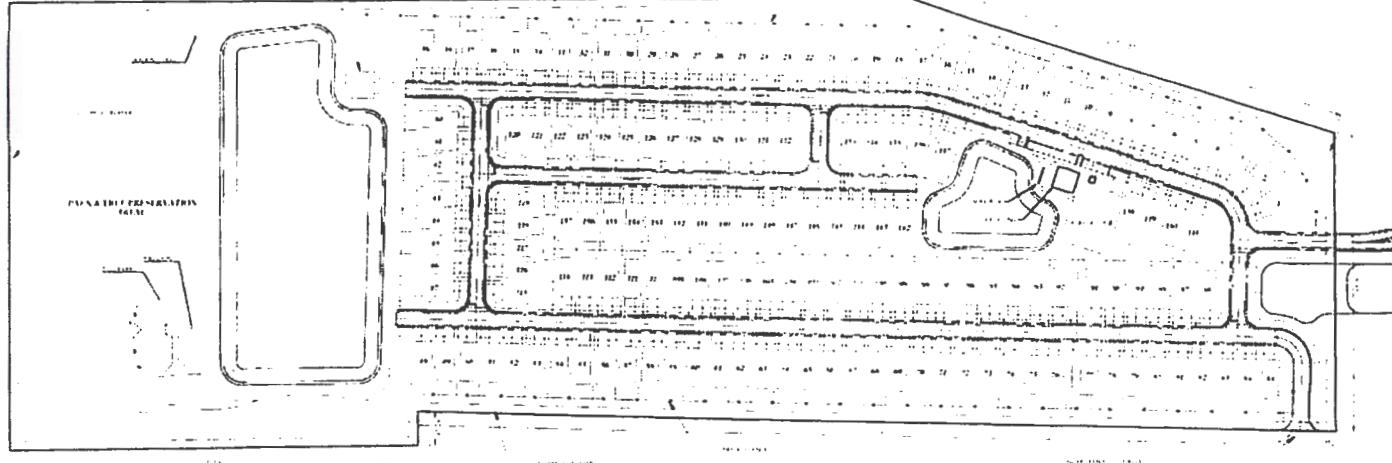
Greg. C. Harrell  
GREGORY C. HARRELL, CLERK

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



Kathy Bryant  
KATHY BRYANT, CHAIRMAN

**Attachment A**

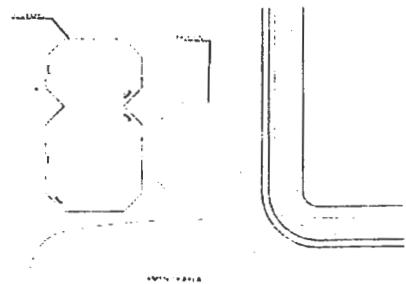


STUB 2317

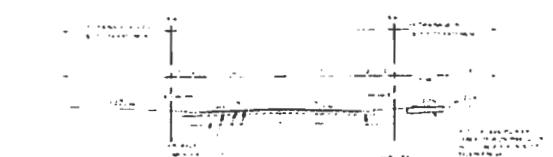
#### TYPICAL LOT DETAILS

#### TYPICAL LOT DIMENSIONS

#### STANDARD SET PHASE DELAYS



30 PRIVATE RIGHT-OF-WAY  
ROADWAY SECTION



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**NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER**