



**Marion County
Board of County Commissioners**

Growth Services

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

October 27, 2021

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

RE: PUD Rezoning Case Application No. [REDACTED]
Application Request No. [REDACTED]

To Whom It May Concern:

We are sending this letter to inform you that your request for zoning change from A-1 (General Agriculture) to PUD (Planned Unit Development) regarding the Maro Mixed Use Development project on parcels [REDACTED] 00, [REDACTED]-00, [REDACTED]-00 and [REDACTED]-00 was approved by the Board of County Commissioners on October 19, 2021.

Master plan development conditions and Concept Plan are enclosed.

When contacting the Growth Services Department's Planning and Zoning Division about this action, please refer to file no. [REDACTED].

Sincerely,


Mary Elizabeth Burgess
Growth Services Director

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Enclosure: Development Conditions, Concept Plan

cc: David Tillman, Tillman & Associates Engineering, LLC.

210502Z [REDACTED] LLC. Development Conditions:

1. The project shall be developed consistent with the Conceptual Plan dated 7/6/2021, the application and LDC unless otherwise revised by these conditions of approval.
2. The project shall be limited to a maximum total of 801 single-family residential units. However, only 200 single-family units may be initiated and constructed prior to the completion of the CR484/I-75 interchange improvements and the completion of the SW 20th Avenue Rd improvements outlined in condition 16.
3. The developer has not obtained Concurrency Certification for this PUD Rezoning Application and is not vested and/or entitled to this PUD consideration. The developer shall comply with Marion County's Concurrency Management System [LDC Division 1.8] prior to obtaining any final development plan approvals (e.g., Final Master Plan, Preliminary Plat, Improvement Plan, Final Plat, Site Plan), which may include providing for proportionate share for transportation improvements consistent with Sections 163.3180 and 380.06, Florida Statutes.
4. The Approval of this PUD does not provide for the approval of any waivers associated with the expired PUD.
5. Building heights shall be limited to 40' and all houses along the perimeter of the property shall be limited to one story in height.
6. Prior to completion and approval of the final PUD Master Plan, the project Traffic Study shall be completed to the satisfaction of the County Engineer and adequate provision shall be made for the coordination of the improvements with the PUD.
7. The project shall have at least one full access connection into Marion Oaks. This connection shall not be restricted to emergency use only.
8. All roads, parking lots, and sidewalks shall meet the requirements of the Marion County Land Development Code.
9. The PUD project's amenities shall be provided as follows, consistent with the PUD Concept Plan:
 - a. The design and construction of the amenities shall be included with the PUD's Improvement Plans.
 - b. The amenities shall be constructed and completed as part of any initial residential development phase, and their Corresponding As-built/Certificate of Occupancy/Final Inspection (or equivalent) shall be obtained prior to obtaining any residential structure Certificate of Occupancy/Final Inspection within the PUD project.
 - c. The intent of these provisions and the overall project is to ensure that the amenity facilities are in place, operational, and maintained in perpetuity, for use by all residential units, and their occupants, prior to allowing any residential occupancy within the project.
10. All project development shall be served by central potable water and central sanitary sewer services prior to the issuance of any project Certificates of Occupancy or equivalent final inspection; with the services installed and/or developed consistent with the LDC. Adequate capacity shall be demonstrated prior to the approval of Improvement Plans.

11. The Buffer adjacent to the SW 20th Ave right-of-way shall include a 6' berm with a Type C Buffer on the top of the berm.
12. The buffer adjacent to SummerGlen and Marion Oaks, shall be a 20' C-Type Buffer with a 6' opaque vinyl fence on top of a 2' berm. Only the fence has to be on top of the berm, which will be located at the rear property line. *of the new lot.* Growth Services personnel shall inspect the construction of the berms and fences upon completion and confirm compliance with this approval.
13. A Type E Buffer shall be adjacent to agricultural lands.
14. All project-wide walls, fences, and buffers, including all vegetative plantings, shall be installed and maintained in perpetuity consistent with professionally accepted landscape practices, unless & until modified through the appropriate LDC PUD Amendment Process.
15. The PUD project shall comply with the LDC's minimum 20% open space requirement.
16. No development may occur until Applicant and Marion County enter into an agreement acceptable to Marion County providing for improvements to SW 20th Avenue Road and construction of additional improvements, timing of development, and related issues. Such agreement may involve other parties and must specifically indicate it is entered pursuant to this approval.
17. 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. The final PUD Master Plan shall include an amenity and recreational plan as well as rendering of the entrance of the PUD.
18. Lots along the perimeter, that back up to established lots, shall mirror the lot sizes of those existing lots.

