

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 20th day of August, 2024.

ATTEST:

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



GREGORY C. HARRELL, CLERK



MICHELLE STONE, CHAIR