



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 7, 2024

9494 Summerfield, LLC
310 N Front Street, Suite 200
Wilmington, NC 28401

RE: Final Planned Unit Development (PUD) Master Plan Approval:
9494 Summerfield LLC PUD, PID# 48320-000-00
Zoning Case# 221108ZP; PUD Master Plan AR# 30470

To Whom It May Concern:

The Marion County Board of County Commissioners considered the referenced PUD Master Plan as the Final PUD Master Plan equivalent in a public hearing held on Tuesday, September 17, 2024. The Board approved the submitted Plan and its accompanying information including revisions, subject to the PUD's original Development Conditions, the project shall resolve the outstanding comments of the Board of County Commissioner and Development Review.

If you have any questions related to the above approval, please contact our offices and reference Zoning Case #221108ZP and PUD Master Plan AR# 30470.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ken Weyrauch", is written over a horizontal line.

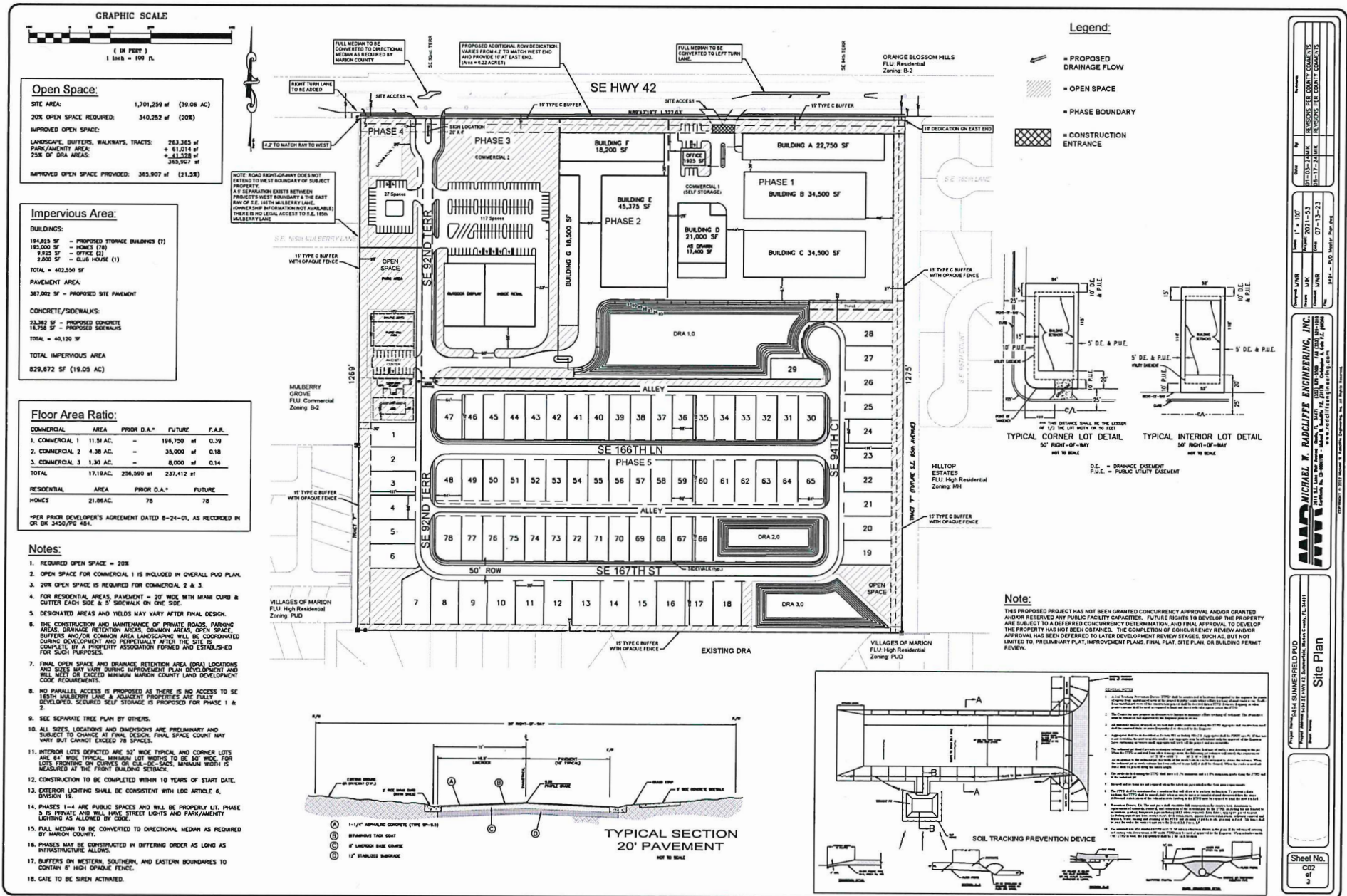
Kenneth Weyrauch, Deputy Director
Growth Services

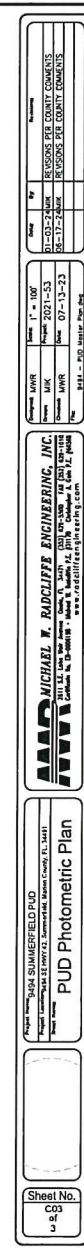
Enclosure: Submitted Final PUD Master Plan, as revised

cc: Michael Kimbley, Radcliffe Engineering

Sunshine 811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

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RESOLUTION NO. 22-R-579

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON ±39.27 ACRES FOR 9494 SUMMERFIELD, LLC, ZONING CASE NUMBER 221108ZP; 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 October 24, 2022; 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, November 15, 2022. Now therefore,

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

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION APPROVAL 221108ZP – 9494 Summerfield LLC. James Martin. The application requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Robert W. Batsel, Jr. Gooding & Batsel, PLLC., Ocala FL 34471, from General Agriculture (A-1) and Mobile Home Park (P-MH) to Planned Unit Development (PUD), for a proposed mixed-use development consisting of a self-storage facility, a commercial area, and 86 single-family residential (SFR) units, on an approximate 39.27 acre Parcel, on Parcel Account Number 48320-000-00.

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 196,750 square feet of self-storage (inclusive of the self-storage operation's office space), 35,000 square feet of general retail, 8,000 square feet of office space, and a total of 78 single-family units and accompanying accessory amenities consistent with the Marion County Land Development Code, the PUD Application, and Revised PUD Conceptual Plan (Dated 10/28/2022), provided as Exhibit "A" attached.
2. Buffers shall be provided as shown on the submitted conceptual plan.
3. 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 Growth Services Director, adequate provision shall be made for the coordination of improvements with the PUD.

4. All access point locations must be approved by the Development Review Committee during the time of the Development Review. Specifically, access point improvements shall comply with the conceptual plan and access improvements warranted by the Traffic Study submitted at the time of development review.
5. The PUD shall connect to Marion County Utilities' centralized water and centralized sewer.
6. Commercial buildings shall be a maximum of 50' in height, single family shall be a maximum of 40' in height, consistent with the conceptual plan. Single family dwellings shall not exceed one-story in height.
7. 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 Code's notice provisions at the Applicant's expense.
8. Architectural style and design of single family dwellings shall be consistent with adjacent dwellings located within the Villages of Marion.
9. Developer shall construct and maintain a minimum 6' high opaque fence located on the inside of the buffers adjacent to the western, southern and eastern boundaries.
10. Residential lots adjacent to the southern boundary of the subject property shall be at least seventy (70) feet in width.
11. Exhibit(s):
 - A. PUD Concept Plan Set, as noted in item 1 above.

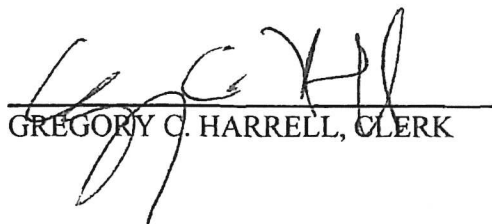
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

DULY ADOPTED in regular session this 15th day of November, 2022.

ATTEST:

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


GREGORY C. HARRELL, CLERK


CRAIG CURRY, CHAIRMAN

