



**Marion County
Board of County Commissioners**

Growth Services ▪ Planning & Zoning

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March 23, 2021

David Owens
C-25 Group, LLC.
2323 SE 12th Street
Ocala FL 34480

To Whom It May Concern:

We are sending this letter to inform you that your request for a rezoning from R-1 (Single Family Residential) and A-1 (General Agriculture) to PUD (Planned Unit Development) on parcel 39196-003-01 was approved by the Board of County Commissioners on December 15, 2020.

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. 201204Z.

Sincerely,

Mary Elizabeth Burgess
Marion County Growth Services Director

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Enclosure: Development Conditions, Conceptual PUD Plan

cc: Ed Abshier, PE – Abshier Engineering

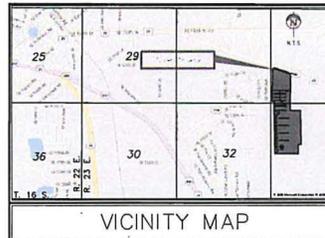
201204Z Master Plan Conditions:

1. The project shall be developed consistent with the conditions outlined herein and the project PUD Conceptual Plan minimum development standards as listed within this staff report. With exception of the access point which will be determined through the Master Plan process with an approved traffic study through the Development Review Process.
2. This approval does not apply to any future developments or expansion of this project.
3. The project shall be limited to a maximum total of 174 Dwelling Units and up to 9.3 acres of commercial use.
4. Development along the boundaries shall conform to the height limitations of LDC Section 4.2.31.E(4)(b)1. a and b, and (4)(b)2.a and b.
5. Building heights shall be limited to 40' for single-family residential and 50' for commercial regardless of the number of stories.
6. The Commercial areas shall only access streets or roads internal to the development.
7. The development shall work through the Development Review Committee process to work on connections to adjacent subdivisions for local connectivity within the area.
8. Buffers for the Planned Unit Development.
 - a. Along the western boundary of the commercial and attached single-family uses, the applicant shall install and maintain a 20' Buffer with a 6' opaque fence, sweet viburnum hedge, five (5) ornamental trees, and three (3) shade trees per 100 linear feet.
 - b. Along the western boundary, adjacent, to the detached single-family uses, a 5' buffer consisting of; 6' opaque fence, a continuous boxwood hedge, and shade trees placed between existing trees on adjacent property
 - c. Along the Right of Way of HWY 25, a C-Type Buffer shall be installed and maintained as required by the Marion County Land Development Code.
 - d. Along the eastern and southern boundaries, a 5' buffer consisting of; a 6' opaque fence with a continuous boxwood hedge and shade trees every 50'.
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. This approval does not act in place of the existing developer's agreement or any of the development requirements in the Marion County Land Development Code.
11. Prior to the completion and approval of the final PUD Master Plan, the project Traffic Study shall be completed.
12. All construction and/or day-to-day development access for the project shall be provided via the project's main ingress/egress.
13. 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.

CONCEPTUAL PLAN

FOR

C-25 GROUP, LLC



INDEX OF SHEETS

1. COVER SHEET
2. CONCEPT PLAN
3. BUFFER PLAN
4. BUFFER DETAILS
5. LOT & ROADWAY DETAILS

OWNERS/DEVELOPER

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