



**Marion County  
Board of County Commissioners**

**Growth Services**

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

**PLANNING & ZONING SECTION  
STAFF REPORT**

<b>Public Hearing Dates</b>	<b>P&amp;Z: 8/25/2025</b> <i>Continued from 6/30/2025</i>	<b>BCC: TBD</b>
<b>Case Number</b>	250706ZP	
<b>CDP-AR</b>	32746	
<b>Type of Case: Rezoning</b>	<b>FROM:</b> General Agriculture (A-1) <b>TO:</b> Planned Unit Development (PUD); Up to 175 detached SFRs (3.18 DU/AC; 80% of potential land density)	
<b>Owner</b>	Estate of Michael P. Couture, Sr.; Eva Couture, P.R.	
<b>Developer (Owner)</b>	Enclave Housing, LLC., Joel Rosenberg	
<b>Applicant</b>	Tillman & Associates Engineering, LLC.	
<b>Street Address / Site Location</b>	15700 SE 73rd Avenue, Summerfield	
<b>Parcel ID Number(s)</b>	47667-000-00	
<b>Property Size</b>	±55 acres	
<b>Future Land Use</b>	Medium Residential (MR) [ <i>Subject to approval of concurrent Large-Scale Comprehensive Plan Amendment Application 25-L03</i> ]	
<b>Zoning Classification</b>	General Agriculture (A-1)	
<b>Overlay Zones / Special Areas</b>	Outside the Urban Growth Boundary (UGB) in the Rural Area outside the S. US Hwy 27/441 & SE Hwy 42 Urban Area; In the Secondary Springs Protection Overlay Zone (S-SPOZ); In Marion County Utilities SE Regional Service Area; Not in the Farmland Preservation Area; Does not include FEMA Flood Zone Area, but includes MC Flood Prone Area	
<b>Staff Recommendation</b>	<b>DENIAL</b>	
<b>P&amp;Z Recommendation</b>	<b>TBD</b>	
<b>Project Planner</b>	Christopher D. Rison, AICP, Senior Planner	
<b>Related Cases</b>	<b>25-L03:</b> Comprehensive Plan Amendment Application to change site land use designation from Rural Land to Medium Residential – <i>This application is dependent on the outcome of the amendment.</i>	
<b>Code Cases</b>	N/A	

## I. ITEM SUMMARY

Tillman and Associates Engineering, LLC., filed a rezoning application on behalf of Jax Road, LLC., to change a  $\pm 55$ -acre site from General Agriculture (A-1) to Planned Unit Development (PUD). The Parcel Identification Number for the property is 47667-000-00; the address is 15700 SE 73rd Avenue, Summerfield, on the west side of SE 73rd Avenue,  $\pm 0.9$  miles north of SE Hwy 42. The site is located outside the Urban Growth Boundary (UGB) in the Rural Area outside the S. US Hwy 27/441 & SE Hwy 42 Urban Area, in the Secondary Springs Protection Overlay Zone (S-SPOZ), and in Marion County's SE Utility Service Area, but not in the Farmland Preservation Area (FPA). The site does not include FEMA Flood Zone Areas but does include Marion County Flood Prone Areas. A concurrent large-scale comprehensive plan amendment application (25-L03) to change the site's future land use designation from Rural Land (RL) to Medium Residential (MR) has also been submitted; *this rezoning application is dependent upon an affirmative outcome of that concurrent amendment application, which is recommended for denial by staff.*

**Figure 1**  
**General Location Map**



## II. STAFF SUMMARY RECOMMENDATION

Staff recommends **DENIAL** of the applicant's request because it is not consistent with LDC Section 2.7.3.E.2, which requires that granting a rezoning will not adversely affect the public interest, that the rezoning is consistent with the Marion County Comprehensive Plan (MCCP), and that the rezoning is compatible with land uses in the surrounding area, and with LDC Section 4.2.31 on Planned Unit Development. One key component of this denial recommendation is that staff has recommended denial of concurrent

Comprehensive Plan Amendment 25-L03 to obtain a Medium Residential land use designation that this PUD proposal is dependent upon, as well as staff concerns regarding public infrastructure and services capabilities. The proposed PUD will adversely affect the public interest based upon the intensity of use and potential impacts to the surrounding area character and infrastructure capacities, is not consistent with the Comprehensive Plan, and is not compatible with the surrounding uses in relation to the other cited criteria. *For expediency, staff has reviewed the proposed PUD and identified concerns and potential recommendations for reference and inclusion as alternative approval conditions in the event the Board of County Commissioners elects to grant approval of Comprehensive Plan Amendment 25-L03.*

### III. NOTICE OF PUBLIC HEARING

Notice of public hearing was provided pursuant to LDC Section 3.5.3.B as listed in following Table A. As of the date of the initial distribution of this Staff Report, one letter of support has been received, and no other written correspondence in opposition to the application has been received. Evidence of the public hearing notices are on file with the Growth Services Department and are incorporated herein by reference.

TABLE A. PUBLIC NOTICE SUMMARY			
METHOD	FORMAT	DATE	LDC Section
Newspaper Legal Notice	Display Ad	Ad Run: 8/11/2025	3.5.3.A & 3.5.3.B(1)(b)
Sign	Large-Scale CPA	Posted: 8/15/2025	3.5.3.B(1)
300-foot Mail Notice	SPO Letter 14 - owners	Mailed: 8/8/2025	3.5.3.B(2)

### IV. ANALYSIS

LDC Section 2.7.3.E.(2) provides that in making a recommendation to the Board, the Planning and Zoning Commission shall make a written finding that granting the rezoning will not adversely affect the public interest, that the proposed zoning change is consistent with the current Comprehensive Plan, and that it is compatible with land uses in the surrounding area. Staff's analysis of compliance with these three criteria is addressed below.

- A. *Compatibility with surrounding uses.* Compatibility is defined as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

#### *Site and surrounding characteristics*

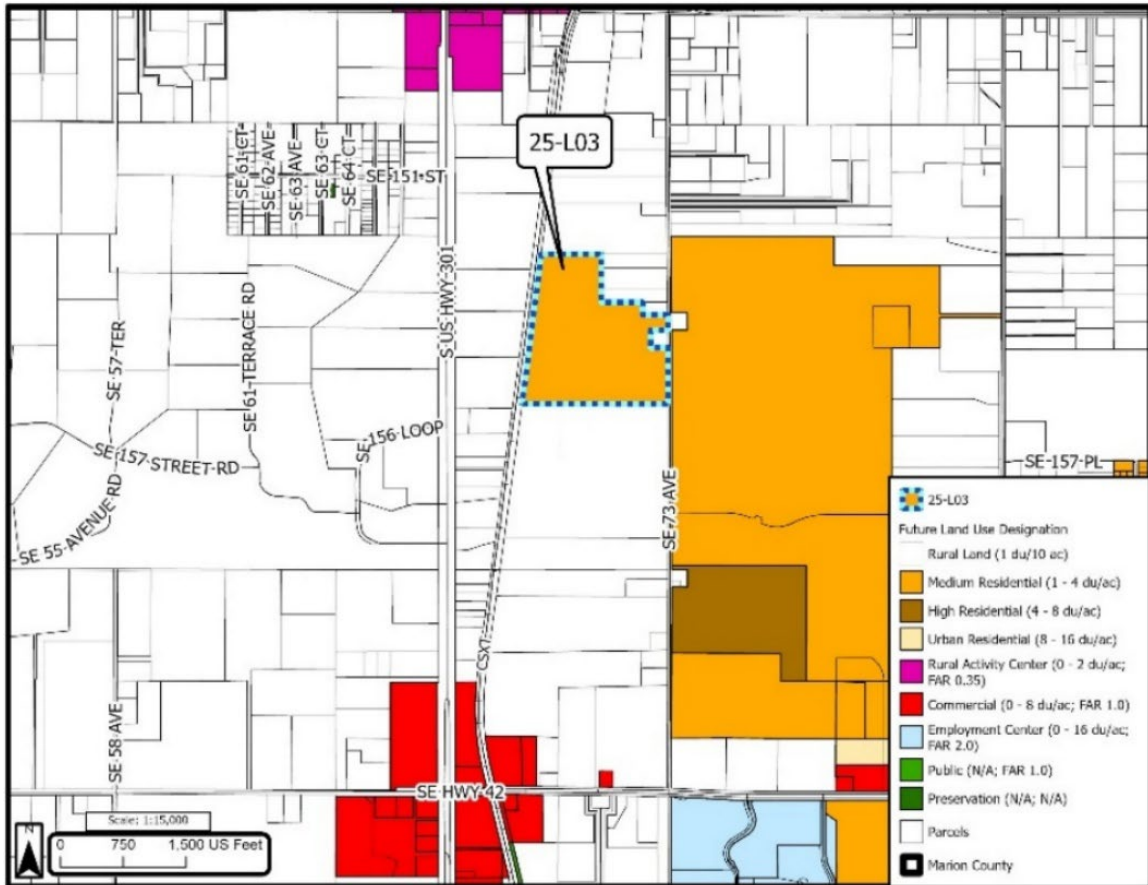
Following Figure 2 displays the site and surrounding area's future land use designations as shown in Map 1 of the Comprehensive Plan Future Land Use Map Series (FLUMS), Figures 3 and 4 display the site's existing and proposed zoning and surrounding properties' existing zoning classifications. Figure 5 shows the uses of the subject property and surrounding properties as classified by the Marion

County Property Appraiser's (MCPA) data property use code. Figure 6 displays an aerial image of the surroundings, including identifying existing subdivisions in the surrounding area. Table B displays the information from Figures 2, 3, 4, 5, and 6 in tabular form.

**Figure 2**  
**FLUMS Designation**

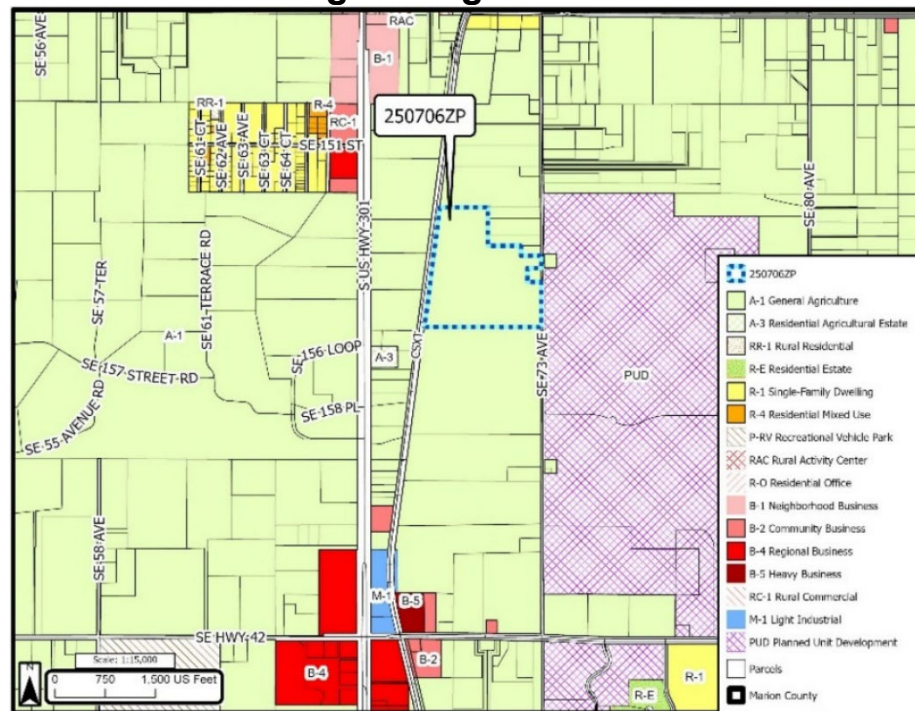
**[Presumes Approval of 25-L03]**

**CPA 25-L03 IS NOT RECOMMENDED BY STAFF - IF THE LAND USE CHANGE IS NOT GRANTED, THE PUD WOULD NOT BE CONSISTENT WITH THE SITE'S COMPREHENSIVE PLAN FUTURE LAND USE**

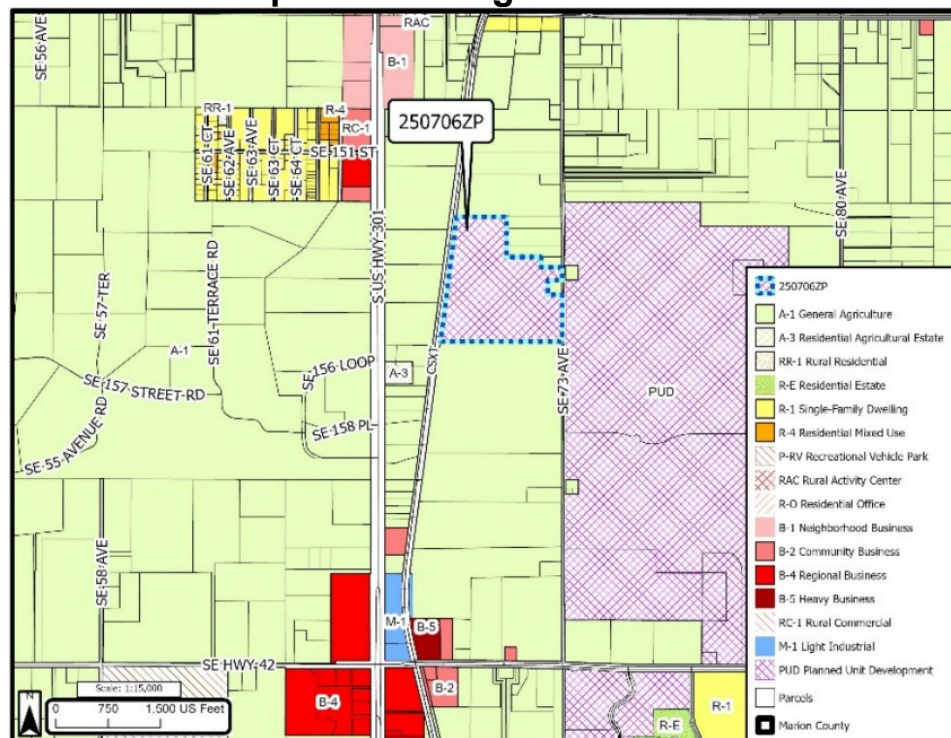




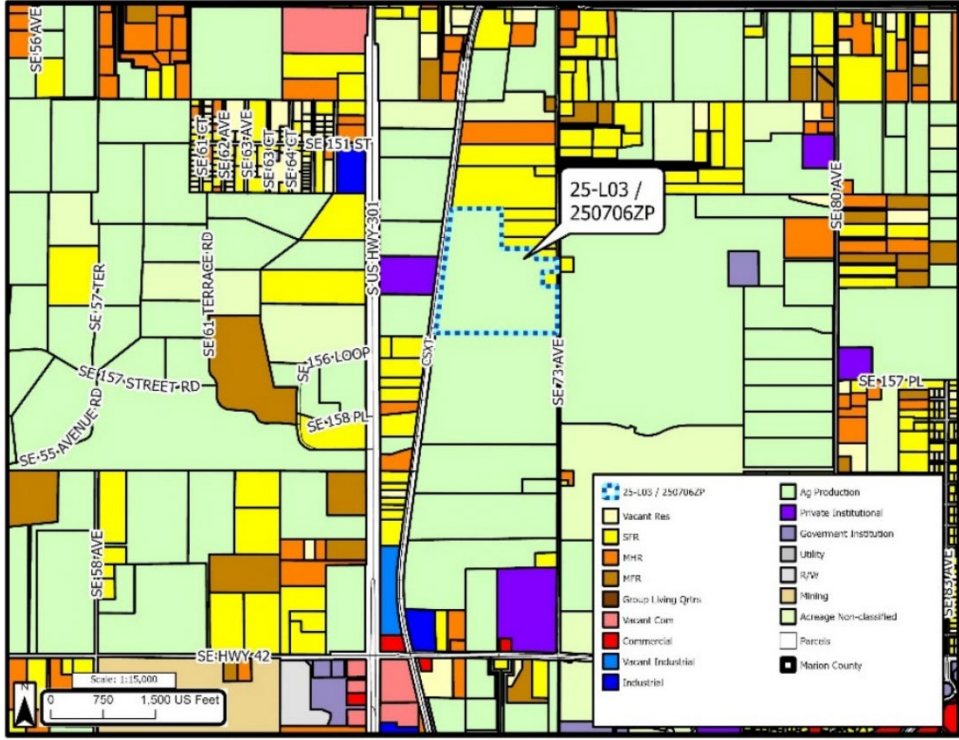
**Figure 3**  
**Existing Zoning Classification**



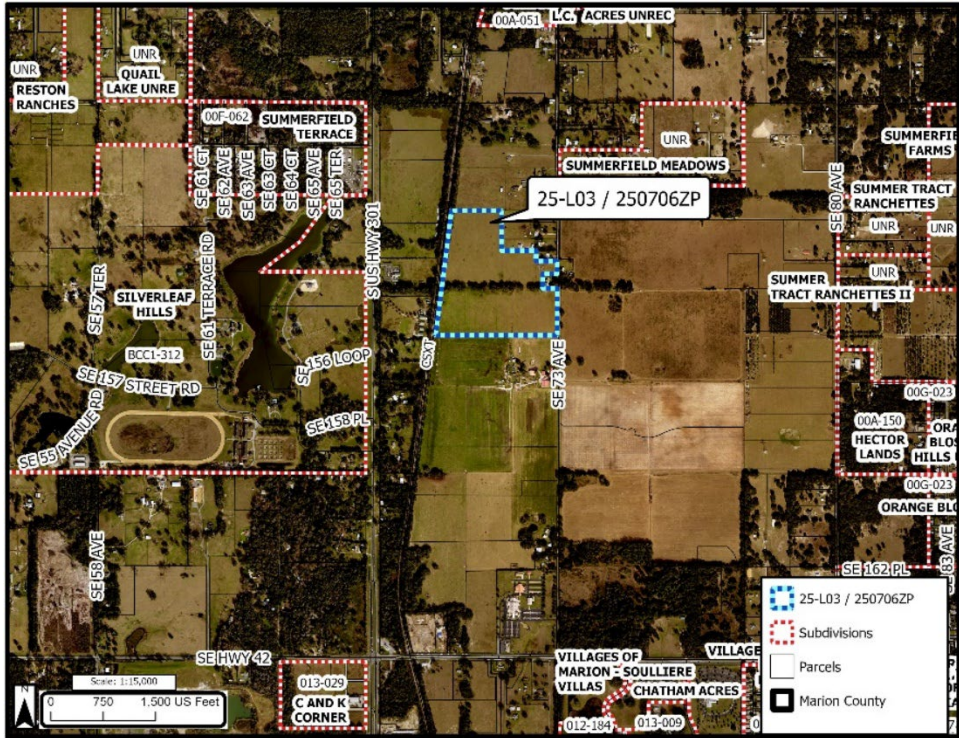
**Figure 4**  
**Proposed Zoning Classification**



### Figure 5



### Figure 6



<b>TABLE B. ADJACENT PROPERTY CHARACTERISTICS</b>			
<b>Direction</b>	<b>FLUM Designation</b>	<b>Zoning Classification</b>	<b>Existing Use Per MCPA Property Code</b>
<b>Subject Property</b>	Rural Land (RL)	General Agriculture (A-1)	Single-family
<b>North (All)</b>	Rural Land (RL)	General Agriculture (A-1)	Single-family homes on acreage
<b>South</b>	Rural Land (RL)	General Agriculture (A-1)	Single-family homes on acreage (Incl. Port-o-Let and Land Application Site)
<b>East - North</b>	Rural Land (RL)	General Agriculture (A-1) Planned Unit	Single-family homes on acreage
<b>East Central</b>	Medium Residential (MR)	Planned Unit Development (PUD)	Gaekwad Village PUD (Future SFR)
<b>East-South</b>	Rural Land (RL)	General Agriculture (A-1)	Single-family homes on acreage
<b>West</b>	Rural Land (RL)	General Agriculture (A-1)	Church Single-family homes on acreage

Consistent with LDC Section 2.7.3.D, staff conducted a site visit (Attachment D) and finds the subject property is a vacant property in use for agricultural fields with few trees. North and northeast of the site are acreage tracts zoned A-1 featuring residences and some with ag production. East of the site, across SE 73rd Avenue, is the north portion of the Gaekwad Village PUD (fka Utopia PUD), wherein single-family detached homes are proposed for that area across from the site. There is also a remaining outparcel for the Gaekwad Village PUD that is occupied by a single-family residence. South of the site is a larger acreage property owned by a related family member that is occupied by a residence that also features a portable toilet service that includes storage of the port-o-lets and land application disposal as well. Staff is further researching the use as no department records regarding the use are currently available, although the land application use has had an active FDEP Permit for a number of years. West of the site is the active CSX Railroad "S" Mainline that is a primary strategic transportation corridor as identified by FDOT

#### *Proposed Planned Unit Development*

The applicant provided a PUD Conceptual Plan (PUD Plan, see Attachment B), currently titled Coventry Square, identifying a residential PUD to consist of 175 detached single-family dwelling units (165 units illustrated), that represents 80% of the potential dwelling units available under the site's requested Medium Residential land use designation for a resulting density of 3.18 DU/AC. The PUD materials do directly not indicate that family/guest cottage/apartments are expected or permitted except the permissible uses references those accessory uses as allowed in the R-1 zoning classification. Figures 7 and 8 following are portions of the submitted PUD Plan illustrating the conceptual layout and primary development standards. The PUD development standards propose minimum 50- and 60-foot wide lots, with the wider longs along the north/northeast and south



boundaries of the site. A series of architectural images reflect 1- and 2-story residences. Buffers will be provided along all boundaries, along with a series of undefined buffers spaces, and stormwater drainage areas. A series of amenity locations will also be provided across the site. Finally, the PUD proposes specialty neighborhood entry/monument signs (see Attachment B, page 5).

## Figure 7 - PUD Development Standards

### MINIMUM BUILDING LOT

#### LINE SETBACKS: - INCLUDES AMENITIES

FRONT - 20' MIN.



REAR - 15' MIN. (5') ACCESSORY

SIDE - 5'/15' MIN. (5') ACCESSORY

### MAX BUILDING HEIGHT:

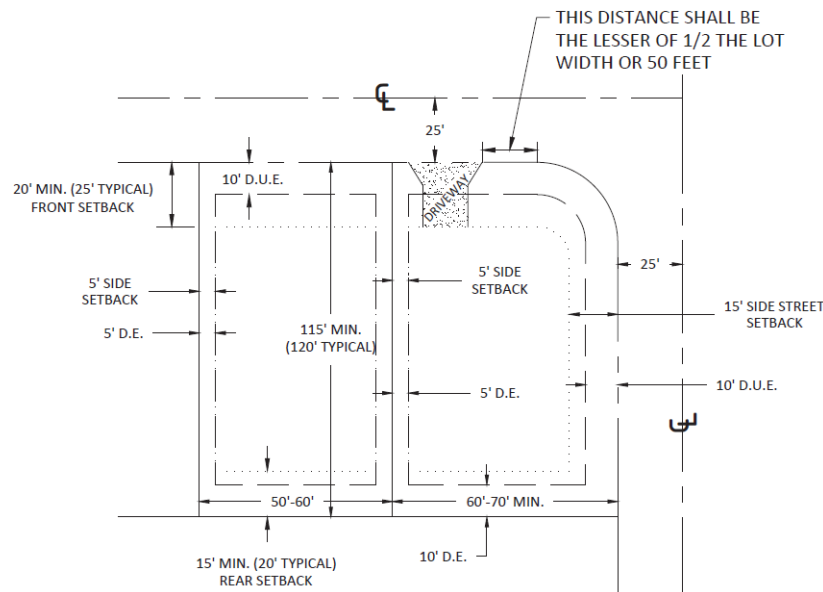
40'

### PROPOSED LOTS:

	(A) 50' X 115' MIN. LOTS	114 UNITS
	(B) 60' X 115' MIN. LOTS	51 UNITS
<u>TOTAL</u>		<u>165 UNITS</u>

### PROPOSED BUFFERS:

AS SHOWN ON CONCEPT PLAN



## TYPICAL LOT DETAILS

N.T.S

ACCESSORY USES ALLOWED AS IN R-1

ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILED.



Figure 8 - Color Illustrated PUD Concept Plan



The PUD Plan's proposed development standards address allowing accessory structures as allowed in the R-1 zoning classification with enabled encroachments into primary structure setbacks. Staff notes that the LDC generally enables encroachments for non-habitable accessory structures including pool enclosures, pools, sheds, etc., but not for habitable structures or spaces, such as potential family/guest cottage/apartments, as such, ***staff recommends that accessory structures eligible for the accessory structure setbacks shall be qualified as non-habitable structures (e.g., screen enclosures, pools, pool enclosures, etc.) as provided in the R-1 zoning, except that no family/guest cottage/apartments shall be permitted.*** Staff notes that the proposed reduced minimum lot width dimensions and setbacks are similar to recent trends including the Gaekwad Village PUD's SFR area to the east that enables 40', 50' and 60' wide detached single-family lots.

A height limit of 40-feet is proposed, and that height limit is consistent with the R-1 zoning and is a lower height than that allowed on the surrounding General Agriculture (A-1) zoned properties. However, no height limit is proposed for possible accessory structures; as such ***staff recommends a 20-foot height limit for such structures consistent with R-1 zoning.*** Additionally, LDC Section 4.2.31.E(4) references compatibility between new residential development and existing residential developments related to building heights. The proposed building heights will conform to those requirements, but will enable 2-story homes along the project's outer perimeter as the surrounding zoning is A-1 which is not classified as a residential zoning classification. The three above conditions are reflected in Table C (underlined, green text) below:

<b>TABLE C. PROPOSED DESIGN &amp; DEVELOPMENT STANDARDS</b>		
<b><u>STAFF RECOMMENDED ADJUSTMENTS</u></b>		
<i>Minimum Standards</i>	<i>Measurements (Feet or Square Feet (SF))</i>	
<i>Lot Types</i>	<i>Internal lots, E &amp; W boundary lots</i>	<i>External lots, N, NE, &amp; S boundary lots</i>
<b><u>Minimum Lot Dimensions</u></b>		
Lot Width	50'	60'
Lot Depth	115'	115'
Lot Area	5,750 Sq. Ft.	6,900 Sq. Ft.
<b><u>Minimum Setbacks</u></b>		
Front	20'	20'
Side / Corner Lot Side	5' / 15'	5' / 15'
Rear	15'	15'
Accessory Uses* - Front / Rear / Side	<u>(non-habitable per R-1 zoning)</u> 20' / 5' / 5'	<u>(non-habitable per R-1 zoning)</u> 20' / 5' / 5'
<b><u>Maximum Structure Heights (To Top of Roof)</u></b>		
Primary Use	40'	40'
<u>Accessory Use</u>	<u>20'</u>	<u>20'</u>
<b><u>Permitted accessory uses shall not include family/guest cottage/apartments.</u></b>		

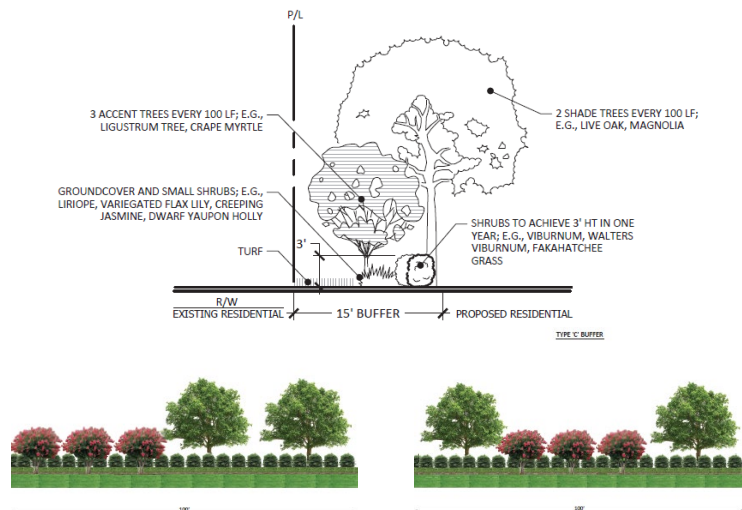
The LDC now requires land use buffers or fences between new single-family residential subdivision development and existing single-family residential uses. While the site adjoins agriculture properties with residences rather than residential zoned properties, 6' high privacy fencing has been proposed, functionally consistent with the LDC. An LDC compliant Type "C" buffer is proposed along SE 73rd Avenue while an alternative Modified Type "E" Buffer is proposed along the CSX Railroad "S" Mainline right-of-way. Table D summarizes the PUD's required and proposed buffers, and *staff supports the proposed buffers as they will comply with or exceed LDC requirements, and recommends the buffers as indicated be recognized as a PUD development condition.*

**TABLE D. BUFFER COMPARISON AND RECOMMENDATION**

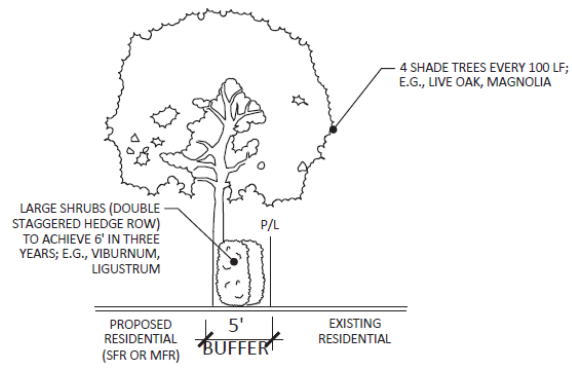
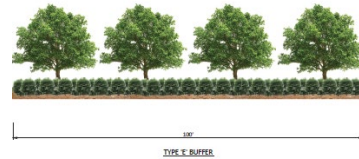
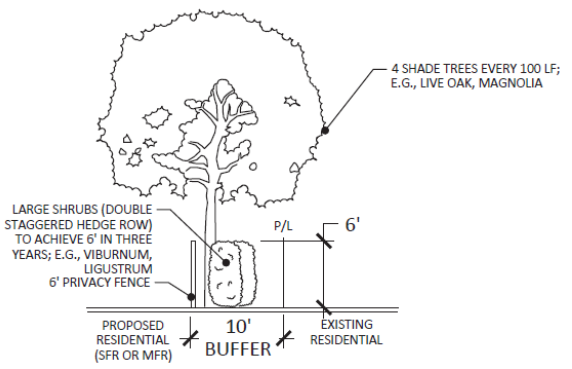

Direction	Adjoining Use	Required	Proposed	Recommended
<b>NORTH / NORTHEAST</b>	Ag Tract w/SFRs	"E"	6' Privacy Fence	As Proposed
<b>SOUTH</b>	Ag Tract w/SFR	"E"	Type "E"	As Proposed
<b>EAST</b>	SE 73rd Avenue	"C"	Type "C"	As Proposed
<b>WEST</b>	CSX RR Mainline	"C"	Modified "E" (Increased to 10' width w/internal 6' privacy fence)	As Proposed

**TYPE 'C' BUFFER**

SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.



**TABLE D. BUFFER COMPARISON AND RECOMMENDATION**

Direction	Adjoining Use	Required	Proposed	Recommended
<p><b>TYPE 'E' BUFFER</b>            BUFFER SHALL CONSIST OF A FIVE-FOOT WIDE LANDSCAPE STRIP. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS TO BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.</p>				
				
<p><b>MODIFIED TYPE 'E' BUFFER</b>            BUFFER SHALL CONSIST OF A TEN-FOOT WIDE LANDSCAPE STRIP WITH A 6' PRIVACY FENCE. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS TO BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.</p>				
				

A PUD is required to provide both general open space and improved open space. The PUD proposes open space areas as required by the LDC. The minimum required open space is  $\pm 11.00$  acres, with improved open space of  $\pm 0.81$  acres. The PUD proposed open spaces will total  $\pm 15.38$  acres with  $\pm 1.60$  acres of improved open space. The open space will include tracts throughout the development, with some adjoining proposed buffers, in a manner that may supplement the effect of those buffers. However, the formal extent and dimensions of the proposed open space tracts are not indicated, wherein the applicant indicates those details will be provided with the final PUD Master Plan or equivalent.

Proposed amenities include four pickleball courts, soccer/sport field, grill area, and restrooms along the site's north boundary, and a playground with bus stop/shelter at the central access location to SE 73rd Avenue, and a walking trail with shelters



around the primary DRA in the southwest corner of the site. A specific schedule for provision of the amenities has not been proposed at this time.

To address the final design of the open space and improved open space and timing of the amenity development, **staff recommends 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 LDC notice provisions and at the Applicant's expense; further, the Developer may present the final PUD Master Plan, or equivalent, and as part of the final PUD Master Plan, or equivalent, the PUD's final open space and improved open space provisions (e.g., acreage and dimensions) shall be finalized and specified.**

*Compatibility conclusion:* Staff notes that the proposed PUD is based on obtaining approval of concurrent Comprehensive Plan Amendment Application 25-L03 to establish a Medium Residential future land use designation for the site. Staff currently recommends denial of that concurrent application due to a variety of factors. As such, staff recommends the proposed PUD is not compatible with the site's current Rural Land future land use designation as the concurrent amendment is not recommended as well. In the event the Board of County Commissioners determines that approval of concurrent Comprehensive Plan Amendment Application 25-L03 is appropriate and acts to approve and adopt that proposed amendment application, an alternative finding and outcome for this request may be suitable, subject to resolution of the preceding concerns identified by staff, wherein the proposed PUD rezoning may then be deemed **compatible** with the existing and future surrounding land uses, **subject to the recommended conditions listed within this report, including those prior recommendations** wherein potential incompatibilities will be mitigated.

B. *Effect on public interest.*

1. Transportation impacts. These include roadways, public transit, and other mobility features.

- a. Roadways.

The PUD Plan proposes three access points to SE 73rd Avenue, wherein the north entrance will be emergency access, but the two southern access points will be functionally full access points. SE 73rd Avenue, however, is identified as a Major Local roadway with a substandard  $\pm 50$ -foot wide right-of-way and is currently encountering design issues with its intersection to the south at SE Hwy 42.

Traffic Study for the PUD has not been submitted; however, a Traffic Methodology was recently approved and the study is being undertaken at this time. According to the DRC Traffic Review (Attachment D), the proposed changes are expected to significantly increase traffic volumes in the surrounding area. Initial traffic projections are listed below in Table E.

TABLE E. GENERAL TRIP GENERATION ESTIMATES					
	ITE Code	Development Amount /	Average Annual Trips		
			Daily	AM Peak-Hour	PM Peak-Hour

Land Use Type		Intensity	Trips	In	Out	Total	In	Out	Total
SFR-CPA	210	220 DU	1,960	36	107	143	125	74	199
SFR-PUD	210	175 DU	1,559	28	85	113	99	59	158

The Traffic Review notes the following:

*"RECOMMEND DENIAL – Proposed property is outside of the urban growth boundary and is anticipated to have a significant impact on SE 73rd Ave which currently has 10' lane widths and only 50' of right-of-way. This development will generate 1,566 daily trips, 115 AM peak HR trips, and 160 PM peak HR trips. A traffic methodology has been approved; however, the traffic study has not yet been submitted.*

*According to the most recent traffic data, 23% of the capacity on CR 42 will be available in the background 2028 condition. This project will consume 3.5% of this available capacity. If approved, only 19.5% of the capacity on CR 42 will be available. Traffic recommends the following conditions if approved: 1) right-of-way dedication along SE 73rd Ave required to achieve 120' total right-of-way, and 2) installation of a northbound left turn lane at the main driveway on SE 73rd Ave"*

Additionally, there are concerns related to SE 147th Street/Place to the north where its intersection with SE 73rd Avenue is a unique configuration, and to the east the intersection of SE 147th Place & SE 80th Avenue is experiencing congestion issues as well. Further, SE Hwy 42 is identified as an Arterial roadway, wherein the roadway extends east-to-west across the southeast part of the County, and the roadway is now slated to be connected westward over I-75 to connect to the Marion Oaks development in upcoming Transportation Improvement Plan to be completed with Marion County Fiscal Years 2025-2026 and 2026-2027.

The final determination and form of the site's access will be examined with greater detail and determined during the development review process, and the PUD developer will be required to provide any transportation improvements identified as necessary by the traffic study and final design, and subject to the satisfaction of the County Engineer. Based on the above recommendations and requirements, it is concluded the application is **not consistent** with TE Policy 2.1.4.a. **In the event an affirmative action results in relation to this request, following conditions are recommended:**

- ***The PUD developer will be required to address and provide any necessary transportation improvements (access/operation and/or system) identified by the Traffic Study, in conjunction with the final approved project***

***development plans, as required by the County Engineer, with any required improvements being completed in a manner and timeline subject to approval by the County Engineer.***

- ***A right-of-way dedication along SE 73rd Avenue required to achieve 120' total right-of-way to be provided as part of the PUD design and approval process, with the timing and form of the dedication being subject to approval by the County Engineer, and***
- ***The installation of a northbound left turn lane at the main access/driveway on SE 73rd Avenue as required by the County Engineer.***

b. Public transit. There are no fixed route services available in this area, and none are planned for the foreseeable future.

c. Other mobility features. At this time, sidewalks are proposed along one side of the internal streets; however, sidewalks along SE 73rd Avenue have not been addressed or indicated. An external sidewalk must be provided along the site's NE 49<sup>th</sup> Street frontage; however, the PUD developer may elect to use a fee-in-lieu of construction option consistent with the LDC. The final sidewalk placements and design, and possible fee-in-lieu option, will be addressed as part of the development review process for the project's final Master Plan or equivalent, that will then be presented for final review and approval by the Board. It is concluded the application is **consistent** with TE Policy 2.1.4.c. **with the following condition:**

- ***The PUD developer will be required to address the provision of internal and external sidewalks in the final approved project development plans, as required by the County Engineer, with any required improvements and/or fee-in-lieu of construction being completed in a manner and timeline subject to approval by the County Engineer.***

Based on the above findings, it is concluded the application's proposed transportation impacts, **would adversely affect public interest** due to design issues and current and potential future level of service issues wherein a Traffic Study and further design analysis would be necessary to affirmatively mitigate the transportation infrastructure impacts of the PUD.

2. Potable water impacts. Potable Water Element Policy 1.1.1 adopts a level of service (LOS) standard of 150 gallons per person per day for residential demand and  $\pm 2,750$  gallons per acre per day for nonresidential demand. Based on the proposed 175 detached single-family dwelling units, the project will generate a demand of 63,000 gallons per day. DRC comments provided by Marion County Utilities (see Attachment C) confirms the site is in the Marion County Utilities service area and a water main is present in the SE Hwy 42 right-of-way. It is concluded the application's **potable water impacts would not adversely affect the public interest.**

3. Sanitary sewer impacts. Sanitary Sewer Element Policy 1.1.1 adopts a LOS standard of 110 gallons per person per day for residential demand and  $\pm 2,000$  gallons per acre per day for commercial and industrial demand. Based on the proposed 175 detached single-family dwelling units, the project will generate a demand of 46,200 gallons per day. DRC comments provided by Marion County Utilities (see Attachment C) confirm the site is in the Marion County Utilities service area, and due to the size of the project connection to an off-site force main at the developer's expense will be required. It is concluded the application's **sanitary sewer impacts would not adversely affect the public interest.**
4. Recreation. Recreation Element Policy 1.1.1 adopts a level of service standard (LOS) of two (2) acres per 1,000 persons. Based on the project's proposed 175 detached single family residential units, the project would generate an estimated demand of 0.81 acres for recreation. The PUD is required to provide for a minimum of 20% open space, resulting in a need for 11.00-acres of open space. The Conceptual Plan proposes a total of 15.39-acres of open space and 1.60 acres of improved open space for recreation. Recreation amenities are proposed with final details and timing to be provided with the final PUD Master Plan, or equivalent, for final review and approval by the Board. Based on the above findings, and noted recommendations, it is concluded the rezoning **recreation impacts would not adversely affect the public interest.**
5. Stormwater/drainage. Stormwater Element Policy 1.1.1 adopts varying levels of service standards based on the characteristics of the development site. There are no FEMA Special Flood Hazard Areas, while a series of limited on-site Flood Prone areas have been identified by Marion County. Stormwater Engineering's remarks note that the project's stormwater management system will be reviewed as part of the Improvement Plan/Major Site Plan stage of review (see Attachment C). As noted by stormwater, site development will be subject to full stormwater review including compliance with the LDC; therefore, the application **would not adversely affect the public interest.**
6. Solid waste impacts. Solid Waste Element Policy 1.1.1 adopts a LOS standard of 6.2 pounds of solid waste generation per person per day. The SWE does not establish a LOS standard for solid waste generation for non-residential uses, as such uses are ordinarily serviced by individually arranged commercial hauling services. Based on the project's proposed 175 detached single family residential units, the project would generate an estimated demand of 2,604 pounds of solid waste per day. Marion County currently provides solid waste collection for the unincorporated County, and has identified and arranged for short-term and long-term disposal needs by obtaining disposal capacity in an out of county facility at this time. Based on the above, it is concluded the application's **solid waste impacts would not adversely affect the public interest.**



7. Fire rescue/emergency services. The site is located in the Villages Fire Station #10 District, located at 8220 SE 165th Mulberry Lane, The Villages, with the station located  $\pm 1.55$  miles southeast of the subject property. The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services. Marion County has established a 5-mile drive distance from the subject property as evidence of the availability of such services; additionally, the Fire Services Department has provided an analysis of existing conditions (see Attachment F) related to the site's primary servicing fire station and the three closest stations that are presented in tables F, G, H, and I following:

**TABLE F: FIRE SUPPRESSION/NON-TRANSPORT RESPONSE ANALYSIS**

Station	Travel Time (Minutes)	FY 22/23 Response Availability (% / Status)	Incidents per Unit*	Units
#10 - The Villages	4	11.56% / Yellow	<b>4,255</b>	-
#30 - Spruce Creek	5	7.62% / Green	<b>2,415</b>	-
#18 - Belleview	9	10.34% / Green	1,765	-
#27 - Weirsdale	13	6.63% / Green	1,263	-
*The threshold to consider adding additional Suppression/Non-transport units is <b>2,000</b> incidents; there are no additional budgeted units for this area to date. Source: Marion County Fire Services				

**TABLE G: TRANSPORT/AMBULANCE RESPONSE ANALYSIS**

Station	Travel Time (Minutes)	FY 22/23 Incident Reliability (% / Status)	Incidents per Unit*	Units
#10 - The Villages	4	7.35% / Green	<b>3,013</b>	2
#30 - Spruce Creek	5	1.69% / Green	1,644	2
#18 - Belleview	9	5.63% / Green	2,212	2
#27 - Weirsdale	13	<b>20.47% / Red</b>	2,321	1
*The threshold to consider adding additional Transport/Ambulance units is <b>2,500</b> incidents; there are no additional resources planned for this area to date. Source: Marion County Fire Services				

**TABLE H: PENDING AREA DEVELOPMENTS**

Project	Status	Development Potential	Fire District	Available Units (S/NT - T/A)*
Gaekwad Village PUD	PUD Master Plan Townhouses Phase 1A - Approved 8/2024	744 SFR 770 MFR 1,514 TOTAL	#10 The Villages	N/A - 1
Heritage Oak Village PUD	Preliminary Plat Approved 8/2024	159 SFR	#10 The Villages	N/A - 1
9494 Summerfield PUD	PUD Master Plan Approved 9/2024	78 SFR Office/Retail 43,000 SF Mini-Storage 196,750 SF	#10 The Villages	N/A - 1

Carissa Oaks PUD (south)	Rezoning Approved 4/2022	10 SFR	#30 Spruce Creek	N/A – 1
<b>TOTAL PENDING DEVELOPMENTS</b>		<b>991 SFR; 770 MFR; 239,750SF Non-residential</b>		
<i>*S/NT = Suppression/Non-transport Unit, T/A = Transport/Ambulance Unit.</i>				

<b>TABLE I: FIRE SERVICES SUMMARY AND ASSESSMENT*</b>				
<b>Station</b>	<b>S/NT SERVICE LEVEL STATUS</b>	<b>ADDITIONAL S/NT UNITS NEEDED</b>	<b>T/A SERVICE LEVEL STATUS</b>	<b>ADDITIONAL T/A UNITS NEEDED</b>
#10 - The Villages	<b>Exceeded</b>	<b>1</b>	Compliant	0
#30 - Spruce Creek	<b>Exceeded</b>	<b>0</b>	Compliant	0
#18 - Belleview	Compliant	0	Compliant	0
#27 - Weirsdale	Compliant	0	<b>Exceeded</b>	<b>1</b>
<i>*S/NT = Suppression/Non-transport Unit, T/A = Transport/Ambulance Unit.</i>				

**Analysis:** Marion County Fire Services has identified an impending service need of one suppression/non-transport unit and one transport/ambulance unit in regards to the area. The Comprehensive Plan does not establish a level of service for fire services. As identified by Fire Services, there is an operational deficiency for the area, however, no funds are currently budgeted to address the deficiency at this time; however, Marion County is currently exploring initiating a fire/emergency services impact fee(s) that may assist in resolving the identified operational deficiency. Staff finds the application **may adversely affect the public interest depending on the timing of development and County efforts to address the existing operational deficiencies identified.**

8. Law enforcement. The Sheriff's Village District Office, located at 8230 SE 165th Mulberry Lane, The Villages, ±1.6 miles southeast of the subject property. The Comprehensive Plan does not establish a level of service standard for law enforcement/sheriff services. The Marion County Sheriff's Office (MCSO) comments (see Attachment G) estimated the project could result in 420 new residents and MCSO could absorb the calls created by those residents alone, but if there is other development in the area additional staffing would be necessary to cover those needs. Staff finds the application **may adversely affect the public interest depending on the timing of development and MCSO efforts to address operational needs for the area.**
9. Public schools. The following figures are provided by Marion County Public Schools (MCPS) for the current school year: Harbour View Elementary (102%), Lake Weir Middle School (92%), and Belleview High School (120%). Residential development of the site with 175 single-family detached residences would generate 19-elementary, 8-middle, and 13-high school students for a total of 39 students. While there are areas of overcrowding, overall, there is capacity within Marion County Schools. Staff notes the student generation information was based on the 2024-2025 school year, as the current 2025-2026 school year is only commencing at this time.

Therefore, it is concluded that the application is **consistent** with this section. Therefore, the application's **public-school impacts would not adversely affect the public interest**.

*Conclusion.* Staff notes significant transportation network design and level of service issues for the area, and a completed traffic study to identify related impacts and methods for mitigation has not yet been provided. Additionally, Fire Services has identified existing/expected operational deficiencies; while they are not subject to a Comprehensive Plan level of service standard, and some methods to address the concerns are available, the timing of development related to the expected demands is a concern. Further, the MCSO has noted that call volumes could be absorbed, but if there is other development in the area additional staffing would be necessary to cover those needs; while law enforcement services are not subject to a Comprehensive Plan level of service standard, the timing of development related to the expected demand is a concern. As such, staff finds the proposed rezoning **will adversely affect the public interest** as the proposed PUD will result in additional infrastructure and operational needs wherein adequate mitigation is not readily available.

C. *Comprehensive Plan consistency.*

1. FLUE Policy 1.1.3: Accommodating Growth – “The County shall designate on the Future Land Use Map sufficient area in each land use designation to distribute development to appropriate locations throughout the county. Changes to the Future Land Use Map shall be considered in order to accommodate the existing and projected population and its need for services, employment opportunities, and recreation and open space while providing for the continuation of agriculture activities and protection of the environment and natural resources.”

**Analysis:** *The PUD proposes implementing the site's requested Medium Residential (MR) land use designation.* The project proposes development consistent with that land use designation's range of density, complying with the minimum density and not exceeding the maximum density, and enabling a detached single-family residential development option featuring reduced lots sizes. Staff concludes the proposed rezoning is **consistent** with FLUE Policy 1.1.3.

2. “FLUE Policy 2.1.18: Medium Residential (MR) - This land use designation is intended to recognize areas suited for primarily single-family residential units within the UGB, PSAs and Urban Area. However, the designation allows for multi-family residential units in certain existing developments along the outer edges of the UGB or Urban Area. The density range shall be from one (1) dwelling unit per one (1) gross acre to four (4) dwelling units per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use.

**Analysis:** *The PUD proposes implementing the site's requested Medium Residential (MR) land use designation.* The PUD proposes development consistent with that designation's minimum and maximum density range,

providing for 80% of the site's potential dwelling units. A series of buffers and open spaces, addressed elsewhere in the report, are proposed as transition to the surroundings in an effort to make the site compatible with the surrounding properties. The proposed PUD is consistent with the site's requested MR land use designation and is located within the UGB where a variety of urban services are available. As recommended, staff concludes the proposed rezoning is **consistent** with FLUE Policy 2.1.19.

3. FLUE Policy 5.1.2: Review Criteria – Changes to Comprehensive Plan and Zoning. Before approval of a Comprehensive Plan Amendment (CPA), Zoning Changes (ZC), or Special Use Permit (SUP), the applicant shall demonstrate that the proposed modification is compatible with existing and planned development on the site and in the immediate vicinity, and shall evaluate its overall consistency with the Comprehensive Plan, Zoning, and LDC and potential impacts on, but not limited to the following:

1. *Market demand and necessity for the change*
2. *Availability and potential need for improvements to public or private facilities and services;*
3. *Allocation and distribution of land uses and the creation of mixed-use areas;*
4. *Environmentally sensitive areas, natural and historic resources, and other resources in the County;*
5. *Agricultural activities and rural character of the area;*
6. *Prevention of urban sprawl, as defined by Ch. 163, F.S.;*
7. *Consistency with the UGB;*
8. *Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;*
9. *Compatibility with current uses and land uses in the surrounding area;*
10. *Water supply and alternative water supply needs; and*
11. *Concurrency requirements.*

**Analysis:** *A market demand and necessity for change analysis was not provided for the request.* The request represents an extension of the Urban Area with a Medium Residential land use designation into the current Rural Area/Rural Land designated properties that has not been recommended for approval by staff. Further, transportation and emergency services concerns previously identified are a significant concern to ensure adequate public facility infrastructure and services. The expansion of Urban Area uses into the Rural Area, while buffered, will contribute to creating isolated and disconnected Urban and Rural Areas. The application is **not consistent** with FLUE Policy 5.1.2.

4. FLUE Policy 5.1.3: Planning and Zoning Commission - provides "... applications for CPA, ZC, and SUP requests to be reviewed by the Planning & Zoning Commission, which will act as the County's Local Planning Agency. The purpose of the advisory board is to make recommendations on CPA, ZC, and SUP requests to the County Commissioners. The County shall implement and maintain standards to allow for a mix of representatives



from the community and set standards for the operation and procedures for this advisory board.”

**Analysis:** This application is scheduled to appear in front of the Planning & Zoning Commission on August 25, 2025. This application is **consistent** with FLUE Policy 5.1.3.

5. FLUE Policy 5.1.4: Notice of Hearing - “The County shall provide notice consistent with Florida Statutes and as further defined in the LDC.”

**Analysis:** Staff finds public notice has been provided as required by the LDC and Florida Statutes and, therefore, concludes the application is being processed **consistent** with FLUE Policy 5.1.4.

6. FLUE Policy 6.1.3: Central Water and Wastewater Service – The County shall require development within the UGB, Urban Areas, and other developments consistent with this Plan and as required in the LDC to use central water and wastewater. Central water and wastewater treatment facilities shall be constructed in accordance with the Wastewater and Potable Water Elements of this Plan as further defined in the LDC.

**Analysis:** The site is located outside the UGB, but is proposed to be added to the S. Hwy 441/SE Hwy 42 Urban Area by obtaining a Medium Residential land use designation. Central water and central sewer services are available to the site and within connection distance, although service extensions to the site will pass large and small acreage tracts with a Rural Land designation. The application is **consistent** with FLUE Policy 6.1.3.

7. TE Policy 2.1.4: Determination of Impact - provides in part “All proposed development shall be evaluated to determine impacts to adopted LOS standards.”

**Analysis:** As previously noted in prior section B.1.A, the PUD Plan proposes three access points to SE 73rd Avenue that is designated a Major Local roadway with a substandard right-of-way. A Traffic Methodology was recently approved for this PUD (May 13, 2025, AR# 32409) to conduct a joint study with a parallel PUD for a site ±1/4 mile to the south that extends further south to SE Hwy 42; the Traffic Study for the two PUDs remains incomplete at this time. County Traffic Engineering has identified a number of issues in regard to capacity, level of service, and design issues related to SE 73rd Avenue, SE Hwy 42, SE 147 Street/Place, and SE 80th Avenue. Additionally, Marion County has discussed potential revisions to established level of service standards, that if enacted, would further increase concerns related to the transportation network.

As noted previously in this staff report, staff recommends conditions for the PUD related to the final access design and right-of-way dedication subject to the County Engineer’s approval. However, based on the previously discussed findings and prior recommendations, it is concluded the application is **not consistent** with TE Policy 2.1.4.

8. TE Objective 2.2: Access Management - provides "To maintain the intended functionality of Marion County's roadway network, access management standards shall be established which provides access controls and manage the number and location of public roadways, private roadways, driveways, median openings, and traffic signals."

**Analysis:** As noted previously, the PUD will access SE 73rd Avenue via two general access points and one emergency access point. Based on the above findings and proposed PUD, staff concludes the application is **consistent** with TE Objective 2.2, as address with the conditions recommended earlier in this report.

9. SSE Policy 1.1.3: provides "The County shall encourage the construction of sanitary sewer facilities by public or private sources, or jointly, in accordance with the Marion County Water and Wastewater Utility Master Plan, and the LDC."

**Analysis:** The site is located in Marion County's SE Utility Service Area. Based on residential development of the site with 175 dwelling units, demand is expected to be 46,200 gallons per day. A sanitary sewer force main is currently located along SE Hwy 42 to the south of the subject property. The application is **consistent** with SSE Policy 1.1.3.

10. PWE Policy 1.6.4: provides "Adequate potable water supplies and facilities which meet the adopted LOS standards shall be available concurrent with the impacts or development."

**Analysis:** The site is located in Marion County's SE Utility Service Area. Based on residential development of the site with 175 dwelling units, demand is expected to be 63,000 gallons per day. A water main is currently located along SE Hwy 42 to the south of the subject property. Based on these findings, the application is generally **consistent** with PWE Policy 1.6.4.

11. Stormwater Element (SE).
  - a. SE Policy 1.1.4 provides, "[t]he demand for stormwater facility capacity by new development and redevelopment shall be determined based on the difference between the pre-development and post-development stormwater runoff characteristics (including rates and volumes) of the development site using the applicable design storm LOS standard adopted in Policy 1.1.1 and facility design procedures consistent with accepted engineering practice."
  - b. SE Policy 1.1.5 provides, "Stormwater facilities meeting the adopted LOS shall be available concurrent with the impacts of the development."

**Analysis:** At the time of any development order approval, the owner will need to demonstrate that post-development stormwater runoff can be accommodated by the stormwater facilities proposed during development review. The owner is advised they will be responsible for funding the stormwater facilities with sufficient capacity to accommodate the post-development runoff, potentially including stormwater needs for off-site infrastructure improvements needed to support any development (e.g., access turn-lanes, etc.) Based on the above findings, the application is **consistent** with SE Policies 1.1.4, and 1.1.5.

12. SWE Policy 1.1.1: provides - “The LOS standard for waste disposal shall be 6.2 pounds of solid waste generation per person per day. This LOS standard shall be used as the basis to determine the capital facilities or contractual agreements needed to properly dispose of solid waste currently generated in the County and to determine the demand for solid waste management facilities which shall be necessitated by future development.”

**Analysis:** Based on residential development of the site at 175 dwelling units, demand is expected to be 2,604 pounds per day of solid waste. The County has identified and arranged for short-term and long-term disposal needs by obtaining a long-term contract reserving capacity with a private landfill in Sumter County. Based on the above findings, the application is **consistent** with SWE Policy 1.1.1.

13. ROS Policy 1.1.1: provides - “The LOS standard for public outdoor parks and recreation facilities shall be two (2) acres per 1,000 persons. Marion County may develop and pursue intergovernmental and not-for-profit agency partnerships to meet identified recreation needs, including, but not limited to, placing County-owned/operated facilities on non-Marion County owned lands.”

**Analysis:** Based on the project’s proposed 175 detached single family residential units, the project would generate an estimated demand of 0.81 acres for recreation. The PUD is required to provide for a minimum of 20% open space, resulting in a need for 11.00-acres of open space. The Conceptual Plan proposes a total of 15.39-acres of open space and 1.60 acres of improved open space for recreation. Recreation amenities are proposed with final details and timing to be provided with the final PUD Master Plan, or equivalent, for final review and approval by the Board. Based on the above findings, and noted recommendations, it is concluded the application is **consistent** with ROS Policy 1.1.1.

The PUD’s concurrent Comprehensive Plan Amendment 25-L03 requesting a Medium Residential land use designation is not recommended by staff, and issues related to transportation and public safety facilities and services are a critical concern for the area, more so if any revisions to transportation related level of service standards occur. In conclusion, based upon the totality of the circumstances, staff concludes the rezoning application is **not consistent** with the Comprehensive Plan

## V. PLANNED UNIT DEVELOPMENT (PUD) ANALYSIS

Land Development Code Section 4.2.31 establishes specific requirements for a PUD. An analysis of conformance to those requirements are addressed below.

- A. LDC Section 4.2.31.B addresses permitted uses, special uses, and specialized development standards and architectural standards.
1. LDC Section 4.2.31.B.(1) allows any permitted use, special use, or accessory use in any zoning classification listed within the County's LDC provided the proposed use is consistent with the County's future land use designation for the site, and the provisions of the LDC for each use.
  2. LDC Section 4.2.31.B.(2) provides uses identified as ordinarily requiring a Special Use Permit may be authorized as permitted within all or a part of a PUD without the necessity of a separate SUP application provided it meets on of three criteria;
  3. LDC Section 4.2.31.B.(3) provides owners of parcels within the PUD may subsequently request the authorization of additional special uses following approval of the PUD by undertaking the SUP application process for the proposed additional use without applying for an amendment to the PUD.
  4. LDC Section 4.2.31.B.(4) establishes three (3) methods for setting forth the list of permitted and special uses.
  5. LDC Section 4.2.31.B.(5) provides the intended character of the PUD shall be identified, including the structure types, architectural styles, ownership forms, amenities, and community management form (e.g., property owner association, community development classification, municipal service unit, etc.) or suitable alternative.

**Analysis:** As previously noted, PUD proposes 175 *single-family detached residential units*, with accessory structures enabled and a series of amenities. The conceptual plan was accompanied by development standards and a series of architectural images of the intended residences. All images were 1-story homes, although the applicant has noted 2-story will also be permitted as the PUD's maximum height limit is proposed at 40-feet. The PUD also proposes to potential forms for subdivision neighborhood/monument signs; the proposal provides for an an increased overall height for a portion of the sign (pillar) for a total maximum sign height of ±12.5-feet in height; staff has no objection to the limited height increase or the sign proposed. Staff supports establishing a condition to reflect the placement of the wider 60-foot minimum with lots to the north/northeast and south PUD boundaries as depicted on the Concept Plan consistent with the development standards in Table C. As such, the PUD **is consistent, with previously recommended conditions and the following conditions:**



- ***The PUD shall be developed with detached single-family residences up to a maximum total of 175 residences; no accessory family/guest cottage/apartment units are permitted. The PUD's development shall conform to the placement, development standards, and general architectural typical designs, as listed in Table C and provided with the Conceptual Plan materials as provided with this staff report.***

- B. LDC Section 4.2.31.C establishes a minimum PUD size of 0.5 acres or 21,780 square feet.

**Analysis:** Staff finds the property has a size of ±29.51 acres and therefore is **consistent** with this section.

- C. LDC Section 4.2.31.D addresses density and intensity.

1. LDC Section 4.2.31.D(1) provides the maximum allowable density/intensity for a PUD cannot exceed that established by the Comprehensive Plan Future Land Use Designation(s) for the site, along with any density or intensity bonuses and/or transfers acquired for the site as enabled by the Comprehensive Plan and the LDC; however, if the PUD site is vested for a higher density/intensity as established consistent with the Comprehensive Plan and the LDC, the PUD may propose densities and/or intensities consistent with the vested status.

**Analysis:** The site's requested future land use designation is Medium Residential (MR), allowing for 55 to 220 dwelling units. The PUD Plan proposes a maximum of 175 detached single-family dwelling units, complying with the site's minimum density and representing 80% of the site's maximum density, resulting in a proposed density of 3.18 DU/AC. However, as staff has recommended denial of concurrent Comprehensive Plan Amendment 25-L04, the PUD **is not consistent** with this provision.

2. LDC Section 4.2.31.D.(2) provides the Board is not obligated to authorize the maximum density/intensity as potentially allowed by the Comprehensive Plan future land use designation(s) and/or bonuses and/or transfers acquired for the PUD site. The criteria for establishing a maximum density/intensity includes existing zoning, adequacy of existing and proposed public facilities and services, site characteristics, and the requirements of the Comprehensive Plan for any residential or non-residential land use involving the area in question, with additional focus on the compatibility of the PUD's proposed uses with the adjoining and surrounding properties.

**Analysis:** The site's future land use designation is Medium Residential (MR), allowing for 55 to 220 dwelling units. The PUD Plan proposes a maximum of 175 detached single-family dwelling units, complying with the site's minimum density and representing 80% of the site's maximum density, resulting in a proposed density of 3.18 DU/AC. However, as staff

has recommended denial of concurrent Comprehensive Plan Amendment 25-L04, the PUD **is not consistent** with this provision.

3. LDC Section 4.2.31.D.(3) provides density/intensity increases may be attained through one of three methods.

**Analysis:** The application does not propose any density/intensity above the requested land use designation. Thus, staff concludes this section is **not applicable**.

4. LDC Section 4.2.31.D.(4) allows for blending of densities/intensities if the subject property has more than one FLUMS designation.

**Analysis:** The site consists of a single Medium Residential (MR) land use designation, and no blending of land uses is proposed. Staff finds this section is **not applicable**.

5. LDC Section 4.2.31.D.(5) addresses averaging.

- a. LDC Section 4.2.31.D.(5)(a) provides the gross amount of density/intensity of uses in a PUD may be allocated to any area of the total PUD site; however, proposed uses that are subject to the special setback and/or protection zone/area requirements shall be required to comply with those applicable standards as established within the Comprehensive Plan and this Code both within, and to areas outside the boundary, of the PUD.

**Analysis:** As the site is solely subject to a Medium Residential (MR) land use designation, the proposed PUD does not propose intensity averaging. Staff finds this proposal is **consistent** with this section.

- b. LDC Section 4.2.31.D.(5)(b) allows alternative setback and/or protection zone/areas meeting the intent of the Code for uses internal to the PUD site as part of the PUD review and consideration, subject, however to the Comprehensive Plan.

**Analysis:** Staff finds the PUD proposes setbacks similar to or greater than those seen in comparable zoning classes in the surrounding area. Further, land use buffers will be provided around the perimeter of the site, along with additional open space tracts, that will provide for separations and screening to surrounding properties. As such, the PUD is **consistent** with this section.

- c. LDC Section 4.2.31.D.(5)(c) provides that if the PUD is for a cluster type project that must be enabled as a PUD as established by the Comprehensive Plan (e.g., Rural Residential Cluster or Hamlet Division 3.3), then the PUD shall be subject to compliance with the applicable natural open space preservation requirements, with the remaining lands available for development then being eligible for density and/or intensity

averaging, subject to any special requirements of the particular PUD cluster type as required by the Comprehensive Plan and this Code.

**Analysis:** Staff finds that the PUD is not a hamlet or rural residential cluster. Thus, staff finds that this section is **not applicable**.

6. LDC Section 4.2.31.D.(6) requires the PUD to comply with the minimum buffer requirements as established in this Code, or an alternative design meeting the intent of the Code may be proposed for consideration. If an alternative design is proposed, the proposal shall include, at a minimum, scaled typical vertical and horizontal cross-sections of the buffer, including depictions of all proposed alternative buffer improvements and scaled representations of the existing principal structures and improvements that are located on the adjoining properties being buffered from the PUD. LDC Section 4.2.31.E.(6) provides buffers shall be provided externally and internally, between the PUD and surroundings and between internal PUD uses, in order to maintain compatibility between uses and avoid and/or limit adverse impacts between uses and nuisance situations

**Analysis:** As previously noted, the PUD proposes a series of buffers along the site's boundaries that meet and/or exceed those required by the LDC. Staff finds the PUD buffers proposed are **consistent** with this section.

D. LDC Section 4.2.31.E.(1) addresses types of access.

1. LDC Section 4.2.31.E.(1)(a) provides all properties resulting from a PUD shall have paved access to paved public or private street right-of-way; however, ingress/egress or cross-access easements may be proposed as an alternative to a right-of-way as part of the PUD, provided all access is paved.

**Analysis:** As previously noted, access will be provided to SE 73rd Avenue via three access points with the final site development plan review and subject to County Engineer review and approval. As such, staff finds the application is **consistent** with this provision, **as recommended previously in this report**.

2. LDC Section 4.2.31.E.(1)(b) provides the PUD shall include pedestrian and/or bicycle facilities internally to address internal circulation needs and externally to provide for integration of the PUD to surrounding existing for future facilities.

**Analysis:** As previously noted, the PUD plan provides for internal sidewalks but does not proposed sidewalks along SE 73rd Avenue. As previously recommended, a condition of site development will be to provide sidewalks or potentially use a fee-in-lieu option, subject to County Engineer review and approval. Staff has reflected these requirements with a previously recommended development condition; as such staff finds the application is **consistent** with this provision.

3. LDC Section 4.2.31.E.(1)(c) provides the PUD shall include multi-modal design accommodating pedestrian, bicycle, transit, and vehicular access focusing on integrating the modes with the proposed PUD uses and expected activity levels and/or focus (e.g., employment, residential, institutional, etc.).

**Analysis:** Transit services via Marion Transit/Suntran are not currently available in the area. As previously noted, no pedestrian and/or bicycle facilities are available in the area at this time. Internal and external sidewalks are to be addressed by the PUD's final design and construction per a previously recommended condition, and such sidewalks may be supportive of future transit efforts. As such staff finds the application is **consistent** with this provision.

4. LDC Section 4.2.31.E.(1)(d) provides parking and loading spaces shall be provided consistent with the requirements for developed uses as listed in Section 6.11.8; however alternative parking and loading standards may be proposed, provided such standards are based on accompanying technical information and analysis provided by a qualified professional. The use of shared parking is encouraged, along with the integration of parking as part of a multi-use structure as provided in Section 4.2.6.D(8).

**Analysis:** The PUD does not propose deviations from parking standards as the residences will include garages with driveways, wherein the garage may accommodate one or more vehicles and the driveway may accommodate one or more vehicles, which is consistent with and permitted by the LDC. The PUD does not propose storage areas for recreational vehicles as rendered; however, providing such areas is not a requirement for residential development. Individual properties may provide for recreational vehicle storage unless precluded by the PUD's private community restrictions. As such the plan is **consistent** with this provision.

5. LDC Section 4.2.31.E.(1)(e) requires all appropriate utility infrastructure shall be made available to and provided for the PUD.

**Analysis:** The site is located with Marion County Utilities Service Area and services are available for the site subject to LDC requirements regarding connection and design (see Attachment C). A water main providing central water service is available along SE Hwy 42. A sanitary sewer force main is available along SE Hwy 42. Extension of these service will be required at the developer's expense to connect to central sewer service. As such, the plan is **consistent** with this provision.

6. LDC Section 4.2.31.E.(1)(f) requires all appropriate and necessary stormwater infrastructure shall be provided for the PUD development to ensure compliance with this Code.

- a. LDC Section 6.13.2 addresses the minimum requirements for stormwater management.
- b. LDC Section 6.13.3 addresses four different types of stormwater management facilities.

**Analysis:** On the DRC Comments Letter, the Office of the County Engineer Stormwater Division notes that a final stormwater plan will be required through subsequent development review processes (Attachment C). The PUD proposes a series of private retention areas to serve respective portions of the site estimated to contain the 100-year 24-hour post storm event. Stormwater review during the Development Review phase will verify the size and depth of the retention areas needed to serve the development and the operational capacity of the proposed systems. As such, the plan is **consistent** with this provision.

- E. LDC Section 4.2.31.E.(2) (a-b) addresses easements.

**Analysis:** Staff finds any easements required for maintenance and upkeep of the PUD infrastructure will be determined during the Development Review phase of the process with buildable areas and easements finalized and/or determined during the Preliminary Plat and/or Improvement Plan/Final Plat development review processes. As such, the plan is **consistent** with this provision.

- F. LDC Section 4.2.31.E.(3) addresses setbacks and separation requirements.

**Analysis:** As previously noted, the PUD proposes specialized development standards for the project, including setbacks and maximum heights. Further, building separations are also subject to building and fire safety codes which allow some design and construction flexibility. As such, staff recommends a development condition to ensure the PUD will be **consistent** with this section:

- ***Building separations shall meet all requirements placed on development by Building and Fire Safety codes.***

- G. LDC Section 4.2.31.E.(4) (a-b) addresses heights.

**Analysis:** As previously noted and recommended, the PUD proposes various setbacks and maximum heights consistent with those of the surrounding areas. Further, staff has recommended additional provisions to mitigate potential compatibility with surrounding uses. As such the PUD will be **consistent** with this section.

- H. LDC Section 4.2.31.E(5) (a-c) addresses outdoor lighting.

**Analysis:** The PUD Plan does not display the location of specific exterior lighting. As such, staff recommends the PUD site comply with the County's

LDC lighting standards that require lighting be shielded so as to not cast direct lighting off-site and a photometric plan be provided during major site plan review to ensure no negative impacts to neighboring parcels, to be **consistent** with this provision.

- ***PUD site must comply with the County's LDC lighting standards that require lighting be shielded so as to not cast direct lighting off-site and a photometric plan be provided during major site plan review to ensure no negative impacts to neighboring parcels.***

I. LDC Section 4.2.31.E.(6) provides buffers shall be provided externally and internally, between the PUD and surroundings and between internal PUD uses, in order to maintain compatibility between uses and avoid and/or limit adverse impacts between uses and nuisance situations as follows:

1. Buffers shall be provided between the proposed PUD uses and the PUD's surroundings, and between the PUD's internal uses, in a manner that conforms to the requirements of Section 6.8.6; however, a PUD may propose alternative buffer standards and designs provided the intent of the buffer requirement is satisfied,
2. A PUD may propose the elimination of internal buffers within the PUD; however, for significantly dissimilar uses (e.g., residential versus industrial), mechanisms to ensure future PUD residents and occupants are aware of the elimination of such requirements may be required in response to such a proposal.

**Analysis:** Buffers have been addressed previously in this report with accompanying recommendations for particular provisions. As recommended, the PUD will be **consistent** with this provision.

J. LDC Section 4.2.31.E(7) addresses open space.

1. LDC Section 4.2.31.E.(7) (a-c) provides that for a PUD implementing a Rural Land - Residential Cluster, Rural Land - Hamlet, or Rural Community development form as authorized by the Comprehensive Plan future land use element and Division 3.3.

**Analysis:** The PUD site has a High Residential FLUMS designation and does not propose a Rural Land Residential Cluster or Hamlet, therefore this section of the LDC is **not applicable**.

2. LDC Section 4.2.31.E.(7)(b) provides for all other PUDs, whether residential, institutional, commercial, industrial, or mixed-use, improved open space (IOS) consistent with Section 6.6.6.B shall be provided as a minimum of 20 percent of the PUD gross land area.

**Analysis:** Based on the project's proposed 175 detached single family residential units, the project would generate an estimated demand of 0.81 acres for recreation. The PUD is required to provide for a minimum of 20%



open space, resulting in a need for 11.00-acres of open space. The Conceptual Plan proposes a total of 15.39-acres of open space and 1.60 acres of improved open space for recreation. Recreation amenities are proposed with final details and timing to be provided with the final PUD Master Plan, or equivalent, for final review and approval by the Board. Based on the above findings, and previously noted recommendations, it is concluded the rezoning will be **consistent** with this section.

3. LDC Section 4.2.31.E.(7)(c) establishes the following design guidelines for open space:
  - a. IOS shall be permanently set aside and shall be designated on the PUD and be established as separate properties/tracts to be owned and managed by a governing association for the PUD, whether a private property owners association, community development district, or municipal service unit unless otherwise approved by the Board upon recommendation by the DRC.
  - b. The PUD's minimum required IOS amounts shall be listed on the PUD's related plans, and shall be depicted depending on the level of development review, allowing for more general with conceptual and proceeding to detailed for platting and/or site planning.
  - c. IOS is intended to be integrated into the PUD design and provide the primary avenue for satisfying overall landscaping requirements for all development as required in Divisions 6.7, 6.8, and 6.9.
  - d. IOS shall be integrated throughout the PUD to provide a linked access system to the IOS.
  - e. IOS shall be improved, including compatible structures, to the extent necessary to complement the PUD uses.

**Analysis:** As previously noted, staff has recommended conditions regarding finalizing the PUD's open space, improved open space, and recreational amenities as part of a final PUD Master Plan, or equivalent, for final review by the Board. As such, the proposed PUD to be **consistent** with this section.

4. LDC Section 4.2.31.E.(7)(d) establishes the following improved open space eligibility standards:
  - a. Landscape buffers required for the PUD perimeter to surrounding properties, and within the PUD to provide internal buffering shall be counted at 100 percent,
  - b. Parks, playgrounds, beaches, bikeways, pedestrian walks, equestrian trails, and other similarly improved, usable outdoor areas shall be counted at 100 percent,
  - c. Up to 25 percent of stormwater facilities may be counted to satisfy area/acreage requirements for required IOS. A higher percentage may be approved by DRC, depending on the design and lay of the facility, wherein the stormwater facilities provide a stable, dry, surface for extended periods of time and are not subject to erosion and/or damage to key design components when subjected to active use by PUD residents, employees, and patrons.

- d. Parking areas and road rights-of-way may not be included in calculations of IOS; however, separate tracts exclusive of rights-of-way providing landscaping buffers, or landscaped pedestrian, bicycle and other non-vehicular multi-use trails may be classified as IOS.
- e. (1 and 2) Waterbodies in the PUD may be used to partially fulfill IOS space or recreational space requirements.
- f. If golf courses and/or driving ranges are provided to partially fulfill recreation space requirements, a maximum of 60 percent of the golf course and/or driving range land may be counted toward the required IOS. A golf course, driving range, and waterbodies combined cannot exceed 75 percent of the required IOS.

**Analysis:** As previously noted, staff has recommended conditions regarding finalizing the PUD's open space, improved open space, and recreational amenities as part of a final PUD Master Plan, or equivalent, for final review by the Board. As such, the proposed PUD to be **consistent** with this section.

- K. LDC Section 4.2.31.E.(8)(a through e) address Maximum Commercial Use Area in a Residential PUD in a Residential Future Land Use Designation.

**Analysis:** The PUD is a solely residential PUD and a Commercial Use Area is not proposed, therefore this section of the LDC is **not applicable**.

- L. LDC Section 4.2.31.F. addresses the pre-application meeting.

- 1. LDC Section 4.2.31.F.1 requires a pre-application meeting be conducted before a PUD rezoning application can be accepted.

**Analysis:** A pre-application meeting was conducted. Thus, this application **meets this requirement**.

- 2. LDC Section 4.2.31.F.(2)(a) requires a PUD application be accompanied by a Conceptual Plan, Master Plan, Major Site Plan or Preliminary Plat.

**Analysis:** The PUD application is accompanied by a Conceptual Plan.

- 3. LDC Section 4.2.31.F.(2)(b) requires the PUD Rezoning Application shall be accompanied by a Conceptual Plan provide documentation addressing the following:
    - a. The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
    - b. Vicinity map that depicts relationship of the site to the surrounding area within a 1-mile radius.
    - c. Drawing of the boundaries of the property showing dimensions of all sides.
    - d. Provide the acreage of the subject property along with a legal description of the property.

- e. Identify the Comprehensive Plan future land use and existing zoning of the subject property and for all properties immediately adjacent to the subject property.
- f. Identify existing site improvements on the site.
- g. A list of the uses proposed for the development.
- h. A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements. For residential development, the typical drawings will show a standard house size with anticipated accessory structure.
- i. Proposed zoning and development standards (setbacks, FAR, building height, etc.).
- j. Identify proposed phasing on the plan.
- k. Identify proposed buffers.
- l. Identify access to the site.
- m. Preliminary building lot typicals with required yard setbacks and parking lot locations.
- n. Preliminary sidewalk locations.
- o. Proposed parallel access locations.
- p. Show 100-year floodplain on the site.
- q. Show any proposed land or right of way dedication.
- r. Identify any proposed parks or open spaces.
- s. A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete.
- t. Architectural renderings or color photos detailing the design features, color pallets, buffering details.

**Analysis:** The application submitted was determined to currently meet the minimum requirements for submission and **is consistent** with this provision subject to previously noted conditions as recommended.

- 4. LDC Section 4.2.31.F.(3) requires the Development Review Committee (DRC) to make a recommendation for approval, approval with conditions, or for denial to the Planning and Zoning Commission and to the Board.

**Analysis:** The DRC considered the application at its July 21, 2025, meeting. The DRC noted significant staff concerns regarding the PUD, noting that if concurrent Comprehensive Plan Amendment 25-L03 ultimately attains approval, a number of issues regarding the transportation network, as outlined in the report, will need to be addressed and adequately mitigated, wherein DRC approved the following: *"Motion by Steven Cohoon to approve with staff conditions as well as following DRC condition, TIA must have been received with one round of comments complete at least one week prior to the BCC or it must be pulled from the agenda, Developer contributes fair share towards right of way acquisition needed for intersection improvements at SE Hwy 42 and SE 73rd Avenue, note is added to BCC that typical sections do not meet minimum right of way width requirements, seconded by Chuck Varadin Motion carried 5-0."* As such, the PUD request is **consistent** with this provision.

5. LDC Section 4.2.31.F.(4)(a) requires the final development plan (either entire project or phase), submission, shall include but not be limited to, a master plan, a major site plan, improvement plan, a preliminary plat and/or final plat, as deemed necessary for the specific project.

**Analysis:** As the PUD Application was accompanied by a Conceptual Plan, a subsequent development plan(s) will be required as noted by this provision. Once submitted, this requirement shall be met, making it **consistent** with this provision.

6. LDC Section 4.2.31.F.(4)(b) require final development plan be in accordance with requirements of the Land Development Code and be considered by the DRC. At the direction of the Board, DRC, or Growth Services Director, the final development plan may be brought back to the Board for final action.

**Analysis:** The PUD Plan is a conceptual plan. As previously noted, staff recommends the PUD's final Master Plan, or equivalent, be brought back to the Board for final review and approval. As such, the PUD is **consistent** with this provision.

7. LDC Section 4.2.31.F.(4)(c) provides if necessary, a final development plan (entire project or phase) may be submitted with the conceptual plan for consideration.

**Analysis:** Staff finds that only a conceptual plan was submitted for consideration.

M. LDC Section 4.2.31.J addresses PUD time limits and provides:

1. The Board may establish time limits for the submittal of a master plan, major site plan, preliminary plat, or final plat for the development of an approved conceptual plan.
2. Any such time limits may be extended by the Board for reasonable periods upon the petition of the developer for an amendment to the conceptual plan and based upon good cause, as determined by the Board; provided that any such extension of time shall not automatically extend the normal expiration date of a building permit, site plan approval, or other development order. If time limits contained in the approved development plan are not completed or not extended for good cause, no additional permits will be approved.
3. Time limits for completion and close out of master plans, major site plans, preliminary plats, and final plats once approved shall be according to Article 2 of this Code Review and approval procedures.

**Analysis:** Staff does not recommend the imposition of any conditions to address time limits as timing is already addressed under LDC Section 4.2.31.L.

N. LDC Section 4.2.31.K addresses PUD amendments.

**Analysis:** This application is for the initial PUD approval and, consequently, this section is **not applicable**.

## VI. ALTERNATIVE ACTIONS

- A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to the Board of County Commissioners to **DENY** the rezoning amendment.
- B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, identify any additional data and analysis needed to support a recommendation on the proposed Ordinance and act to **TABLE OR CONTINUE** the application for up to two months in order to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance
- C. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, amend the findings and conclusions contained herein so as to support the approval of the Ordinance, and make a recommendation to the Board of County Commissioners to adopt a proposed Ordinance to **APPROVE** the rezoning amendment.

## VII. STAFF RECOMMENDATION

Staff recommends the Commission enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and **DENY** the proposed rezoning because the application:

- A. **Will adversely** affect the public interest based upon impacts to the surrounding area along with creating additional infrastructure and services impacts in an area that is already an area of concern for the community;
- B. **Is not consistent** with the following Comprehensive Plan provisions
  - 1. FLUE Policy 1.1.3, 2.1.18, 5.1.2, 6.1.3, and 5.1.3
  - 2. TE Policy 2.1.4, and Objective 2.2.
- C. **Is not compatible** with the surrounding uses as it will extend Urban Area development into the Rural Area and create isolated Rural Land areas adjoining Urban Area sites that may then encroach on the continuing Rural Land designated sites creating compatibility issues.
- D. If the Commission chooses to disagree with staff's findings and recommendation, the following development conditions are proposed to mitigate negative impacts to the surrounding area:

1. The PUD shall be developed consistent with the submitted PUD Conceptual Plan *(-final plan date, subject to potential revisions-)* and the conditions provided with this approval below.
2. The PUD shall be developed with detached single-family residences up to a maximum total of 175 residences; no accessory family/guest cottage/apartment units are permitted. The PUD's development shall conform to the development standards and general architectural typical designs, in the PUD Conceptual Plan and as listed in Table C below:

<b>TABLE C. PROPOSED DESIGN &amp; DEVELOPMENT STANDARDS</b>		
<b>STAFF RECOMMENDED ADJUSTMENTS</b>		
<i>Minimum Standards</i>	<i>Measurements (Feet or Square Feet (SF))</i>	
<i>Lot Types</i>	<i>Internal lots, E &amp; W boundary lots</i>	<i>External lots, N, NE, &amp; S boundary lots</i>
<b>Minimum Lot Dimensions</b>		
Lot Width	50'	60'
Lot Depth	115'	115'
Lot Area	5,750 Sq. Ft.	6,900 Sq. Ft.
<b>Minimum Setbacks</b>		
Front	20'	20'
Side / Corner Lot Side	5' / 15'	5' / 15'
Rear	15'	15'
Accessory Uses* - Front / Rear / Side	(non-habitable per R-1 zoning) 20' / 5' / 5'	(non-habitable per R-1 zoning) 20' / 5' / 5'
<b>Maximum Structure Heights (To Top of Roof)</b>		
Primary Use	40'	40'
<u>Accessory Use</u>	<u>20'</u>	<u>20'</u>
<b>Permitted accessory uses shall not include family/guest cottage/apartments.</b>		

3. Accessory structures eligible for the accessory structure setbacks shall be qualified as non-habitable structures (e.g., screen enclosures, pools, pool enclosures, etc.) as provided in the R-1 zoning, except that no accessory family/guest cottage/apartments shall be permitted.
4. The PUD's perimeter buffers will be provided as presented as listed in Table D below:

<b>TABLE D. BUFFER COMPARISON AND RECOMMENDATION</b>				
<b>Direction</b>	<b>Adjoining Use</b>	<b>Required</b>	<b>Proposed</b>	<b>Recommended</b>
<b>NORTH / NORTHEAST</b>	Ag Tract w/SFRs	"E"	6' Privacy Fence	As Proposed
<b>SOUTH</b>	Ag Tract w/SFR	"E"	Type "E"	As Proposed
<b>EAST</b>	SE 73rd Avenue	"C"	Type "C"	As Proposed

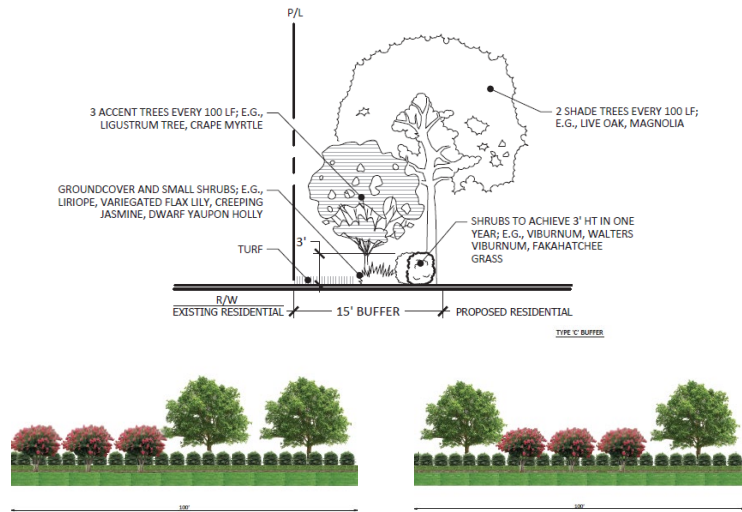


**TABLE D. BUFFER COMPARISON AND RECOMMENDATION**

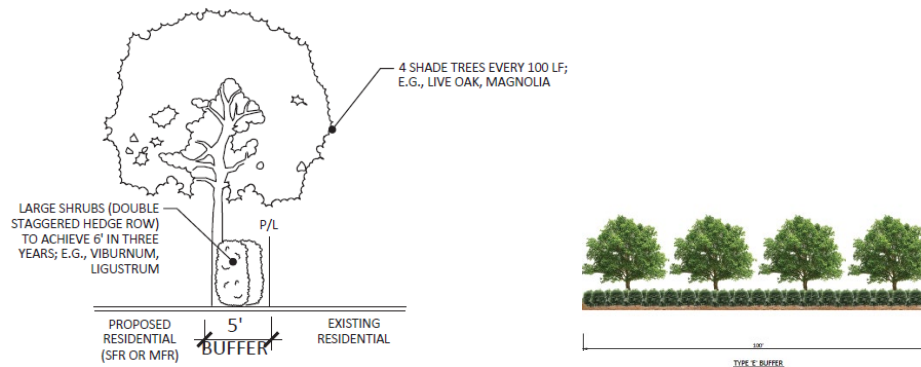
Direction	Adjoining Use	Required	Proposed	Recommended
<b>WEST</b>	CSX RR Mainline	"C"	Modified "E" (Increased to 10' width w/internal 6' privacy fence)	As Proposed

**TYPE 'C' BUFFER**

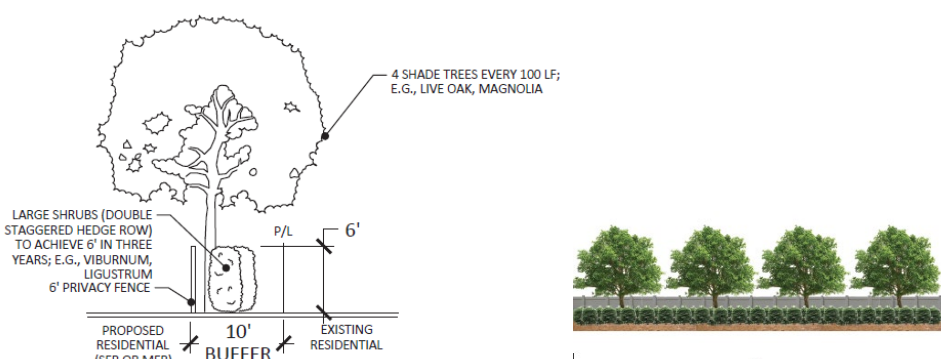
SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.

**TYPE 'E' BUFFER**

BUFFER SHALL CONSIST OF A FIVE-FOOT WIDE LANDSCAPE STRIP. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS TO BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.



**TABLE D. BUFFER COMPARISON AND RECOMMENDATION**

Direction	Adjoining Use	Required	Proposed	Recommended
<p><b>MODIFIED TYPE 'E' BUFFER</b>            BUFFER SHALL CONSIST OF A TEN-FOOT WIDE LANDSCAPE STRIP WITH A 6' PRIVACY FENCE. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS TO BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.</p> 				

5. The PUD developer will be required to address and provide any necessary transportation improvements (access/operation and/or system) identified by the Traffic Study, in conjunction with the final approved project development plans, as required by the County Engineer, with any required improvements being completed in a manner and timeline subject to approval by the County Engineer.
6. A right-of-way dedication along SE 73rd Avenue required to achieve 120' total right-of-way to be provided as part of the PUD design and approval process, with the timing and form of the dedication being subject to approval by the County Engineer, and
7. The installation of a northbound left turn lane at the main access/driveway on SE 73rd Avenue as required by the County Engineer.
8. The PUD developer will be required to address the provision of internal and external sidewalks in the final approved project development plans, as required by the County Engineer, with any required improvements and/or fee-in-lieu of construction being completed in a manner and timeline subject to approval by the County Engineer.
9. Building separations shall meet all requirements placed on development by Building and Fire Safety codes.
10. PUD site must comply with the County's LDC lighting standards that require lighting be shielded so as to not cast direct lighting off-site and a photometric plan be provided during major site plan review to ensure no negative impacts to neighboring parcels.
11. 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 LDC notice provisions and at the Applicant's expense; further, the Developer may present the final PUD Master Plan, or equivalent, and as part of the final PUD Master Plan, or equivalent, the PUD's final open space and improved open space provisions (e.g., acreage and dimensions) shall be finalized and specified.

## **VIII. PLANNING & ZONING COMMISSION RECOMMENDATION**

To be determined.

## **IX. BOARD OF COUNTY COMMISSIONERS ACTION**

To be determined.

## **X. LIST OF ATTACHMENTS**

- A. Application.
- B. Coventry Square PUD Concept Plan.
- C. DRC Staff Review Comments.
- D. Site and Sign Photos.
- E. Concurrent 250706ZP/250909ZP Approved Traffic Methodology, AR# 32171.
- F. Fire Services Coventry Square PUD Presentation
- G. Marion County Sheriff Office Coventry Square PUD Comments
- H. Area PUD Approvals
  - 1. 220102Z, Gaekwad Village PUD Approvals, February 2022.
  - 2. 250407ZP, Heritage Oaks PUD Approvals, April 2025.
  - 3. 221108ZP, 9494 Summerfield PUD Approvals, September 2024.