

RESOLUTION NO. 23-R-478

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON ±18.13 ACRES FOR FUN N GAMES, LCC., ZONING CASE NUMBER 231007ZP; PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a Planned Unit Development was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on September 25, 2023; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, October 17, 2023. Now therefore,

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

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 231007ZP – Fun N Games, LLC. The application requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Paolo Mastroserio, Paolo Mastroserio Engineering, Ocala FL 34471, from General Agriculture (A-1) to Planned Unit Development (PUD)-Villa Verde, on an approximate 18.13 Acre Parcel, on Parcel Account Number 35461-000-00, site address 7875 SW 75th Avenue, Ocala FL 34476.

SECTION 2. FINDINGS AND DEVELOPMENT CONDITIONS. The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission recommending approval of the Planned Unit Development and the Board approves the Planned Unit Development subject to the following development conditions:

1. The PUD is restricted to a total of 72 detached single-family dwelling units (one- and two-story), and accompanying accessory amenities consistent with the Marion County Land Development Code, the PUD Application, and PUD Master Plan (attached).
2. The PUD shall be restricted to one-story homes along the boundaries of the project.
3. Accessory dwelling units are prohibited as they are not specifically called out.
4. The PUD shall provide 20% open space.
5. The amenities shall include a pavilion with a playground and a dog park.
6. Buffers shall be provided as shown on the submitted conceptual plan.
7. Prior to completion and approval of the final PUD Master Plan, the project Traffic Impact Analysis shall be revised, to the satisfaction of the County Engineer and Growth Services Director, to examine both major intersections of SW 80th Street

and SW 80th Ave and SW 80th Street and SR 200. Adequate provision shall be made for the coordination of improvements with the PUD.

8. Prior to completion and approval of the final PUD Master Plan, the Master Plan shall be revised to show the connection to SW 75th Ave lining up with an existing east/west road to the west. The access location is subject to approval by the County Engineer. This shall be developed as a full access connection but limited to emergency use with a "yelp gate". If the emergency access is at any time restored to a fully functioning access for Villa Verde, then the residents of Villa Verde will be included in the consideration of an MSTU Assessment for the improvement of SW 75th Place.
9. The construction route shall connect to the subject property from SW 80th Street and go toward SW SR 200. Construction traffic shall stay east of SW 75th Avenue and shall not access SW 75th Avenue.
10. An 8' multimodal path be placed along the SW 80th street right-of-way, matching the path to the west of the subject property. No sidewalk is required along the western boundary ROW. This path's construction will be due when SW 80th Street is widened.
11. The PUD shall connect to Marion County centralized water and sewer.
12. Overhangs such as building pop-outs, cantilevers, and/or other extensions that project outward from the principal structure shall be reviewed similar to the Single-Family Dwelling (R-1) zoning classification of the LDC.
13. Single-Family homes shall be a maximum of 40' in height. Any accessory structures shall be limited to 20'.
14. 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.
15. Exhibit:
 - A. PUD Concept Plan
 - B. Architectural Standards & Amenities

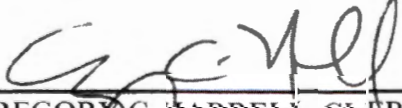
SECTION 3. COMPLIANCE/REVOCATION. Violation or failure to comply with one or more condition(s) of this Planned Unit Development shall be grounds for code enforcement action and/or repeal, in part and/or total, as related to this Planned Unit Development by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall not take effect unless and until concurrent Ordinances Number 23-28 Adopting Small-Scale Amendment 23-S06 is effective.

DULY ADOPTED in regular session this 17th day of October, 2023.

ATTEST:

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



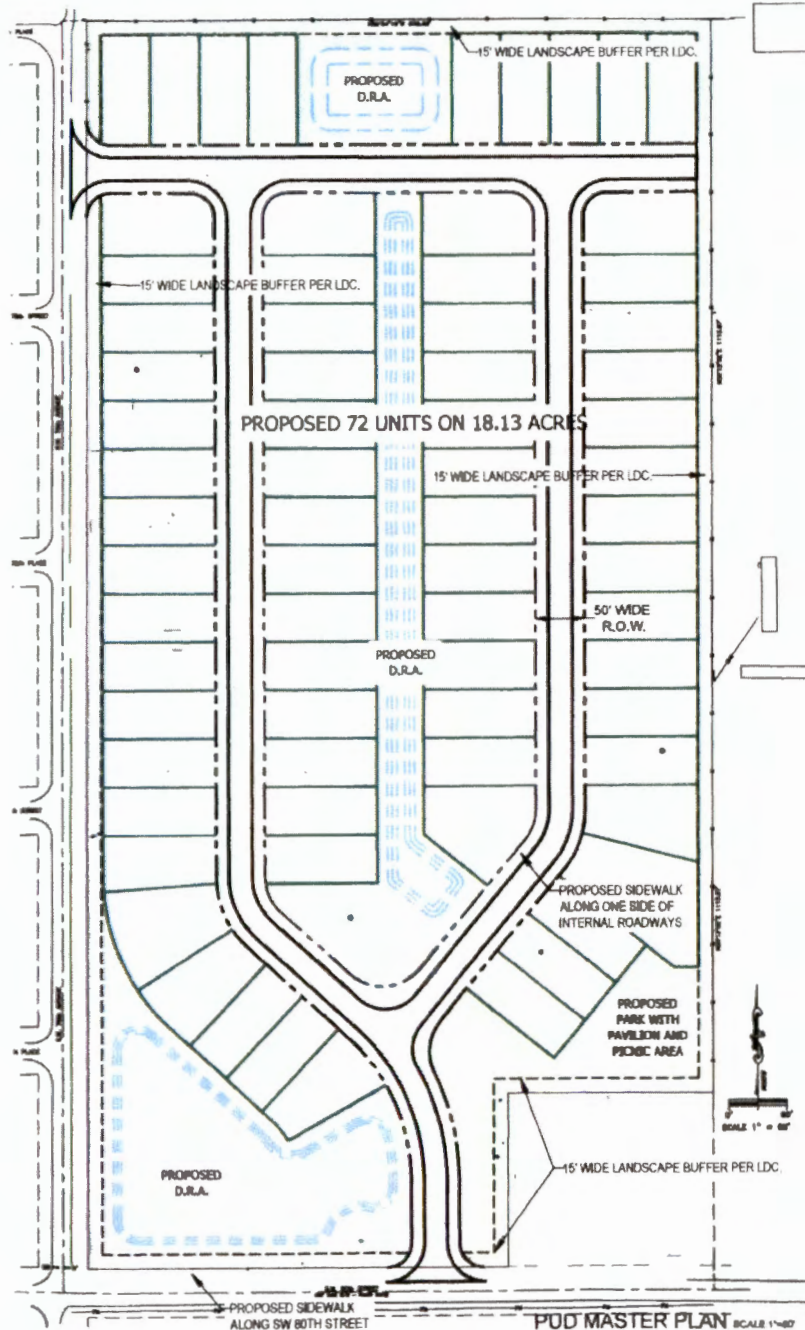
GREGORY C. HARRELL, CLERK



CRAIG CURRY, CHAIRMAN

ATTACHMENT A

VILLA VERDE P.U.D. CONCEPT PLAN



RECREATION/OPEN SPACE/MFLA DATA:

FOR MARION COUNTY USE THE MINIMUM OPEN SPACE REQUIRED IS 2% OF THE GROSS LAND AREA. 18.13 ACRES X 2% = 0.36 ACRES OF OPEN SPACE REQUIRED. 18.13 ACRES X 2% = 0.36 ACRES OF OPEN SPACE REQUIRED. 18.13 ACRES X 2% = 0.36 ACRES OF OPEN SPACE REQUIRED.

ALL OPEN SPACE DESIGNATED AS RECREATION/OPEN SPACE SHALL MEET THE CRITERIA OF THE MARION COUNTY LAND DEVELOPMENT CODE, UNLESS A NUMBER IS DESIGNATED FOR RECREATION/OPEN SPACE.

THIS PROJECT WILL PROVIDE A MINIMUM OF THE FOLLOWING:

1.0 ACRES OF RECREATION/OPEN SPACE

1.75 ACRES OF THE 18.13 ACRES WILL BE BFLA

LAND ACRES OF BFLA WILL BE IMPROVED OPEN SPACE

TRAFFIC STUDY NOTE:

A TRAFFIC STUDY HAS BEEN SUBMITTED AND APPROVED FOR THIS DEVELOPMENT. PLEASE REFER TO PROPOSED & APPROVED TRAFFIC STUDY. NO OFF-PEAK TRAFFIC IMPROVEMENTS ARE REQUIRED AS A RESULT OF THIS FINAL APPROVED TRAFFIC STUDY.

SIDEWALK NOTE:

ADDITIONAL SIDEWALKS WILL BE PROVIDED AT TIME OF IMPROVEMENT PLAN SUBMITTAL. INTERNAL SIDEWALKS WILL BE DESIGNED BY OWNER TO PROVIDE A SPACER TO CONNECT TO THE EXISTING SIDEWALKS FOR PROPER PEDESTRIAN CIRCULATION AND VISIBILITY. SIDEWALKS WILL BE PROVIDED ALONG SW 80TH STREET AND ON ONE SIDE OF THE INTERNAL ROADWAYS.

LANDSCAPE BUFFER NOTE:

PROPOSED LANDSCAPE BUFFERS ALONG THE PERIMETER OF THE SITE SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT CODE. BUFFERS TO BE DESIGNED AND PROVIDED AT THE DEVELOPMENT STAGE. BUFFERS MAY VARY DEPENDING ON PERMITS, LANDSCAPE AND BUFFER WIDTHS MAY BE REQUIRED IN THE FUTURE AS THE PROPOSED PROJECT DEVELOPS.

CONCURRENCY NOTE:

THE PROPOSED PROJECT HAS NOT BEEN DESIGNATED CONCURRENTLY APPROVAL. HOWEVER, OWNER RESERVES ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A SEPARATE CONCURRENTLY APPROVAL AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENTLY APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

SITE COVERAGE & SUMMARY OF LAND USE ENTITLEMENT ELIGIBILITY:

PROPOSED LAND USE: DENSITY/INTENSITY: ACREAGE: GROSS MAX. DEVELOPMENT:

RESIDENTIAL: 1 D.U. PER ACRE: 18.13 ACRES: 18 UNITS

DENSITY ALLOCATION FOR PROPOSED PUD:

PROPOSED LAND USE: DENSITY/INTENSITY: ACREAGE ALLOCATED: GROSS MAX. DEVELOPMENT:

RESIDENTIAL: 4 D.U. PER ACRE: 16.13 ACRES: 72 UNITS

THEDENSITY:

THEDENSITY: 18.13 ACRES PROPOSED A MINIMUM OF 72 RESIDENTIAL UNITS WHICH EQUALS 4 UNITS PER ACRE.

PLAN NOTES:

1. THE TOTAL LOTS AREA = 18.13 ACRES.

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3. THE TOTAL LOTS AREA = 18.13 ACRES.

4. THE EXISTING LAND USE IS LOW DENSITY RESIDENTIAL, HAVING A MAXIMUM OF 16 RESIDENTIAL UNITS.

5. THE PROPOSED LAND USE IS MEDIUM DENSITY RESIDENTIAL, HAVING A MAXIMUM OF 72 RESIDENTIAL UNITS.

6. THE EXISTING ZONING IS A-1.

7. THE PROPOSED ZONING IS PUD.

8. THE PROPOSED PROJECT IS A RESIDENTIAL DEVELOPMENT WITH SINGLE FAMILY DWELLINGS. ADDITIONAL IMPROVEMENTS PROPOSED INCLUDE OPEN SPACE / PARK WITHIN THE PROPOSED NEIGHBORHOOD.

9. SEE PLAN FOR ADJACENT ZONING & LAND USE CLASSIFICATIONS.

10. THE MAJOR ROADS SHOWN ON THIS PLAN INCLUDE SW 70TH AVENUE AND SW 80TH STREET. ALL PROPOSED INTERNAL ROADWAYS TO THE PROPOSED DEVELOPMENT AREAS WILL BE DESIGNED AT TIME OF IMPROVEMENT PLAN SUBMITTAL FOR EACH DEVELOPMENT AREA AND WILL BE PERMITTED THROUGHOUT THE COUNTY.

11. EXISTING UTILITY AND DRAINAGE ELEMENTS ARE SHOWN ON THIS PLAN.

12. PROJECT PHASING: THE PROPOSED DEVELOPMENT SHALL BE DEVELOPED IN ONE PHASE.

13. UTILITIES: THIS PROJECT SHALL BE SERVED BY MARION COUNTY CENTRAL WATER AND SEWER SYSTEM.

14. ALL P.U.D.s SHALL BE FORMED TO OWN, MAINTAIN AND MANAGE ALL COMMON AREAS AND COMMON ELEMENTS OF THE PUD AND SHALL BE THE LEGAL ENTITY RESPONSIBLE FOR MAINTENANCE AND IMPROVEMENT OF COMMON AREAS AND COMMON ELEMENTS OF THE PUD, INCLUDING ANY STORM WATER MANAGEMENT FACILITIES WHICH ARE PRIVATELY OWNED.

TYPICAL LOT STANDARDS:

PROPOSED LOT STANDARDS:

LOT AREA: 5,175 SQ. FEET (MINIMUM)

LOT WIDTH (BETWEEN): 110 FEET (MINIMUM)

LOT WIDTH (OUTSIDE): 40 FEET (MINIMUM)

LOT WIDTH (OUTSIDE): 24 FEET (MINIMUM)

FRONT SETBACK: 10 FEET (MINIMUM)

SIDE SETBACK (OUTSIDE): 10 FEET (MINIMUM)

REAR SETBACK (OUTSIDE): 10 FEET (MINIMUM)

REAR SETBACK (OUTSIDE): 10 FEET (MINIMUM)

ACCESSORY STRUCTURES:

ACCESSORY STRUCTURES: 100 SQ. FT. (MAXIMUM)

REAR SETBACK: 10 FEET (MINIMUM)

SPRINGS PROTECTION:

SPRINGS PROTECTION: 100 FEET (MINIMUM)

100 FEET (MINIMUM) EFFECTIVE DATE APRIL 10, 2011.

FLOOD ZONE:

FLOOD ZONE: 100 FEET (MINIMUM)

100 FEET (MINIMUM) EFFECTIVE DATE APRIL 10, 2011.

BREAKDOWN OF ACREAGE (EXISTING):

BREAKDOWN OF ACREAGE (EXISTING): 18.13 ACRES (MINIMUM)

18.13 ACRES (MINIMUM) WITH ALL ZONING & LAND RESIDENTIAL LAND USE

BREAKDOWN OF ACREAGE (PROPOSED):

BREAKDOWN OF ACREAGE (PROPOSED): 18.13 ACRES (MINIMUM)

18.13 ACRES (MINIMUM) WITH ALL ZONING & LAND RESIDENTIAL LAND USE

DEVELOPMENT AGREEMENTS:

DEVELOPMENT AGREEMENTS: 100 FEET (MINIMUM)

100 FEET (MINIMUM) EFFECTIVE DATE APRIL 10, 2011.

LOT LAYOUT & SETBACKS:

LOT LAYOUT & SETBACKS: 100 FEET (MINIMUM)

100 FEET (MINIMUM) EFFECTIVE DATE APRIL 10, 2011.

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