



**Marion County  
Board of County Commissioners**

Growth Services • Planning & Zoning

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2600  
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**ATTACHMENT C\_Rezoning PUD Approval and Concept Plan**

February 28, 2020

Anthony M. Mendola  
Marion Gaming Management, LLC.  
17996 S. US Highway 301  
Summerfield FL 34491

To Whom It May Concern:

We are sending this letter to inform you that the Board of County Commissioners approved your request for a land use change from Rural to Commercial on parcels 48476-001-00 and 48476-002-00 on February 18, 2020.

In addition, the Board of County Commissioners approved your request for a zoning change from A-2 (Improved Agriculture) to PUD (Planned Unit Development) on parcels 48476-001-00 and 48476-002-00 on February 18, 2020.

The Land Use and Zoning change will not be effective until the conclusion of the appeal period. (Approximately April 03, 2020)

Development conditions and concept plan are enclosed. When contacting the Planning and Zoning Division about this action, please refer to File Nos.19-L06 and 191106Z.

Sincerely,

Samuel D. Martsolf  
Marion County Growth Services Director

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Enclosures: Development conditions and concept plan

Cc: David Tillman, Tillman & Associates Engineering, LLC.

## ATTACHMENT C\_Rezoning PUD Approval and Concept Plan

### 20191106Z - PUD CONDITIONS:

1. 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.
2. The cardroom operation gaming floor area shall not exceed 26,000 SF of the clubhouse facility.
3. A modified Type "D" Buffer (minimum width of 15 feet, with a minimum of 5 trees and 18 shrubs per 100 LF) shall be extended around the northern and western boundary of the Approved Site. A modified Type "D" Buffer (minimum width of 15 feet, with a minimum of 5 trees per 100 LF) shall be provided along the southern and eastern boundary of the Approved Site. The southern and eastern boundary buffer may defer planting if a letter from adjoin property owner to the Marion County Growth Services permits a deferral subject to future development of those properties.
4. Buffering of the southern, western and northern RV Park section shall be accomplished with a modified type "D" buffer with a minimum 6 foot berm topped with 6 foot opaque fencing and (minimum width 25 feet, with a minimum of 5 trees and 18 shrubs per 100 LF). The opaque fencing may be accomplished with vegetation. This RV section buffering will replace the boundary buffering in #3 above in the areas boundary areas.
5. All project development shall be served by central potable water and central sanitary sewer services.
6. Lighting shall be limited to full cutoff fixtures as defined by IESNA, scaled and located to minimize glare and light diffusion to adjoining properties.
7. All on-site speakers and public address systems shall be designed and installed to direct and maintain announcements, music, and general noise, etc. from the systems into the property, and no such system audio broadcast/speaker components shall be installed/mounted greater than 25' above ground level. The facility shall not be exempt from compliance with the Marion County Noise and Vibration Control Ordinance and shall comply with the noise standards applicable as applicable to the surrounding agricultural lands and plainly audible.
8. Access to the property shall be limited to S. US 301 via a paved driveway apron, including obtaining approval and permitting by the Florida Department of Transportation. Additional access may be provided to SE 177th Place subject to compliance with Marion County Land Development Regulations (e.g., access management requirements, emergency access only, driveway permit requirements, etc.).
9. Prior to completion and approval of the final PUD Master Plan, or an equivalent, the project traffic study shall be completed to the satisfaction of the County Engineer. Phase traffic studies may be accepted subject to approval of the County Engineer; however all studies shall make adequate provision for the PUD's buildout-out to ensure all studies identify needed improvements and ensure that the development of initial PUD phases does not create conflicts and/or obstructions to future development phases. The traffic study shall also ensure adequate provision shall be made for the dedication of thoroughfare and major local collector rights-of-way along with necessary supporting transportation system and/or access improvements, consistent with applicable County and State provisions.
10. Special Use Permit No. 20101205SU, Resolution No. 2010-R-637 (and original Special Use permit No. 20100405SU, Resolution No. 2010-R-243) are functionally repealed with the approval of the authorized uses contained within this PUD.

