



**Marion County
Board of County Commissioners**

Growth Services • Planning & Zoning

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

May 1, 2017

Maro Management LLC.
Manual Olivier
132 Olivera Way
Palm Beach Gardens, FL 33418

Dear Mr. Olivier:

We are sending this letter to inform you that your modifications to your PUD on parcel # 35770-055-05 was approved by the Marion County Board of County Commissioners on April 18, 2017.

When contacting the Growth Services Department's Planning and Zoning Division about this action, please refer to file no. 170405Z.

Sincerely,

Samuel D. Martsof
Marion County Growth Services Director

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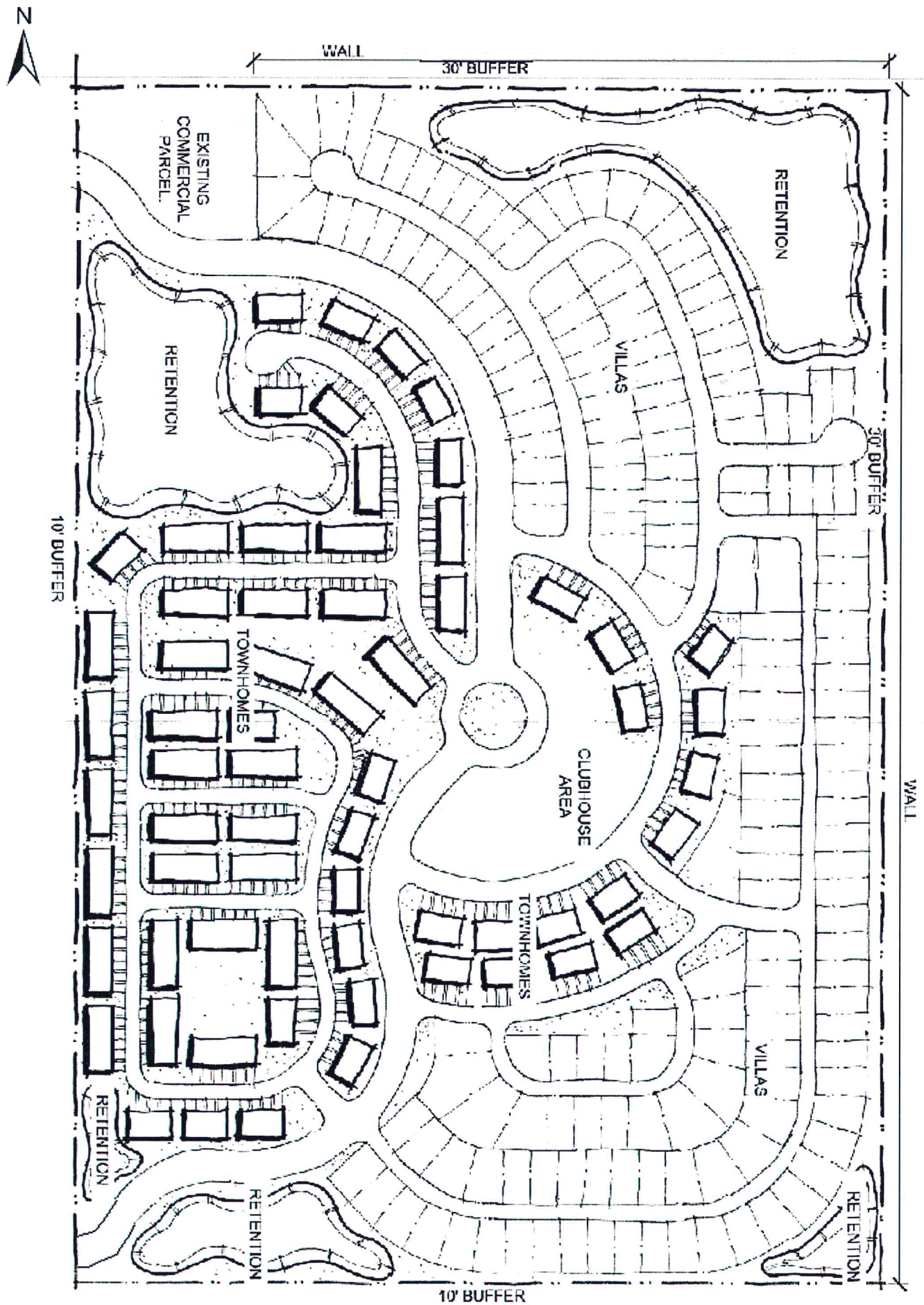
cc: J. David Tillman P.E.

Enclosure: Approval Master Plan Recommended Conditions
4 Pages (Attachments A, B and C)

20170404z – Maro 200 Planned Unit Development (PUD)**Approval with Master Plan Recommended Conditions:**

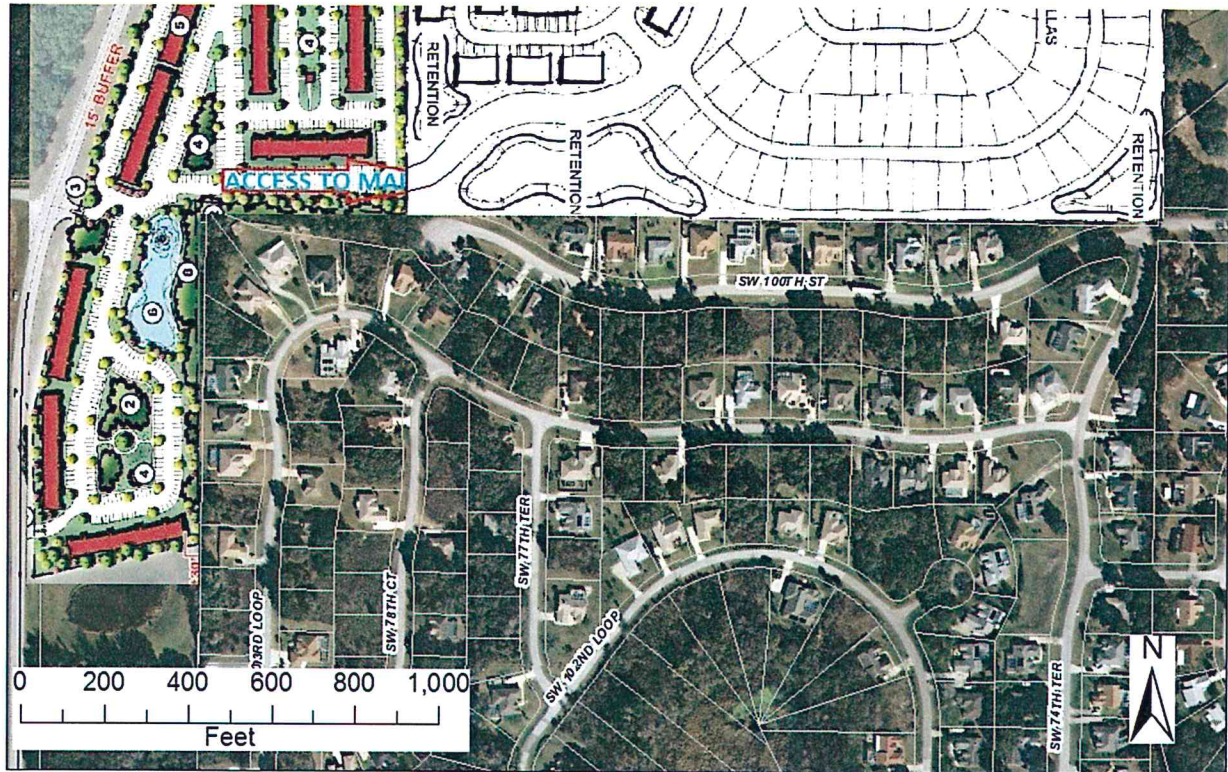
1. A Modified Type “D” Buffer (minimum 30’ wide, no minimum shrub requirements, a minimum 6’ high wall along the outer boundary, with the buffer as a separate “tract” to be dedicated to and managed by the POA or its equivalent) shall be provided along the full east and north overall property boundaries adjoining the Countryside Farms Subdivision as shown on the PUD Conceptual Plan. (Attachment “A”)
2. Development of the Commercial Area/Site shall comply with the Marion County Land Development Code’s B-1 (Neighborhood Business) zoning classification provisions, or their equivalent, as may be amended from time to time (e.g., permitted uses, design/development standards such as but not limited to parking, setback, buffers, etc.).
3. The parallel access connection from the site’s northwest corner area extending to SW 80th Avenue shall be obtained and established with the initial development of the project and shall be fully completed and in-place as a minimum subdivision improvement for the project or first phase if the project is phased at a later date; with the project final plat (or first phase as noted) indicating and referencing the location and OR Book and Page of the ingress egress easement authorizing the parallel access connection. Alternative access and emergency access shall be provided for the project via the West Point PUD (20151214Z) to the west of the site.
4. The developer shall implement and use the coordinated access connection to and through the West Point PUD (20151214Z) for additional general day-to-day access and emergency access to SW 80th Avenue. The developer will undertake all appropriate design and necessary construction to complete the connection as part of the development’s improvements for the southern portion/phase of the project prior to receiving final inspection approval to obtain certificates of occupancy for that portion/phase as provided in Attachment “B”.
5. The project shall be limited to a maximum total of 499 site-built dwelling units consisting of a maximum of 177 SFR detached residential units (Standard and/or Villa) and a maximum of 322 townhouses (as a series of multi-story multi-unit/family buildings). Their development shall be consistent with the PUD Conceptual Plan; however; development of the townhouses may be reduced or eliminated in favor of the development of additional SFR detached residential units, subject to compliance with the minimum lot design standards herein and the project-wide maximum gross number of 499 dwelling units. (Attachments “A” and “C”)

ATTACHMENT "A"



ATTACHMENT "B"

20170404Z – Conceptual connection alignment between Maro 200 PUD and the West Point PUD (Zoning Case Number 20151214Z).



ATTACHMENT "C"

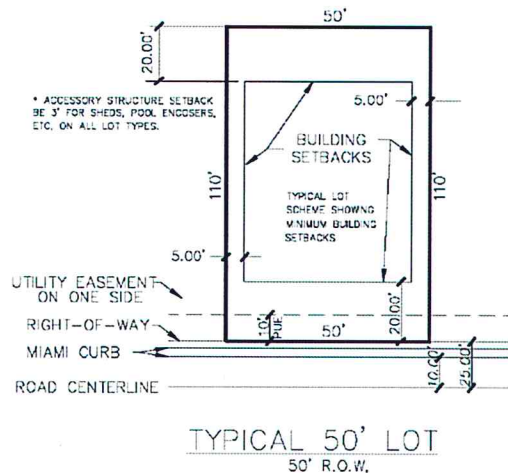
TABLE 6. PROPOSED PROJECT DESIGN & DEVELOPMENT STANDARDS

Type		Minimum		Minimum Setbacks			Height
		Width	Area	Front	Rear	Side	
SFR	Standard – Principle Structure	50’	5,500 SF	20’	20’	5’	40’
	Accessory Structure	N/A	N/A	20’	3’	3’	20’
	Villa – Principle Structure	50’	5,000 SF	20’	20’	5’	40’
	Accessory Structure	N/A	N/A	20’	3’	3’	20’
MFR Townhouse	Overall Principal Structure	50’	5,000 SF	20’	20’	15’	50’
	Principle Structure – Interior Unit & Lot	U - 25’ L – 25’	U - 1,500 SF L – 2,500 SF	20’	20’	0’	40’
	Principle Structure – Exterior Unit & Lot	U - 25’ L – 40’	U - 1,500 SF L – 4,000 SF	20’	20’	0’/15’	40’
	Accessory Structure	N/A	N/A	20’	5’	15’ or 0’ for shared wall	20’
	COM	Primary Accessory Structure	Will follow B-1 (Neighborhood Business) Standards Will follow B-1 (Neighborhood Business) Standards				

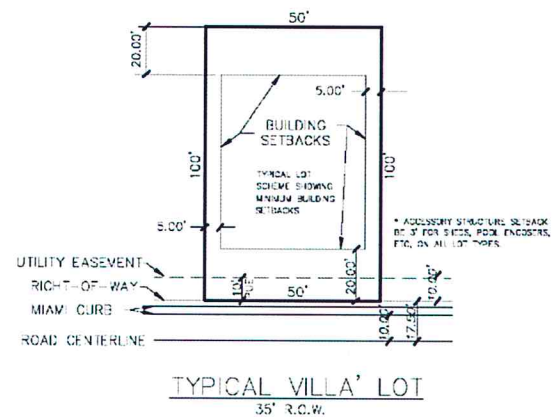
Accessory Structure = e.g., Pool, Pool Screen Enclosure, Add-on Screen Enclosure, or Storage Shed, etc.

N/A = Not Applicable

TABLE 7. DESIGN TYPICALS

SFR – Standard Lot (*Lot size reduction proposed.*)

SFR – Villa Lot (No change from current PUD.)



Townhouse (No change from current PUD.)

