



April 11, 2025

Growth Services
2710 East Silver Springs Blvd.
Ocala, FL 34471

RE: Whisper Woods
PARCEL: 9007-0000-12

Case # 240815ZP was approved with conditions. One of the conditions stated the project's 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's notice provisions at the applicant's expense. Please accept this letter as a request to be considered by the Board for final approval. Please provide the timing and cost of the advertisement. The approved Preliminary Plat as equivalent to Master Plan is in your records under AR #32301. Please refer to comments below that demonstrate the conditions have been met, acknowledged, and/or in compliance.

Development Conditions - 240815ZP Armstrong Land, LLC.

1. The PUD is restricted to a total of 82 detached single-family dwelling units and accompanying accessory amenities consistent with the Marion County Land Development Code, the PUD Application, and PUD Concept Plan (Dated 5/2024).
-The proposed plan does not exceed 82 units. Amenity packet included with Plan Set provided.
2. Accessory dwelling units are prohibited as they are not specifically called out.
-Accessory dwellings are not proposed on this site.
3. Buffers shall be consistent with the submitted Conceptual Plan (Dated 5/2024).
-See sheet 03.01 for buffer compliance.
4. Sidewalks are required along both Pine Road and Bahia Road, providing connectivity from internal pedestrian facilities to existing sidewalks and future bus stop shelters external to the PUD. No waivers shall be granted to this requirement.
-See sheet 03.01 for sidewalk connectivity and bus stop requirements.
5. Applicant is also responsible for construction of two concrete pads for one future sheltered bus stop on Pine Road, and also one future sheltered bus stop on Bahia Road.
-See sheet 03.01 for concrete pad locations.

Tillman & Associates

ENGINEERING, LLC.

6. Sidewalks at Transit Loading Area should be wide enough for on loading and offloading passengers safely. The final placement and design may be finalized between Development Review Committee and coordinated with Sun Tran.

-See sheet 03.01 for sidewalks at loading area.

7. The front building setbacks should be a minimum of 22' from the face of the garage to the inside edge of the sidewalk, rather than to the ROW to allow sufficient parking space for up to one vehicle so as to ensure integrity of pedestrian facilities.

-See sheet 03.01 "Lot adjacent to sidewalk" detail for compliance of this condition.

8. The PUD shall connect to Marion County centralized water and sewer.

-Project is proposed to connect to central water and sewer.

9. 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.

-Acknowledged.

10. Single-Family homes shall be a maximum of 40' in height. Any accessory structures shall be limited to 20'.

-See sheet 03.01 for height restrictions.

11. The project's 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's notice provisions at the applicant's expense; further, the Developer may present the final PUD Master Plan, or equivalent, as separate plan areas wherein plans for north represent one submittal and plans for south represent a second/separate submittal.

-Preliminary Plat to act as Master Plan.

Sincerely,



Robbie Stroub, E.I.
Project Engineer