

## **RESOLUTION NO. 23-R-46**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON ±61.17 ACRES FOR MARICAMP INVESTMENT, LLC. -SHAHAB EUNUS, ZONING CASE NUMBER 221107ZP; 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 November 28, 2022; 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, February 21, 2023. Now therefore,

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

**SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 221107ZP – Maricamp Investment, LLC. Shahab Eunus.** The application requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Paolo Mastroserio, P.E., Mastroserio Engineering, Inc., Ocala FL 34471, rezoning from Single-Family Dwelling (R-1), Regional Business (B-4) and Planned Unit Development (PUD) to Planned Unit Development (PUD), for a proposed 648-unit development consisting of Townhomes (180-units) and Apartments (468-units) and 13.45 Acres of commercial area (Arden of Ocala), on an approximate 61.17 Acre Tract, on Parcel Account Numbers 37471-000-00, 37471-010-00, 37471-013-00, 9018-0000-06 and 9018-0327-33.

**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 648 dwellings units (2-story attached townhomes and 3-story apartments), accompanying accessory amenities, and commercially designated areas consistent with the Marion County Land Development Code, the PUD Application, and PUD Concept Plan (Dated 02/09/2023; Attachment B).
2. The PUD shall be limited to 150,000 GSF of commercial use, over an area of 13.45 acres, consistent with the Community Business (B-2) zoning classification.

3. Prior to completion and approval of the final PUD Master Plan, the project Traffic Study shall be completed to the satisfaction of the County Engineer and Growth Services Director, adequate provision shall be made for the coordination of improvements with the PUD.
4. Development cannot commence until an access point to Pine Trace has been provided and this PUD amended to incorporate such access point in the PUD.
5. Any portion of the PUD with access to Pine Trace shall be required to join the County's MSBU for maintenance of such roads as well as roads connected thereto.
6. Access to Pine Trace Course shall be prohibited.
7. All access point locations will be worked out to the satisfaction of the Development Review Committee during the time of Development Review.
8. Commercial development shall be connected to internal roads and shall have no direct access to SE Maricamp Rd. The internal access shall be behind the commercial area (south of the commercial area) running parallel to Maricamp Rd. Parallel access in the front may also be provided.
9. All internal streets shall be developed to the standards of private subdivision streets with sidewalks as required by the Marion County LDC.
10. Sidewalks shall be provided along SE Maricamp Rd.
11. The commercial areas shall address potential locations for public transit facilities, this is to be done at the Master Plan or Major Site Plan level, whichever comes first.
12. The PUD shall connect to Marion County centralized water and sewer.
13. Buffers shall be consistent with the LDC.
14. Recreational amenities shall be developed before or at the same time as the proposed phase on the Conceptual Plan.
15. Overhangs such as building pop-outs, cantilevers, and/or other extensions that project outward from the principal structure shall be reviewed similar to the Multiple Family Dwelling (R-3) zoning classification of the LDC
16. Apartments shall be a maximum of 60' in height, townhomes shall be a maximum of 40' in height. Any clubhouse buildings heights shall be a maximum of 40' and accessory structures shall be limited to 20'.
17. A modified Type B Buffer is required between the commercial and residential area, internal to the PUD. The modified Type B Buffer shall consist of a 20-foot wide landscape strip with a 6' opaque fence in lieu of 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. This buffer shall include pedestrian access to the commercial areas as well.
18. To the extent possible, the existing vegetation along the boundary of the PUD and the residential community to the south shall be not be disturbed and shall be maintained in perpetuity.

19. 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.
20. Development Conditions Attachments:
  - a. Revised PUD Master Plan

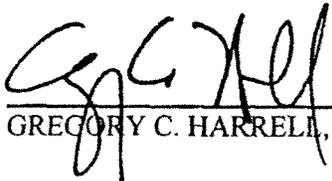
**SECTION 3. COMPLIANCE/REVOCATION.** Violation or failure to comply with one or more condition(s) of this Planned Unit Development shall be grounds for code enforcement action and/or repeal, in part and/or total, as related to this Planned Unit Development by the Board at a noticed public hearing.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 21<sup>st</sup> day of February, 2023.

**ATTEST:**

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

  
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GREGORY C. HARRELL, CLERK

  
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CRAIG CURRY, CHAIRMAN

