



**Marion County
Board of County Commissioners**

Growth Services

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

August 26, 2021

Stephen Greene, TR
The 603 Acre Land Trust
400 Union Hill Drive, Suite 100
Birmingham, AL 35209

Karen Skinner
EGMF Marion, LLC.
P.O. Box 9229
Fort Myers, FL 33902

RE: PUD Rezoning Case Application No. 210805Z
Application Request No. 26882

To Whom It May Concern:

We are sending this letter to inform you that your request for a rezoning from PUD (Planned Unit Development) and A-1 (General Agriculture) to PUD (Planned Unit Development) regarding the Armstrong Freedom Commons project on parcels 35523-000-00 and 35623-000-00 was approved by the Board of County Commissioners on August 17, 2021.

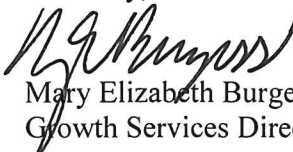
Master plan development conditions and concept plan are enclosed.

Your request for a land use change from Medium Density Residential to Commercial on parcel 35523-000-00 was also approved by the Board of County Commissioners on August 17, 2021.

The Land Use and Zoning change will not be effective until the conclusion of the appeal period.
(Approximately September 17, 2021)

When contacting the Growth Services Department's Planning and Zoning Division about these actions, please refer to file nos. 21-So6 and 210805Z.

Sincerely,


Mary Elizabeth Burgess
Growth Services Director

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Enclosure: Development Conditions, Conceptual PUD Plan

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

Empowering Marion for Success

200805Z- Armstrong Freedom Commons PUD – Development Conditions

1. The project shall be developed consistent with the application and LDC unless otherwise revised by these conditions of approval.
2. The project shall comply with the minimum requirement for 20% open space. The project can use TDCs for a maximum of 25% of the required open space as per the Marion County Comprehensive Plan, Policy 9.1.8.
3. FEMA identified flood plains do exist on within the subject parcels and design considerations will have to be incorporated to compensate.
4. The project shall be limited to a maximum total of 1,383 dwelling units.
5. A detailed site plan shall be provided for this project to work through the development review process. A traffic analysis will be required at this time.
6. All roads, parking lots, and sidewalks shall meet the requirements of the Marion County Land Development Code.
7. An approved traffic analysis shall be provided prior to Master Plan approval.
8. The project shall be served by central potable water and central sanitary sewer services consistent with the LDC.

