



Marion County Board of County Commissioners

Growth Services

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

October 7, 2024

9494 Summerfield, LLC
310 N Front Street, Suite 200
Wilmington, NC 28401

RE: Final Planned Unit Development (PUD) Master Plan Approval:
9494 Summerfield LLC PUD, PID# 48320-000-00
Zoning Case# 221108ZP; PUD Master Plan AR# 30470

To Whom It May Concern:

The Marion County Board of County Commissioners considered the referenced PUD Master Plan as the Final PUD Master Plan equivalent in a public hearing held on Tuesday, September 17, 2024. The Board approved the submitted Plan and its accompanying information including revisions, subject to the PUD's original Development Conditions, the project shall resolve the outstanding comments of the Board of County Commissioner and Development Review.

If you have any questions related to the above approval, please contact our offices and reference Zoning Case #221108ZP and PUD Master Plan AR# 30470.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ken Weyrauch", is written over a horizontal line.

Kenneth Weyrauch, Deputy Director
Growth Services

Enclosure: Submitted Final PUD Master Plan, as revised

cc: Michael Kimbley, Radcliffe Engineering

General Notes:

1. CONTRACTOR SHALL FILE A (NOTICE OF INTENT) WITH FDOT PRIOR TO CONSTRUCTION. A COPY OF THE NOI MUST ALSO BE SENT TO MARION COUNTY PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT FOR FIRE PROTECTION IN COMPLIANCE WITH CURRENT NFPA CODES AND STANDARDS.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES (IF ANY) TO THE PROJECT ENGINEER.
4. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR CONDUIT INSTALLATION AS REQUIRED FOR ELECTRIC AND TELEPHONE. ALL ELECTRIC TO THE PROPOSED BUILDING AND TO PARKING AREA LIGHT FIXTURES IS TO BE PLACED UNDERGROUND AT THE EXPENSE OF THE OWNER.
5. OWNER TO COORDINATE WITH PROJECT ELECTRICAL CONTRACTOR FOR PARKING LOT LIGHTING AND ELECTRICAL SERVICE.
6. SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALL CONSTRUCTION COVERED BY THIS PLAN SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE. ALL CONSTRUCTION PERFORMED IN MARION COUNTY RIGHT-OF-WAY SHALL BE A RIGHT-OF-WAY PERMIT. ALL CONSTRUCTION IN FOOT RIGHT-OF-WAY REQUIRES A PERMIT FROM FDOT.
7. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. ADDITIONAL DEDITS OF 10 SURVEY STIPES SHALL BE THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. REPRODUCTIONS OF THIS SHEET ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED ENGINEER'S SEAL.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE AND THIS PLAN.
10. ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.
11. ALL DRAINAGE STRUCTURE INVERTS SHALL BE GRADED TO ELIMINATE SHARP CONDITIONS UNLESS OTHERWISE INDICATED. SEE SHEET 4 OF FOOT STANDARD PLAN 423-001 FOR REFERENCE.
12. SURVEY INFORMATION PROVIDED BY CLYDE FARMER BAKLEY, INC. (SEE SCHEMATIC SURVEY SUPPLIED ALONG WITH THIS PLAN.) DATE OF SURVEY: NOVEMBER 19, 2020.
13. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED, PUBLIC RECORDS NOT SEARCHED BY CLYDE FARMER BAKLEY, ADDITION OR DELETION OF ANY UTILITY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
14. NO CHANGE TO THE WORK AS SHOWN ON THIS PLAN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE PROJECT ENGINEER.
15. SIGNAGE MUST BE IN CONFORMANCE WITH THE COUNTY SIGN CODE AND IN ACCORDANCE WITH ALL APPLICABLE FDOT STANDARDS. ALL STOP SIGNS IN THE COUNTY R/W SHALL BE 30" HIGH INTENSIVE REFLECTIVE MATERIAL. (SEE DETAILS)
16. OWNER SHALL PROTECT EXISTING SHADY TREES TO BE SAVED. TREE PROTECTION MUST BE INSTALLED AND MAINTAINED. (SEE DETAILS)
17. UNDERGROUND IMPROVEMENTS AND UTILITIES, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.
18. ALL HIGH-CONDUCTIVE UNDERGROUND PIPING SHALL HAVE LOCATION MARK.
19. A TREE REMOVAL PERMIT IS REQUIRED BEFORE ANY TREES CAN BE REMOVED. TREES TO BE SAVED MUST HAVE PROTECTION MEASURES INSTALLED AND INSPECTED BEFORE TREES DESIGNATED FOR REMOVAL ARE REMOVED.
20. TREES MAY NOT BE PLANTED AROUND, OVER OR ON ANY EXISTING OR PROPOSED POWER LINES. THIS INCLUDES ANY LINE INCLUDING AFTER SITE PLAN APPROVAL. ELECTRICAL DISTRIBUTION EASEMENTS WILL BE REQUIRED FOR ELECTRICAL POWER LINE ON PRIVATE PROPERTY; 10' FOOT UNDER-GROUND, AND 20' FOOT FOR OVERHEAD ELECTRICAL.
21. THE SITE SHALL REMAIN FREE OF EXCESS DIRT AND DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DIRT OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 48 HOURS OF EACH OCCURRENCE.
22. PER DIVISION 22, SECTION 2.22.1(1) OF THE MARION COUNTY LAND DEVELOPMENT CODE, A RIGHT-OF-WAY UTILIZATION PERMIT IS REQUIRED FOR ALL CONSTRUCTION, HERBICIDE/PESTICIDE SPRAYING, TREE CLEARING, AND ALL TEMPORARY PRIVATE USE OF PUBLIC RIGHT-OF-WAY.
23. ALL AREAS DISTURBED IN THE R/W DURING CONSTRUCTION SHALL BE RESTORED AND SOODED. ALLOW FOR SOO WITH A 1-1/2" UNDERSOIL. OTHER AREAS DISTURBED AFTER CONSTRUCTION SHALL BE GRASSED & MULCHED UNLESS SOO IS SPECIFICALLY PROVIDED.
24. IF THE CONTRACTOR ENCOUNTERS Limestone DURING EXPANSION OF THE DRA (THE DRA WILL BE OVER-ELEVATED AND BACKFILLED TO MEET EXISTING AREA BASH REQUIREMENTS). IF A SHIP CHIMNEY IS ENCOUNTERED ON SITE, MAKE REPAIRS IN ACCORDANCE WITH THE REPAIR DETAIL.
25. ALL STRIPPING WITHIN COUNTY RIGHT-OF-WAY SHALL BE AT LEAST 8" WIDE WITH 24" STOP BAR WITHIN COUNTY RIGHT-OF-WAY SHALL BE AT LEAST 8" WIDE WITH 24" STOP BAR WITHIN COUNTY RIGHT-OF-WAY SHALL BE AT LEAST 8" WIDE WITH 24" STOP BAR. ALL STRIPPING SHALL CONFORM TO FDOT SPECIFICATIONS UNLESS OTHERWISE NOTED.
26. ASPHALT PAVEMENT AREA TO BE CONSTRUCTED TO THE FOLLOWING SPECIFICATIONS:
 - 1-1/2" SP-8.5 ASPHALT CONCRETE
 - 8" UNDERSOIL BASE, COMPACTED (98% OF MAX. DENSITY, L.B.R. 100)
 - 12" STABILIZED SUBGRADE (98% OF MAX. DENSITY, AASHO T-180, L.B.R. 40)
27. AN AS-BUILT CERTIFICATION SHALL BE PROVIDED TO THE COUNTY ENGINEERING DEPARTMENT BY A DESIGN PROFESSIONAL UPON REVIEW AND APPROVAL OF THE COMPLETED CONSTRUCTION. ALSO, THE PROJECT ENGINEER SHALL SIGN & SUBMIT A STATEMENT OF COMPLETION PRIOR TO THE FINAL INSPECTION.
28. UPON COMPLETION OF CONSTRUCTION AND FINAL INSPECTION, AN ELECTRONIC COPY OF THE RECORD DRAWING IN AUTOCAD FORMAT WILL BE PROVIDED TO THE MARION COUNTY ENGINEERING DEPARTMENT.
29. ALTERNATIVE PIPE MATERIAL TO R/W MAY BE USED WITH PRIOR APPROVAL FROM THE PROJECT ENGINEER. CONSTRUCTION TO GROUT BOTTOM OF STORMWATER STRUCTURES UP TO PIPE INVERT TO PREVENT STANDING WATER.
30. SOIL BORING INFORMATION SHOWN ON THIS PLAN SET IS COMPILED DIRECTLY FROM GEOTECHNICAL REPORT DATED MARCH 11, 2021. SOIL BORING INFORMATION IN THE GEOTECHNICAL REPORT WILL TAKE PRECEDENCE OVER ANY DISCREPANCY FOUND BETWEEN THE PLANS AND THE GEOTECHNICAL REPORT.
31. A CERTIFIED AS-BUILT SURVEY SHALL BE PREPARED FOR THE PROJECT BY A FLORIDA LICENSED SURVEY PROFESSIONAL. THE AS-BUILT SURVEY SHALL SHOW ALL ORIGINAL DESIGN INFORMATION PERTINENT TO THE IMPROVEMENTS BEING SURVEYED. ORIGINAL DESIGN INFORMATION SHALL BE MARKED THROUGH WITH AS-BUILT INFORMATION LATER ADJUNCT TO IT. THE SURVEY SHALL CLEARLY INDICATE WHICH IS THE AS-BUILT RECORDED INFORMATION.

Sewer Notes:

1. GRAVITY SEWER ON-SITE TO CONNECT TO PROPOSED ON-SITE LIFT STATION. CONNECT 8" FORCE MAIN FROM LIFT STATION TO EXISTING FORCE MAIN AT SE HWY 42 OWNED & OPERATED BY MARION COUNTY.
2. SANITARY SERVICE SIZE TO BE AS SHOWN ON PLAN AND LAD AT A MINIMUM SLOPE OF 0.50% FOR 8" PVC AND 1.00% FOR 4" PVC.
3. CLEAN OUTS TO BE PLACED AT THE CONNECTION POINT TO THE EXISTING LATERAL, 5' FROM THE BUILDING, AT ANY WYES AND BENDS, AND AT MOST EVERY 75' ALONG CONSTANT RUNS. BRASS TOPS TO BE FLUSH MOUNTED IN PAVED AREAS.
4. SANITARY SEWER ESTIMATED DEMAND (PER CHAPTER 64E-6, F.A.C.)

HOMES:	78 x 200 gpd = 15,800 gpd
SELF-STORAGE:	200 UNITS x 1.0 gpd = 200 gpd
SHOPPING CENTER:	30,000 x 0.1 gpd = 3,000 gpd
OFFICES:	8,000 x 0.1 gpd = 800 gpd
TOTAL SANITARY SEWER ESTIMATED DEMAND:	20,000 gpd

*OFFICE TOTALS INCLUDE OFFICE SPACE FOR SELF-STORAGE.

Water Notes:

1. CONNECT TO EXISTING WATER SYSTEM OWNED & OPERATED BY MARION COUNTY. ALL PVC WATER PIPE TO BE 18 IN.
2. RESIDENTIAL POTABLE WATER DEMAND = 78 x 400 gpd = 31,200 gpd
3. COMMERCIAL POTABLE WATER DEMAND = SEWER DEMAND (5,189 gpd) x 1.1 = 5,708 gpd (ROUNDED)

PUD MASTER PLAN FOR 9494 SUMMERFIELD

MARION COUNTY, FLORIDA

**Tree Planting & Landscaping Requirements:**

SEE LANDSCAPE & IRRIGATION PLAN SHEETS.

LANDSCAPED AREAS SHALL BE MARION FRIENDLY (MFL) AND WILL BE INCLUDED IN IMPROVEMENT PLANS.

Drainage Design Summary:

THIS PROPERTY WILL HAVE PRIVATE ON-SITE RETENTION AREAS HANDLING THE 100 YR/24 HR. POST (11.27) STORM EVENT THUS MEETING REQUIREMENTS FOR WATER QUALITY TREATMENT.

STORM WATER FROM THE 39.27 AC BASIN WILL BE ACCOMMODATED IN 3 DRAINAGE RETENTION AREAS (DRA 1.0, 2.0 AND 3.0).

RUNOFF WILL BE DIVERTED TO DRA 1.0, 2.0 AND 3.0 THROUGH GUTTERS, DOWN SPOUTS, OVERLAND FLOW, SWALES, DRAINAGE INLETS AND UNDERGROUND PIPES.

EXISTING SOIL TYPE = 11.8% AqB (Aphep) HYDROLOGIC SOIL GROUP = A
 0.48% CwC (Candler) HYDROLOGIC SOIL GROUP = A
 18.8% CwC (Candler) HYDROLOGIC SOIL GROUP = A
 DESIGN MEANS MARION COUNTY STORMWATER QUALITY CRITERIA PER SECTION 6.13.6.A(3)(C):

- * DRY RETENTION SYSTEMS THAT HAVE A DEPTH OF SIX FEET OR LESS, MEASURED FROM TOP OF BANK TO POND BOTTOM, WITH SIDE SLOPES THAT ARE NO STEEPER THAN 4:1 AND SOODED BOTTOMS.

SEE STORMWATER MANAGEMENT REPORT FOR ADDITIONAL STORMWATER CALCULATIONS.

Maintenance and Operation Schedule for Stormwater Management System:

1. BASINS SHALL BE CLEANED AND MOVED REGULARLY TO AVOID EXCESSIVE VEGETATIVE GROWTH AT LEAST MONTHLY DURING WINTER MONTHS AND BI-WEEKLY DURING THE GROWING SEASON.
2. THE BASINS SHALL BE CLEANED OUT ANNUALLY OF ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS ARE SHOWING EXCESSIVE SEDIMENTATION AT THE BASIN BOTTOM, THE BASIN BOTTOM SHALL BE SCRAPED CLEAN MORE FREQUENTLY.
3. BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS DURING ALL SEASONS TO AVOID EROSION.
4. REMEDIAL ACTION MAY BE REQUIRED, IF THE BASINS DO NOT DRAIN DOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME. THE ENGINEER SHALL BE NOTIFIED TO ASSIST IN THE IMPLEMENTATION OF THE REMEDIAL ACTION.

Traffic Statement:

SEE TRAFFIC STUDY BY KITTELSON & ASSOCIATES, DATED OCTOBER 19, 2022.

Parking Requirements:

COMMERCIAL 1:

PROPOSED OFFICE: 1,925sf
 2.5 PARKING SPACES PER 1000sf OF GFA (GROSS FLOOR AREA)
 1,925sf * (2.5 SPACES/1000sf) = 4.81 ≈ 5 SPACES

PROPOSED STORAGE: 194,825sf

1 PARKING SPACE PER 2000sf OF GFA (GROSS LEASABLE AREA)

194,825sf / 2000sf = 97.41 ≈ 97 SPACES

NOTE: SUFFICIENT PARKING SPACES PROVIDED ALONG STORAGE BUILDINGS.

NOT SHOWN ON PLAN.

REQUIRED HANDICAP PARKING: 1 H/C SPACE PER 25 REGULAR SPACES

5 / 25 = 0.2 = 1 SPACE

PROVIDED:

11 TOTAL REGULAR SPACES + 1 HANDICAP SPACE = 12

12 TOTAL PARKING SPACES PROVIDED

COMMERCIAL 2:

PROPOSED RETAIL: 35,000sf

1 PARKING SPACE PER 300sf OF GFA

35,000sf / 300 sf = 116.67 ≈ 117

REQUIRED HANDICAP PARKING: 1 H/C SPACE PER 25 REGULAR SPACES

117 / 25 = 4.68 = 5 SPACES

COMMERCIAL 3:

PROPOSED OFFICE: 8,000sf

2.5 PARKING SPACES PER 1000sf OF GFA

8,000sf * (2.5 SPACES/1000sf) = 20 SPACES

REQUIRED HANDICAP PARKING: 1 H/C SPACE PER 25 REGULAR SPACES

20 / 25 = 0.8 = 1 SPACE

PERMITS:

AGENCY	PERMIT #	APPROVAL DATE
MARION COUNTY		
SWYING		
FDOT DRIVEWAY		
FDOT DRAINAGE		
FDOT UTILITY		
FDOT WATER		
FDOT SEWER		

Utility Contacts:

WATER & SEWER:	MARION COUNTY UTILITIES DEPARTMENT	(352) 307-6000
ELECTRIC:	SECO - MEGAN ELLIOT	(352) 569-1635
TELEPHONE:	CENTURY LINK - KURT JUDD	(352) 401-8535
CABLE:	COM CABLE - DAVID TERRELL	(352) 873-5641
IRIG:	MARION COUNTY - KEVIN MCCANN	(352) 281-6000
GAS:	TECO PEOPLES GAS - MARIO SAMANIEGO	(352) 401-2419

Statement of Intent:

A 237,412.5 SF COMMERCIAL SPACE IS PROPOSED ALONG WITH 78 UNITS OF SINGLE FAMILY RESIDENTIAL HOUSING. COMMERCIAL SPACE WILL BE CONSTRUCTED IN PHASES 1 THROUGH 4 AND RESIDENTIAL IN PHASE 5.

Description:

THE EAST 18.59 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LESS THE NORTH 90.00 FEET THEREOF.

AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 DECEDED TO MARION COUNTY IN OFFICIAL RECORDS BOOK 2592, PAGE 35 BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE S4D SOUTHWEST 1/4, RUN SOUTH 07°19'10" WEST ALONG THE EAST LINE THEREOF 31.41 FEET TO THE RIGHT OF WAY OF COUNTY ROAD NO. 45 DELINEATED IN THE MAINTENANCE MAP THEREOF AS RECORDED IN MAINTENANCE BOOK 1, PAGES 81 THROUGH 80, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE ALONG S4D MAINTENANCE RIGHT OF WAY THE FOLLOWING SEVEN COURSES; NORTH 77°13'22" WEST 7.85 FEET; THENCE SOUTH 87°43'10" WEST 341.15 FEET; THENCE NORTH 89°32'15" WEST 210.50 FEET; THENCE NORTH 89°34'50" WEST 325.00 FEET; THENCE SOUTH 89°33'41" WEST 100.48 FEET; THENCE SOUTH 89°32'25" WEST 133.51 FEET; THENCE SOUTH 82°37'48" WEST 8.68 TO THE WEST LINE OF THE S4D NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG THE WEST LINE THEREOF AND DEPARTING S4D RIGHT OF WAY RUN SOUTH 07°15'37" WEST 18.59 FEET; THENCE SOUTH 89°50'34" EAST 128.88 FEET TO THE EAST LINE OF THE S4D NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG S4D EAST LINE RUN NORTH 07°14'10" EAST 18.59 FEET TO THE POINT OF BEGINNING.

Density / Intensity:

MEDIUM RESIDENTIAL UNITS (4 DU/AC ON 19.64 AC) = 78.56 = 78

COMMERCIAL (1 FAR @ ± 19.64) = 256,590/855,516 = 0.23 F.A.R.*

*SEE SHEET 2 FOR F.A.R. TOTALS.

Concurrency Deferral Elected Note:

THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF THE CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

Flood Certification:

FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) PER THE MARION COUNTY GEOGRAPHIC INFORMATION SYSTEMS WEB PAGE LOCATED AT: <http://www.marioncountyfla.gov>

Springs Protection:

THIS PROJECT LIES WITHIN THE SECONDARY SPRINGS PROTECTION ZONE.

Sight Distance:

SHORT DISTANCE CALCULATED USING FDOT INDEX NO. 548 (6 LANE DIVIDED HIGHWAY, SHEET 4). NO CONFLICTS NOTED.

Fire Protection:

1. FIRE HYDRANTS WILL BE INSTALLED TO PROVIDE COVERAGE OF BUILDINGS. SEE PLANS FOR LOCATIONS.
2. BUILDING FIRE SYSTEM TO BE ADDRESSED BY OTHERS. SEE BUILDING PLANS.

Outdoor Lighting:

OUTDOOR LIGHTING TO BE INSTALLED ON SITE. SEE PHOTOMETRIC PLAN.

Owner's Certification:

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

BY: JAMES MARTIN, PRESIDENT, 9494 SUMMERFIELD L.L.C. DATE

Engineer's Certification:

I CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS NOTED:

MICHAEL W. RADCLIFFE, P.E.
FLORIDA REG. ENGINEER, NO. 31170

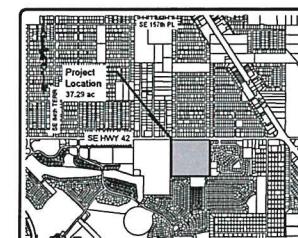
SIGNATURE DATE

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THEY ARE USING THE LATEST APPROVED AND PERMITTED PLANS PRIOR TO BEGINNING CONSTRUCTION.

CONSTRUCTION STAKEOUT SURVEYOR SHALL BE RESPONSIBLE FOR BENCH MARK & DATUM VERIFICATION. CONTACT PROJECT SURVEYOR FOR BENCH MARK INFORMATION.

NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.

MARION COUNTY AR# REZONING = 29123 PUD MASTER = 30470

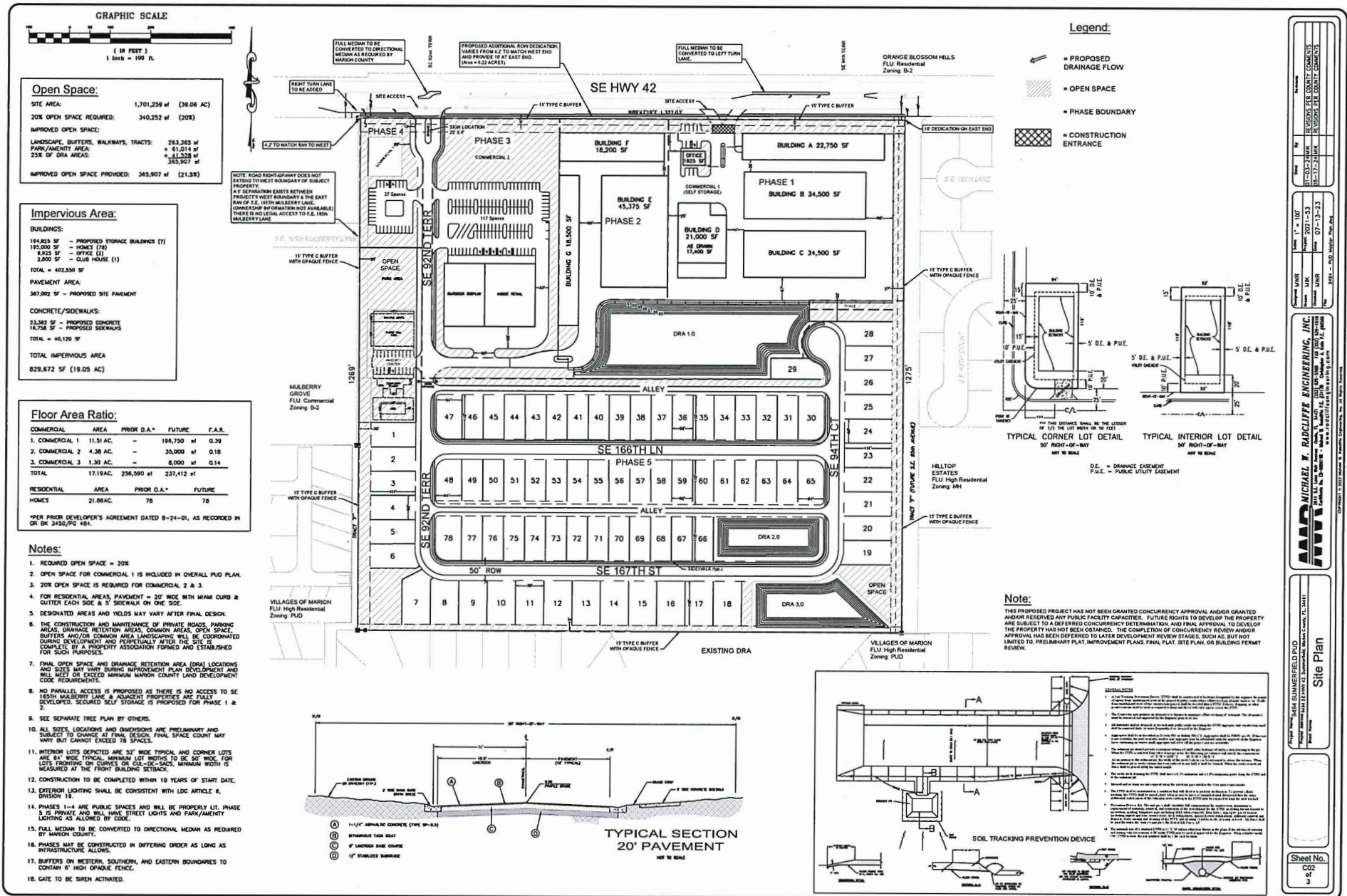
**Site Information:**

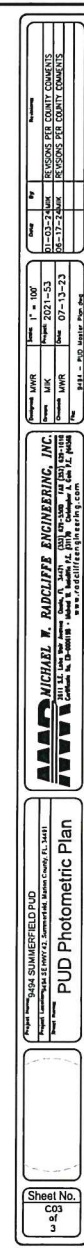
PROJECT NAME: 9494 SUMMERFIELD
 PROPOSED USE: SELF STORAGE FACILITY AND MEDIUM RESIDENTIAL NEIGHBORHOOD
 PROJECT LOCATION: 9494 S.E. HWY 42, SUMMERFIELD, FL 34489
 PARCEL NUMBER: 48320-000-00
 TOTAL AREA: 1,710,694 s.f. (39.27 AC.)
 OWNER: 9494 SUMMERFIELD LLC
 CONTACT: JIMMY MARTIN
 ADDRESS: 310 N FRONT ST STE 200, WELINGTON NC 28401-5082
 TELEPHONE: 910-443-4456
 EXISTING LAND USE: COMMERCIAL (NORTH HALF) / MEDIUM RESIDENTIAL (SOUTH HALF)
 PROPOSED LAND USE: COMMERCIAL (17.95 AC/NORTH PORTION) / MEDIUM RESIDENTIAL (21.32 AC/SOUTH PORTION)
 EXISTING ZONING: PUD
 PROPOSED ZONING: PUD
 SETBACKS:
 COMMERCIAL: FRONT = 40', REAR = 20', SIDE = 20'
 RESIDENTIAL: FRONT = 20', REAR = 15', SIDE = 5'
 BUFFER: TYPE C BUFFER WITH OPAQUE FENCE
 BUFFER WIDTH VARIES AS SHOWN ON PLAN
 BUFFER & OPEN SPACE OCCUPY THE SAME SPACE

Index of Sheets:

- C01 - COVER SHEET
- C02 - SITE PLAN
- C03 - PHOTOMETRIC PLAN
- S01-S05 - SURVEY

Project Name: 9494 SUMMERFIELD PUD		Project Number: 250706ZP	
Owner: 9494 SUMMERFIELD LLC	Contractor: MICHAEL W. RADCLIFFE ENGINEERING, INC.	Surveyor: JIMMY MARTIN	Engineer: MICHAEL W. RADCLIFFE, P.E.
Project Location: 9494 S.E. HWY 42, SUMMERFIELD, FL 34489	Parcel Number: 48320-000-00	Total Area: 1,710,694 s.f. (39.27 AC.)	Owner: 9494 SUMMERFIELD LLC
Contact: JIMMY MARTIN	Address: 310 N FRONT ST STE 200, WELINGTON NC 28401-5082	Telephone: 910-443-4456	Existing Land Use: COMMERCIAL (NORTH HALF) / MEDIUM RESIDENTIAL (SOUTH HALF)
Proposed Land Use: COMMERCIAL (17.95 AC/NORTH PORTION) / MEDIUM RESIDENTIAL (21.32 AC/SOUTH PORTION)	Existing Zoning: PUD	Proposed Zoning: PUD	Setbacks: COMMERCIAL: FRONT = 40', REAR = 20', SIDE = 20'
Residential: FRONT = 20', REAR = 15', SIDE = 5'	Buffer: TYPE C BUFFER WITH OPAQUE FENCE	Buffer Width: VARIES AS SHOWN ON PLAN	Buffer & Open Space: OCCUPY THE SAME SPACE
Revisions to Plan Set: 1. DATE: 11/19/2021 2. DATE: 11/19/2021 3. DATE: 11/19/2021 4. DATE: 11/19/2021 5. DATE: 11/19/2021 6. DATE: 11/19/2021 7. DATE: 11/19/2021 8. DATE: 11/19/2021 9. DATE: 11/19/2021 10. DATE: 11/19/2021			
Sheet No. C01 of 3			





RESOLUTION NO. 22-R-579

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON ±39.27 ACRES FOR 9494 SUMMERFIELD, LLC, ZONING CASE NUMBER 221108ZP; 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 October 24, 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, November 15, 2022. Now therefore,

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

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION APPROVAL 221108ZP – 9494 Summerfield LLC. James Martin. The application requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Robert W. Batsel, Jr. Gooding & Batsel, PLLC., Ocala FL 34471, from General Agriculture (A-1) and Mobile Home Park (P-MH) to Planned Unit Development (PUD), for a proposed mixed-use development consisting of a self-storage facility, a commercial area, and 86 single-family residential (SFR) units, on an approximate 39.27 acre Parcel, on Parcel Account Number 48320-000-00.

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 196,750 square feet of self-storage (inclusive of the self-storage operation's office space), 35,000 square feet of general retail, 8,000 square feet of office space, and a total of 78 single-family units and accompanying accessory amenities consistent with the Marion County Land Development Code, the PUD Application, and Revised PUD Conceptual Plan (Dated 10/28/2022), provided as Exhibit "A" attached.
2. Buffers shall be provided as shown on the submitted conceptual plan.
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. All access point locations must be approved by the Development Review Committee during the time of the Development Review. Specifically, access point improvements shall comply with the conceptual plan and access improvements warranted by the Traffic Study submitted at the time of development review.
5. The PUD shall connect to Marion County Utilities' centralized water and centralized sewer.
6. Commercial buildings shall be a maximum of 50' in height, single family shall be a maximum of 40' in height, consistent with the conceptual plan. Single family dwellings shall not exceed one-story in height.
7. 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 Code's notice provisions at the Applicant's expense.
8. Architectural style and design of single family dwellings shall be consistent with adjacent dwellings located within the Villages of Marion.
9. Developer shall construct and maintain a minimum 6' high opaque fence located on the inside of the buffers adjacent to the western, southern and eastern boundaries.
10. Residential lots adjacent to the southern boundary of the subject property shall be at least seventy (70) feet in width.
11. Exhibit(s):
 - A. PUD Concept Plan Set, as noted in item 1 above.

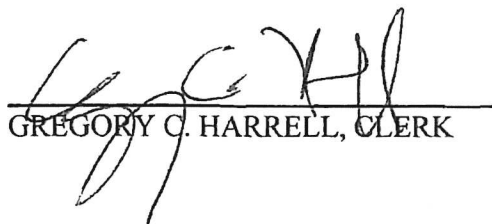
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

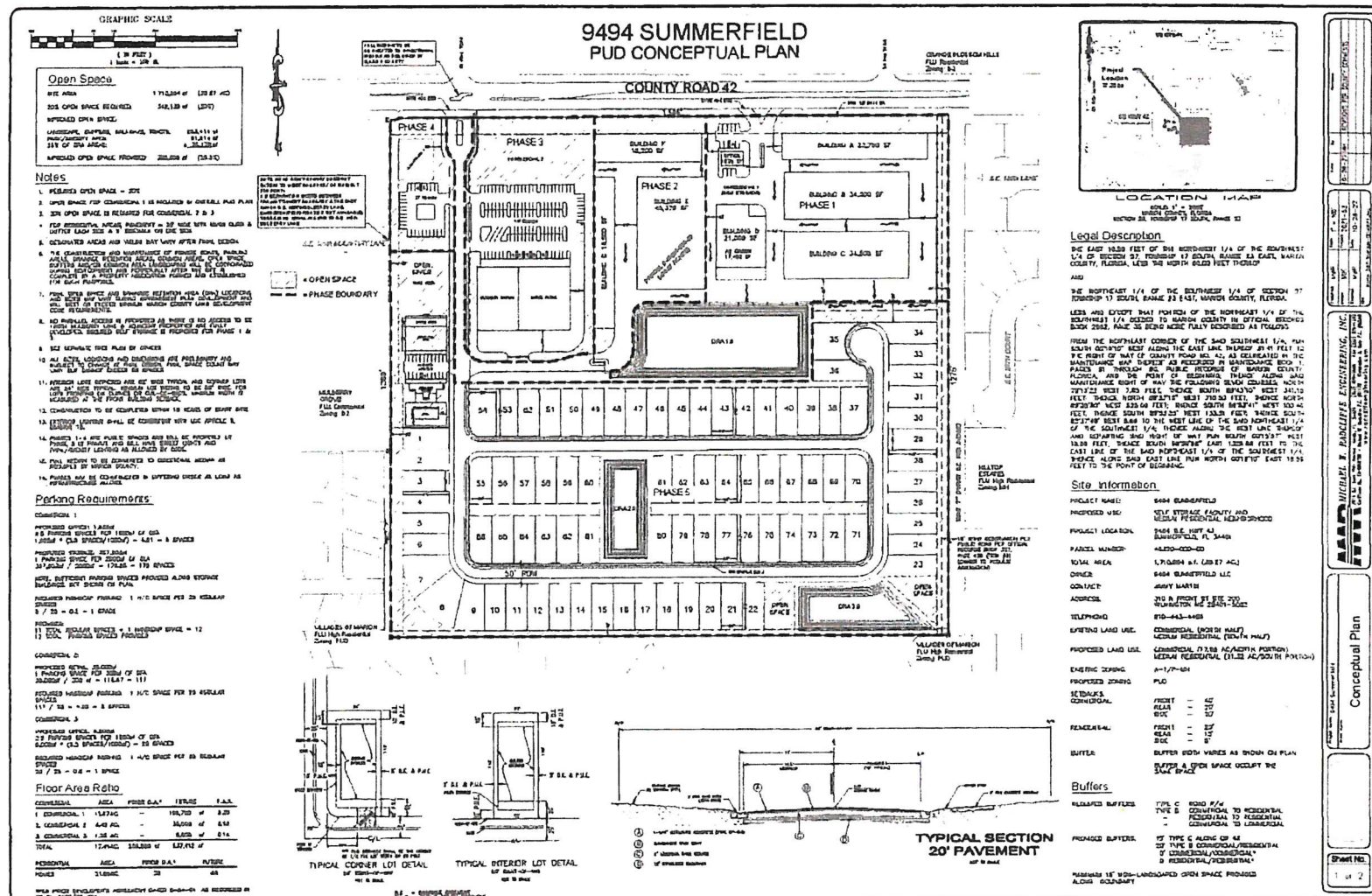
DULY ADOPTED in regular session this 15th day of November, 2022.

ATTEST:

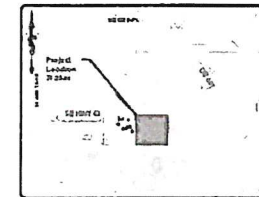
**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**


GREGORY C. HARRELL, CLERK


CRAIG CURRY, CHAIRMAN



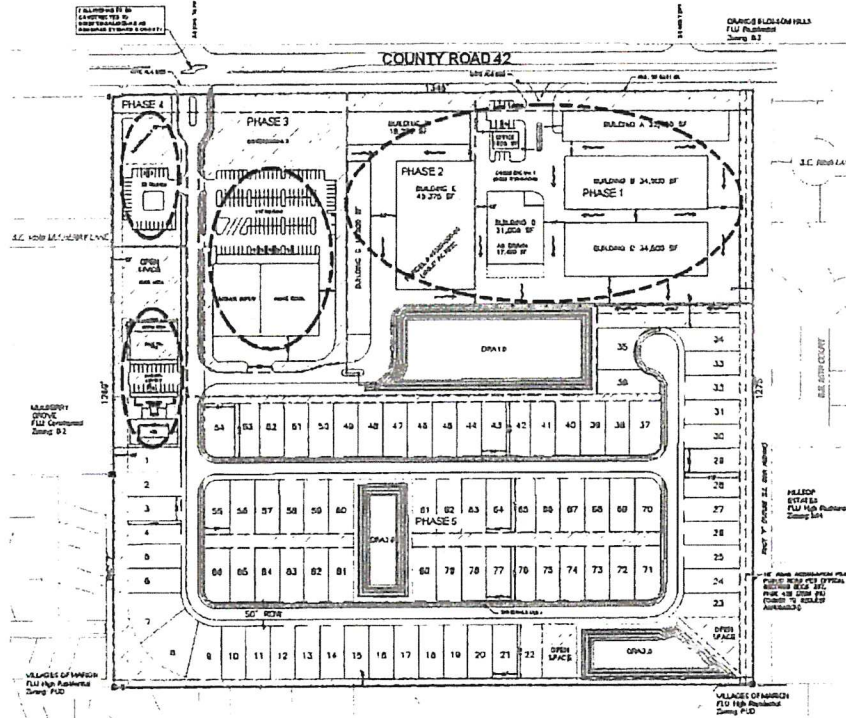
9494 SUMMERFIELD PUD CONCEPTUAL PLAN



LOCATION MAP
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DRAFT

- OPEN SPACE
- PHASE BOUNDARY
- AREA TO BE ELIMINATED



Project Name		Project No.	
Client Name		Client No.	
Project Location		Project Date	
Project Status		Project Phase	
Project Manager		Project Engineer	
Project Designer		Project Checker	
Project Approver		Project Reviewer	
Project Date		Project Version	
Project Sheet		Project Total	
Project Title		Project Subtitle	
Project Description		Project Details	
Project Notes		Project Comments	
Project History		Project Changes	
Project References		Project Sources	
Project Contacts		Project Stakeholders	
Project Risks		Project Opportunities	
Project Challenges		Project Solutions	
Project Outcomes		Project Impacts	
Project Legacy		Project Future	