



MARION COUNTY GROWTH SERVICES

5/3/2022

P&Z: 3/28/2022 BCC: 6/21/2022

Item Number

220408Z

[CDP-AR# 27996]

Type of Application
Rezoning

Rezoning Request:

From: A-1 (General Agriculture) and B-2 (Community Business)
To: PUD (Planned Unit Development)

Companion Comp Plan Amendment (FLUM Change): 22-S07 for Urban Residential

Parcel #/Acreage:
35636-002-00/ ±19.65
ac.

Owner: Akshar Development, LLC

Applicant: Luxury
Leased Homes USA,
LLC.

Location:
South/east side of SW
Hwy 200, at the SW 80th
Street intersection

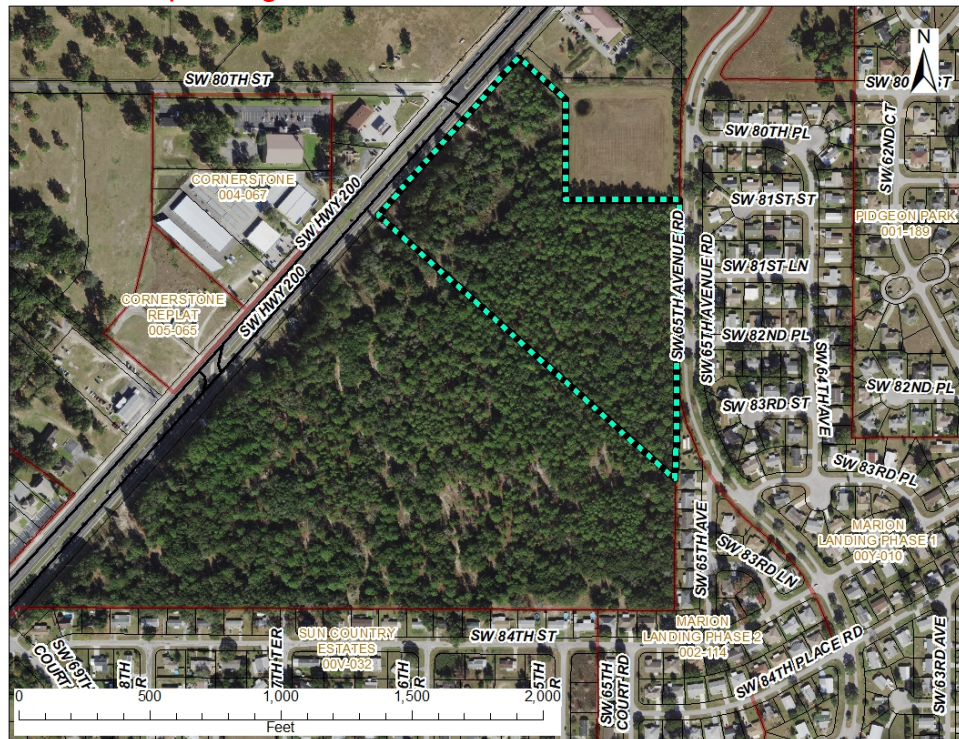
Staff Recommendation
Approval with
Conditions

P&Z Recommendation:
Approval with
Conditions

Project Planner
Christopher Rison,
Senior Planner

Code Actions: None

Applicants are requesting a continuance until June 21, 2022.



Item Summary

Staff is recommending **Approval with Development Conditions** for a rezoning from A-1 (General Agriculture) and B-2 (Community Business) to PUD (Planned Unit Development) for a multiple-family residential development of up to 314 residential units on ±19.65 acres, in accordance with Marion County Land Development Code (LDC), Article 2, Division 7 “Zoning Change.” The site is the subject of a companion Comprehensive Plan Amendment (CPA) change to the site’s future land use designation from Commercial to Urban Residential. The proposed development density of the project requires approval of the CPA; in the event the CPA is not approved, this Application would not be consistent with the Comprehensive Plan and would not be eligible for approval as proposed. The PUD is currently titled as “The Vue.”

Public Notice

Notice of public hearing was mailed to forty-four (44) property owners within 300 feet of the subject property.

Location

The site is located on the south/east side of SW Hwy 200, at Hwy 200's intersection with SW 80th Street.

Background

The site is located in the UGB with a proposed Urban Residential (22-S07) future land use designation. The site is part of a larger triangle-shaped area bounded by Hwy 200 to the northwest, the Marion Landing Subdivision to the east, and the

**FLUM Designation
Development Eligibility**

Category	Amount
Urban Residential 19065 AC @ 16 DU/AC	314 DU

**Proposed Development
Amount**

Category	Amount
Multiple-Family	314 DU

Policy 2.1.18: Urban Residential (UR)

This land use designation is intended to recognize areas suited primarily for multi-family residential units, but allows for single-family residential units to provide for a mix of various housing types to meet the community needs within the UGB or Urban Area. The density range shall be eight (8) dwelling units to sixteen (16) dwelling units per one (1) gross acre and commercial uses shall be permitted as accessory uses within this land use designation, as further defined in the LDC. This land use designation is an Urban Area land use.

Sun Country Estates Subdivision to the south. The site represents an infill opportunity within the UGB and the Hwy 200 "Triangle" wherein existing urban services, including central water and sewer service are present.

The property to the south of the site makes up the majority of the southern portion of the larger triangle-shaped area and it is designated Commercial. That site was recently approved for a PUD (211014Z; November 2021) featuring commercial development along Hwy 200 with a townhouse development to the rear. East of the site is the existing Marion Landing Subdivision designated High Residential with R-4 (Mixed Residential) zoning. The properties to the northeast and northwest of the site are designated Commercial with predominantly B-2 (Community Business) zoning. Northeast of the site is a FDOT Hwy 200 drainage retention area and a commercial office while northwest of the site, across Hwy 200, is a convenience store and carpet store.

The site is currently an open field with scattered trees. No flood zone or wetland areas are located on the property; however, flood prone areas are present. The site is not within an Environmentally Sensitive Overlay Zone (ESUZ) and is in the Silver Springs Primary Springs Protection Zone.

Request

The developer proposes a multiple-family residential rental apartment community up to a maximum of 314 residential units, consistent with the maximum density enabled by the site's requested Urban Residential future land use designation. The PUD will be connected to both central potable water and central sanitary sewer service to be provided by Marion County Utilities.

The project's PUD Rezoning Application is accompanied by a Conceptual Plan (dated 2/8/2022) that illustrates a series of twelve multiple-family apartment-type buildings, a mix of 2-, 3-, and 4-stories not to exceed 40' in height, extending northwest to southeast across the site from Hwy 200 to SW 65th Avenue Road. The taller building will be located along Hwy 200 and internal to the site with the building heights reducing to 2-stories along SW 65th Avenue Road. The plan identifies a main amenity area, including clubhouse, outdoor amenity area including pool and rec facilities, and two dog parks. Two access points, one to Hwy 200 to the west and one to SW 65th Avenue Road, a publicly dedicated 80' wide local subdivision collector, are proposed consistent with LDC requirements for residential projects exceeding 50 residential units. General parking areas and stormwater retention areas are also indicated with a series of perimeter buffers.

The Development Review Committee (DRC) review staff has reviewed PUD Rezoning Application that will then be considered by the DRC itself. Traffic Engineering observed that cross access to the future adjoining Laurel Commons PUD to the southwest is a concern, along with obtaining the project's final traffic study for the coordination of access and/or improvements, particularly as FDOT is planning intersection & signal improvements at the site's proposed access. The staff review comments for the proposed PUD accompany this staff report.

Access & Movement

The PUD exceeds 50 residential units that requires multiple access points. Two access points – Hwy 200 and SW 65th Avenue Road are proposed. The plan indicates a vehicular cross access to the multiple-use PUD (Laurel Commons fka Rolling Hills PUD) to the south, but does not provide for other modes of access

such as pedestrians that is inconsistent with the LDC and is a concern to staff. Further, the plan appears to indicate intended access gates, which is a significant concern as FDOT has a signal project planned at the Hwy 200 & SW 80th Street intersection where the project's Hwy 200 access is proposed at the existing full median crossing. Traffic Engineering has noted that mutual cross access to the PUD to the south, to enable access to the future SW 80th Street signal, is required under the LDC. Such access will enable residents of the development to access the adjoining commercial area and enable residents and patrons of the Laurel Commons PUD to the south an approach to the future signal in lieu of solely "U-turn" access on Hwy 200. In order to achieve interconnectivity between this project site, the Laurel Commons PUD, and the SW 80th Street intersection, *Traffic Engineering and Growth Services staff recommend that a mutual cross access connection between the PUD and the Laurel Commons PUD be provided parallel to Hwy 200 with the final design determined with the final PUD Master Plan; beyond the mutual cross access connection route, the proposed PUD's multiple-family development may be gated subject to compliance with LDC provisions regarding such gates.*

The PUD provides for internal sidewalks which will be required to connect to existing sidewalks along Hwy 200. Sidewalks will also need to be connected with the sidewalks of the Laurel Commons PUD to the southwest, and the developer will be responsible for sidewalks along the site's SW 65th Avenue Road frontage per the LDC. *Staff recommends final sidewalk designs and placements as noted must be addressed with the final PUD Master Plan, including any alternative sidewalk provisions that may be proposed.*

As a multiple-family development, the site may result in up to 2,088 daily trips and 156 PM Peak Hour trips according to the applicant's provided traffic analysis. Traffic Engineering notes that right-of-way dedications will be required consistent with the LDC for Hwy 200, as well as for FDOT's planned improvements. Additionally, prior to the final approval of any subsequent development plans, a final PUD Traffic Study must be provided and it will determine necessary traffic improvements to support the project.

Open Space, Amenities, and Buffers

The PUD's Conceptual Plan does estimate the final open space for the site; however, the buffers and amenity area will encompass portions of the site along with other miscellaneous open spaces through the project area; however, *staff recommends that final compliance with the minimum 20% open space be identified by the final PUD Master Plan, or equivalent.*

The PUD's Conceptual Plan was accompanied by formal architectural standards and general locations for a proposed amenity package to include a clubhouse, outdoor amenity area including pool and rec facilities, and two dog parks. Staff notes that a RV/Boat storage area which is typical of larger residential developments is not proposed. Staff recommends that the project's final amenities package details *be provided with the project's formal PUD Master Plan for review by the Board*; further staff recommends that any RV/Boat storage area *be located internal to the development and not be located along or within 100' of the PUD's boundaries shared with Hwy 200 or SW 65th Avenue Road or within 50' of any other PUD perimeter boundary.*

MARION COUNTY BUFFER TYPES

A-Type Buffer: Minimum 30' wide, three shade trees & five accent trees per 100 LF, with shrubs & groundcovers for at least 50% of the buffer area.

B-Type Buffer: Minimum 25' wide with an internal wall, two shade trees & three accent trees per 100 LF, with shrubs

& groundcovers for at least 50% of the buffer area.

C-Type Buffer: Minimum 15' wide, two shade & three accent trees per 100 LF, with shrubs & groundcovers for at least 50% of the buffer area.

D-Type Buffer: Minimum 15' wide with an internal wall, two shade & three accent trees per 100 LF, with shrubs & groundcover for at least 25% of the buffer area.

E-Type Buffer: Minimum 5' wide, four shade trees per 100 LF, and a double-staggered hedgerow to be six feet high within three years.

The PUD Conceptual Plan's landscape plan provides for a Type "C" Buffer of varying widths based on a minimum 8-foot wide planting design. Along both Hwy 200 and SW 65th Avenue Road, the overall buffer width is modified to increase the width to 25-feet in lieu of 15-feet as required by the current LDC. Staff supports the increased width as it will accommodate planting the buffer vegetation away from powerlines running along Hwy 200 and away from existing trees in the SW 65th Street Road right-of-way where the new buffer vegetation and existing right-of-way trees will provide a heavier layered buffer screen.

Staff notes that a Type "A" Buffer reference is noted along the southwest boundary shared with the upcoming Laurel Commons PUD; however, the buffer description for the boundary incorrectly references a Type "C" Buffer 8-feet wide. Further, Laurel Commons PUD includes both commercial and multiple-family development wherein a Type "A" Buffer is required along the commercial area, but no buffer is ordinarily required where the project's multiple-family will adjoin the Laurel Commons' multiple-family development. Final determination of the southwest buffer will also depend on the project's final design addressing the need for cross access to the Laurel Commons PUD. The plan also proposes a narrowed 8-foot wide Type "C" Buffer along the site's boundary shared with the FDOT DRA, where ordinarily a 25-foot wide Type "C" Buffer would be required. wherein the buffer would be in a narrow perimeter adjoining the DRA's slopes and the site's proposed buildings. Finally, staff notes the southwest Type "A" Buffer and northwest Type "C" Buffer are an additional concern due to the proposed 8-foot side setback and the limited planting area for proposed for the buffer vegetation. The 8-foot side setback conforms to the LDC for R-3 (Multiple-Family Residential), however, the setback may be insufficient for building and fire code requirements given the proposed 3-story height of the adjoining buildings, as such, increases in those setbacks may be required that may then result in widened buffers. *Staff recommends requiring that the projects' final buffer plans be proposed with the project's final PUD Master Plan, or equivalent, subject to providing the expanded width Type "C" Buffers along the site's boundaries shared with Hwy 200 to the west and SW 65th Avenue Road to the east, with the vegetative plantings along SW Hwy 200 and SW 65th Avenue Road being located along the internal sides of their respective boundaries (e.g., eastern side along Hwy 200 and western side along SW 65th Avenue Road).*

Height, Specialty PUD Setback, and Side Setbacks

The Concept Plan states the PUD will provide for multi-story multiple-family building with a 40-foot height limit. The 40-foot limit matches the height limit of the Marion Landing Subdivision's R-4 zoning and is less than the adjoining B-2 zoned areas' 50' allowed height limit. The PUD site immediately adjoins one existing single-story single-family residence at the southwest corner (PID# 35634-201-02, 8342 SW 65th Avenue) where an anticipated DRA is proposed. The other portions of the Marion Landing Subdivision are then generally located east of SW 65th Avenue Road, an 80-foot wide right-of-way, wherein the proposed 25-foot wide Type "C" Buffer along the roadway, when combined with the roadway, will achieve a 105-foot setback from those residences. The existing vegetation, along with the additional vegetation of the proposed 25-foot wide Type "C" Buffer along SW 65th Avenue Road, will then provide significant screening to the Marion Landing Subdivision to address visual buffer and separation concerns.

The Concept Plan proposes complying with the R-3 (Multiple-Family Residential) side setback standard of 8-feet. Staff notes however an increase in the setback may be required in order to address building and fire code provisions, particularly with the proposed 3-story height of the proposed structures. Increases in the setback would address concerns regarding some of the potential buffer widths, but would require adjustments to the PUD's final PUD Master Plan. As such, *staff recommends that the projects' final PUD Master Plan, or equivalent, be required to address final setback requirements to ensure building and fire codes are satisfied.*

Analysis

In reaching its decision, the Commission must address the following:

1. **Granting the proposed zoning change will not adversely affect the public interest.** The site is designated Urban Residential and will provide for diverse residential types to infill within the UGB and provide for central water and sewer service connection. The two access points with the recommend cross access connections will provide for interconnected access for residents and comparable neighboring development. The proposed buffers will screen the project upon final clarification, including providing a vegetative buffer that will function with existing vegetation along SW 65th Avenue Road to screen the project from the Marion Landing Subdivision. A traffic study will ensure adequate transportation improvements are completed and coordinated with appropriate right-of-way dedications. The proposed PUD, as recommended, will not adversely affect the public interest, subject to compliance with the conditions noted by staff.
2. **The proposed zoning change is consistent with the current Comprehensive Plan.** The FLU Map 1: Marion County 2035 Future Land Use Map of the Comprehensive Plan is proposed to designate this property Urban Residential through concurrent CPA 22-S07. Subject to approval of the CPA, the proposed PUD will comply with the land use designation's potential density and provide for community interconnectivity provisions of the Comprehensive Plan. The proposed PUD, as recommended, is consistent with the Comprehensive Plan.
3. **The proposed zoning change is compatible with land uses in the surrounding area.** The proposed PUD will provide for interconnected access with the adjoining multiple-use PUD while providing a required second access. Buffers will be provided including an internally vegetated buffer along the boundary shared with the Marion Landing Subdivision. Further, the project will be connected to central potable water and central sanitary sewer services while representing infill development within the UGB. The proposed PUD, as recommended, will be compatible with the surrounding area.

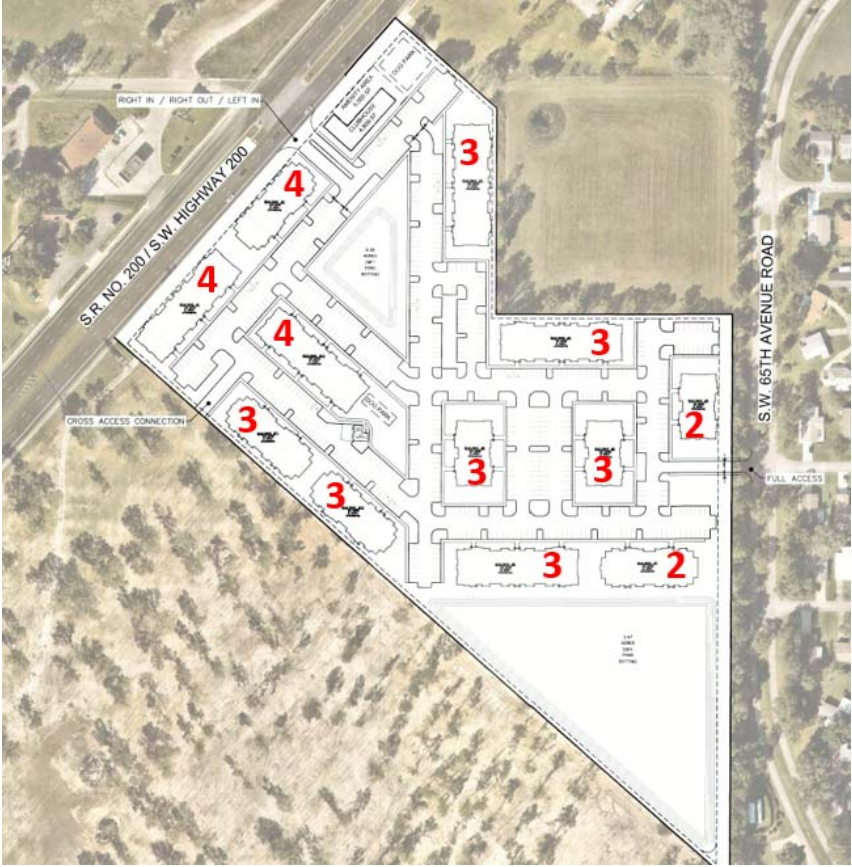
Recommendation: Approval with Development Conditions:

1. The PUD shall be developed consistent with the PUD Application and PUD Concept Plan Set (2/8/2022; attached) and the development conditions for this approval.
2. The PUD shall consist of multiple-family residential (MFR) project with up to a maximum total of 314 residential dwelling units, provided consistent

	<p>with the Concept Plan's listed development standards and the development conditions for this approval.</p> <ol style="list-style-type: none"> 3. Any RV/Boat storage area shall be provided internal to the PUD and set back a minimum of 100' from the PUD's west boundary with Hwy 200 and east boundary with SW 65th Avenue Road, and 50' from any other boundary. 4. Prior to completion and approval of the final PUD Master Plan, or equivalent, an updated project Traffic Study shall be completed and adequate provision shall be made to provide for the dedication of thoroughfare and major local collector rights-of-way along with necessary supporting transportation system and/or access improvements, consistent with applicable County and State provisions. 5. Development of the PUD shall provide for full mutual inter-connected access (vehicular and multi-modal) to the Laurel Commons PUD adjoining the PUD's southwest boundary, to establish connectivity for the Laurel Commons PUD to the SW Hwy 200 access at SW 80th Street, with the final connection details established with the final PUD Master Plan, or equivalent, including demonstrating that the interconnected access points are not gated. 6. The PUD shall comply with the LDC's minimum total open space requirements to be demonstrated on the final PUD Master Plan, or equivalent. 7. Buffers shall be provided generally consistent the buffers as provided on the PUD Conceptual Plan; however, the vegetation of the east and west Type "C" Buffers along SW Hwy 200 and SW 65th Avenue shall be provided on the internal side of the Buffers away from the perimeter to provide for spacing from powerlines and existing tree lines. The final buffer proposals may be adjusted to reflect the adjoining Laurel Commons PUD's final design along with building code requirements along that shared boundary, and building code requirements affecting the buffer adjoining the FDOT DRA. The project's final buffer plan shall be provided as part of the final PUD Master Plan, or equivalent. 8. Residential apartment buildings within 130-feet of the property boundary shared with SW 65th Avenue Road shall be limited to a maximum of 2-stories, and shall not exceed a structure height of 30-feet. 9. The final PUD Master Plan, or equivalent, shall provide final amenity provision details (clubhouse, pool, playground, play area, dog parks, etc.) demonstrating the amenities comply with national home builder association residential community amenity package practices and rates and the minimum amenities established by the PUD Conceptual Plan, whichever is greater. 10. Any access & utility easement(s) along the site boundaries shall be placed internally so as to not conflict with any buffer along that boundary. 11. The 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 Land Development Codes Zoning Application notice provisions at the applicant's expense.
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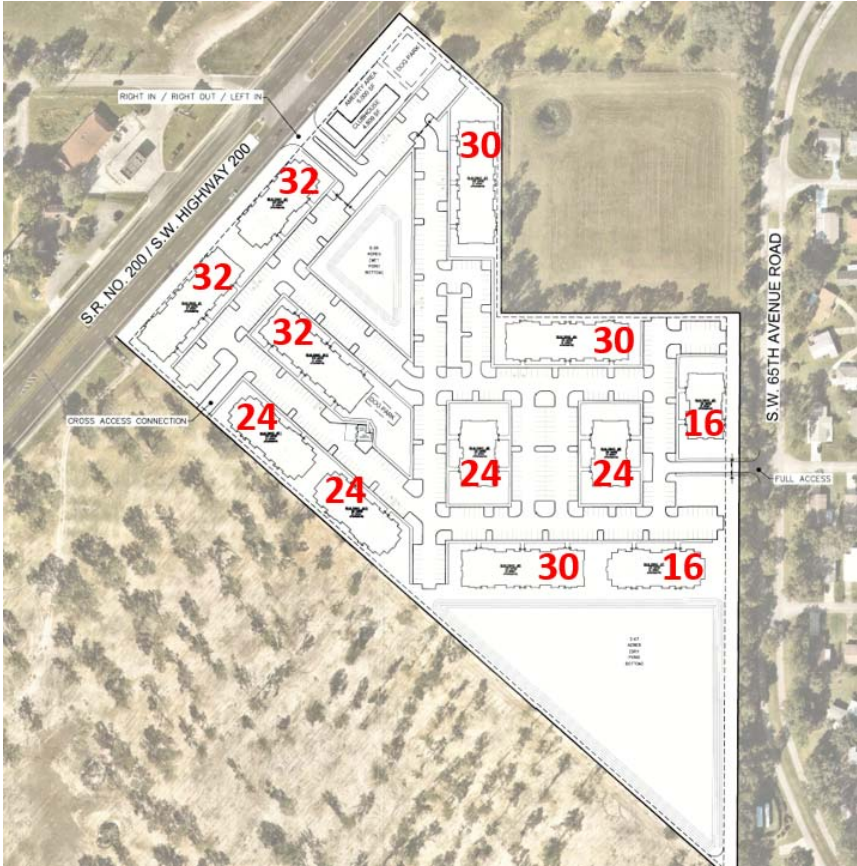
CONCEPT PLAN EXCERPTS
Number of Stories

^
N



Number of Units

^
N



CONCEPT PLAN EXCERTS - CONTINUED

Development Standards

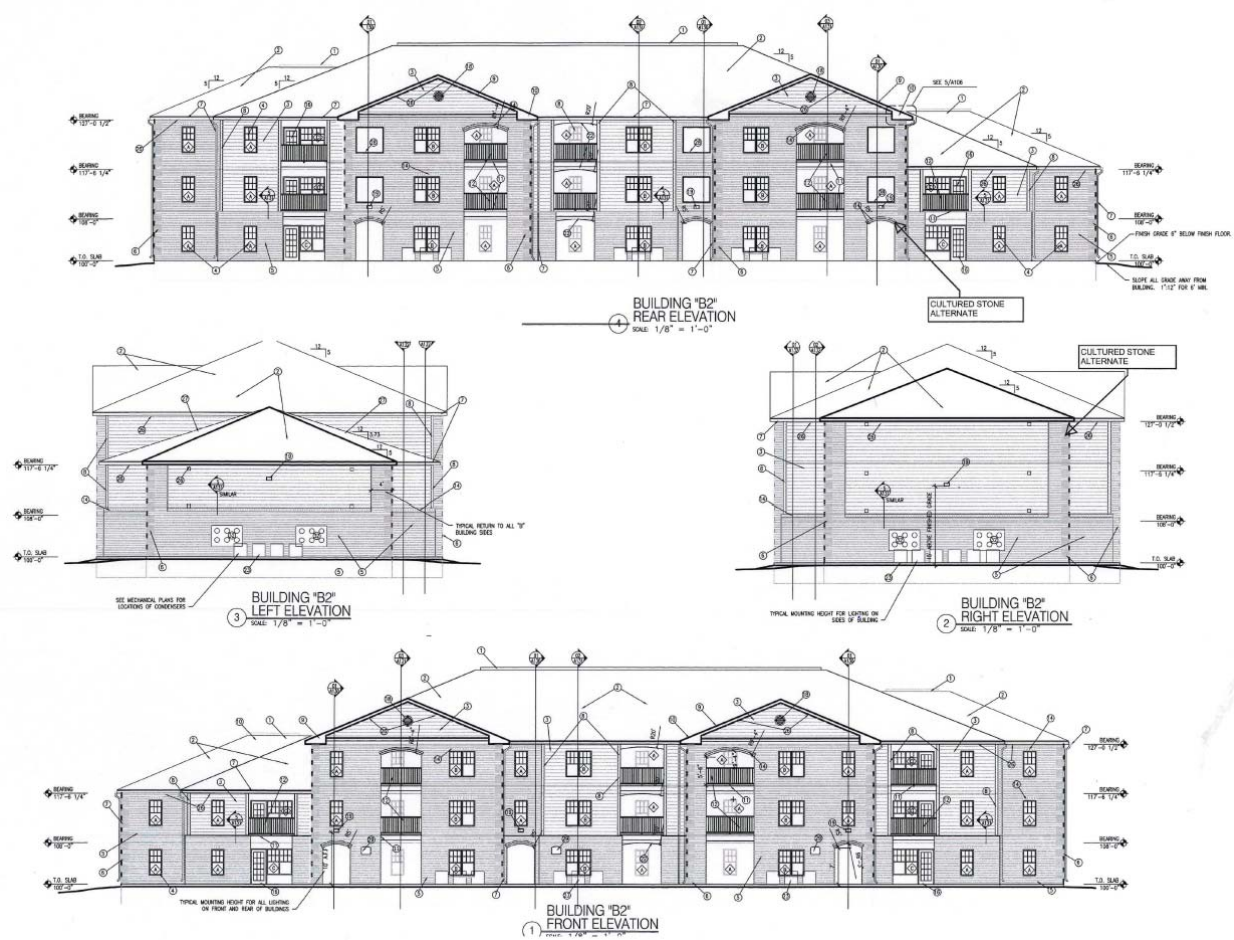
SITE DATA

LOCATION:	PARCEL 35636-002-00
TOTAL SITE AREA:	855,954 SF (19.65 AC.) 100%
EXISTING ZONING:	R-3 - MULTIPLE-FAMILY DWELLING
BUILDING HEIGHT:	40' MAX

BUILDING SETBACK REQUIREMENTS

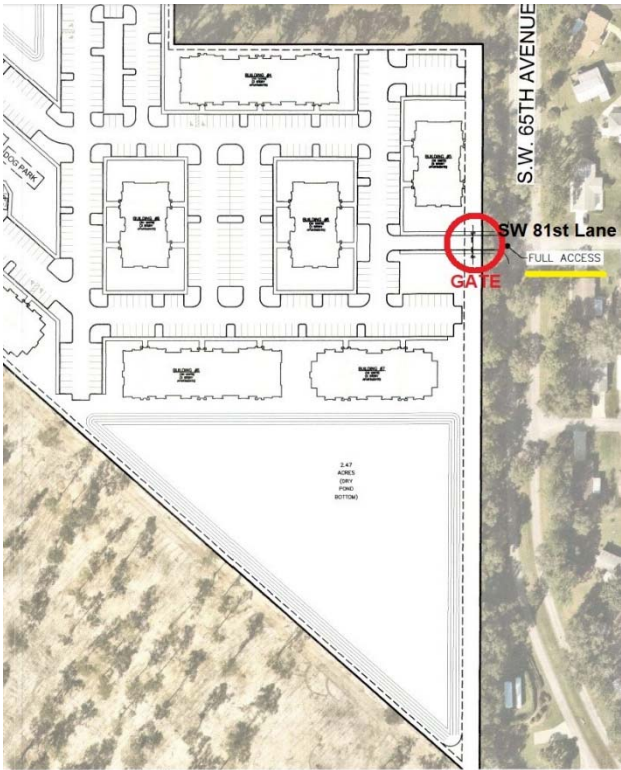
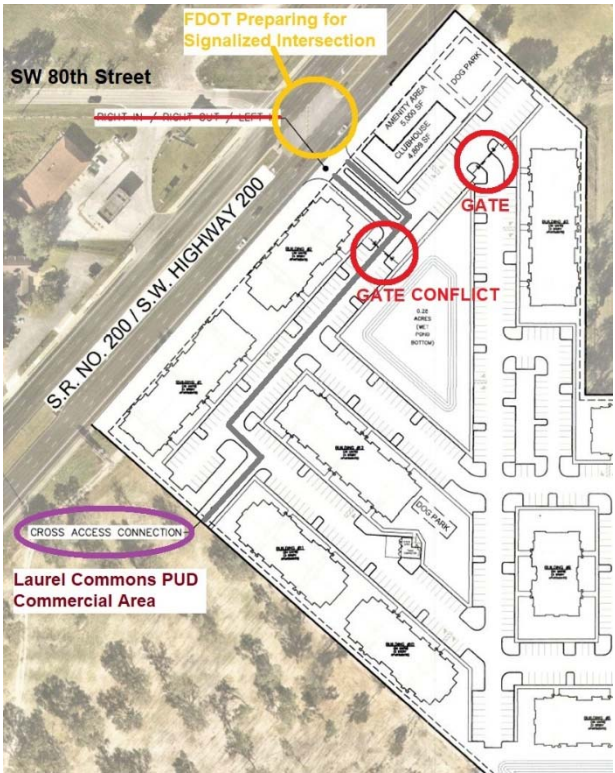
	REQUIRED	PROVIDED
FRONT/RIGHT OF WAY:	25'	25'
SIDE:	8'	8'
REAR:	25'	25'

Architectural Elevations

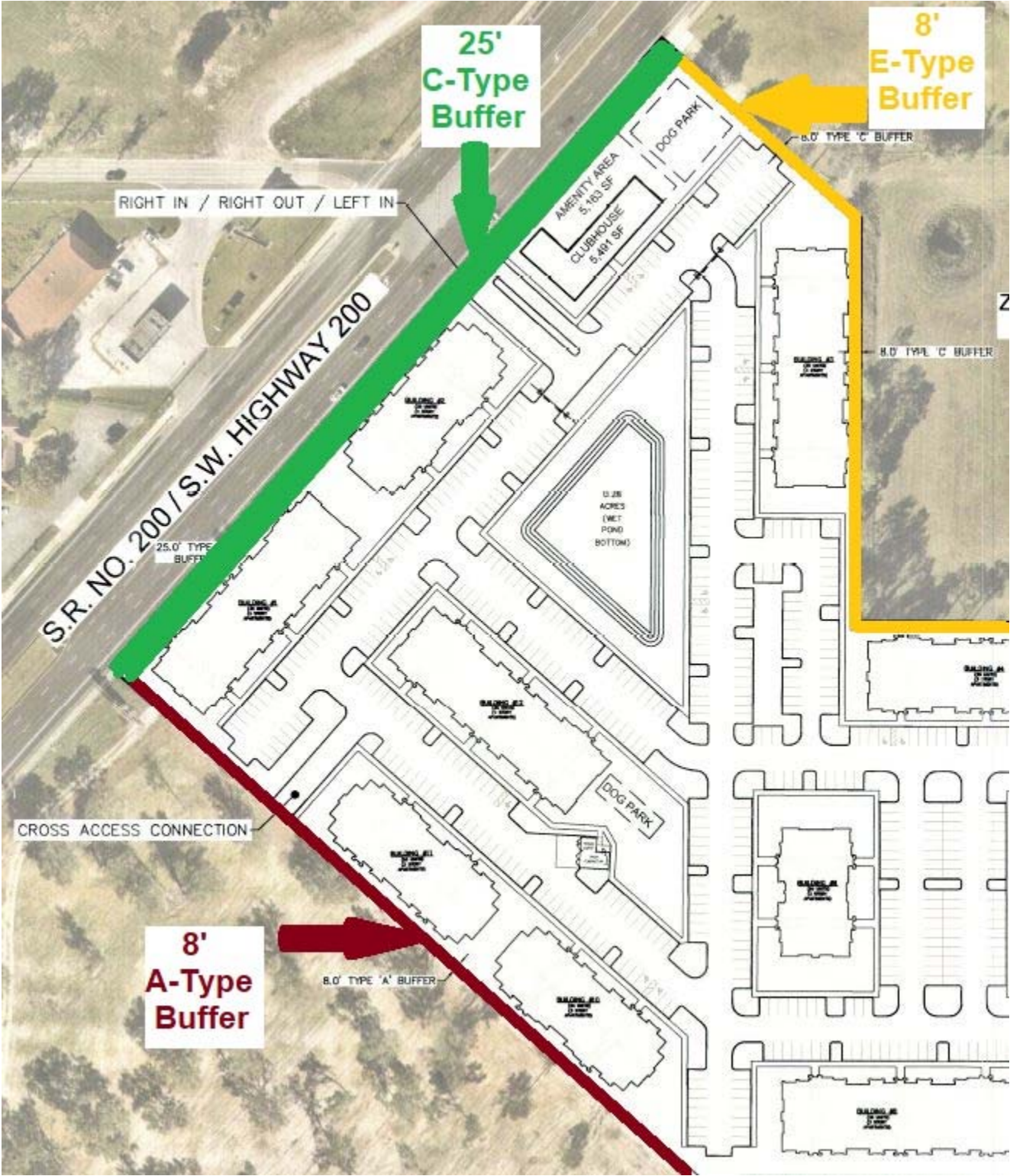


CONCEPT PLAN EXCERTS - CONTINUED

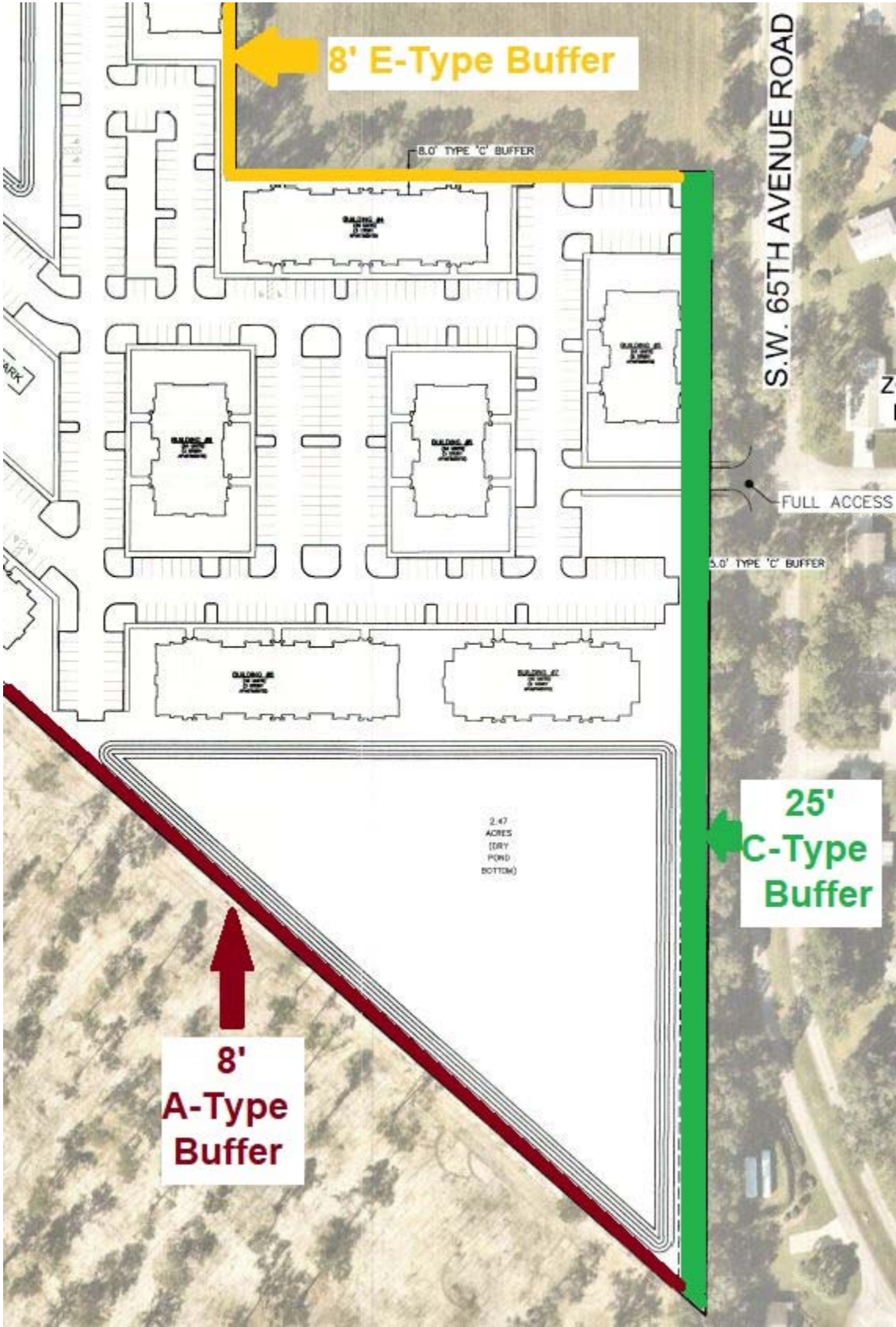
Access



Buffers

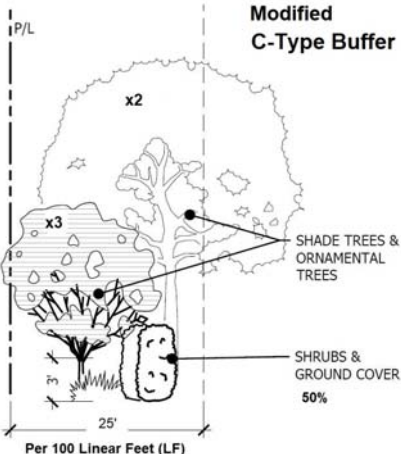
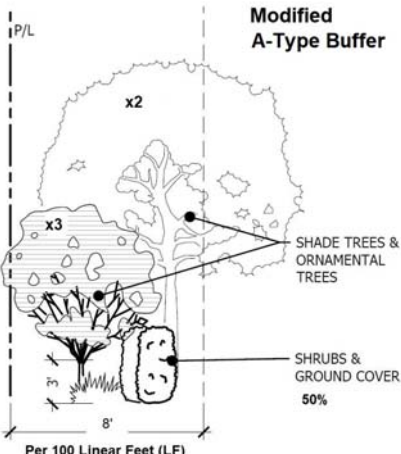
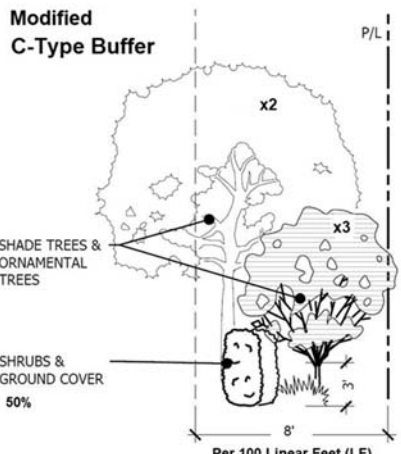


Buffers

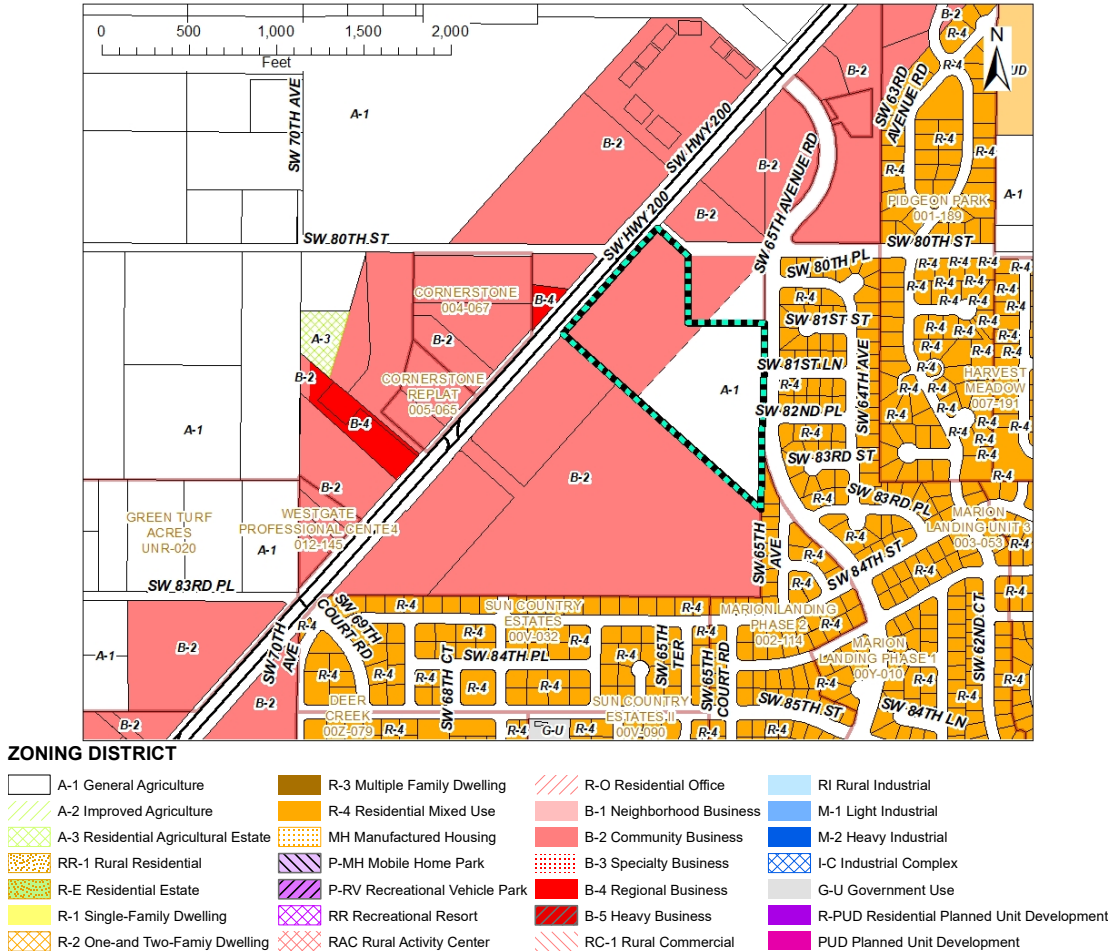


CONCEPT PLAN EXCERTS – CONTINUED

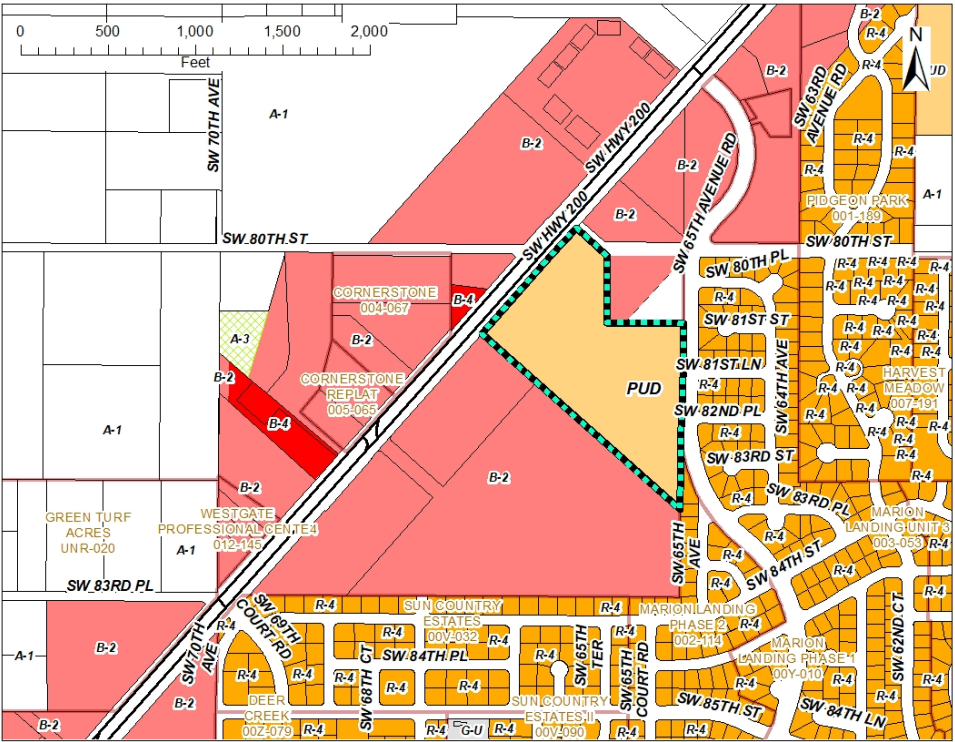
Buffers

<p>SW Hwy 200 and SW 65th Avenue Road</p> <p>Type “C” Required</p>	<p>Expanded C-Type Buffer: Minimum <u>25'</u> wide, two shade & three accent/ornamental trees per 100 LF, with shrubs & groundcovers for at least 50% of the buffer area to achieve a minimum height of three feet within one year.</p> <p><i>Vegetation shall be provided along the internal side of buffer to provide separation from powerlines along Hwy 200 and existing vegetation in SW 65th Avenue Road.</i></p>	<p>Modified C-Type Buffer</p>  <p>SHADE TREES & ORNAMENTAL TREES</p> <p>SHRUBS & GROUND COVER 50%</p> <p>25'</p> <p>Per 100 Linear Feet (LF)</p>
<p>Boundary with Laurel Commons (adjoining PUD)</p> <p>To Commercial - Type “A” Required</p> <p>To Multi-family Residential - None required</p>	<p>Modified A-Type Buffer: Minimum 8' wide, two shade & three accent/ornamental trees per 100 LF, with shrubs & groundcovers for at least 50% of the buffer area to achieve a minimum height of three feet within one year.</p> <p><i>Subject to final uses of the Laurel Commons PUD and Fire & Building Code requirements.</i></p>	<p>Modified A-Type Buffer</p>  <p>SHADE TREES & ORNAMENTAL TREES</p> <p>SHRUBS & GROUND COVER 50%</p> <p>8'</p> <p>Per 100 Linear Feet (LF)</p>
<p>FDOT DRA</p> <p>Type “C” Required</p>	<p>Modified C-Type Buffer: Minimum 8' wide, two shade & three accent/ornamental trees per 100 LF, with shrubs & groundcovers for at least 50% of the buffer area to achieve a minimum height of three feet within one year.</p> <p><i>Subject to Fire & Building Code requirements.</i></p>	<p>Modified C-Type Buffer</p>  <p>SHADE TREES & ORNAMENTAL TREES</p> <p>SHRUBS & GROUND COVER 50%</p> <p>8'</p> <p>Per 100 Linear Feet (LF)</p>

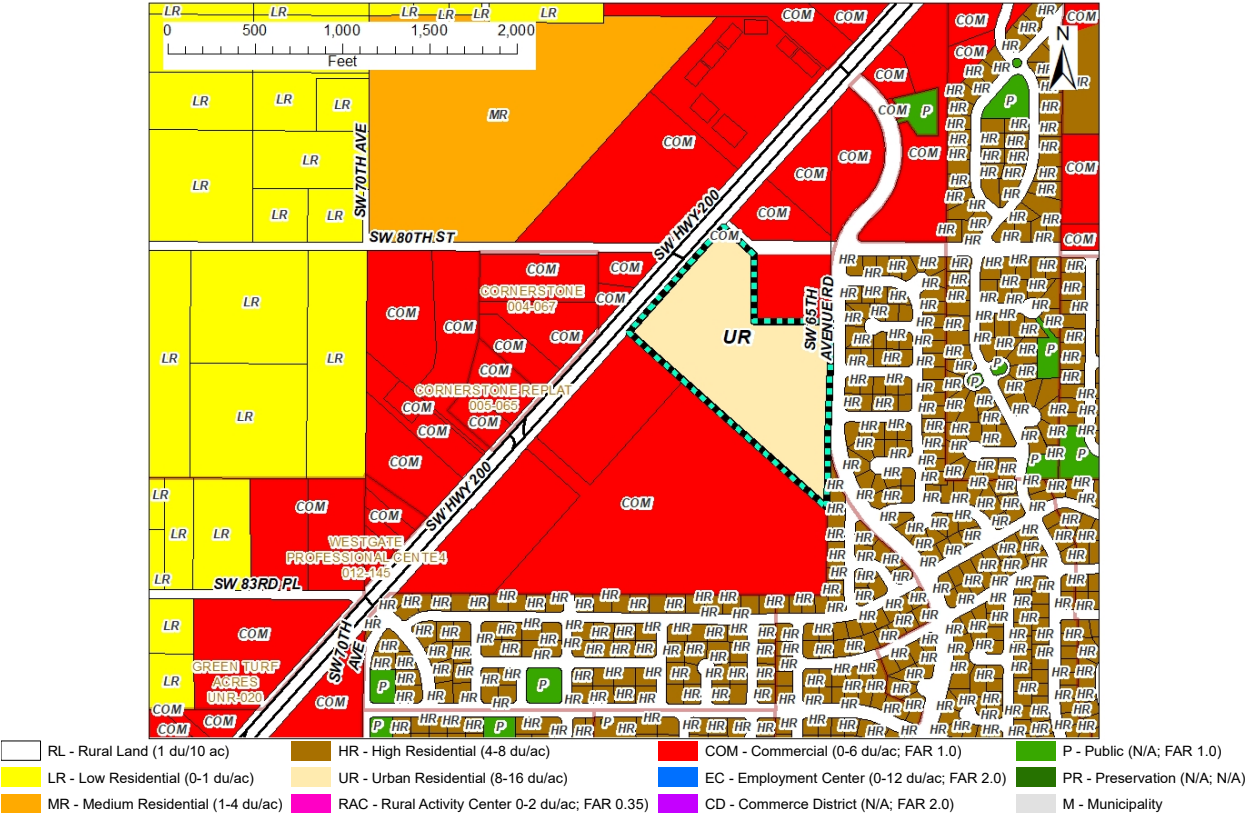
CURRENT ZONING



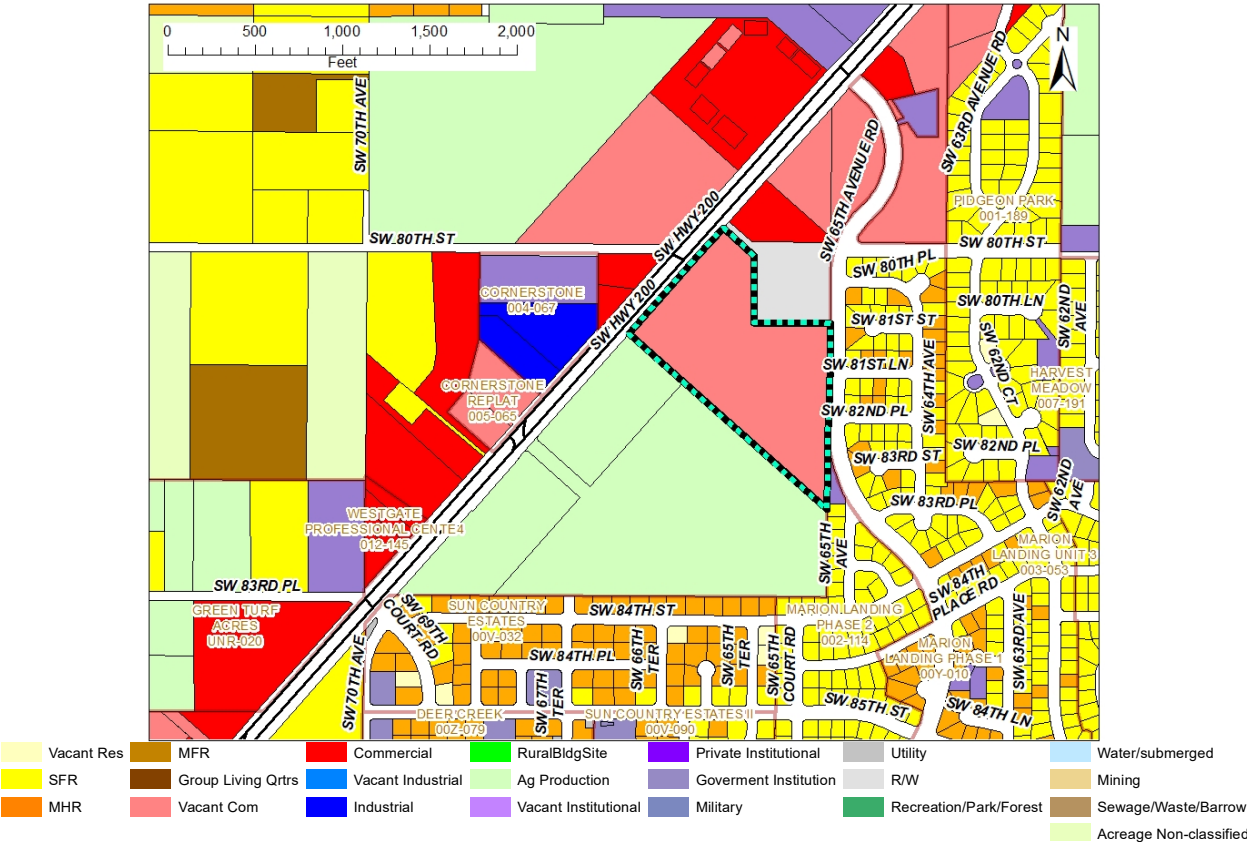
PROPOSED ZONING



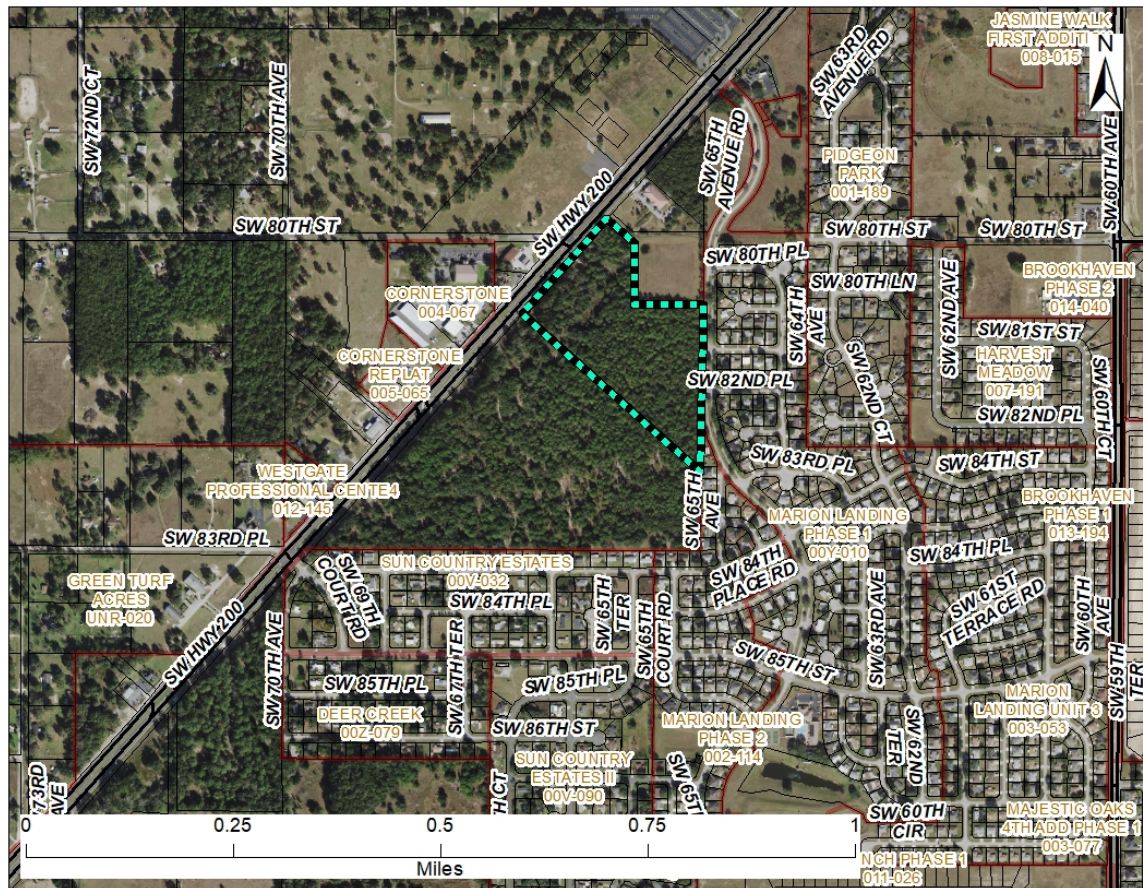
FUTURE LAND USE DESIGNATION AS PROPOSED BY COMPANION COMPREHENSIVE PLAN AMENDMENT 22-L07



EXISTING USES PER PROPERTY APPRAISER'S PROPERTY CODES



EXPANDED AERIAL PHOTO



CURRENT GOOGLE AERIAL



PHOTOS

1. Hwy 200 Views.

A.



B.



C.



D.





E.



F.

2. SW 65th Avenue Road Views – Marion Landing Subdivision.



A. View north along SW 65th Avenue Road from site's northeast corner.



B. View of FDOT SR 200 drainage retention area (DRA) from site's northeast corner.



C. View of site's share boundary with FDOT SR 200 DRA from site's northeast corner



D. View south along SW 65th Avenue Road from site's northeast corner.



E. View into site from SW 65th Avenue at proposed access point aligning with SW 81st Lane.



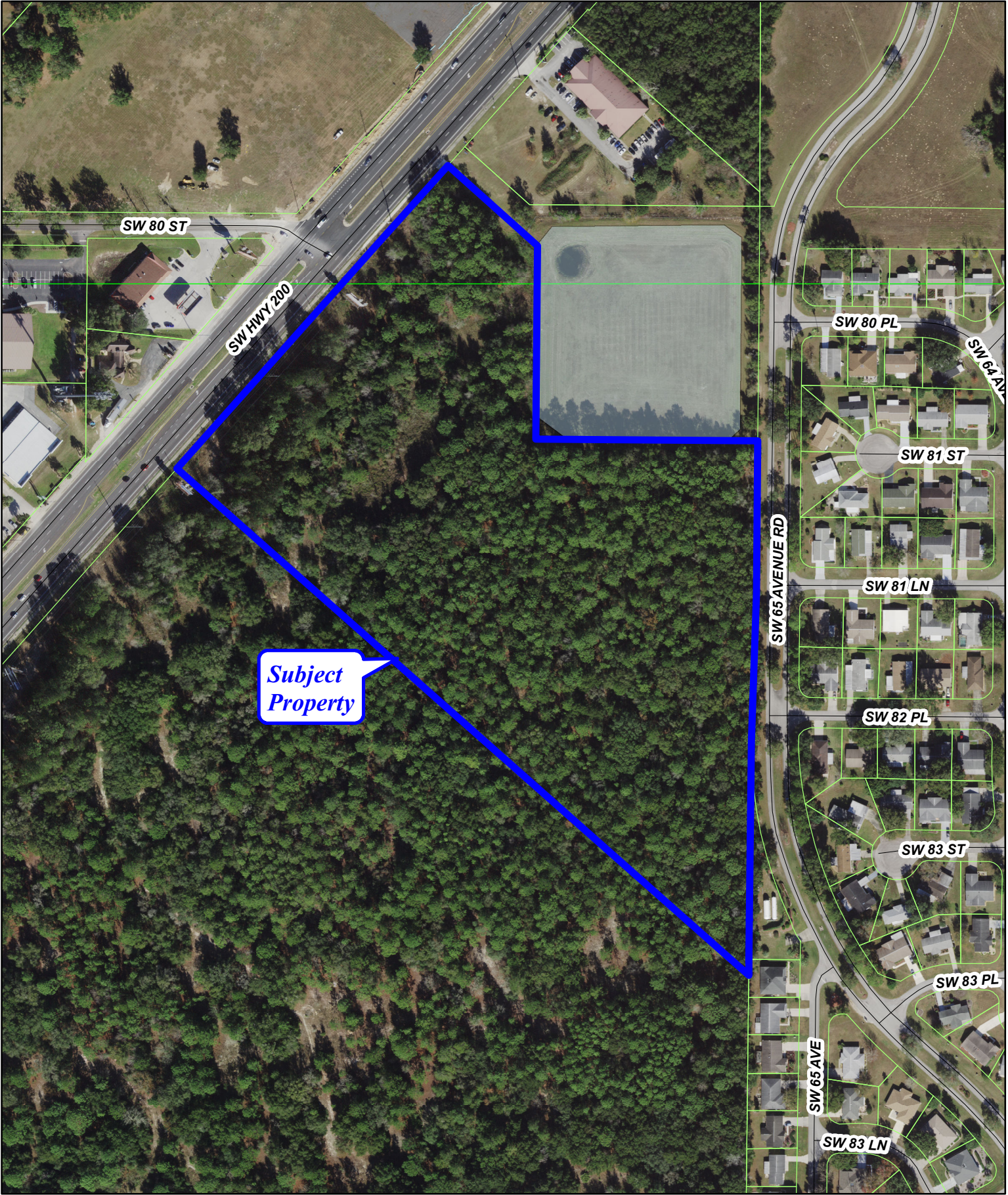
F. View north along SW 65th Avenue showing proposed access point location aligning with SW 81st Lane.



G. Enlarged view north along SW 65th Avenue showing proposed access point location aligning with SW 81st Lane.



H. View looking east along SW 81st Lane at the proposed access point location aligning with SW 65th Avenue Road.



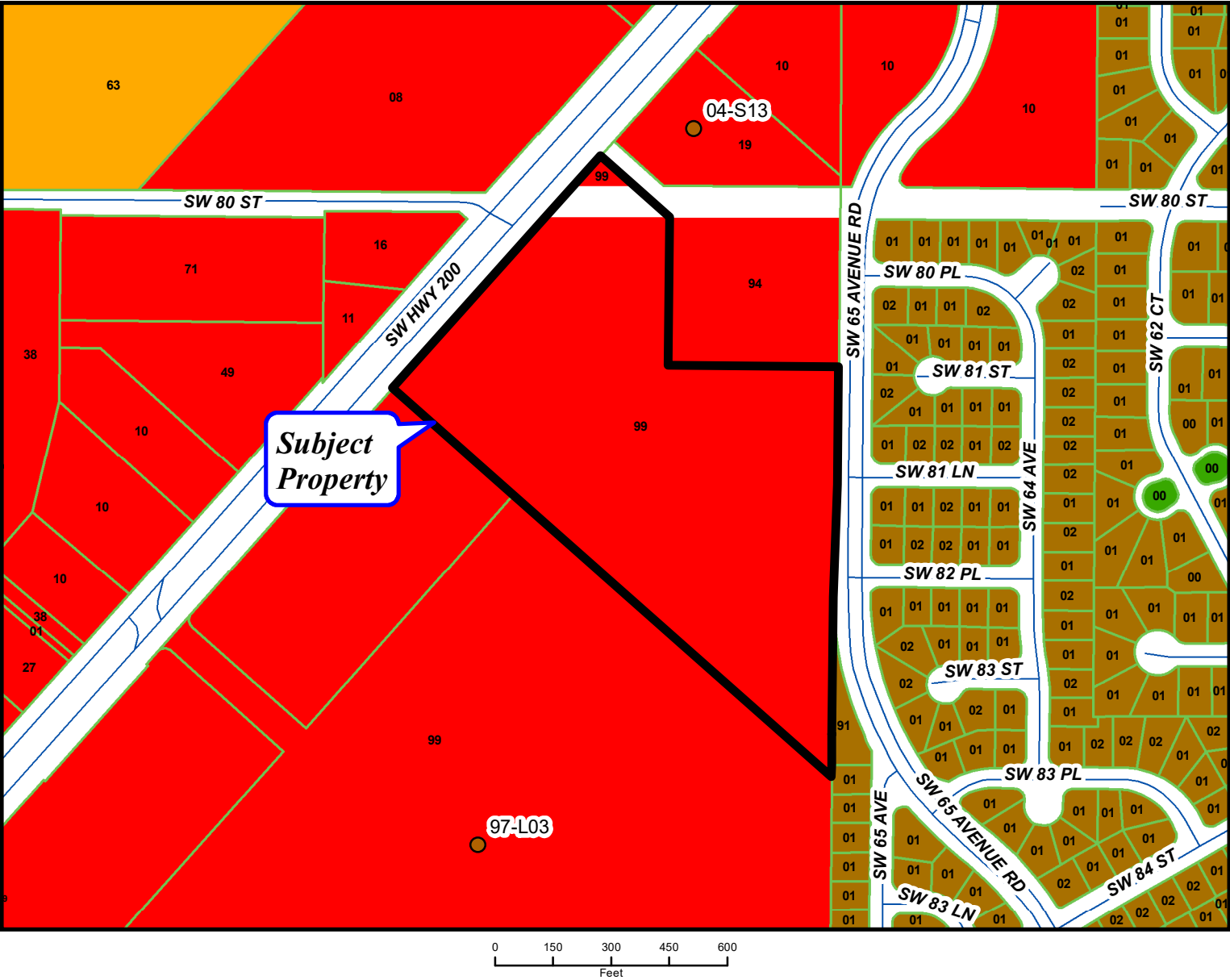
*Subject
Property*





0 150 300 450 600
Feet



Existing Land Use Designation 22-S07, 220408Z



Use per MC Property Appraiser		OWNER(S): Akshar Development, LLC. – Paresh Patel	
01	Single Family Res	AGENT: Luxury Leased Homes USA, LLC. – Jose Kreutz	
50-69/99	Agricultural	PARCEL(S): 35636-002-00	
00/10/40/70	Vacant	<div><p>All provided GIS data is to be considered a generalized spatial representation, which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific visual information, contact the appropriate county department or agency. The information is provided visual representation only and is not intended to be used as legal or official representation of legal boundaries.</p></div>	
71	Church		
02	Mobile Home		
06-07/11-39	Commercial		
41-49	Industrial		
83-98	Public		
82	Recreation		
03-05/08	Multi-Family		
77	Club/Lodge/Union Hall		

Legend

- All Amendments
- Policy 1.20

- Rural Land (1 du/10 ac)
- Low Residential (0 - 1 du/ac)
- Medium Residential (1 - 4 du/ac)
- High Residential (4 - 8 du/ac)
- Farmland Preservation Area
- Urban Residential (8 - 16 du/ac)
- Rural Activity Center (0 - 2 du/ac; FAR 0.35)
- Commercial (0 - 6 du/ac; FAR 1.0)
- Employment Center (0 - 12 du/ac; FAR 2.0)
- Environmentally Sensitive Overlay Zone (ESOZ)
- Commerce District (N/A; FAR 2.0)
- Public (N/A; FAR 1.0)
- Preservation (N/A; N/A)
- Municipality



**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

OFFICE USE ONLY:	
Project Number:	2022010056
App Request No.:	27996
Case Number:	220408Z
Received Date:	2/2/2022
Received By:	CDR
Submission Complete Date:	2/4/22

PARCEL ACCOUNT NUMBERS: 35636-002-00

APPLICATION FOR PUD REZONING or PUD AMENDMENT

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article Four, Zoning, on the below described property and area, to **PUD (PLANNED UNIT DEVELOPMENT)** from:
A-1 and B-2

Legal description: Attach a copy of the deed(s) with property legal description and demonstrating ownership.

Required documents: Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

Total PUD Acreage: 19.65 **Maximum Proposed Residential Units:** 314

Maximum Non-Residential (Commercial or Industrial) Acreage: 0

Directions to property (from MC Growth Services): Along SR 200, approximately 1,100' southwest of the intersection of SR 299 and SW 65th Avenue.

The property owner must sign this application unless written authorization naming the listed applicant/agent to act on his/her behalf is attached.

Akshar Development, LLC
Property owner name (please print)
10832 SW 91st Street
MAILING ADDRESS
Ocala, FL 34481
City, state, zip code
(740) 707-7730
Phone number (include area code)
PetePatel10@gmail.com
e-Mail Address (include complete address)

DocuSigned by:

Signature

Luxury Leased Homes USA, LLC
Applicant/agent name (please print)
333 N. Alabama St., S 350
MAILING ADDRESS
Indianapolis, IN 46204
City, state, zip code
(317) 428-7496
Phone number (include area code)
Jose@LuxuryLeasedHomes.com
e-Mail Address (include complete address)

Signature

NOTE: A zoning change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the owner and/or applicant/agent must be correct and legible in order to be processed.

PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF Florida
COUNTY OF Marion

BEFORE ME THIS DAY PERSONALLY APPEARED Alshen Development LLC
PARESH PATEL Property owner's name, printed
WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

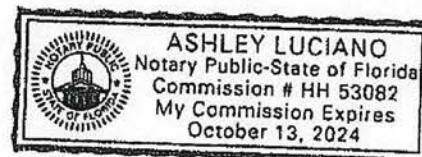
1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:
35636-002-00
2. He/she duly authorizes and designates Luxury Leased Homes USA, LLC to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. He/she understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. He/she understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. He/she understands that false statements may result in denial of the application; and
7. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. He/she understands that if he/she is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

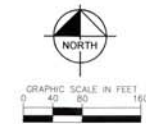
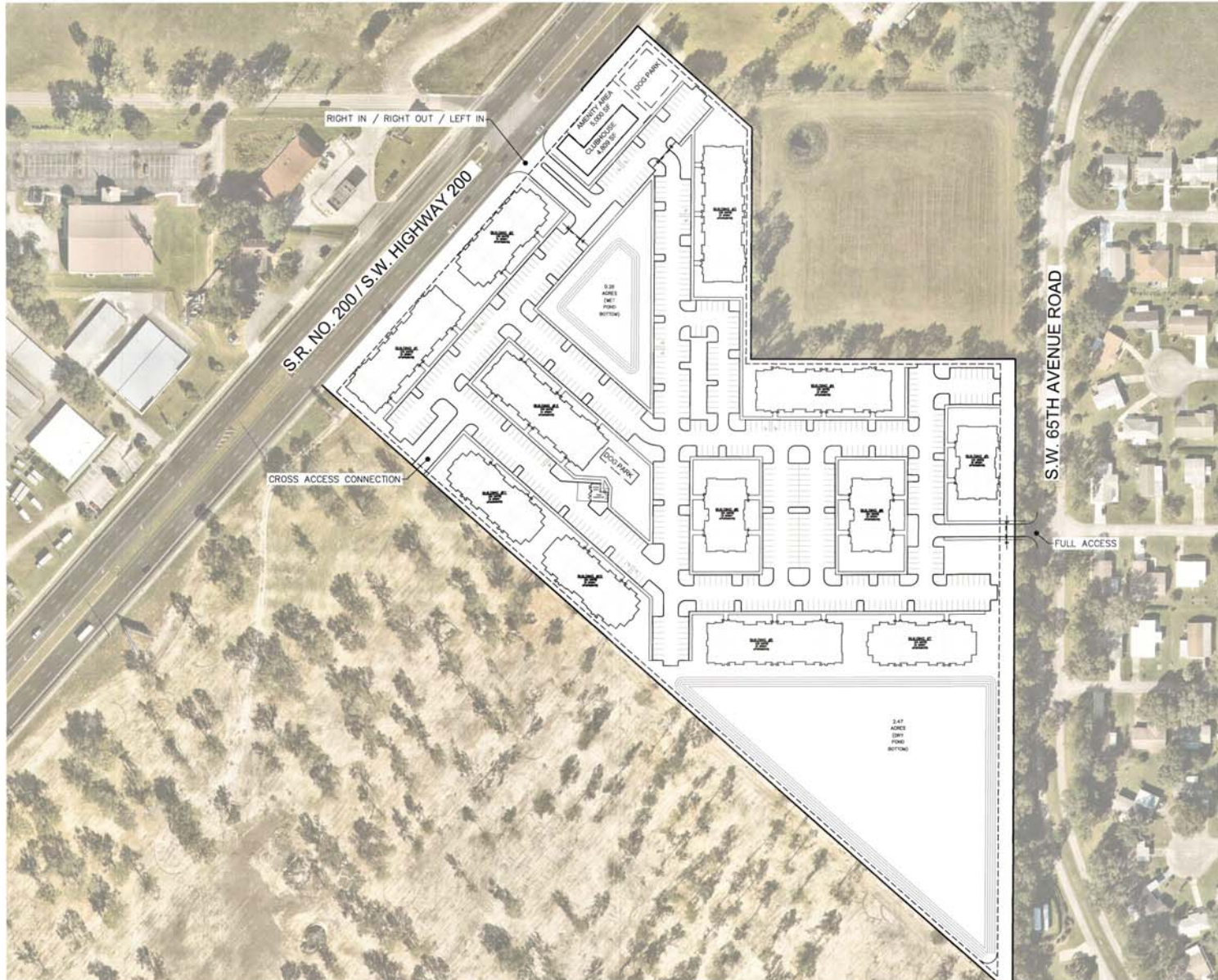
[Signature] C Paresh Patel [Signature] 1-11-22
Property owner's signature Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11 day of January (year),
by Paresh Patel (name of person making statement).
He/she is personally known to me or has produced 0340-660-81-387-0 as
identification. (Driver's license, etc.)

[Signature]
Notary public signature

State of Florida County of Marion.
My commission expires: _____





SITE DATA

LOCATION	PARCEL 3656-200-00
TOTAL SITE AREA	850,004 SF (19.60 AC) 100%
EXISTING ZONING	R-15 - MULTIPLE-FAMILY DWELLING
BUILDING HEIGHT	42' MAX

BUILDING SETBACK REQUIREMENTS

	REQUIRED	PROVIDED
FRONTYARD OF WAY	20'	20'
SIDE	8'	8'
REAR	20'	20'

PARKING CALCULATIONS

USE	REQUIREMENT	REQUIRED	PROVIDED
1 BEDROOM UNITS - 100	1.5 SP / UNIT	150	150
2 BEDROOM UNITS - 151	2.5 SP / UNIT	380	339
3 BEDROOM UNITS - 62	2.5 SP / UNIT	155	134
CLUBHOUSE - 6,300 SF	1 SP / 250 SF	25	20
TOTAL PARKING		610	653
ADA SPACES		13	13
STANDARD SPACES		596	640

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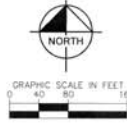
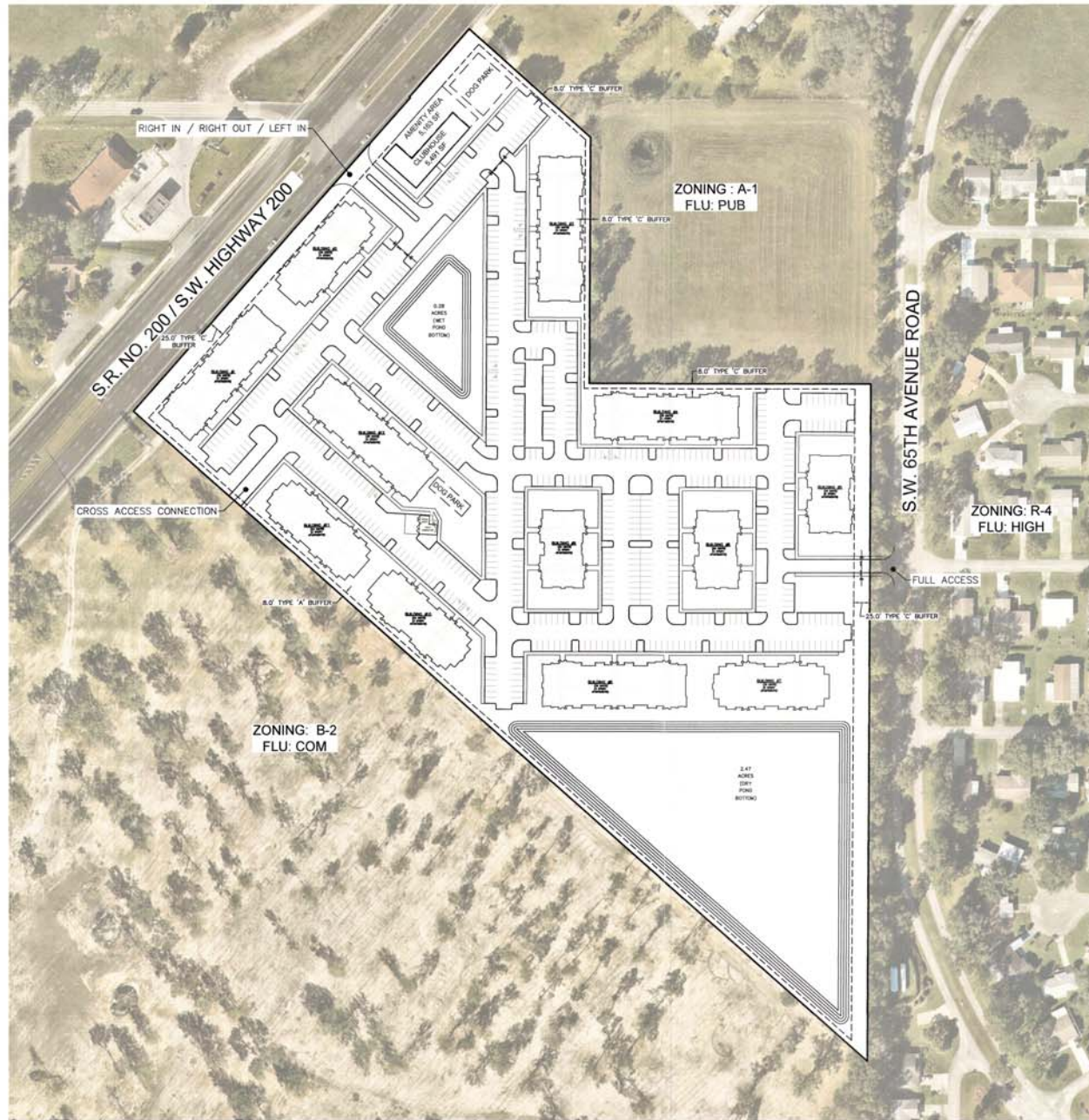
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

THE VUE
LUXURY LEASED HOMES
MARION COUNTY - OCALA, FL - SR 200 SITE

CONCEPTUAL SITE PLAN

SHEET NUMBER

CSP-3



PLANT MATERIAL CODE SCHEDULE				
BUFFER TYPE	DESCRIPTION	AREA	REQUIRED TREES	PROVIDED TREES
TYPE 'A' BUFFER	NORTHWEST PROPERTY LINE. C-TYPE BUFFER SHALL CONSIST OF A 8-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENTUATIONAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL. PART THEREOF, SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRIZE AT LEAST TO PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.	756 LF	18 SHADE TREES 24 ACCENT TREES	18 SHADE TREES 24 ACCENT TREES
TYPE 'C' BUFFER	SOUTHWEST PROPERTY LINE. C-TYPE BUFFER SHALL CONSIST OF A 8-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENTUATIONAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL. PART THEREOF, SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRIZE AT LEAST TO PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.	1019 LF	22 SHADE TREES 33 ACCENT TREES	22 SHADE TREES 33 ACCENT TREES
TYPE 'C' BUFFER	EAST PROPERTY LINE. C-TYPE BUFFER SHALL CONSIST OF A 8-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENTUATIONAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL. PART THEREOF, SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRIZE AT LEAST TO PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.	1036 LF	22 SHADE TREES 33 ACCENT TREES	22 SHADE TREES 33 ACCENT TREES
TYPE 'C' BUFFER	NORTH PROPERTY LINE. C-TYPE BUFFER SHALL CONSIST OF A 8-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENTUATIONAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL. PART THEREOF, SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRIZE AT LEAST TO PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.	1031 LF	22 SHADE TREES 33 ACCENT TREES	22 SHADE TREES 33 ACCENT TREES

MATERIAL	MINIMUM SIZE OF MATERIAL AT TIME OF INSTALLATION
SHADE TREES	MINIMUM CALIPER OF 3.5 INCHES
ACCENT TREES	MINIMUM CALIPER OF 3.5 INCHES
PALMS	MINIMUM HEIGHT OF TEN FEET WITH NO SUBSTITUTIONS FOR SHADE TREES AND NOT TO EXCEED 25% OF SHADE TREE REQUIREMENTS
SHRUBS	MINIMUM HEIGHT OF FT418 INCHES AND SPACED APPROPRIATELY PER SPECIES

PLANT MATERIAL LEGEND

SHADE TREE (3.5 INCH CALIPER MIN.)
SOUTHERN LIVE OAK, SHUMARD OAK, SOUTHERN RED
OAK, RED MAPLE, SOUTHERN MAGNOLIA, SWEET BAY
MAGNOLIA, CHINESE ELM, BALD CYPRESS, TULIP TREE,
PECAN, PIGNUT HICKORY, GREEN ASH, REDBAY, RIVER
BIRCH, WINGED ELM, AMERICAN HOLLY, SOUTHERN RED
CEDAR.

ACCENT TREE (6 FOOT MIN. OVERALL HEIGHT AND 42 INCH SPREAD)
EASTERN REDBUD, LOQUAT, FLOWERING DOGWOOD,
CRAPE MYRTLE, LEYLAND CYPRESS, GLOSSY PRIVET.

SHRUBS
LIGUSTRUM, VIBURNUM, PODOCARPUS, SOUTHERN WAX
MYRTLE, ELEAGNUS, JUNIPER, ANISE, SAW PALMETTO,
JAPANESE BOXWOOD, HOLLY, COONTIE, THYRALLIS.

GROUND COVER
DWARF HATAL PLUM, SAND CORDGRASS, MUHLY GRASS,
JUNIPER, CONFEDERATE JASMINE, LILY TURF, DAYLILLY,
COONTIE, BLANKET FLOWER, FERNS, MONDO GRASS,
FLAX LILY, PERENNIAL PEANUT.

THE VUE
PREPARED FOR
LUXURY LEASED
HOMES

SHEET NUMBER
L1.00

LANDSCAPE BUFFER
PLAN

LICENCED PROFESSIONAL

DORSTINGER J. HOLLIN, P.E.

Kimley»»Horn

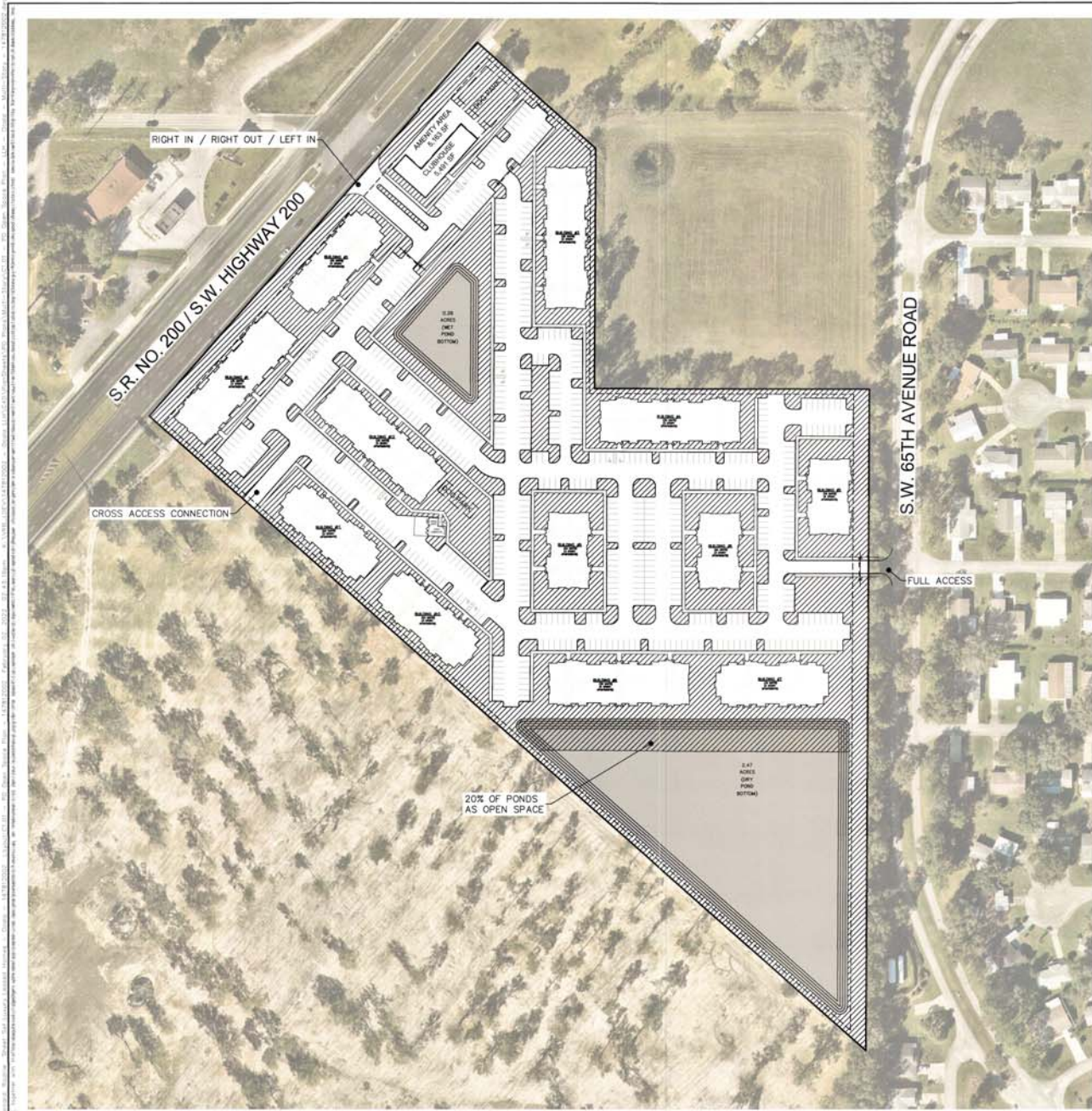
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24TH STREET, SUITE 200, VERO BEACH, FL 32960

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DATE	BY
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REVISIONS



LEGEND

- OPEN SPACE
- STORMWATER MANAGEMENT BASIN
- 20% OF DRY POND AS OPEN SPACE PER COUNTY CODE

TOTAL SITE AREA: 895,954 SF
 TOTAL OPEN AREA: 286,313 SF
 TOTAL STORMWATER MANAGEMENT: 152,381

THE VUE PREPARED FOR LUXURY LEASED HOMES MARION COUNTY FLORIDA	PD OPEN SPACE PLAN	N/A PROJECT 14/7/21/2022 SCALE AS SHOWN DESIGNED BY DTD DRAWN BY DTD CHECKED BY C.J.P. DATE	LICENSED PROFESSIONAL CHRISTOPHER J. HOLLIN, P.E. FURNISH LICENSE NUMBER 746855	Kimley»Horn 2521 10th Avenue, Suite 200, Vero Beach, FL 32980 PHONE: 779-794-4100 WWW.KIMLEY-HORN.COM REGISTRY NO. 636	REVISIONS NO. DATE
		SHEET NUMBER C1.01			