



# MARION COUNTY GROWTH SERVICES

**Date:** 8/3/2021

**P&Z:** 7/26/2021 **BCC Adoption:** 8/17/2021

**Amendment No:**  
**2021-S03**

**Type of Application**  
Small-Scale Comp Plan  
FLUM Amendment

**Request:** Future Land  
Use Designation Change  
**From:** Low Density  
Residential  
**To:** Commercial

**Concurrent Zoning**  
**Case:** 20210802Z

**Developer's**  
**Agreement(s):** N/A.

**Parcel #/Acreage:**  
1140-005-000/±1 ac.  
1140-006-000/±1 ac  
1140-007-000/±1 ac.;  
3 AC

**Owner:** Mary and  
Stacey Weeks

**Applicant:** Rodney  
Rogers

**Location:**  
NE HWY 314, 530' NE of  
NE 244<sup>th</sup> TER

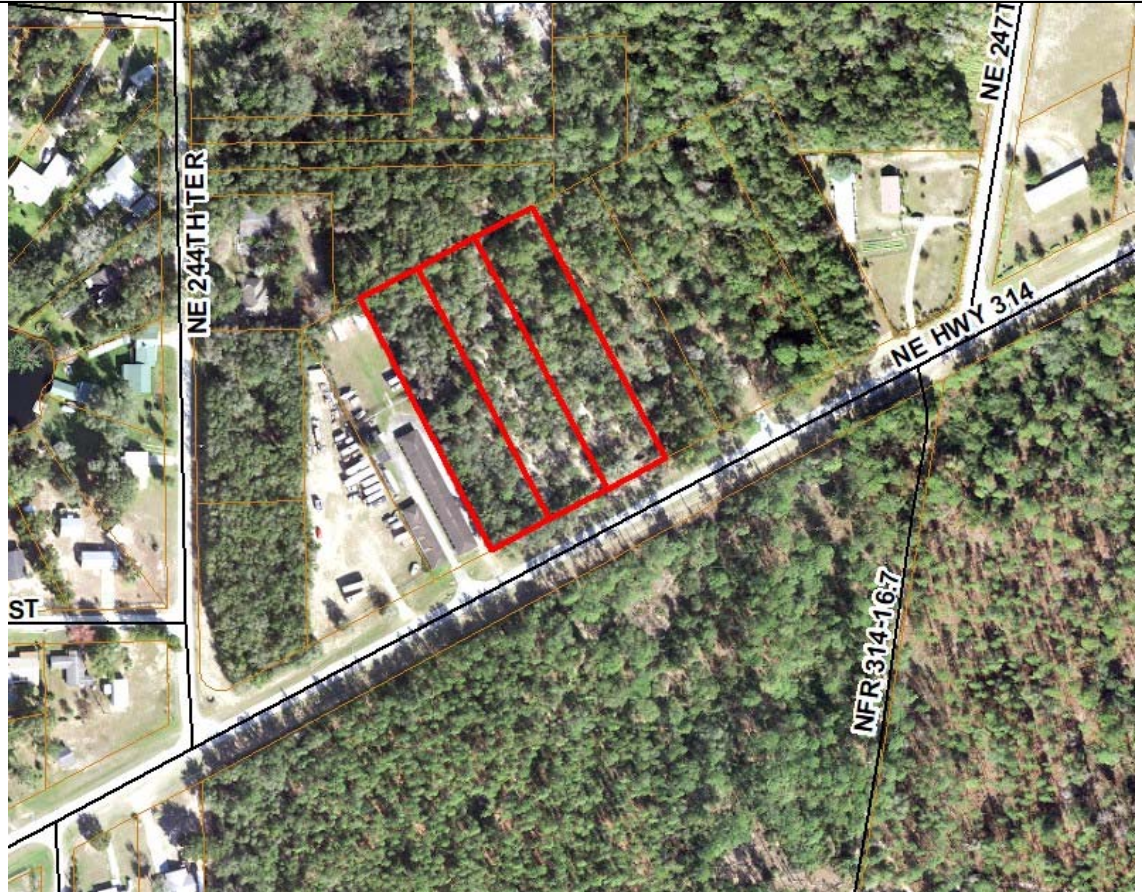
**Staff Recommendation:**  
**Approval**

**P&Z Recommendation**  
Denial

**Project Planner**  
Ken Weyrauch, Senior  
Planner

**Existing Use:**  
Vacant/forested

**Code Enforcement**  
**Action:** N/A



## SUMMARY

Staff is recommending Approval for the request to change ±3 acres from Low Residential to Commercial on the north side of NE HWY 314 in Salt Springs. The site was zoned B-5, Heavy Business prior to land use being introduced into Marion County.

## Notice of Public Hearing

Property Owners within 300 feet of the subject property: 8

## LOCATION

The site consists of Lots 5, 6, and 7 in the Ker View Subdivision on CR HWY 314 in Salt Springs.

## BACKGROUND/EXISTING CONDITIONS

The subject property is part of the Ker View Subdivision, a historic subdivision established in July 1976, just south of Lake Ker. The area along Hwy 314 includes a mixture of residential and commercial zonings that pre-date the Marion County Comprehensive Plan. The subject properties were approved for a zoning change from B-2 Community Business to B-5, Heavy Business, in 1989 for a cabinet shop that never developed. The property directly to the west of the

**AR: 26886**

**Development Eligibility  
for Dwelling Units  
(DUs):**

**CURRENT:**

Low Res. – 3 DUs

**PROPOSED:**

COM. – 24 DUs

**POTENTIAL**

**NET CHANGE: +21  
DUs**

subject properties is the Salt Springs Self Storage facility, which was developed in 1988. On the east end of the block, lot 12, there is a Policy 1.20 letter from 2001 for a bait and tackle shop.

The land use designation, zoning, and existing uses for the immediately surrounding properties are provided below:

TABLE 1. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUM Designation	Zoning	Existing Use per MCPA Property Code
N	Low Residential	R-1 (Single-Family Dwelling)	Vacant Lots
S	ROW/ Preservation	ROW/A-1, General Agriculture	HWY 314/ Ocala National Forest
E	Low Residential	B-2 (Community Business)	Vacant Lots
W	Low Residential	B-2 (Community Business)	Self-Storage

**PUBLIC FACILITIES AND SERVICES**

**Environmental:** The site is forested. The site's vacant nature may support Listed Species. According to the *Soil Survey of Marion County, Florida*, the site includes Astatula Sand soil types that can reasonably accommodate development, depending on site characteristics. An Environmental Assessment for Listed Species, along with stormwater and floodplain analysis, is required for all development proposals to address how any such factors will be managed consistent with local, state, and federal requirements

**School Facilities:** Marion County Public Schools (MCPS) was notified of this Amendment Application and has not provided any objections to the request. The change is to a non-residential use so there are no concerns for school impacts. The schools in the northern part of the County have adequate capacity with no localized overcrowding.

**Public Safety:** The County's Villages Fire Station #15 is located ±2.25 miles north of the site at 14463 NE 250<sup>th</sup> Avenue. The Sheriff's Northeast District Office is also located ±2.25 miles to the north at 25056 NE HWY 316. Site development will be required to address public safety requirements. Public safety service response times will vary based on whether the response units are at the stations or on the road, and service may also be provided by other surrounding facilities. Final conformance with all public safety needs will be coordinated with any site development proposals as part of the development review processes for the site, consistent with Marion County's Land Development Regulations.

**Potable Water & Sanitary Sewer:** The site is in Marion County's Utility Service Area but outside connection distance to the utility provider's closest available water and sewer at this time. When water and sewer become available from the public utility provider, the subject property shall connect to the respective service(s) within 365 days of notification.

Development of the site will be limited by the lack of utility infrastructure and the concurrent PUD rezoning proposal. The subject property is proposed for commercial only.

**Stormwater/Drainage:** All proposed development is required to hold stormwater on-site, up to and including a 100-year storm event, along with other site specific conditions in compliance with the County's Land Development Regulations in order to address concerns regarding on-site and off-site flooding. If this amendment is granted, development of the site will be required to address potential flood impacts with the completion of the improvements, potentially including reducing the form, intensity, and/or density of development proposed (e.g., units, building SF, impervious SF), however, such mitigation could create unforeseen impacts to adjoining properties, necessary access, etc.

**Recreation:** The primary use of the proposed land use change is commercial and will not significantly adversely affect recreation facilities generally. Formally Marion County has ample Federal, State, and County owned lands available for recreational activity and exceeds the currently established LOS standard.

**Solid Waste:** LOS is 6.2 pounds per person per day (Solid Waste Element, Policy 1.1.2). The proposed land use change would increase potential residential use of the site, but may not significantly adversely affect the County's solid waste operations. The County has identified and arranged for short-term and long-term disposal needs by obtaining a long-term contract reserving capacity with a private landfill in Sumter County. Additionally, the County has the Salt Springs 88 Recycling Site located ±5 miles west of the site. Further, the County continues to pursue recycling opportunities and other avenues to address solid waste needs based on existing and projected conditions.

**Transportation:** Amendment 21-S03 was analyzed using the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 10<sup>th</sup> Edition and/or the Marion County 2015 Transportation Impact Fee Schedule as based on the ITE Trip Generation Handbook, 9th Edition. The proposed ±3 acre site has the potential to generate a maximum amount of approximately 5,400 daily trips. This would be if the site developed to the maximum 1.0 Floor Area Ratio, which would be out of character for the area. The lack of utility infrastructure and the proposed concurrent rezoning request will greatly limit the development of the site. The traffic analysis of the site's proposed use showed that the proposed general store will generate approximately 439 daily trips and 72 peak hour trips (See Amendment Trip Generation Table). The Level of Service for CR 314 will remain at LOS B. it is expected that the total trip generation for complete buildout, to include any future expansions on the site, would not exceed 150 peak hour trips and the Level of Service will remain acceptable on CR 314.

Development proposals associated with this application will be subject to review and approval under the County's Land Development Code including concurrency and access review processes which may require additional specialized access improvements.

TABLE 4. SURROUNDING ROADWAY CONDITIONS						
Road	Class	Maintenance	Existing Conditions			
			Surface	No. Lanes	R/W Width	R/W Deficiency
NE Hwy 314	Collector	County	Paved	2	±100'	±20'

**TABLE 5. AMENDMENT TRIP GENERATION**

Scenario	FLUM	ITE Code	Acres (±)	Potential Max Development	Daily Trips	PM PK HR. Trips
<b>Existing</b>	Low Res.*	210	3	3 DU	<b>18.33</b>	<b>3</b>
<b>Proposed</b>	Commercial.*	820	3	130,689 GSF	<b>5,462</b>	<b>485</b>
<b>PUD Proposal</b>	Commercial	820	3	10,500 SF	<b>438</b>	<b>72</b>
Projections based on ITE Trip Gen, 10 <sup>th</sup> Ed. and Marion County 2015 Transportation Impact Fee Study. *SFR.						

**STAFF RECOMMENDATION**

Growth Services recommends **APPROVAL** of **CPA 21-S03** for the proposed Future Land Use Map Amendment on the following basis:

1. The granting of the amendment will not adversely affect the public interest.
2. The proposed amendment is compatible with land uses in the surrounding area.
3. The proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan.

**PLANNING & ZONING COMMISSION RECOMMENDATION – July 26, 2021:**

The Planning & Zoning Commission recommends **Denial** of **21-S03** for the proposed Future Land Use Map Amendment on the following basis:

1. The granting of the amendment will adversely affect the public interest.
2. The proposed amendment is not compatible with land uses in the surrounding area.
3. The proposed amendment is not consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan.

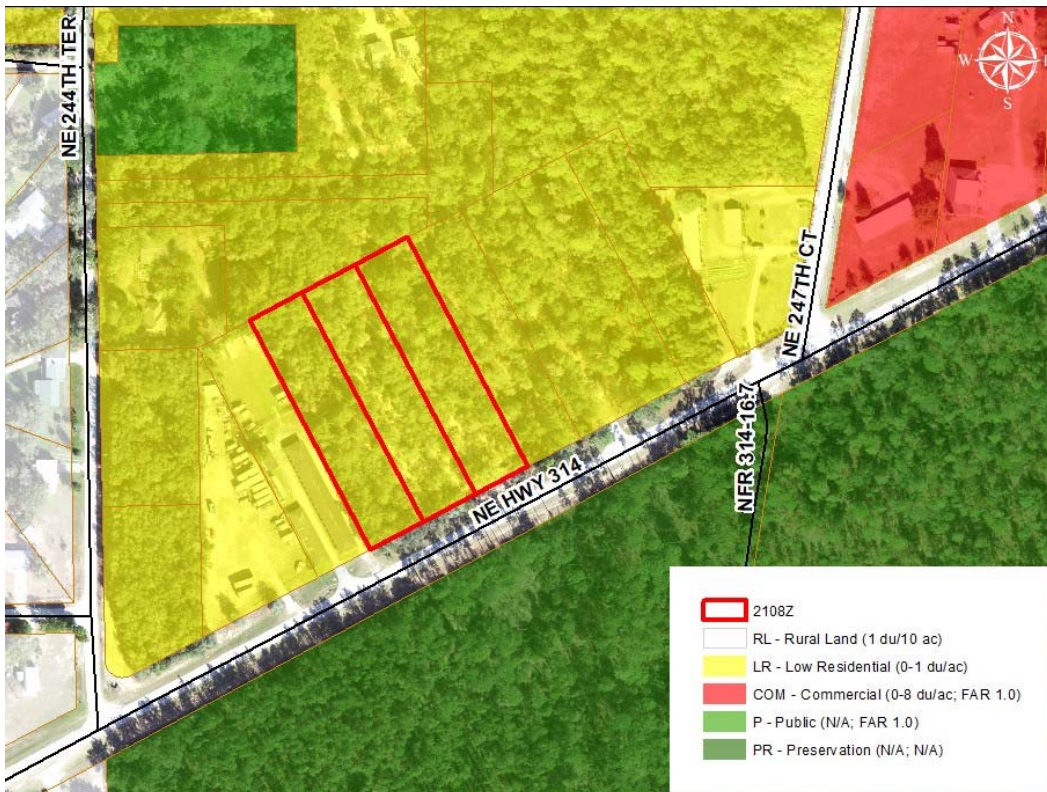
**BOARD OF COUNTY COMMISSIONERS – ADOPTION – August 17, 2021:**

The Board of County Commissioners acted to [ ] **21-S03** for the proposed Future Land Use Map Amendment on the following basis:

1. The granting of the amendment will not adversely affect the public interest.
2. The proposed amendment is compatible with land uses in the surrounding area.
3. The proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan.

**CURRENT FUTURE LAND USE DESIGNATION**





## LEGEND

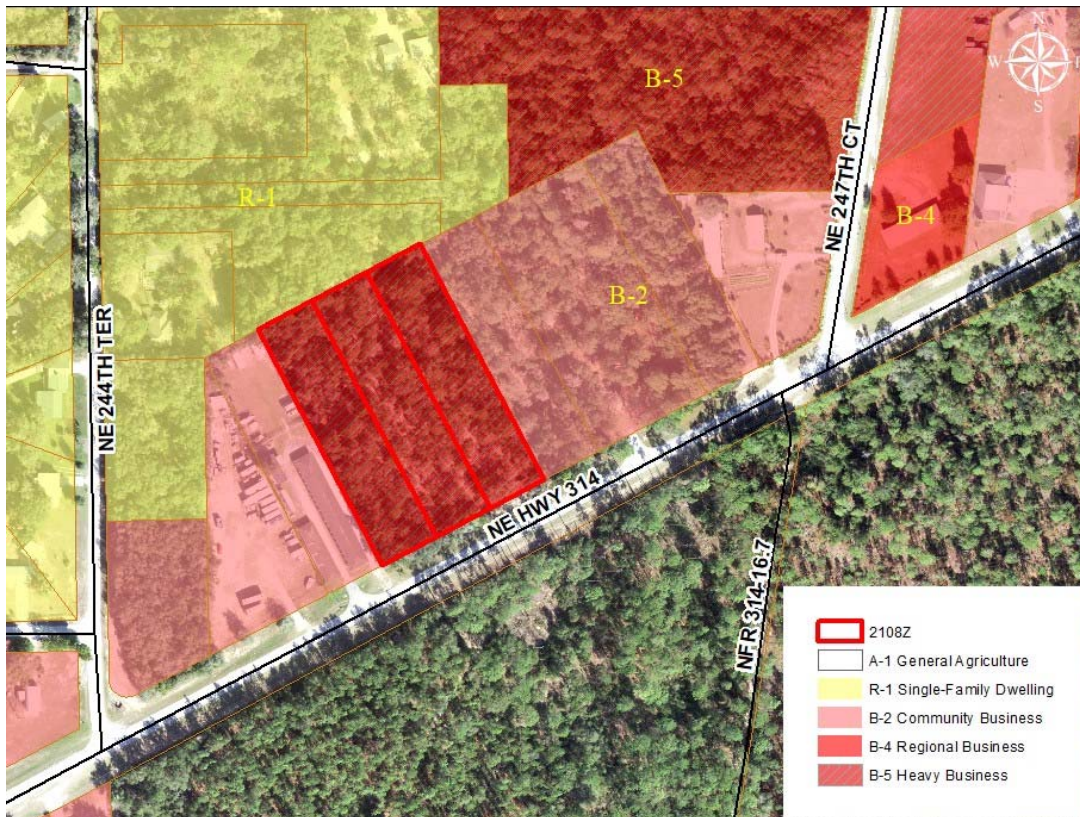
RL - Rural Land (1 du/10 ac)	HR - High Residential (4-8 du/ac)	COM - Commercial (0-6 du/ac; FAR 1.0)	P - Public (N/A; FAR 1.0)
LR - Low Residential (0-1 du/ac)	UR - Urban Residential (8-16 du/ac)	EC - Employment Center (0-12 du/ac; FAR 2.0)	PR - Preservation (N/A; N/A)
MR - Medium Residential (1-4 du/ac)	RAC - Rural Activity Center (0-2 du/ac; FAR 0.35)	CD - Commerce District (N/A; FAR 2.0)	M - Municipality

## PROPOSED FUTURE LAND USE DESIGNATION

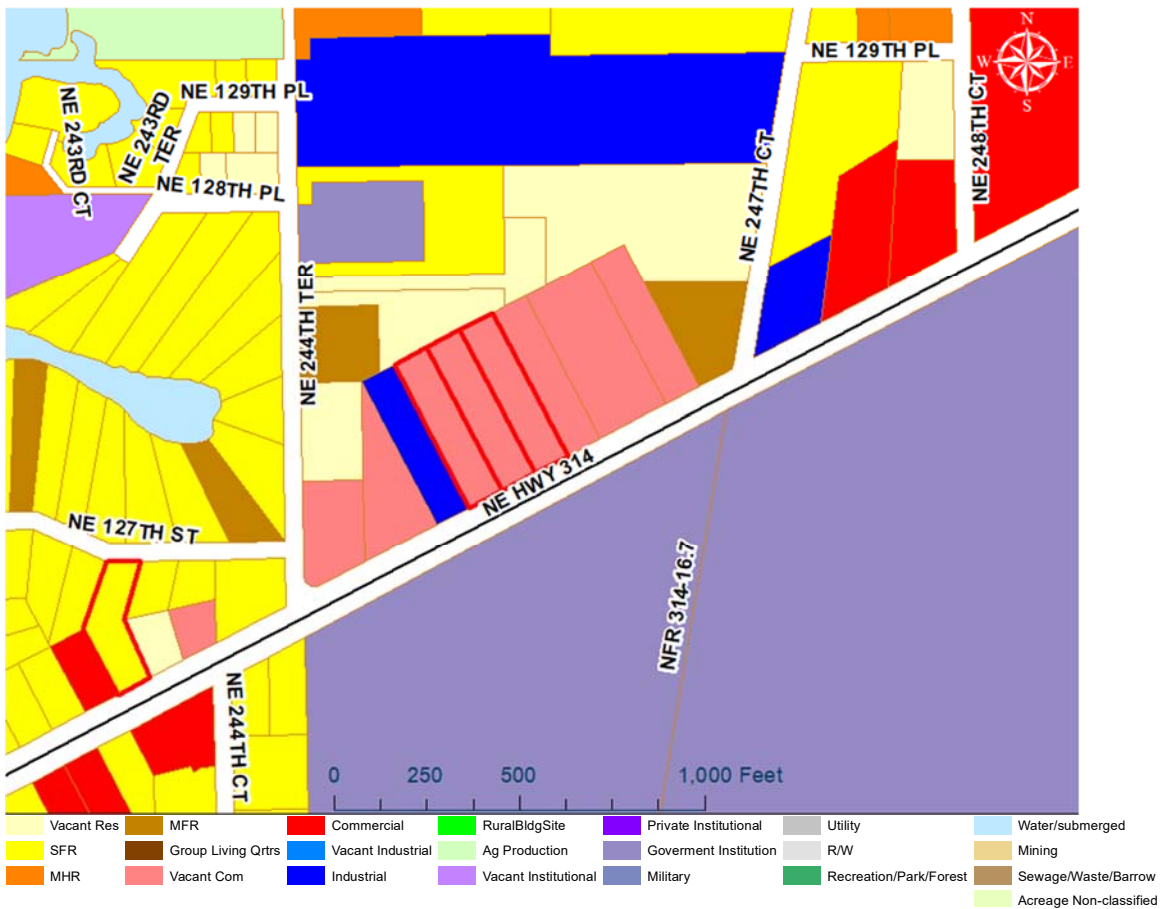


## CURRENT ZONING





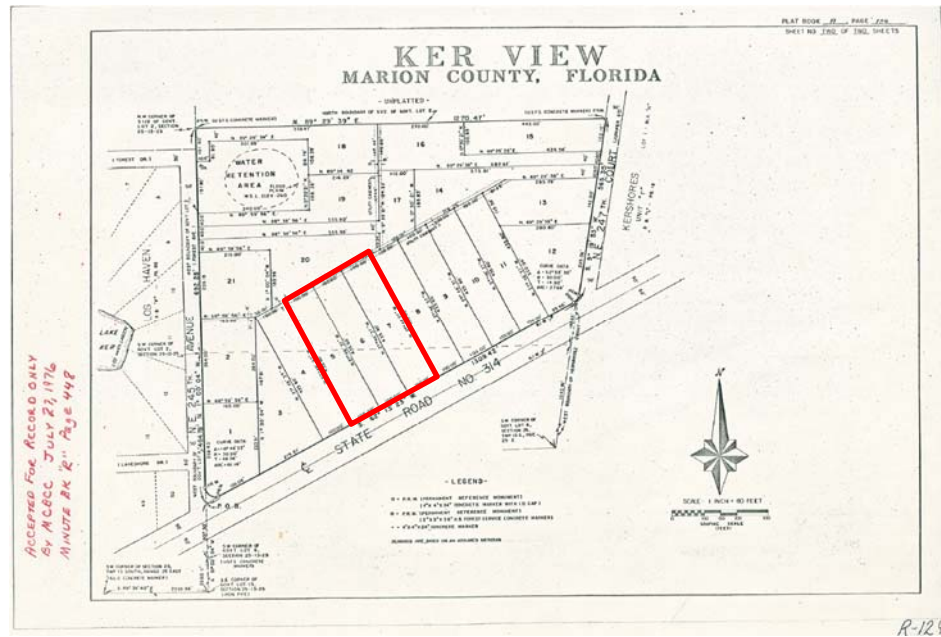
## EXISTING USE PER MCPA



**Local  
Commerical Uses**



**Ker View,  
Subdivision Plat  
PB R, Page 129**





*Aerial: 21-S03, 210802Z*

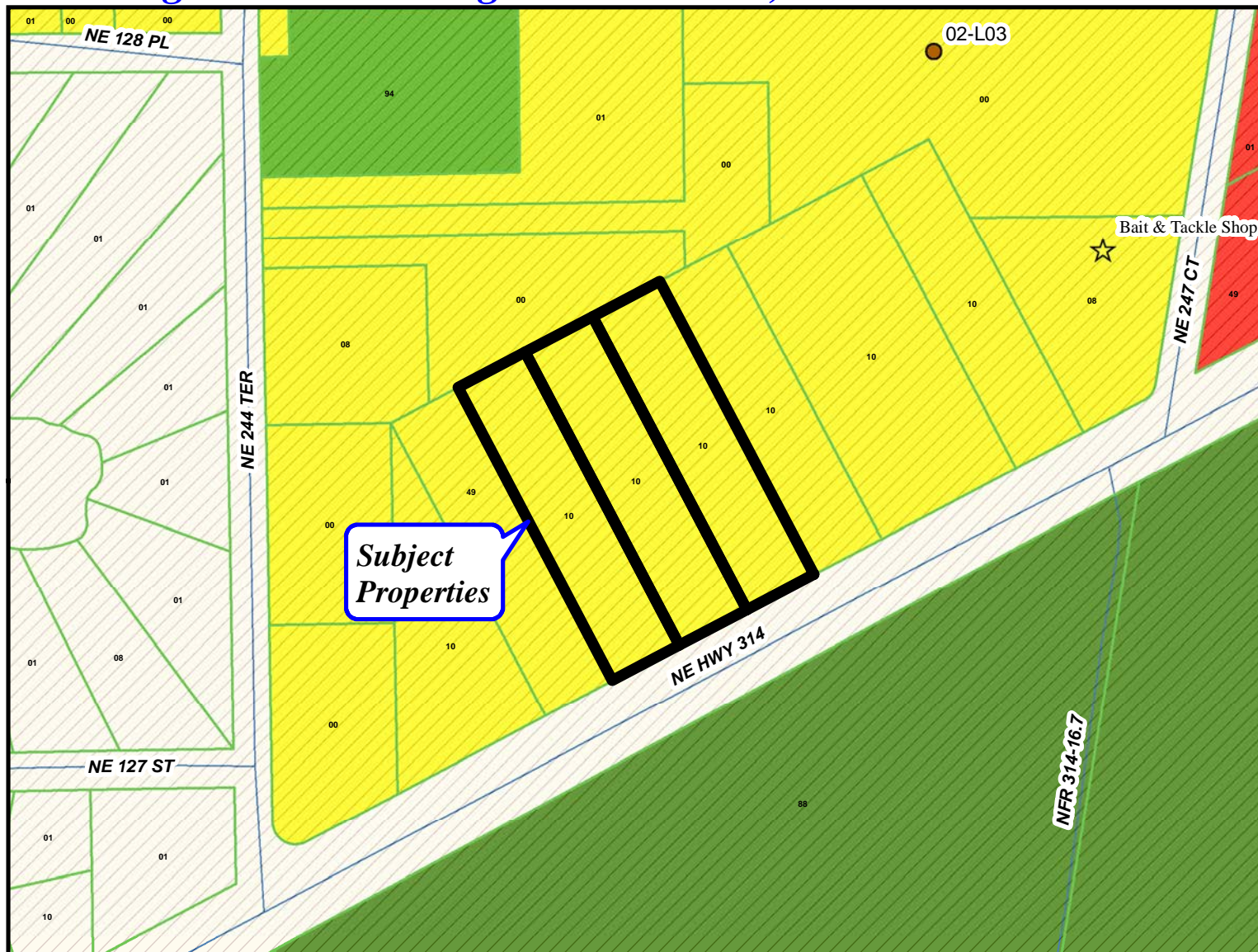



0 100 200 300 400  
Feet





# Existing Land Use Designation 21-S03, 210802Z



Use per MC Property Appraiser		OWNER(S): Mary and Stacy A. Weeks	
01	Single Family Res	AGENT: Rodney Rogers - Rogers Engineering	
50-69/99	Agricultural		
00/10/40/70	Vacant	PARCEL(S): 1140-005-000, 1140-006-000, 1140-007-000	
71	Church		
02	Mobile Home	<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>	
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	Rural Land (1 du/10 ac)	Urban Residential (8 - 16 du/ac)	Employment Center (0 - 12 du/ac; FAR 2.0)
★ Policy 1.20	Low Residential (0 - 1 du/ac)	Rural Activity Center (0 - 2 du/ac; FAR 0.35)	Commerce District (N/A; FAR 2.0)
	Medium Residential (1 - 4 du/ac)	Rural Community (0 - 3 du/ac; FAR 0.70)	Public (N/A; FAR 1.0)
	High Residential (4 - 8 du/ac)	Commercial (0 - 6 du/ac; FAR 1.0)	Preservation (N/A; N/A)
	Farmland Preservation Area	Environmentally Sensitive Overlay Zone (ESOZ)	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

[www.marioncountyfl.org](http://www.marioncountyfl.org)

# 21-803

OFFICE USE ONLY:	
Project Number:	
App Request No.:	26886
Case Number:	
Received Date:	6-2-21
Received By:	KO
Submission Complete Date:	

**LARGE- AND SMALL-SCALE  
COMPREHENSIVE PLAN AMENDMENT APPLICATION**

(w/2108023)

**PLEASE CHECK THE APPLICABLE AMENDMENT APPLICATION TYPE BELOW:**

☐ **LARGE-SCALE MAP AMENDMENT**

☐ **LARGE-SCALE TEXT AMENDMENT**

☒ **SMALL-SCALE MAP AMENDMENT\***

☐ **SMALL-SCALE TEXT AMENDMENT\*\***

\*Map Amendment site must be 10 acres or less.

\*\*Text amendment must be directly associated with, and only be applicable to, an accompanying Small-Scale Map Amendment

**APPLICATION FEE:**

SMALL-SCALE AMENDMENT (Map or Map with Text) = \$3,000

LARGE-SCALE AMENDMENT (Map or Text) = \$5,000

**REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):**

- ☒ 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. *Certified legal description must include the acreage.*
- ☒ 2) Copy of the most recent deed covering the property included within the proposed amendment.
- ☒ 3) Notarized owner/applicant affidavit(s) – see third page of this form.
- ☒ 4) Application fee; cash or check made payable to “Marion County Board of County Commissioners.”
- ☐ 5) Additional information, including proposed text amendment language, necessary to complete application.

(NOTE: If applying for text amendment only, the applicant and/or authorized agent contact information must be completed as requested on this page, then proceed to the bottom of Page 2.)

Marion County Tax Roll Parcel Number(s) Involved	Parcel Acreage	Future Land Use Designation per FLUMS	
		Current	Proposed/Requested
1140-005-000 & 1140-006-000	3	Low Density Residential	Commercial
& 1140-007-000			

Please add an additional sheet(s) if more table entries are required.

**CONTACT INFORMATION (PLEASE LEGIBLY PRINT ALL INFORMATION)**

Info	Property owner/applicant	Authorized agent (if not the owner/applicant)
NAME	Mary Weeks and Stacy A. Weeks	Rodney K. Rogers
ADDRESS	25291 E. Hwy 314, Salt Springs, FL 32134	1105 S.E. 3rd Avenue, Ocala, Fla 34471
PHONE	352-685-2468	352-622-9214
EMAIL	weeksrealty314@earthlink.net	rkrogers@rogerseng.com

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES ☒ NO ☐  
(IF YES, PLEASE ATTACH TO APPLICATION)



**EXISTING USE OF SITE:**

Vacant

Vacant

**PROPOSED USE OF SITE (IF KNOWN):**

Retail Store

Retail Store

**WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?**

Well X Centralized water \_\_\_\_\_ Provider \_\_\_\_\_

Septic X Centralized sewer \_\_\_\_\_ Provider \_\_\_\_\_

Well	X	Centralized water	Provider
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Septic X Centralized sewer \_\_\_\_\_ Provider \_\_\_\_\_

**PROVIDE DIRECTIONS TO THE SITE FROM THE GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):**

Highway 40 east, 16 miles to County Rd 314. County Road 314 east 9 miles to property.

**TEXT AMENDMENTS:** If applying for a text amendment, provide the proposed text amendment in an underline (new text) and strike-out (~~deleted text~~) format. The text amendment **must** include the appropriate citation for the amendment's location within the Comprehensive Plan (e.g., goal, objective, policy, map series, etc.) if amending an existing Plan item, or proposing a new item's location within the Plan. The text amendment must also be accompanied by data and analysis describing the purpose, intent, effect, and impact of the proposed text amendment.

an

PROPERTY OWNER AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF MARION

21-503

BEFORE ME THIS DAY PERSONALLY APPEARED

MARY WEEKS  
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:  
1140-005-000, 1140-006-000, 1140-007-000.
2. He/she duly authorizes and designates Rodney K. Rogers 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.

Mary Weeks  
Property owner's signature

6-1-21  
Date

Signed and sworn to (or affirmed) before me on JUNE 1, 2021 by

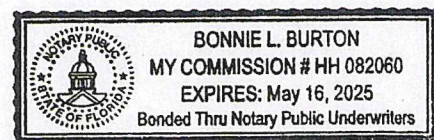
(Date)

MARY WEEKS. He/she is personally known to me or has produced  
(Property owner's name)

W200-588-48-602-0 as identification.  
(Driver's license, etc.)

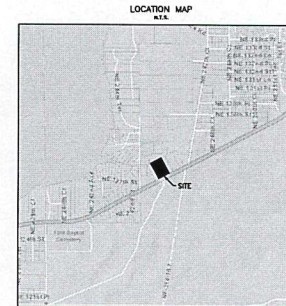
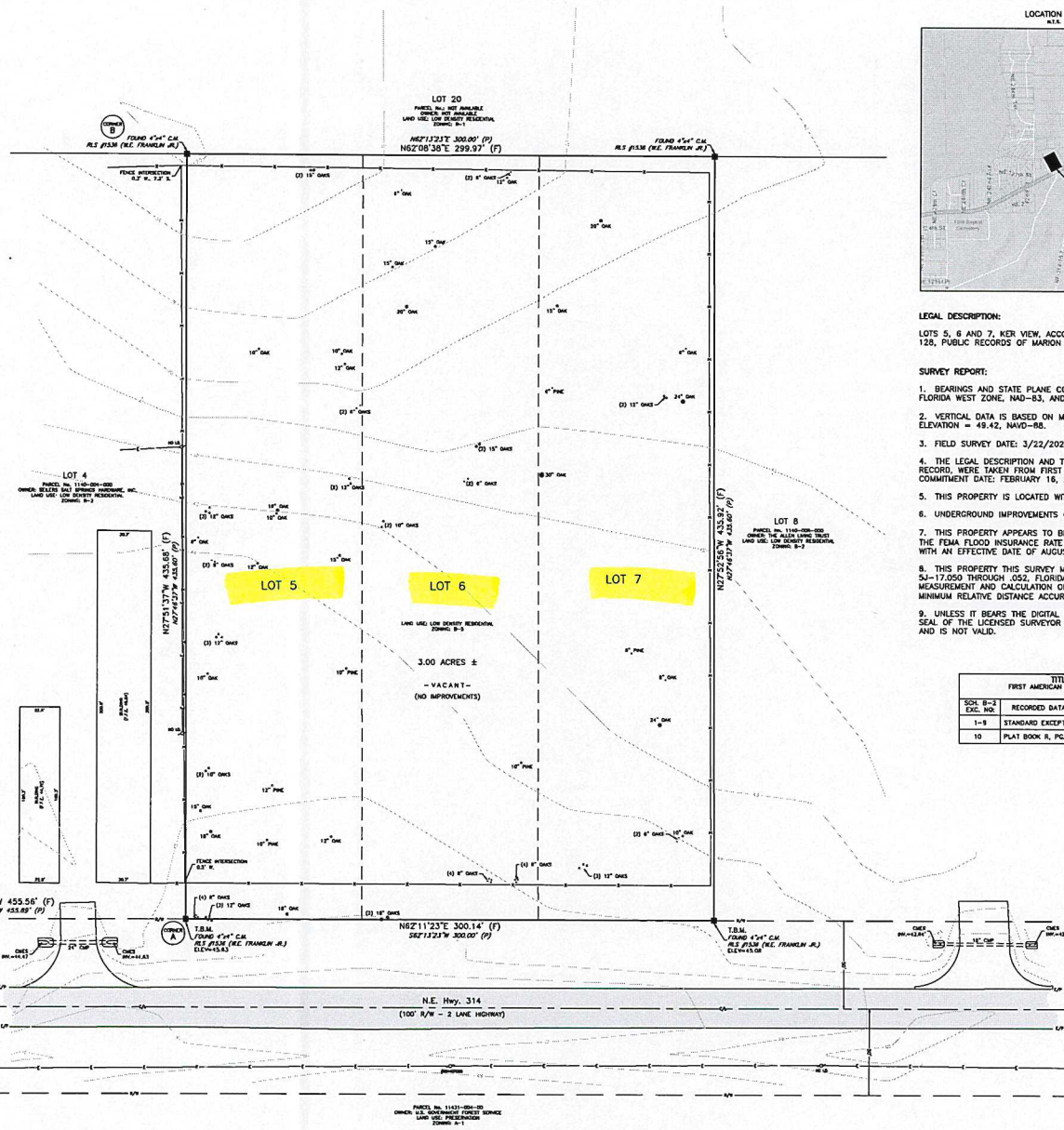
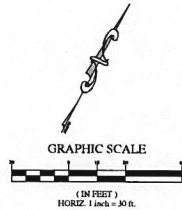
Bonnie L. Burton  
Notary public signature

State of FLORIDA County of MARION  
My commission expires: MAY 16, 2025





21-803



#### LEGAL DESCRIPTION:

LOTS 5, 6 AND 7, NEER VIEW, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK R, PAGE 128, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

#### SURVEY REPORT:

1. BEARINGS AND STATE PLANE COORDINATES ARE BASED ON THE STATE PLANE COORDINATES SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
2. VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINT 799 JAS\*, PUBLISHED ELEVATION = 49.42, NAVD-88.
3. FIELD SURVEY DATE: 3/22/2021.
4. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHT-OF-WAYS, OR EASEMENTS OF RECORD, WERE TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-1052762-ATL, COMMITMENT DATE: FEBRUARY 16, 2021.
5. THIS PROPERTY IS LOCATED WITHIN A MARION COUNTY ENVIRONMENTALLY SENSITIVE OVERLAY ZONE.
6. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
7. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0405, SUFFIX D, WITH AN EFFECTIVE DATE OF AUGUST 28, 2006.
8. THIS PROPERTY THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.
9. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

TITLE COMMITMENT INFORMATION TABLE			
FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-1052762-ATL			
COMMITMENT DATE: FEBRUARY 16, 2021			
SOL B-2 EXC. NO.	RECORDED DATA	APPLICABLE PLOTTABLE	REASON IF NOT PLOTTABLE
1-9	STANDARD EXCEPTIONS		STANDARD EXCEPTIONS
10	PLAT BOOK R, PG. 128	YES	YES

#### SURVEYOR'S CERTIFICATE:

TO: NOON REAL ESTATE, LLC, NOON SALT SPRINGS, LLC, FIRST HORIZON BANK AND FIRST AMERICAN TITLE INSURANCE COMPANY  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 9, 11, 13, 16, 17, 18, 19 & 20 OF TABLE THEREOF, AND THAT IT IS IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE MARION COUNTY L.O.C. AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THE FIELDWORK WAS COMPLETED ON 3/22/2021.

RODNEY K. ROGERS DATE  
 PROFESSIONAL SURVEYOR & MAPPER  
 REGISTRATION NO. 5274  
 STATE OF FLORIDA

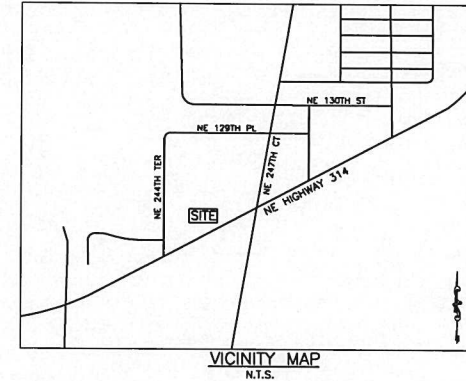
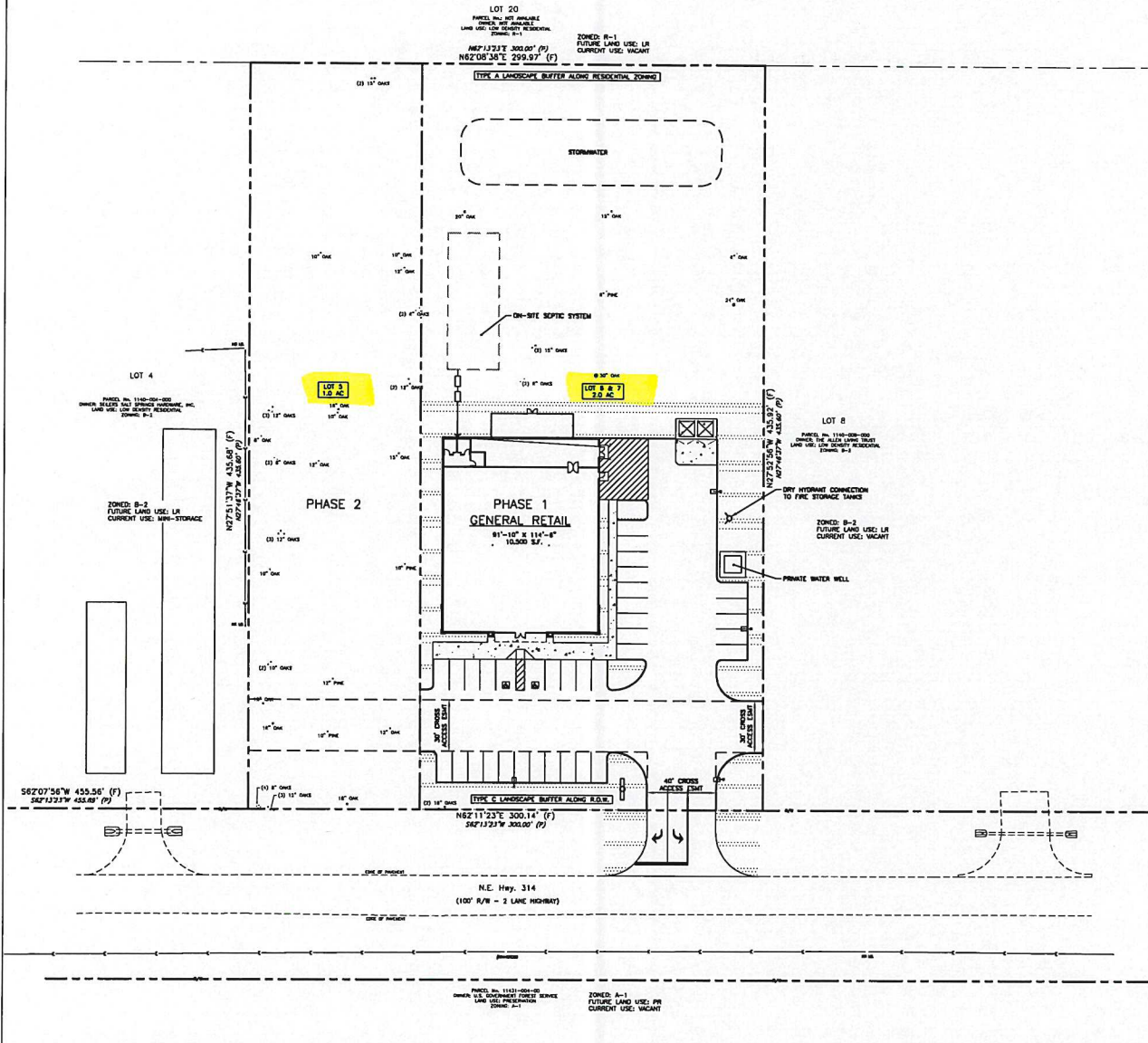
**ROGERS ENGINEERING, LLC**  
*Civil Engineering & Land Surveying*  
 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

AN ALTA/NSPS LAND TITLE SURVEY  
 FOR  
**NOON REAL ESTATE, LLC**  
**NOON SALT SPRINGS, LLC**

JOB NO.  
 21-1140-005-000  
 DATE  
 3/25/2021  
 SCALE  
 1" = 30'  
 SHEET  
 1 OF 1

# NOON RETAIL – SALT SPRINGS

A COMMERCIAL PLANNED UNIT DEVELOPMENT



## PROJECT DATA

LOCATION: NE HIGHWAY 314, SALT SPRINGS, FL  
 PARCEL: 1140-005-000 ; 1140-006-000 ; 1140-007-000  
 CURRENT ZONING: B-5 (HEAVY BUSINESS)  
 PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)  
 CURRENT FUTURE LAND USE: LR (LOW RESIDENTIAL)  
 PROP. FUTURE LAND USE: COM (COMMERCIAL)  
 OVERLAY ZONE: SECONDARY SPRINGS PROTECTION ZONE  
 FLOOD ZONE: ZONE X, AS SHOWN ON MAP NO. 12180C04050 DATED 06/28/2008

**LAND COVERAGE (LOTS 6 & 7)**

COVERAGE	AREA
BUILDING AREA COVERAGE	10,300 SF (11%)
ON-SITE IMPERVIOUS	0.82 ACRES (41%)
ON-SITE LANDSCAPE	1.08 ACRES (59%)

**BUILDING SETBACKS:**

REQUIRED	PROVIDED
FRONT (F)	102.6'
REAR (R)	218.2'
SIDE (S)	12.0'
SIDE (C)	93.0'

## GENERAL NOTES:

- DEVELOPMENT SHALL BE SERVED BY ON-SITE PRIVATE WELL AND ON-SITE PRIVATE SEPTIC SYSTEM.
- DEVELOPMENT SHALL PROVIDE ON-SITE FIRE STORAGE TANK WITH DRY HYDRANT CONNECTION, CONNECTION TO AND USE OF FIRE STORAGE WATER SUPPLY BY LOCAL EMERGENCY AGENCIES SHALL BE PERMITTED.
- BUFFERS SHOWN SHALL BE IN ACCORDANCE WITH MARION COUNTY CODE.
- ALL OUTDOOR LIGHTING SHALL BE IN ACCORDANCE WITH MARION COUNTY CODE.
- NO PORTIONS OF THIS PROPERTY LIE WITHIN A 100-YEAR FLOOD ZONE.
- PUD SETBACKS, HEIGHT LIMITS, & DENSITY SHALL BE ACCORDING TO B-2 ZONING CLASSIFICATION.
- PUD PERMITTED USES SHALL BE ACCORDING TO B-2 ZONING CLASSIFICATION, EXCLUDING THE FOLLOWING USES:
  - BAR
  - CLUB, PRIVATE, LODGE, FRATERNITY, SORORITY
  - GUN SHOP
  - HOTEL, MOTEL
  - NIGHTCLUB
  - POOLROOM
  - TATTOO, BODY-PIERCING PARLOR
  - TANDBEST

**CIVIL ENGINEER:**  
**BERRY ENGINEERS LLC**  
 832 GEORGIA AVE, SUITE 355  
 CHATTANOOGA, TN 37402  
 TEL: (423) 796-5800  
 FAX: (423) 796-5800  
 CERTIFICATE OF AUTHORIZATION #0001

**DEVELOPER:**  
**NOON REAL ESTATE, LLC**  
 832 GEORGIA AVE, SUITE 355  
 CHATTANOOGA, TN 37402  
 423-206-2695

**PROJECT:**  
**PUD CONCEPTUAL PLAN**  
 NE HIGHWAY 314  
 MARION COUNTY, FL

**EXHIBIT**

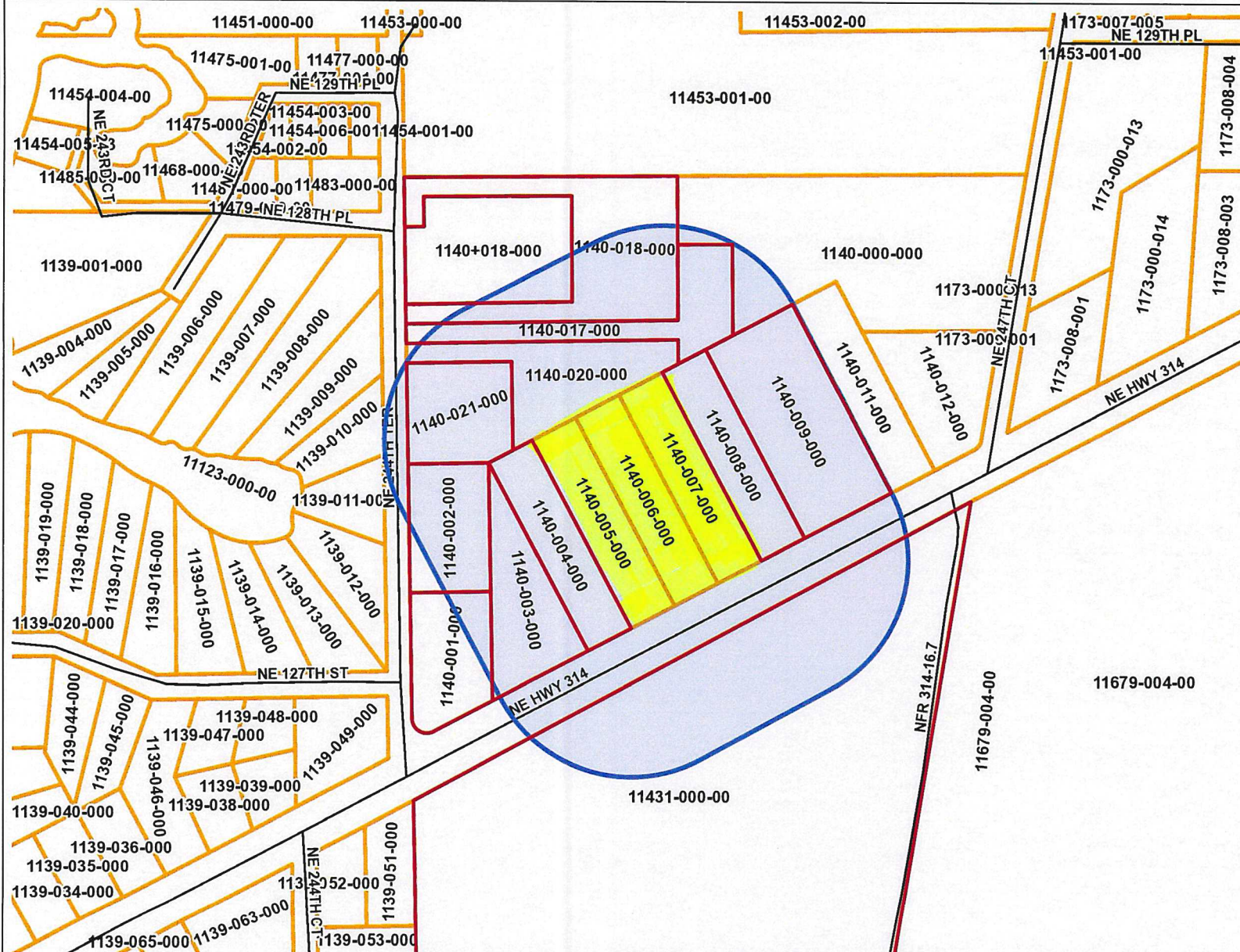
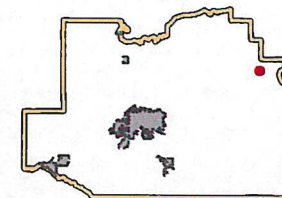
**REVISIONS**

NO.	DESCRIPTION
1	
2	
3	
4	
5	

**SHEET NAME:**  
 PUD CONCEPT PLAN

**DATE:** 05/18/2021  
**DRAWN BY:** CMB  
**CHECKED BY:** BMB  
**PROJECT NO.:** 21015  
**SHEET NUMBER:**  
**EXHIBIT**





### Legend

- Urban Growth Boundary
- Address Search Results
- Streets
- Parcels
- Municipalities
- Marion County

1: 3,678

1 in = 0.06 Miles



### Notes

AGENT: RODNEY K. ROGERS,  
C/O: ROGERS ENGINEERING, LLC

0.1 0 0.06 0.1 Miles

Projected Coordinate System: NAD\_1983\_StatePlane\_Florida\_West\_FIPS\_0902\_Feet

Created By: dp

This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online internal mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.

Creation Date: 6/14/2021