

RESOLUTION NO. 22-R-577

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT ON ±10.33 ACRES FOR ARMSTRONG LAND, LLC, CASE NUMBER 221111ZP; PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for an Amendment to 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 221111ZP – Armstrong Land, LLC/Lennar Homes, LLC. The application requesting an amendment to a Planned Unit Development (PUD), pursuant to Articles 2 and 4 of the Marion County Land Development Code, as submitted by Tillman & Associates Engineering, LLC., Ocala FL 34471, to amend the PUD currently titled Whisper Woods, on an approximately 10.33 acres parcel, on current Parcel Account Number 9007-0000-12.

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 Amendment to the Master Plan of the Planned Unit Development and the Board approves Amended Master Plan subject to the following development conditions:

1. The PUD development shall adhere to the amended PUD Master Plan provided with this Rezoning Application for a PUD Amendment (received 9/30/2022) including the development conditions outlined herein, the project PUD Master Plan Set (Concept Plan, dated 9/16/2022 and Buffer Details, dated 8/25/2022), provided as Exhibit “A” attached.
2. A minimum of two full access points are required.
3. A Modified Type A buffer shall be provided along the southwest and southeast boundaries of the property that abut the existing single-family zoned properties. The buffer shall be a minimum of 20-foot wide to include a minimum of two (2) shade trees and five (5) understory (accent/ornamental) trees per 100 lineal feet with shrubs and groundcover representing at least 50% of the buffer. A minimum four (4) foot high decorative fence barrier shall be provided along the interior boundary of the Type A Buffer; wherein the intent of the buffer is to deter access and prevent the encroachment into the minimum 20-foot wide planted buffer.
4. Exhibit(s):
 - A. PUD Concept Plan Set, as noted in Item 1 above.

Attachment I

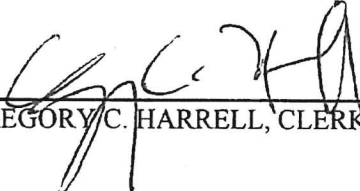
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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:

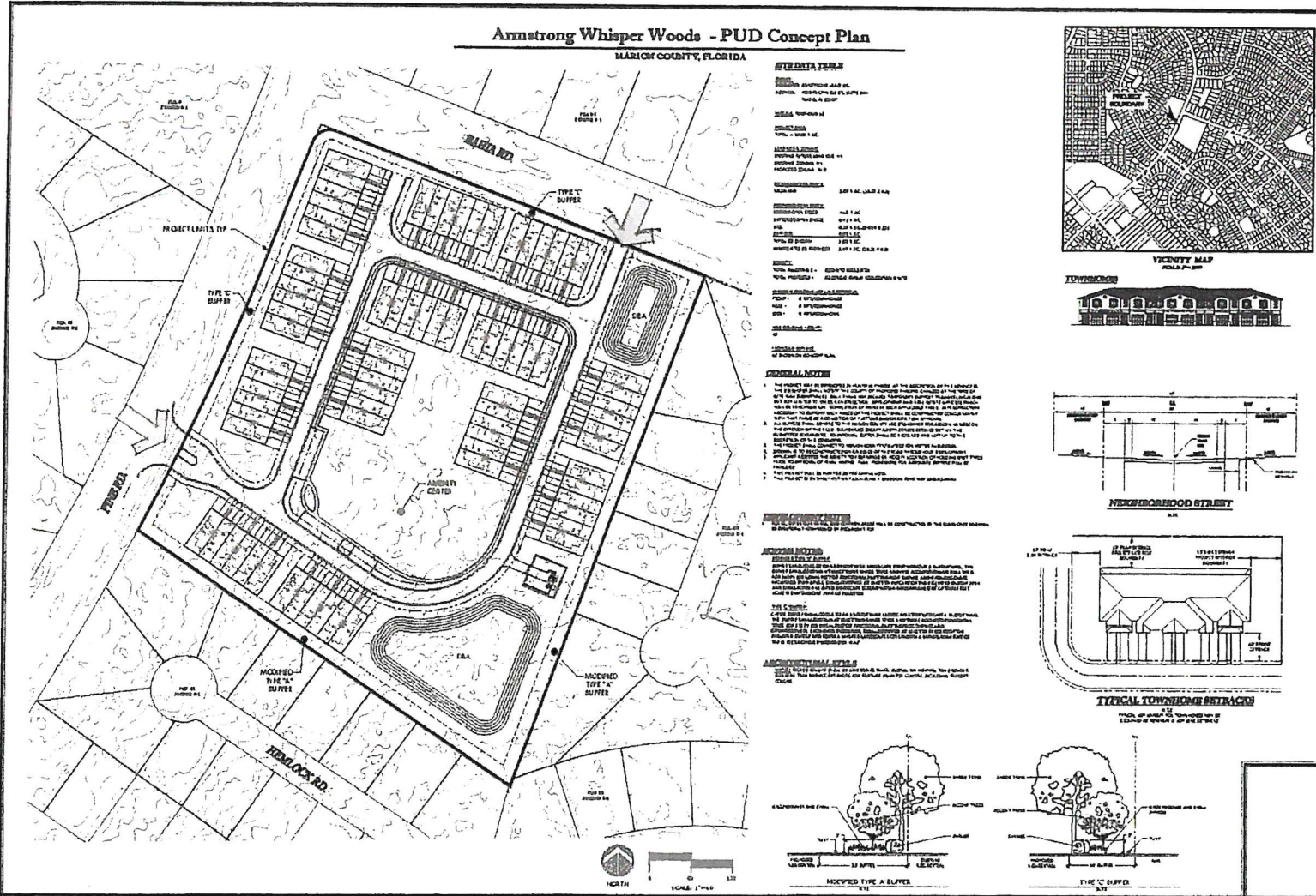
BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



GREGORY C. HARRELL, CLERK



CRAIG CURLY, CHAIRMAN



Armstrong Whisper Woods - PUD Concept Plan
 MARICHA COUNTY, FLORIDA

GENERAL NOTES

1. THE PROJECT WILL BE DEVELOPED IN PHASES AND THE SEQUENCING OF THE PHASES IS THE RESPONSIBILITY OF THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MARICHA COUNTY BOARD OF COUNTY COMMISSIONERS AND THE MARICHA COUNTY ENGINEERING DEPARTMENT.
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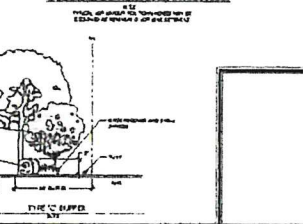
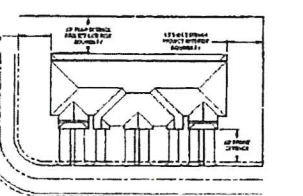
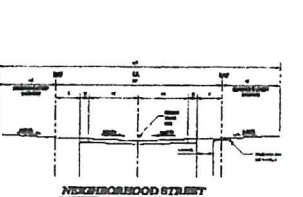
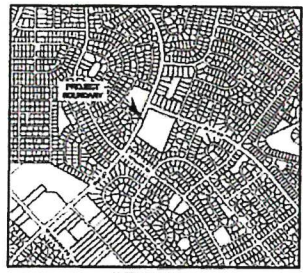
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William & Associates
 ENGINEERING, LLC
 11000 W. BAYVIEW BLVD., SUITE 100
 MIAMI, FL 33147
 TEL: (305) 551-4400
 FAX: (305) 551-4401
 WWW.WA-ENGINEERING.COM

ARMSTRONG WHISPER WOODS
 MARICHA COUNTY, FLORIDA
P.U.D. CONCEPT PLAN

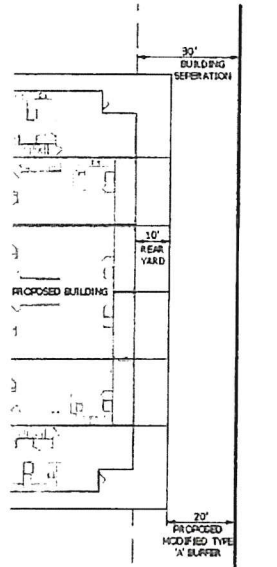
DATE: 08/08/2011
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 JOB NO.: 11-001

1 of 1

NOT VALID UNLESS MEASURED AND SIGNED BY AUTHORIZED PROFESSIONAL
 1. MaricHA County Ordinance 2008-10 (Amended 2010) P.U.D. Concept Planning, § 166.05(1)(b), § 166.05(1)(c), § 166.05(1)(d), § 166.05(1)(e), § 166.05(1)(f), § 166.05(1)(g), § 166.05(1)(h), § 166.05(1)(i), § 166.05(1)(j), § 166.05(1)(k), § 166.05(1)(l), § 166.05(1)(m), § 166.05(1)(n), § 166.05(1)(o), § 166.05(1)(p), § 166.05(1)(q), § 166.05(1)(r), § 166.05(1)(s), § 166.05(1)(t), § 166.05(1)(u), § 166.05(1)(v), § 166.05(1)(w), § 166.05(1)(x), § 166.05(1)(y), § 166.05(1)(z)

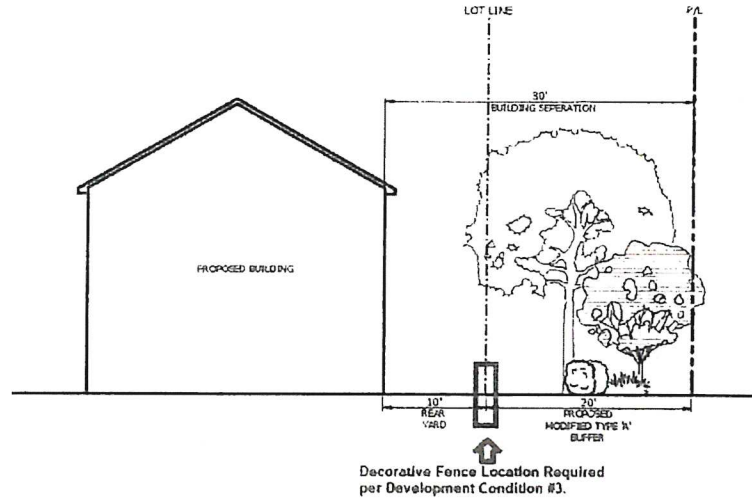
Whisper Woods Buffer Details

MARION COUNTY, FLORIDA



BUFFER DETAIL (TOP)

SCALE: N.T.S.



BUFFER DETAIL (SIDE)

SCALE: N.T.S.

BUFFER NOTES:

MODIFIED TYPE 'A' BUFFER:

A-TYPE BUFFER SHALL CONSIST OF A 20 FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST THREE SHADE TREES AND FIVE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AREA AND SHALL FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR OF PLANTING.

Tillman & Associates ENGINEERING, LLC 1720 SE 16th Ave. 8th Fl. 34471 Ocala, FL 34471 Phone: (352) 337-4540 Fax: (352) 337-4545 CD 15 CATEGORIES OF PROFESSIONAL REGISTERED ENGINEER	WHISPER WOODS BUFFER DETAILS	DATE: 08/04/22
		DRAWN BY: JGH
		CHECKED BY: TIL JOB NO. 22-1292
		BY: JGH