

## **RESOLUTION NO. 24-R-143**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON ±47 ACRES FOR SABANA FARM, LCC., ZONING CASE NUMBER 240409ZP; 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 March 25, 2024; 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 Wednesday, April 17, 2024. Now therefore,

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

**SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 240409ZP – Sabana Farm, LLC.** The application requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Tillman and Associates Engineering LLC, Ocala FL 34471, to amend an existing Planned Unit Development (PUD), on an approximate 47-acre portion of a 74.40-acre parcel, on Parcel Account Number 13709-001-00, site address 3718 NW 44th Ave, Ocala, FL 34482.

**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 project on the 47.8-acre portion is restricted to a maximum of 205 Single Family Homes with guest homes or accessory dwelling units being prohibited inside of the PUD. Accompanying accessory amenities consistent with the PUD concept plan, provided that any proposed accessory structures will be compliant with the R-1 zoning permitted structures. Setbacks will be required to meet the standards as proposed under this PUD's conceptual layout plan.
2. The 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's Operational Traffic Study shall be completed to the satisfaction of the County Engineer, and adequate provision shall be made for the coordination of improvements with the PUD.
4. A minimum of two access points will be provided with all access points worked out to the satisfaction of the Development Review Committee during the time of Development Review.

5. Pedestrian connections from PUD area to all adjacent land uses must be shown on the project plans.
6. Sidewalks must be shown along at least one side of all internal roads and connections to multimodal paths
7. Overhangs such as building pop-outs, cantilevers, and/or other extensions that project outward from the principal structure shall be reviewed consistent with the requirements for these items in the Single-Family Dwelling (R-1) zoning classification of the LDC.
8. The PUD shall connect to Marion County Utilities centralized water and sewer.
9. A maximum height for the clubhouse will be 40', which would be consistent with the maximum height of other structures in place on the subject property.
10. A Major Site Plan or Plat submittal will need to be reviewed and approved through DRC for the proposed development of the site.
11. Stormwater review during the Development Review phase will determine the size and depth of the retention area needed to serve the entire development and ensure requirements of the LDC are being met with the Major Site Plan or Platting Process.
12. 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 notice provisions at the Applicant's expense.

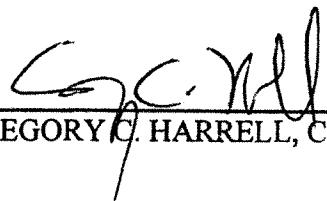
**SECTION 3. COMPLIANCE/REVOCATION.** Violation or failure to comply with one or more condition(s) of this Planned Unit Development shall be grounds for code enforcement action and/or repeal, in part and/or total, as related to this Planned Unit Development by the Board at a noticed public hearing.

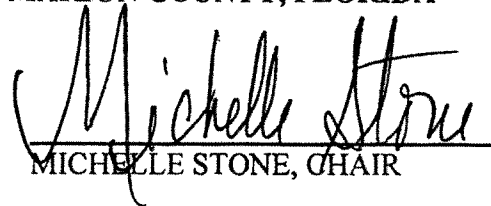
**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 17th day of April, 2024.

**ATTEST:**

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

  
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 GREGORY C. HARRELL, CLERK

  
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 MICHELLE STONE, CHAIR