



**Marion County
Board of County Commissioners**

Growth Services

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

January 12, 2023

Todd Rudnianyn
Highway 27 West, LLC.
2441 NE 3rd Street, Suite 201
Ocala FL 34470

RE: PUD Rezoning Case Application No. 210904Z
Application Request No. 27028

To Whom It May Concern:

We are sending this letter to inform you that your request for zoning change from A-1 (General Agriculture) to PUD (Planned Unit Development) regarding the Quail Preserve PUD Development project on parcel 21602-000-00 was approved by the Board of County Commissioners on November 16, 2021.

Zoning Ordinance, Master plan development conditions and Concept Plan are enclosed.

When contacting the Growth Services Department's Planning and Zoning Division about this action, please refer to file no. 210904Z.

Sincerely,

A handwritten signature in blue ink, appearing to read "Earl R. Hahn", is written over the word "Sincerely,".

Earl R. Hahn, AICP
Growth Services Director

ss

Enclosure: Ordinance 21-34, Development Conditions, Concept Plan

ORDINANCE NO. 21-34
AN ORDINANCE OF THE BOARD OF
COUNTY COMMISSIONERS OF MARION
COUNTY, FLORIDA, APPROVING
REZONING AND SPECIAL USE PERMIT
APPLICATIONS AND AUTHORIZING
IDENTIFICATION ON THE OFFICIAL
ZONING MAP; PROVIDING FOR AN
EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Marion County, Florida (Board), is responsible for and has established the zoning of parcels of property in the unincorporated area of Marion County as reflected on the official Zoning Map, and

WHEREAS, property owner(s) have submitted petition(s) for rezoning and/or special use permits and such applications identify the property by metes and bounds description or by the Marion County Property Appraiser parcel number and such identifications of property are hereby incorporated into this ordinance by reference, and

WHEREAS, the Board has considered the recommendations of the Marion County Planning and Zoning Commission and has conducted the necessary public hearing and has approved the applications contained in this ordinance. Now therefore,

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

SECTION 1. REZONING APPROVALS. The Board hereby approves the below-listed applications for Rezoning and Special Use Permits. **NOTE:** The terms and conditions of Board approvals of Special Use Permits are stated in the Board Resolution corresponding to each Special Use Permit Petition shown below.

1. **AGENDA ITEM #15.1.2. 211102SU**– Thomas C. Phillips, 13396 SW 108th Street, Dunnellon FL 34432, requests a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, to allow the keeping of two (2) horses and (1) donkey in an R-1 (Single Family Dwelling) zone, on an approximate 4.69 Acre parcel, on Parcel Account Number 35290079-000.

Subject to all terms and conditions of Resolution 21-R-592 attached hereto and incorporated herein by reference.

2. **AGENDA ITEM #15.1.3. 211103SU**– Joseph M. Cogdell, Jr. and Joni E. Cogdell, PO Box 106, Candler FL 32111, request a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow an existing Dog Grooming Business (The Works Dog Grooming, LLC.), in an R-O (Residential Office) zone, on an approximate 0.26 Acre parcel, on Parcel Account Number 9022-0459-07.

Subject to all terms and conditions of Resolution 21-R-593 attached hereto and incorporated herein by reference.

- 3. **AGENDA ITEM #15.1.4. 211104Z** – Craig T. Berry, Berry Trucking, LLC., 5431 W. Highway 329, Reddick FL 32686, requests a Zoning Change, Articles 2 and 4 of the Marion County Land Development Code, from A-1 (General Agriculture) to PUD (Planned Unit Development), for a proposed Heavy Equipment Repair Facility with a Paint and Body Shop, on an approximate 9.04 Acre tract, on Parcel Account Numbers 12875-000-03 and 12890-000-00.
- 4. **AGENDA ITEM #15.1.5. 211105Z** – Aldana Contracting, LLC., Travis J. Aldana, Sr., 3002 SE 1st Avenue, Building 300, Ocala FL 3447, requests a Zoning Change, Articles 2 and 4 of the Marion County Land Development Code, from B-4 (Regional Business) to RR-1 (Rural Residential), for all permitted uses including a single family dwelling on each lot, on an approximate 0.69 Acre tract, on Parcel Account Numbers 2003-102-007, 2003-102-008 and 2003-102-009.
- 5. **AGENDA ITEM #15.1.6. 211106Z** – Ronald W. Malphus, 5221 NE 25th Avenue, Ocala FL 34479, requests a Zoning Change, Articles 2 and 4 of the Marion County Land Development Code, from A-1 (General Agriculture) and R-2 (One- and Two-Family Dwelling) to R-E (Residential Estate), for all permitted uses, on an approximate 6.71 Acre tract, on Parcel Account Numbers 14901-001-01 and 14903-001-03.
- 6. **AGENDA ITEM #15.1.7. 211107Z** – Barrett Family Partnership I, LTD., Cheryl Cornelius, 2240 Belleair Road, Suite 100, Clearwater FL 33764, requests a Zoning Change, Articles 2 and 4 of the Marion County Land Development Code, from B-2 (Community Business) and R-O (Residential Office) to PUD (Planned Unit Development), for a proposed 186-unit Multiple-Family Residential Community comprised of both ranch-style and townhouse units (West Shire Village-Phase II), on an approximate 32.65 Acre parcel, on Parcel Account Number 35700-001-00.
- 7. **AGENDA ITEM #15.2.1. 210904Z** – Highway 27 West, LLC., Todd B. Rudniansyn, 2441 NE 3rd Street, Suite 201, Ocala FL 34470, requests a Zoning Change, Articles 2 and 4 of the Marion County Land Development Code, from A-1 (General Agriculture) to PUD (Planned Unit Development), for a proposed 54-unit single family residential development (Quail Preserve), on an approximate 11.31 Acre portion of a 18.98 acre parcel, on Parcel Account Number 21602-000-00.

SECTION 2. Authorizing identification of the official zoning map.

SECTION 3. EFFECTIVE DATE. A certified copy of this Ordinance as enacted shall be filed by the Clerk of the Board with the Office of the Secretary of State of the State of Florida within ten (10) days after enactment, and this Ordinance shall take effect in accordance with Section 125.66(2), Florida Statutes.

DULY ADOPTED in regular session this 16th day of NOVEMBER 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA


GREGORY C. HARRELL, CLERK


Carl Zalak III, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF
STATE ON NOVEMBER 24, 2021 ADVISING
ORDINANCE WAS FILED ON NOVEMBER
24, 2021

210904Z PUD Development Conditions:

1. The PUD shall consist of a maximum total of 54 single-story site-built retirement age restricted detached single-family dwellings units developed consistent with the PUD Application and PUD Concept Plan and its listed development standards (Received 8/2/2021; attached).
2. All residential units shall comply with the PUD development standards, and observe a maximum principal structure height of 40 feet and 25 feet for accessory structures. Additionally, all residential units shall include 2-car garages.
3. Accompanying accessory amenities shall include a park space and a non-recreational use drainage retention area/open space tract along the east boundary that serves to separate the rear yards of the PUD's residential unit lots from the rear yards of the existing Quail Meadow Subdivision lots.
4. The PUD lot to be located in the southeastern corner of the PUD, adjoining Quail Meadow Subdivision Block "P" Lot 1 (PID# 2158-016-001), shall comply with an increased size being a minimum of 70 feet wide and a minimum of 7,700 gross square feet.
5. Access for all PUD subdivision infrastructure construction and the new PUD residential dwelling units' construction shall be provided to and from W. Hwy 27 through the owner's common property located immediately to the south of the PUD site and not by or through the Quail Meadow Subdivision (Plat Book Y, Pages 89-91) roadways. The southern construction access shall be closed and the access discontinued upon the completion of all subdivision infrastructure and the final resulting residential dwelling units; for completed homes with a satisfactory final inspection/certificate of occupancy, residents of the homes will then be eligible to begin using the Quail Meadow Subdivision roadways for access.
6. The owner/developer shall participate in and provide a portion of the funding to establish roadway traffic calming improvements and/or participate in the privatization (including potential gating) of the Quail Meadow Subdivision roadways including continuing to provide access to the completed residential units of the PUD; the owner/developer shall be responsible for funding 25% of the final costs or \$44,404.25 (based on a cost estimate of \$177,617 dated 11/11/21), whichever is less, with the final cost amount subject to the review and approval of the County Engineer.

"QUAIL PRESERVE" P.U.D. CONCEPT PLAN

PLAN NOTES:

1. PROJECT SITES LOCATED WITHIN SECTION 14 TOWNSHIP 24 NORTH RANGE 21 WEST MERIDIAN, COCOA BEACH.
2. THE TOTAL AREA IS 113.3 ACRES (±).
3. EXISTING SITE CHARACTERISTICS:
THE EXISTING SITE IS A BARE, UNIMPROVED, UNDEVELOPED PASTURE WITH INTERMEDIATE COVER. THE TERRAIN IS GENTLY SLOPING WITH SLOPES OF 2% TO 15%. THE SITE IS FLAT WITH NO SIGNIFICANT ELEVATION CHANGES. THE SOILS ARE GENTLY SLOPING AND WELL DRAINABLE. A RECREATION TRAIL IS LOCATED ON THE EASTERN PORTION OF THE SITE.
4. THE EXISTING ZONING IS A-1.
5. THE EXISTING UTILITIES ARE COMMERCIAL WATER AND SEWERAGE SYSTEMS FOR MAIN.
6. THE PROPOSED PROJECT IS A RECREATION DEVELOPMENT WITH A SINGLE FAMILY DETACHED RESIDENCE, ADDITIONAL IMPROVEMENTS FOR THE MAIN RESIDENCE ARE TO BE PROVIDED BY THE PROPERTY OWNER. THE PROPOSED PROJECT IS A RECREATION DEVELOPMENT.
7. SEE PLANNING AGREEMENT DURING CONCEPT DEVELOPMENT.
8. ALL PROPOSED PROJECTS SHALL BE DESIGNED TO BE CONFORMANT WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND POLICIES OF MARION COUNTY AND THE CITY OF COCOA BEACH, FLORIDA.
9. EXISTING AND PROPOSED UTILITIES ARE SHOWN IN THE PLAN.
10. SURVEY:
BOUNDARY SURVEY: PROFESSIONAL SURVEYOR'S REPORT NO. 2018-001.
ELEVATION SURVEY: PROFESSIONAL SURVEYOR'S REPORT NO. 2018-001.
11. ALL OTHER OFFER PROJECT DOCUMENTS, BUT APPLICABLE AS SHOWN ABOVE, SHALL HAVE A LANDSCAPE BUFFER MEETING THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.
12. OPEN SPACE: SEE RECREATION AND OPEN SPACE SECTION OF THE PLAN. THE PROPERTY WILL DEVELOPE WITH A TOTAL OPEN SPACE OF 20% OF THE GROSS LAND AREA OF THE PROJECT. THE OPEN SPACE SHALL BE A RECREATION TRAIL AND A PARK. THE TRAIL SHALL BE A MINIMUM 10' WIDE, INCLUDING ALL TRAIL FEATURES, INCLUDING TRAIL LINES, CROSSINGS, AND OTHER FEATURES. THE TRAIL SHALL BE DESIGNED TO BE CONFORMANT WITH THE MARION COUNTY LAND DEVELOPMENT CODE.
13. PARK: THE PARK SHALL BE DESIGNED TO BE CONFORMANT WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND POLICIES OF MARION COUNTY AND THE CITY OF COCOA BEACH, FLORIDA.
14. UTILITIES: THE PROJECT SHALL BE DESIGNED TO BE CONFORMANT WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND POLICIES OF MARION COUNTY AND THE CITY OF COCOA BEACH, FLORIDA.
15. PUBLIC UTILITIES: THE PROJECT SHALL BE DESIGNED TO BE CONFORMANT WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND POLICIES OF MARION COUNTY AND THE CITY OF COCOA BEACH, FLORIDA.

DEVELOPMENT AGREEMENTS

TRAFFIC STUDY/IMPROVEMENTS NOTE
A TRAFFIC STUDY STATEMENT IS PROVIDED TO INFORM THE DEVELOPMENT PLANNING AND APPROVAL AGENCIES OF THE PROJECT'S IMPACTS ON THE LOCAL ROAD NETWORK. THE TRAFFIC STUDY STATEMENT IS PROVIDED TO INFORM THE DEVELOPMENT PLANNING AND APPROVAL AGENCIES OF THE PROJECT'S IMPACTS ON THE LOCAL ROAD NETWORK.

RECREATION/GREEN SPACE/MFLA DATA
PER MARION COUNTY LDC, THE MINIMUM PERCENTAGE OF OPEN SPACE REQUIRED IS 20% PER ACRE. (MINIMUM 2.268 ACRES OF OPEN SPACE REQUIRED PER ACRE OF DEVELOPABLE LAND).

OPEN SPACE/MFLA MINIMUMS
2.268 ACRES OF OPEN SPACE
1.74 ACRES OF OPEN SPACE PER ACRE OF DEVELOPABLE LAND
0.517 ACRES OF THE 2.268 ACRES SHALL BE A RECREATION TRAIL AND 0.731 ACRES SHALL BE A PARK.

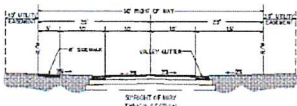
SITE COVERAGE DATA (BASED ON 11.31 ACRES GROSS)
SINGLE-FAMILY RESIDENTIAL: 9.65 ACRES
PARKS, RECREATION, OPEN SPACE, MFLA & SCENIC: 2.26 ACRES
TOTAL: 11.91 ACRES
GROSS DENSITY ALLOWED (COMMERCIAL): 3.31 ACRES (6 DWELLING UNITS/AC)
NET DENSITY ALLOWED (COMMERCIAL): 3.31 ACRES (6 DWELLING UNITS/AC)
MINIMUM DENSITY ALLOWED: 3.31 ACRES (6 DWELLING UNITS/AC)

LANDSCAPE BUFFER NOTE

FOR PROPOSED LINES OF BUFFER TO BE REQUIRED OR ESTABLISHED DURING THIS P.U.D. PROCESS, THE LANDSCAPE BUFFER SHALL BE CONFORMANT WITH THE MARION COUNTY LAND DEVELOPMENT CODE.

CONCURRENCY NOTE

THIS PROJECT HAS NOT BEEN SUBJECT TO CONCURRENT APPROVAL AND IS CONSIDERED AN APPROXIMATE CONCEPT. APPROVAL OF THIS PROJECT IS SUBJECT TO THE COMPLETION OF THE CONCURRENT APPROVAL PROCESS. THE PROJECT HAS NOT BEEN SUBJECT TO CONCURRENT APPROVAL AND IS CONSIDERED AN APPROXIMATE CONCEPT.



CHARACTER OF DEVELOPMENT NOTE

THIS PROJECT IS A SINGLE-FAMILY DETACHED RESIDENCE WITH A RECREATION TRAIL AND A PARK. THE PROJECT IS A RECREATION DEVELOPMENT WITH A SINGLE-FAMILY DETACHED RESIDENCE, ADDITIONAL IMPROVEMENTS FOR THE MAIN RESIDENCE ARE TO BE PROVIDED BY THE PROPERTY OWNER.

TYPICAL LOT STANDARDS

- FRONT SETBACKS:**
 LOT AREA: 1/2 AC (MINIMUM)
 LOT WIDTH: 100 FT (MINIMUM)
 LOT DEPTH: 100 FT (MINIMUM)
 LOT AREA (CORNER LOTS): AS SET BY PLANNING
 FRONT SETBACK: 25 FT (MINIMUM)
 SIDE SETBACK (CORNER LOTS): STREET DIMENSIONS
 REAR SETBACK: 10 FT (MINIMUM)

ACCESSORY STRUCTURES

- FRONT SETBACK: STREET
 REAR SETBACK: STREET (MINIMUM) NOT PERMITTED IN
 REAR SETBACK: STREET (MINIMUM) NOT PERMITTED IN
 REAR SETBACK: STREET (MINIMUM) NOT PERMITTED IN
 REAR SETBACK: STREET (MINIMUM) NOT PERMITTED IN

SPRINGS PROTECTION

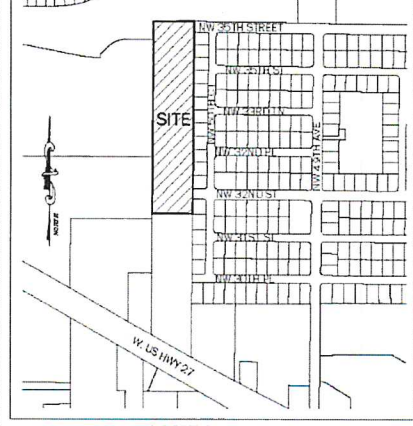
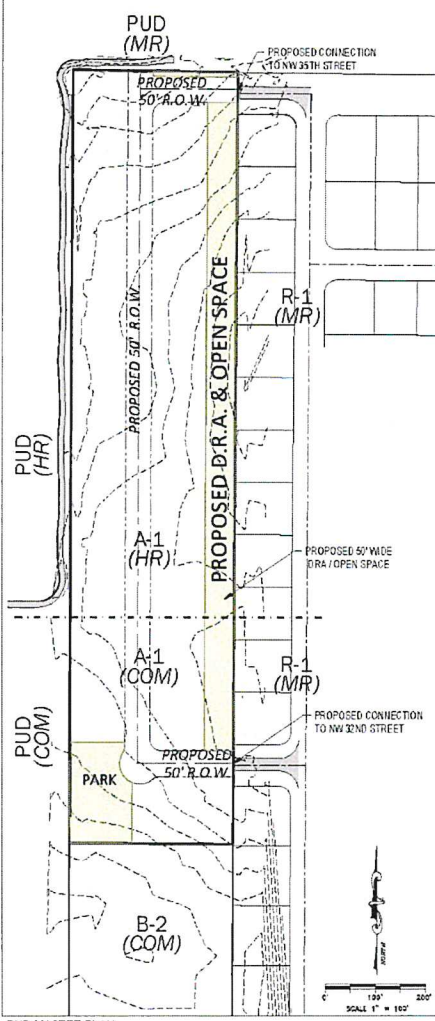
THE PROPERTY LIES WITHIN FLOOD ZONE 1 WITH A 1% ANNUAL CHANCE FLOOD SOURCE EFFECTIVE DATE APRIL 18, 2017.

FLOOD ZONE

THE PROPERTY LIES WITHIN FLOOD ZONE 1 WITH A 1% ANNUAL CHANCE FLOOD SOURCE EFFECTIVE DATE APRIL 18, 2017.

LOT LAYOUT & SETBACKS

MINIMUM LOT WIDTH AT SETBACK = 50 FT.
 MINIMUM LOT DEPTH = 150 FT.
 MINIMUM LOT SIZE = 0.300 AC.
 N.T.S.



LOCATION MAP
SCALE 1" = 100'

DATE	REVISION DESCRIPTION

M MAGNASTROENGINEERING INC
 176 DE SOUSA PLACE
 COCOA, FL 32921
 PH: (321) 453-2145
 FAX: (321) 453-2145
 WWW.MAGNASTROENGINEERING.COM

DATE	DESCRIPTION	DESIGNED BY	CHECKED BY
07/16/2021	CONCEPT PLAN		

ENGINEER'S CERTIFICATION:
 I HEREBY CERTIFY THAT THE PRESENTED CONCEPT PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE PROJECT AS SHOWN ON THE CONCEPT PLAN, EXCEPT AS NOTED.

OPERATION & MAINTENANCE:
 THE PROPOSED PROJECT SHALL BE CONFORMANT WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND POLICIES OF MARION COUNTY AND THE CITY OF COCOA BEACH, FLORIDA.

WARRANTS	DESCRIPTION	STATUS	COMMENTS	DATE

PROJECT: QUAIL PRESERVE P.U.D. CONCEPT PLAN
 MARION COUNTY, FL. SEC. 04, TWP. 24N, RGE. 21E

JOB#1923
 SHEET
 1 OF 1

TITLE: P.U.D. CONCEPT PLAN