

RESOLUTION NO. 24-R-335

**A RESOLUTION OF THE BOARD OF
COUNTY COMMISSIONERS OF MARION
COUNTY, FLORIDA, APPROVING A
PLANNED UNIT DEVELOPMENT ON ±659.85
ACRES FOR ADENA GC HOLDINGS, LLC,
ZONING CASE NUMBER 240814ZP;
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, an application to amend 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 July 29, 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 Tuesday, August 20, 2024. Now therefore,

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

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 240814ZP – Adena GC Holdings, LLC., requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Tillman & Associates Engineering, LLC, Ocala, FL 34471, to amend existing Adena Golf and County Club Planned Unit Development (PUD), on approximately 659.85 acres, on Parcel Account Numbers 14699-000-07, 14605-002-00, 14606-002-00 & 14699-001-00, 544 NW 78th Lane Road, Ocala, FL 34475.

SECTION 2. FINDINGS AND DEVELOPMENT CONDITIONS. The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission recommending denial of the Planned Unit Development and the Board approves the Planned Unit Development subject to the following development conditions:

1. The PUD shall be developed consistent with the PUD Concept Plan, as revised, and the development conditions provided with this approval, attached hereto.
2. The PUD shall comply with the following design and development standards listed in Table 2.A below:

TABLE 2.A. ADENA GCC - PROPOSED DESIGN & DEVELOPMENT STANDARDS (20240814ZP)							
Development Type		Minimum		Minimum Setbacks			Maximum Height
		Width	Area	Front	Rear	Side	
SFR* (detached & site built; estate- or villa-type, etc.)	Principle Structure	60'	5,000 SF	10'	10'	5'	65'
	Accessory Structure	N/A	N/A	10'	10'	5'	30'
	Rear Pool & Enclosure	N/A	N/A	N/A	5'	5'	30'
Duplex/ Townhome (site-built; 1 or more common walls; 0' setback reflects common wall)	Individual Unit/Lot						
	Principle Structure	20'	1,200 SF	20'	10'	10'/0'	45'
	Accessory Structure	N/A	N/A	20'	5'	5'/0'	30'
	Pool & Enclosure	N/A	N/A	20'	5'	5'/0'	30'
	Set/Series of Units/Lots (Overall building)						
	Principle Structure	N/A	N/A	25'	25'	25'	N/A
	Accessory Structure	N/A	N/A	25'	25'	25'	N/A
Pool & Enclosure	N/A	N/A	25'	25'	25'	N/A	
<i>Duplex/Townhouse development provides development standards for individual units, and standards for the overall set/series of units. The standards for the set/series of units are measured from the overall PUD Boundary. Additionally, individual duplex/townhome structures shall comply with applicable Florida Building Code and Fire Code Standards regarding building separations from other building and building site property lines, along with applicable site plan requirements for multiple family uses.</i>							
Condo	Principle Structure Alt. 1	N/A	N/A	100'	100'	100'	65'
	Principle Structure Alt. 2	N/A	N/A	50'	50'	50'	45'
	Accessory Structure	N/A	N/A	50'	50'	50'	30'
	Pool & Enclosure	N/A	N/A	50'	50'	50'	30'
	<i>Condo development provides development standards for the set/series of units (overall building) that are measured from the overall PUD Boundary. Additionally, individual condo structures shall comply with applicable Florida Building Code and Fire Code Standards regarding building separations from other building and building site property lines, along with applicable site plan requirements for multiple family uses.</i>						
Non-Residential (clubhouses, amenities, maintenance, and storage facilities)	Clubhouses, recreation amenities, etc.						
	Principle Structure	60'	5,000 SF	20'	10'	10'	65'
	Accessory Structure	N/A	N/A	10'	10'	10'	30'
	Rear Pool & Enclosure	N/A	N/A	N/A	5'	10'	30'
	Golf maintenance/storage facilities POA maintenance/storage facilities (non-commercial) <i>These listed development standards are measured from the overall PUD Boundary. Additionally, structures shall comply with applicable Florida Building Code and Fire Code Standards regarding building separations from other buildings and building site property lines, along with applicable site plan requirements for said uses.</i>						

Principle Structure	N/A	N/A	25'	25'	25'	45'
Accessory Structure and/or Storage "Bins"	N/A	N/A	25'	25'	25'	30'

Gross Maximum Residential Units: 236 residential dwelling units

*SFR units (lots) may also include customary single-family accessory structures as permitted in Marion County's Land Development Code (LDC) Section 4.2.9 Single-Family Dwelling (R-1) zoning classification, including allowing an accessory non-commercial dwelling unit identified as a single-family/guest cottage/apartment, consistent with LDC Section 4.3.18

3. Internal PUD road rights-of-way shall comply with the original Adena PUD minimum with of 50-feet wide with minimum 10-foot wide multi-purpose (e.g., utility, drainage, etc.) easements on each side, for a minimum functional width of 60-feet. A minimum 40-foot wide right-of-way may be proposed and used subject to review and approval by the Development Review Committee (DRC), wherein if the DRC disagrees/denies such use, the developer/applicant may appeal the denial to the Board of County Commissioners comparable to the LDC Waiver Application process.
4. Building separations shall meet all requirements placed on development by Building and Fire Safety codes.
5. PUD site must comply with the County's LDC lighting standards that require lighting be shielded so as to not cast direct lighting off-site and a photometric plan be provided during major site plan review to ensure no negative impacts to neighboring parcels.
6. In conjunction with initiation of development for Phase 2, the PUD developer will be required to update the project traffic study and provide any necessary transportation improvements (access/operation and/or system, right-of-way, etc.) that need to be addressed to the satisfaction County Engineer.

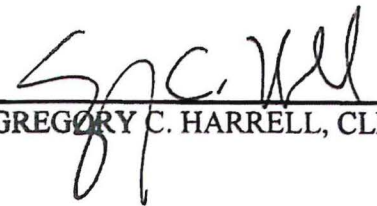
SECTION 3. COMPLIANCE/REVOCATION. Violation or failure to comply with one or more condition(s) of this Planned Unit Development shall be grounds for code enforcement action and/or repeal, in part and/or total, as related to this Planned Unit Development by the Board at a noticed public hearing.

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

DULY ADOPTED in regular session this 20th day of August, 2024.

ATTEST:

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

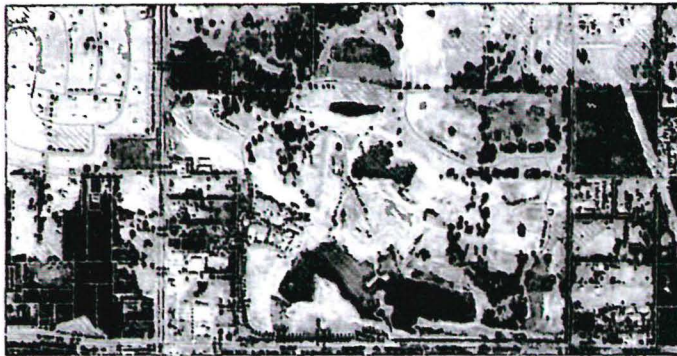


GREGORY C. HARRELL, CLERK



MICHELLE STONE, CHAIR

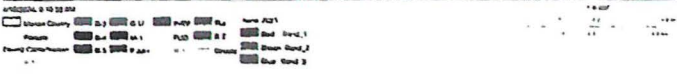
FLOOD ZONES



FUTURE LAND USE



ZONING CLASSIFICATION



- REMARKS:**
1. THE INTENT OF THIS PUD AMENDMENT IS TO ALLOW FOR ADDITIONAL PRODUCT TYPES, CASE 181712, PREVIOUSLY APPROVED ON 12/15/18 IS LOANED FOR THE UNITS. THE REQUESTED SINGLE FAMILY UNITS AND CONDOMINIUMS, A TRAFFIC STUDY (AS NOTED) WAS SUBMITTED AND APPROVED WITH THE PREVIOUS PHASE IN 18. THAT TRAFFIC STUDY PLAN WOULD BE IMPACTS FOR THREE PHASES CONSISTING OF A TOTAL OF 300 DWELLING UNITS PER PHASE OR AN ISSUE (TRAFFIC REVIEW COMMENTS) ALL OF THE REQUIRED INFRASTRUCTURE FOR THE DEVELOPMENT HAS BEEN CONSTRUCTED AND ADDITIONAL TRAFFIC ANALYSIS IS REQUIRED AT THE TIME OF THE REZONING REQUEST FOR 181712.
 2. THIS AMENDMENT WILL PROVIDE A REVISED DEVELOPMENT STANDARDS TABLE FOR THE MIXED-USE PRODUCT TYPES. THE PRODUCT TYPES FOR RESIDENTIAL UNITS SHALL CONSIST OF SINGLE FAMILY DETACHED, TOWNHOUSES, DUPLEXES, CONDOMINIUMS, VILLAS, AND NON-RESIDENTIAL UNITS (E.G. COURTHOUSE, EMPLOYMENT, MAINTENANCE AND STORAGE FACILITIES).
 3. THIS AMENDMENT WILL ALSO INCLUDE A TRAFFIC MATRIX THAT DEMONSTRATES THE HIGHEST TRIP COUNT WILL CONSIST OF ALL 234 APPROVED UNITS (BOTH SINGLE FAMILY DETACHED UNITS, A TRAFFIC MATRIX WILL BE PROVIDED BASED ON THE TRAFFIC OF THE APPROVED TRAFFIC STUDY TO SHOW THAT BLENDING OF OTHER PRODUCTS WILL RESULT IN A REDUCTION. HOWEVER, HOWEVER THE DEVELOPMENT STANDARDS ARE MET AND DENSITY DOES NOT EXCEED 234 RESIDENTIAL UNITS, A FEATURE OF MODIFICATION MAY OCCUR WITHIN THE CONCEPT PLAN.
 4. DEVELOPMENT MAY OCCUR WITHIN PHASE 1 OR 2 AS DETERMINED ON CONCEPT PLAN, NOT TO EXCEED 234 DWELLING UNITS.
 5. THE PREVIOUSLY ESTABLISHED BY BUYER ALONG NONCONFORMING DEVELOPMENT AND DISTRICTS TO BE MAINTAINED. THIS EXISTING BUFFER IS ESTABLISHED AROUND THE PROPERTY TO PROTECT PUBLIC OPENING, INTERNAL BUFFERING WILL BE AT THE DISCRETION OF THE DEVELOPERS.
 6. THE DEVELOPMENT SHALL BE PRIVATE AND WILL INCLUDE MINIMUM 42' FROM 15'00'.
 7. COMMON AREAS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION OR EQUIVALENT MECHANISM.
 8. ACCESSORY AS ALLOWED IN ZONING.

PROPOSED UNITS & STRUCTURE STANDARDS

DEVELOPMENT TYPE & STRUCTURE	Minimum		Maximum			Maximum Height
	Width	Area	Front	Side	Back	
Single-Family (Detached)	30'	1,200 SF	15'	15'	15'	14'
Accessory Structure	N/A	N/A	10'	10'	10'	10'
Pool & Enclosure	N/A	N/A	N/A	5'	5'	5'
Industrial/Office	20'	1,200	10'	10'	10'	14'
Accessory Structure	N/A	N/A	10'	10'	10'	10'
Pool & Enclosure	N/A	N/A	10'	5'	5'	10'
Storage/Trailer (1 or more open-air units, 2 or more enclosed units)	N/A	N/A	10'	10'	10'	N/A
Accessory Structure	N/A	N/A	10'	10'	10'	N/A
Pool & Enclosure	N/A	N/A	10'	10'	10'	N/A
Community	N/A	N/A	10'	10'	10'	10'
Accessory Structure	N/A	N/A	10'	10'	10'	10'
Pool & Enclosure	N/A	N/A	10'	10'	10'	10'
Office/Professional	N/A	N/A	10'	10'	10'	10'
Accessory Structure	N/A	N/A	10'	10'	10'	10'
Pool & Enclosure	N/A	N/A	10'	10'	10'	10'
High Residential	30'	1,200 SF	15'	15'	15'	14'
Accessory Structure	N/A	N/A	10'	10'	10'	10'
Pool & Enclosure	N/A	N/A	10'	10'	10'	10'

TRAFFIC STATEMENT TABLE

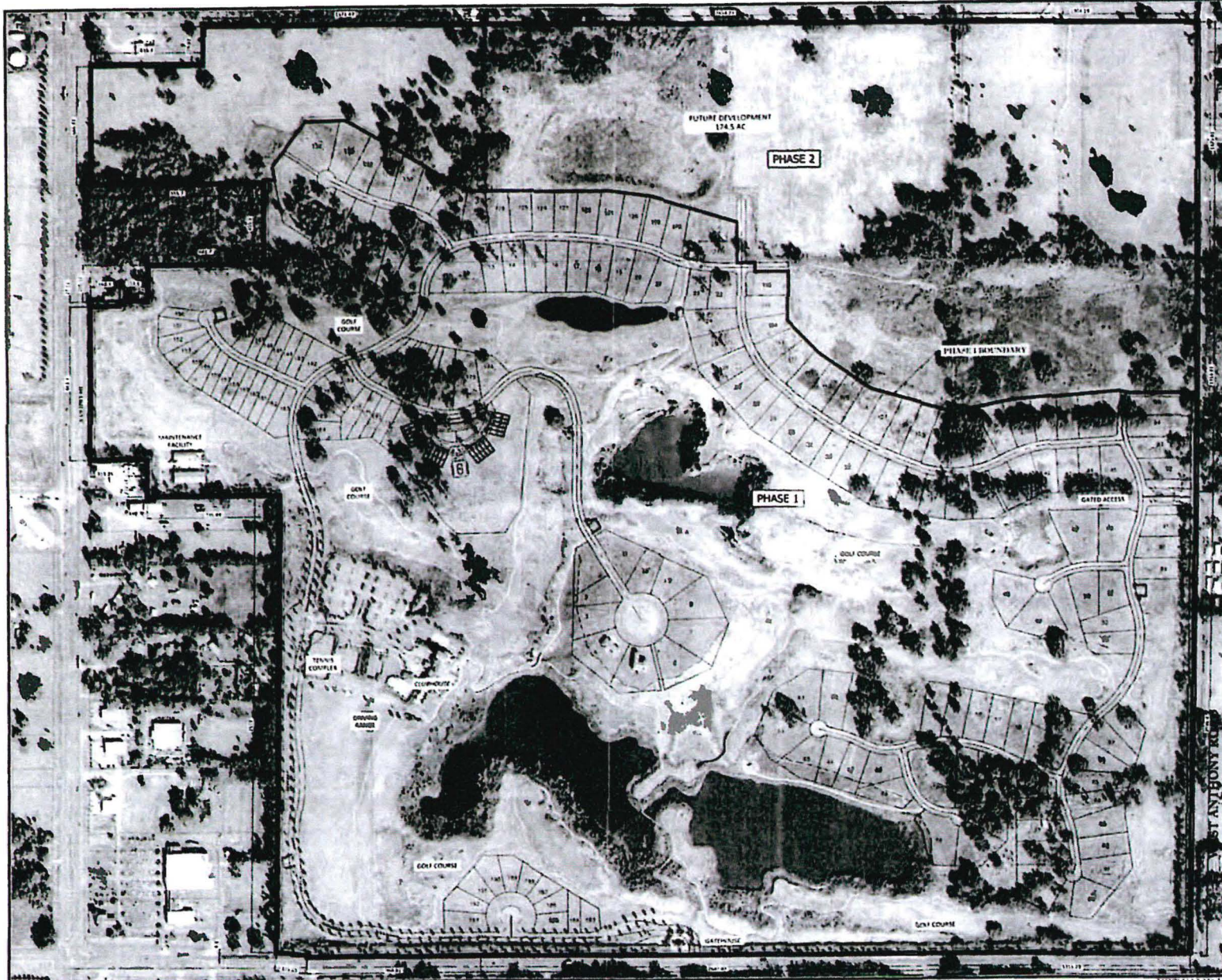
Land Use	Code	Area (Acres)	Daily Trip			All PM Peak			PM Peak		
			In	Out	Total	In	Out	Total	In	Out	Total
Single-Family	211	101.7	1,000	700	1,700	150	210	360	210	420	330
Accessory Structure	223	103.0	1,000	700	1,700	150	210	360	210	420	330
Pool & Enclosure	221	101.7	1,000	700	1,700	150	210	360	210	420	330

Tillman & Associates
INCORPORATED, LLC
1720 SE 18th Ave, Ste 100, Ocala, FL 34471
Ocala, FL 34471-4400 Fax: (352) 387-4400

UDAEN SPRINGS
MARRIAGE COUNTY, FLORIDA
PUD AMENDMENT

DETAILS

181712 4/22/24
182134.00 4.00
4.76243 05 1/2"
26.08 N/A



SITE DATA

RANGE: 1700' x 1700'
 AREA: 2,890,000 sq ft
 PERCENTAGE OF DEVELOPMENT: 100%
 TOTAL AREA: 2,890,000 sq ft

SITE: 1700' x 1700' AREA: 2,890,000 sq ft
 LOTS: 100 LOTS
 TOTAL AREA: 2,890,000 sq ft

LOTS: 100 LOTS
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Tilman & Associates
 ENGINEERS, ARCHITECTS, PLANNERS
 1700 W. 18th Ave., Suite 100, Ocala, FL 34471
 Office: (352) 367-4500 Fax: (352) 367-4545



CONCEPT PLAN
 VERA SPRINGS
 MARION COUNTY, FLORIDA
 PUD AMENDMENT

DATE: 02/20/2013
 DRAWN BY: J. C. [unreadable]
 CHECKED BY: [unreadable]
 SCALE: 1/8" = 1'-0"



DUPLEX



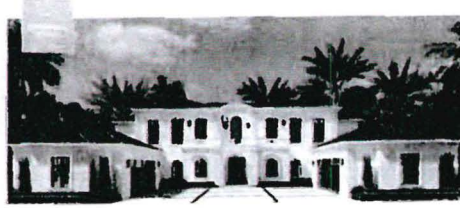
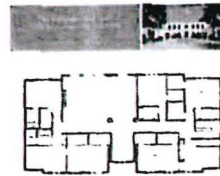
TOWNHOMES & VILLAS



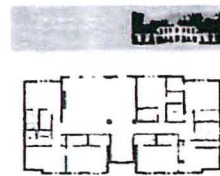
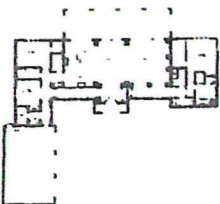
TOWNHOMES & VILLAS



COURT



NOTE: THE RANGES HEREIN ARE CONCEPTUAL AND MEANT TO SHOWCASE THE OUTLINES, FEATURES, MATERIALS AND THE GENERAL ESTHETICS. THE SIZE OF THE LOTS IS SUBJECT TO THE CONCEPT BUT DOES NOT REPRESENT THE ACTUAL END PRODUCT. THE SIZE OF THE LOTS MAY CHANGE DUE TO THE BEARING IN THE MARKETPLACE.



SINGLE FAMILY BI-SIDEDIAL

Tillman & Associates
ARCHITECTS, L.L.C.

ONE FORTY-ONE - SUITE 1000 - UNIVERSITY BOULEVARD - JENNIFER
1725 SE 16th Ave, Boynton, FL 33407
Phone: (561) 367-4950 Fax: (561) 367-4950

BY DATE:

DATE:

ALHENA SPRINGS
MARION COUNTY, FLORIDA
PUD AMENDMENT

DATE: 10/20/20
DRAWN BY: CALD
CHECKED BY: JSA
PROJECT:

1017 04

RENDERINGS

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER