



# MARION COUNTY GROWTH SERVICES

10/4/2021

P&Z: 9/27/2021 BCC: 10/19/2021

**Item Number**

**211018Z**

[CDP-AR# 27191]

**Type of Application**  
Rezoning

**Rezoning Request:**

**From:** PUD (Planned Unit Development) for non-residential development.

**To:** PUD (Planned Unit Development) for non-residential and add residential development and update the project roadway and access plan.

**Owner:**

K. Pavicic (Marco Polo)

**Applicant:**

Tillman & Associates  
Engineering

**Location:** South side of SW Hwy 484 east and west of SW 20<sup>th</sup> Avenue Road.

**Parcel #/Acreage**

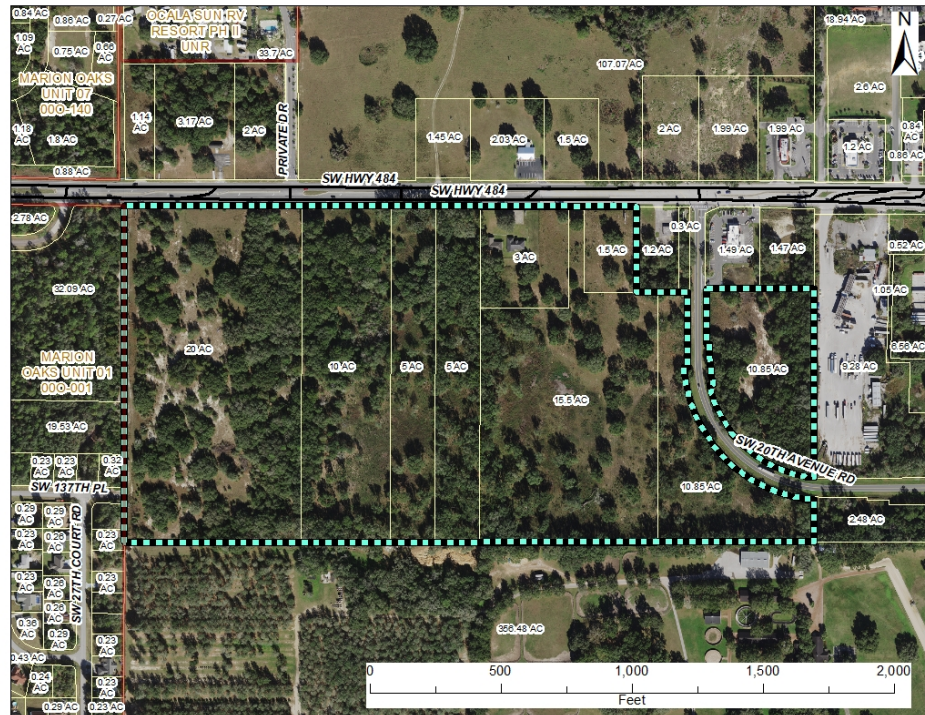
41200-061-00, 41200-062-00,  
41200-063-00, 41200-063-01,  
41200-063-02, 41200-064-00,  
41200-064-01, 41200-064-09  
/ ±70.85 Acres

**Development Agreement(s) – OR Book/Page:** N/A

**Future Land Use**  
Employment Center

**Staff Recommendation**  
Approval with Conditions

**P&Z Recommendation:**  
Approval with Conditions



### Item Summary

Staff is recommending **Approval with Development Conditions** for a Rezoning Application from PUD (Planned Unit Development) to PUD (Planned Unit Development) to amend an existing PUD, in accordance with Marion County Land Development Code (LDC), Article 2, Division 7 “Zoning Change” on ±70.85 acres. The prior PUD (20190902Z/20200605Z) provided a range for commercial uses of the site. This request will incorporate the existing PUD’s non-residential commercial uses, add residential use (particularly multi-family dwelling units) as a permitted use and update the proposed roadway and access network. No changes are proposed for the PUD’s non-residential development provisions except for acknowledging the reduction in possible non-residential development amounts due to the addition of the residential use.

### Location

The site consists of ±70.85 acres located on the south side of SW Hwy 484 lying east and west of SW 20<sup>th</sup> Avenue Road, and extending west to Marion Oaks.

### Public Notice

Notice of public hearing was mailed to 28 property owners within 300 feet of the subject property.

### Background

The applicant is proposing to add residential as a permitted use in a portion of the PUD to result in a multi-use (commercial and residential) character. Additionally, the applicant is proposing a revised roadway and access plan to

**Project Planner**  
Christopher Rison,  
Senior Planner

**Additional Information**

**Comprehensive Plan Amendment:**  
None

**Code Enforcement Action:**  
None

**FLUM Designation Development Eligibility**

Category	Amount
Residential 70.85 AC at 16 DU/AC	1,133 DU
Commercial 70.85 AC at 2 FAR	6.2 MSF

**Proposed Allocation for Future Land Use Designations**

Category	Amount
Residential 20.00 AC at 16 DU/AC (28%)	320 DU
Commercial 50.85 AC at <b>1 FAR</b> (72%)	2.2 MSF

**Proposed Versus Eligible Development Amounts**

USE	Percent
RES	28%
COM	36%

provide for the coordination of continuing development along SW Hwy 484 and SW 20<sup>th</sup> Avenue Road with the surrounding area. This PUD Rezoning Application will also serve to establish this area as a separate distinct PUD from the historic PUD (20190902Z/20200605Z) while incorporating the prior PUD's provisions with the revisions now proposed. The site's Employment Center future land use designation enables commercial uses with a maximum floor area ratio (FAR) of 2.0 or residential uses up to sixteen dwelling units per acre (DU/AC). The applicant proposes a maximum of 320 residential dwelling units equal to 28% of the site's eligible density. The applicant is proposing a reduced maximum FAR of 1.0 resulting in a potential 2,215,026 gross square feet (GSF) of commercial use equal to 36% of the site's eligible commercial use intensity. A traffic memorandum summarizing the introduction of 320 multiple-family dwelling units in lieu of non-residential commercial uses was provided, with the memorandum indicating that a net reduction in potential traffic is expected.

The site is an open field that includes the owner's model home office. The overall site is essentially a "sandy" habitat that may make the site suitable habitat for some listed species. No flood zones or wetlands are located on the site, however some flood prone areas are present. The site is within the general Countywide Secondary Springs Protection Zone but not within an Environmentally Sensitive Overlay Zone (ESOZ). Central water and central sewer services are available from Marion County Utilities' Oak Run SW Regional facilities, with main service lines being located within the SW Hwy 484 right-of-way.

The site occupies a large portion of the southwest corner of the I-75 & Hwy 484 interchange. The site is divided by SW 20<sup>th</sup> Avenue Road that extends south and then east through the site and then turns south alongside the interstate. SW 20<sup>th</sup> Avenue Road provides access to the existing SummerGlen development and a proposed PUD (20210502Z - Maro) adjoining SummerGlen is in active consideration. Existing traffic concerns for Hwy 484 and SW 20<sup>th</sup> Avenue Road with the additional traffic anticipated from this development site and the Maro PUD have raised concerns regarding transportation planning and accessibility for the area. As such, the applicant has proposed an updated roadway and access plan related to this PUD.

The Development Review Committee (DRC) considered the PUD Rezoning Application and recommended transmittal for approval subject to staff comments that accompany this staff report.

**Request**

The project's PUD Rezoning Application was accompanied by a multi-part Conceptual Plan, including the current non-residential development and use standards from the prior PUD (20190902Z/20200605Z) that will be maintained except for adding residential uses in the southern "B" area of the PUD. Architectural renderings for the residential uses, primarily expected to be multiple-family apartments that will increase housing diversity for the area were also provided. The commercial development standards and buffers will be maintained, including providing the Hwy 475A gateway buffer as listed in LDC Section 5.8.5 will occur along Hwy 484.

The commercial area of the site will continue to be separated into "A" and "B" areas with no changes to the permitted and prohibited uses aside from adding residential as a potential use in the "B" area. The residential area is expected to

**Policy 2.1.21: Employment Center (EC)** - This land use is intended to provide for a central regional area that allows for a mix of business, enterprise, research and development, light to moderate intensity commercial and industrial, and employment activities. It also allows residential uses that stand-alone or support the commercial and industrial area, and/or provide transitions to surrounding uses and less intense land uses. This land use designation will allow for and encourage mixed use buildings. The density range for residential units shall be up to twelve (12) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 2.0, as further defined by the LDC. This land use designation is allowed in the Urban Area and allows for campgrounds and recreational vehicle parks (RVP).

**LDC Section 6.11.4.A.** – All development shall be responsible for ensuring and providing coordinated access to, from, and between the proposed development and the surrounding lands to ensure that adequate and managed access is available to the development project and the public. *Residential development with more than 50 developable lots shall have at a minimum two access points.*

be in the southern portion of the site, subject to final alignments of the proposed roadway and access plan. Open space areas will be provided consistent with the LDC for the residential and non-residential areas. In the residential, an amenity center with office/clubhouse, and sport courts are indicated.

### Height & Setbacks

A multiple-family development within a PUD is subject to special height and setback standards when adjoining residential properties. The current concept proposal would isolate the residential development, in the form of multiple-family apartments, to the interior to the overall site, complying with the multiple-family height and setback standards. The continuing PUD established a maximum height of 65' for all development and no modification to that limit is proposed.

### Buffers

The PUD will provide the Hwy 475A gateway buffer design along Hwy 484 as previously noted, along with continuing to comply with the prior PUD buffers. However, additional buffers are identified along the new proposed roadway extending east-west across the southern portion of the site. A Type "C" buffer will be provided along the north side, while a Type "E" buffer will be provided along the south side for screening of the southern perimeter drainage retention area. Internal buffers were not previously proposed and are not proposed at this time.

### Access & Movement

A significant change for this PUD revision will establish an updated roadway and access plan for the south side of Hwy 484 to address area connectivity and resolve potential issues with the SW 20<sup>th</sup> Avenue Road curve as it approaches Hwy 484. A roadway grid will be created by eliminating the curve in favor of an intersection as SW 20<sup>th</sup> Avenue Road will extend west, parallel to Hwy 484, to Marion Oaks. Two roadways connecting from the extended road north to Hwy 484 will then be provided, with the eastern roadway completing the realignment of SW 20<sup>th</sup> Avenue Road and resulting in formal intersections in the PUD and at Hwy 484 where signalization may be more effectively managed. The new roadways are expected to improve overall access coordination, sight distances, and intersection queuing options. Further, additional cross access will be provided to the northwest to the adjoining Marion Oaks commercial area along Hwy 484. Additional access points along Hwy 484 may be accommodated subject to compliance with LDC driveway spacing requirements and obtaining approve from the Office of the County Engineer.

Multi-modal access methods, particularly pedestrian access, have not been addressed at this time as the final design of the roadway network and site development have not been completed. The I-75/Hwy 484 area with this multi-use PUD and the existing tourism oriented nature will continue to increase the need for pedestrian connections. The Office of the County Engineer (OCE) Traffic Division had noted a pedestrian/multi-modal access plan will be required as part of any subsequent PUD Master Plan, or equivalent, consistent with the LDC, wherein the plan must also be coordinated with the roadway network plans.

### Analysis

In reaching its decision, the Commission must address the following:

- a. **Granting the proposed zoning change will not adversely affect the public interest.** The site is part of an approved PUD and the proposed modification will add an additional use to the project and provide a roadway

and access plan. The resulting PUD will provide for enhanced mixed use and housing opportunities along with increasing area connectivity. Continued use limitations and buffer requirements, along with additional buffer requirements will maintain compatibility with the surrounding properties. The proposed PUD, as recommended, will not adversely affect the public interest, subject to compliance with the conditions noted by staff.

**b. The proposed zoning change is consistent with the current Comprehensive Plan.** The FLU Map 1: Marion County 2035 Future Land Use Map of the Comprehensive Plan designates this property Employment Center. The proposed PUD will increase the available site uses to add residential achieving a mixed use nature as enabled by the Employment Center land use designation. Additionally, the currently anticipated multiple-family housing will increase that area's housing variety in a growing commerce and tourism oriented area. The proposed PUD, as recommended, is consistent with the Comprehensive Plan.

**c. The proposed zoning change is compatible with land uses in the surrounding area.** The proposed PUD will be consistent with the Comprehensive Plan and allow a design option to provide for mixed non-residential and residential uses and accommodate more diverse housing types for the area, while complying with setback, height, and buffer requirements. The proposed PUD, as recommended, will be compatible with the surrounding area.

**Recommendation: Approval with Development Conditions:**

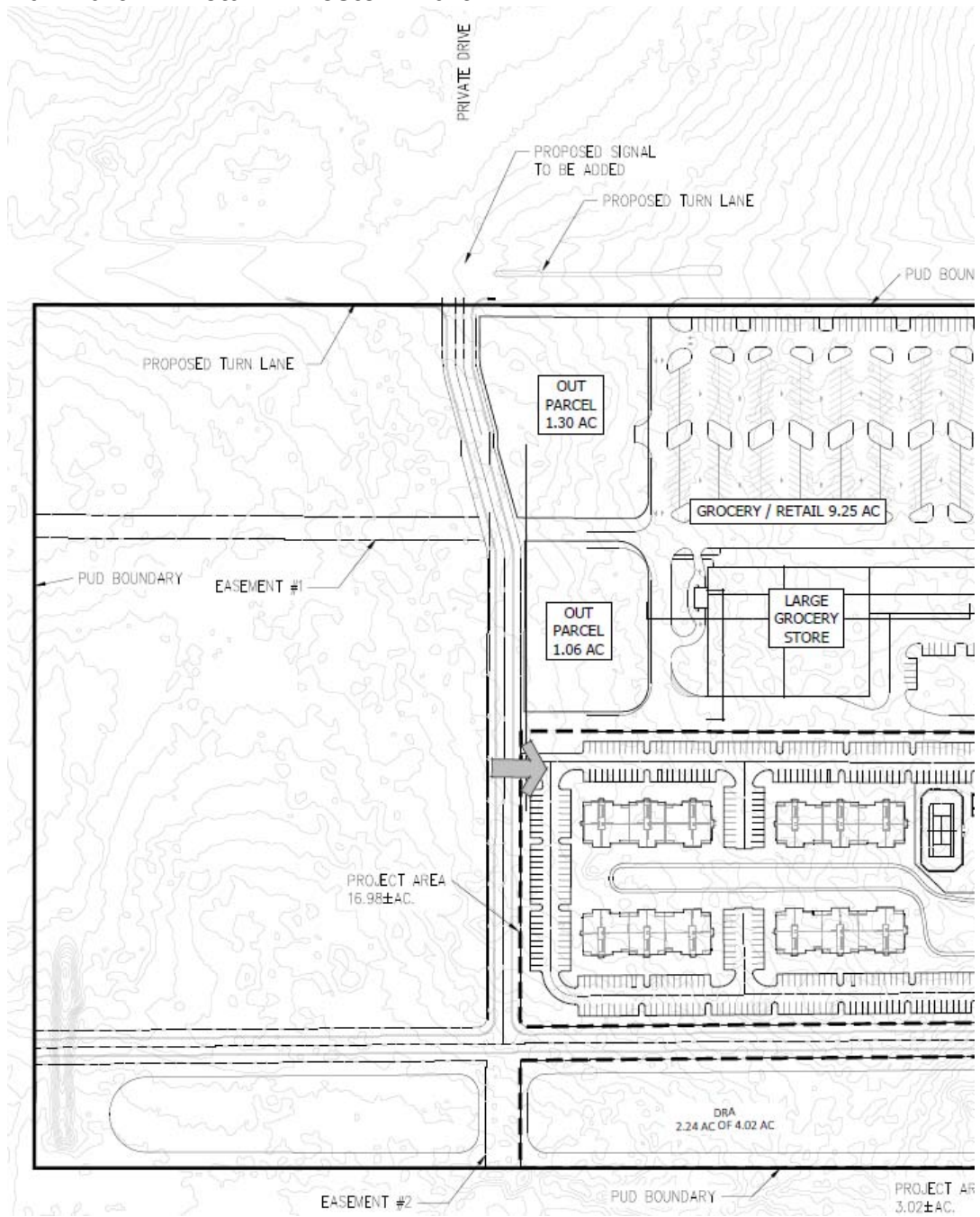
1. The PUD is authorized for non-residential and residential uses, incorporating the PUD conditions and standards of the prior PUD 20190902Z/20200605Z, and the modifications of this PUD Rezoning Application and its accompanying Conceptual Plan series, and provided in the following attachments:
  - a. List of prohibited and permitted uses by PUD area with "residential" added for the PUD "B" area,
  - b. Conceptual plan 1 of 2 identifying PUD "A" and "B" areas,
  - c. Conceptual plan 2 of 2 identifying the proposed road and access network, buffer requirements for the southern east-west roadway, the residential area (apartments), and the formal maximum non-residential floor area ratio (FAR) of 1.0, and
  - d. PUD Rezoning Application 20161602Z Approval Letter dated 9/24/2019 (providing for uses, development standards, and buffers) as applicable to this PUD site.
2. A multi-modal/pedestrian access plan shall be provided for the full PUD as part of the project's subsequent PUD Master Plan, or equivalent, plan submittals.
3. Development of the residential component of the PUD shall comply with access requirements for full secondary access with the establishment of over 50 dwelling units. The Development Review Committee (DRC) may authorize building permit issuance for some or all residential units exceeding 50 dwelling units upon submission and approval of design plans for the second full access connection and the commencement of its construction; however, no final inspections for any residential units exceeding 50 dwelling units shall be permitted unless and until the construction of second full access connection is completed and approved for operation consistent with its applicable approved design plans consist with LDC Section 6.11.4.A per the County Engineer.



CONCEPT PLAN EXCERPTS - CONTINUED

Concept Plan Part 2 – Detail – Western Part

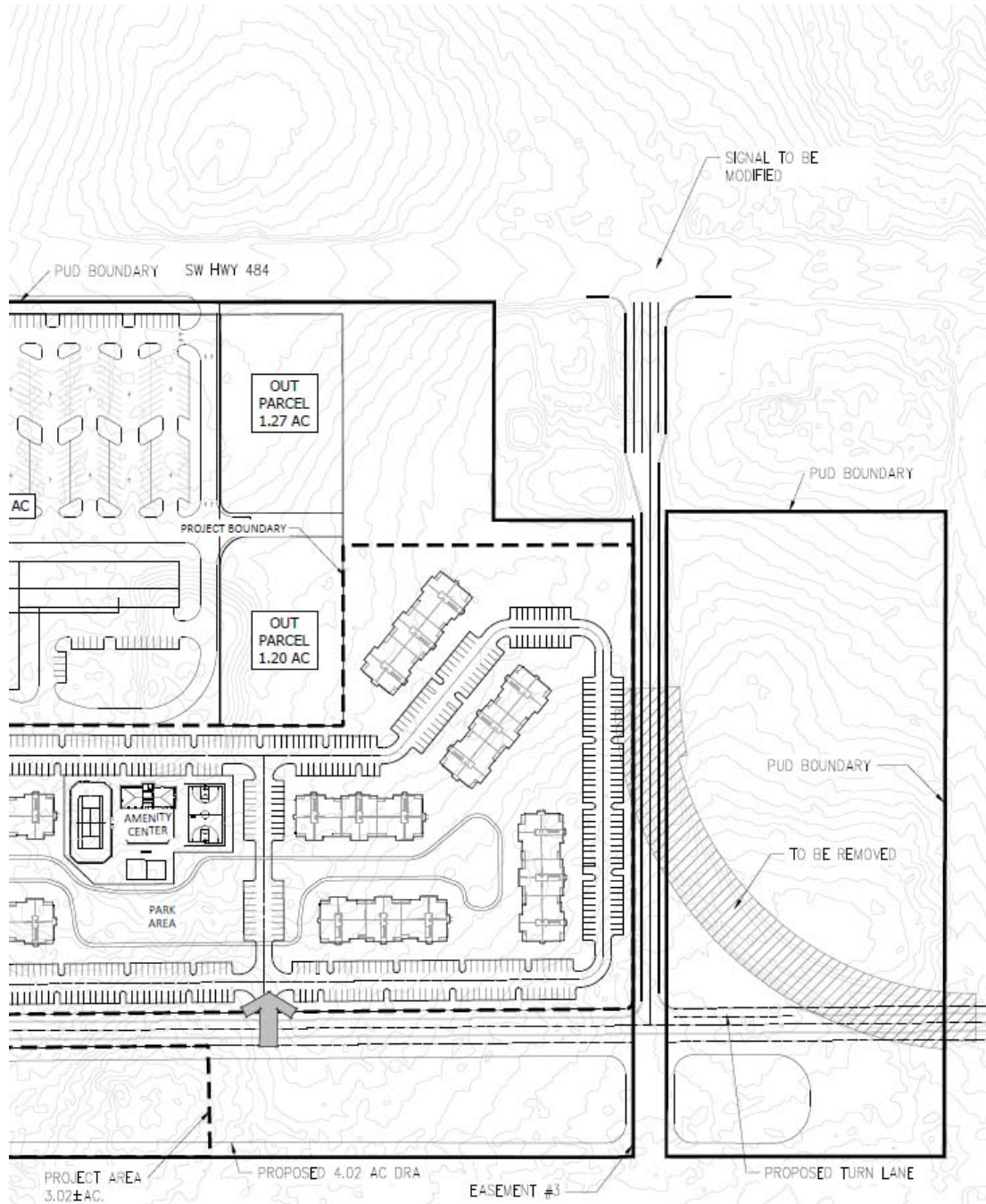
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N



CONCEPT PLAN EXCERPTS - CONTINUED

Concept Plan Part 2 – Detail - Eastern Part

^  
N



# CONCEPT PLAN EXCERPTS - CONTINUED

## Development Standards

MINIMUM BUILDING SETBACKS:

COMMERCIAL:

AS APPROVED WITH PREVIOUS PUD

RESIDENTIAL:

FRONT- (15' MULTI-FAMILY) & (15' SINGLE FAMILY)

REAR - (15' MULTI-FAMILY) & (10' SINGLE FAMILY)

SIDE - (15' MULTI-FAMILY) & (5' SINGLE FAMILY)

BUILDING HEIGHT:

65'

OPEN SPACE (APARTMENT AREA):

REQUIRED: 4.00 ± AC. (20.00 X 0.20)

\*REMAINING 49.15 ± AC. TO PROVIDE 20% OPEN SPACE AT TIME OF DEVELOPMENT.

PROPOSED OPEN SPACE:

PASSIVE OPEN SPACE: 6.91 ± AC.

IMPROVED OPEN SPACE 2.57 ± AC.

DRA: 0.56 ± AC. (2.24 X 0.25)

BUFFERS: 0.82 ± AC.

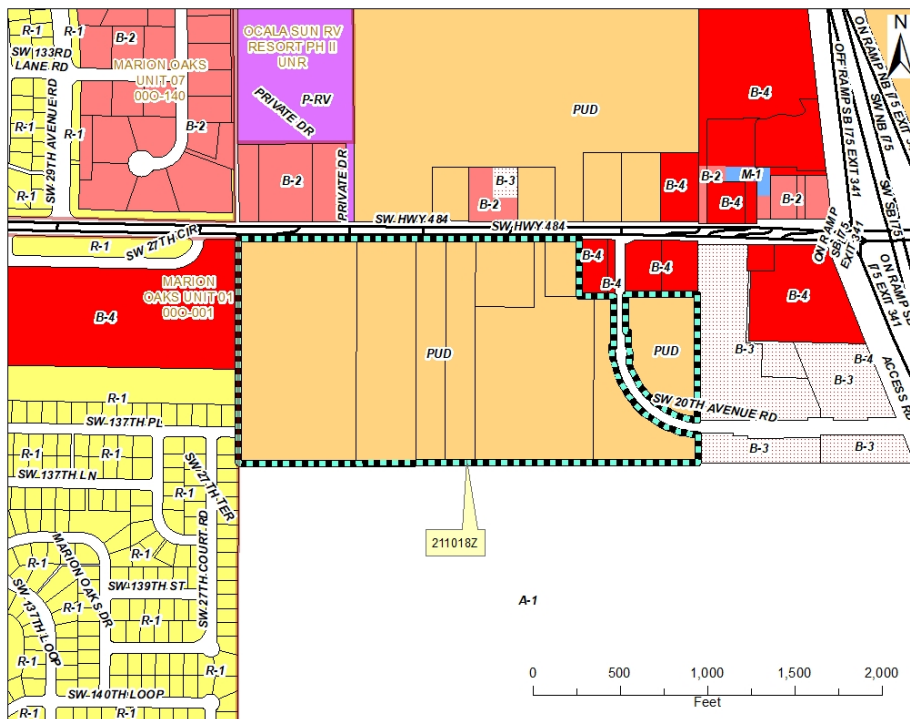
TOTAL AS SHOWN: 10.86 ± AC.

PROJECT AREA DATA			
		DENISTY ALLOWED	DENSITY SHOWN
TOTAL PUD BOUNDARY	69.15 ± AC.		
DECLARED RESIDENTIAL	20.00 ± AC.	320 UNITS	320 UNITS
		FAR ALLOWED	FAR REQUESTED
DECLARED NON-RESIDENTIAL AREA	49.15 ± AC.	2.0000	1.0000
		(4,281,948 SQFT)	(2,140,674 SQFT)

## Residential Architectural Elevations



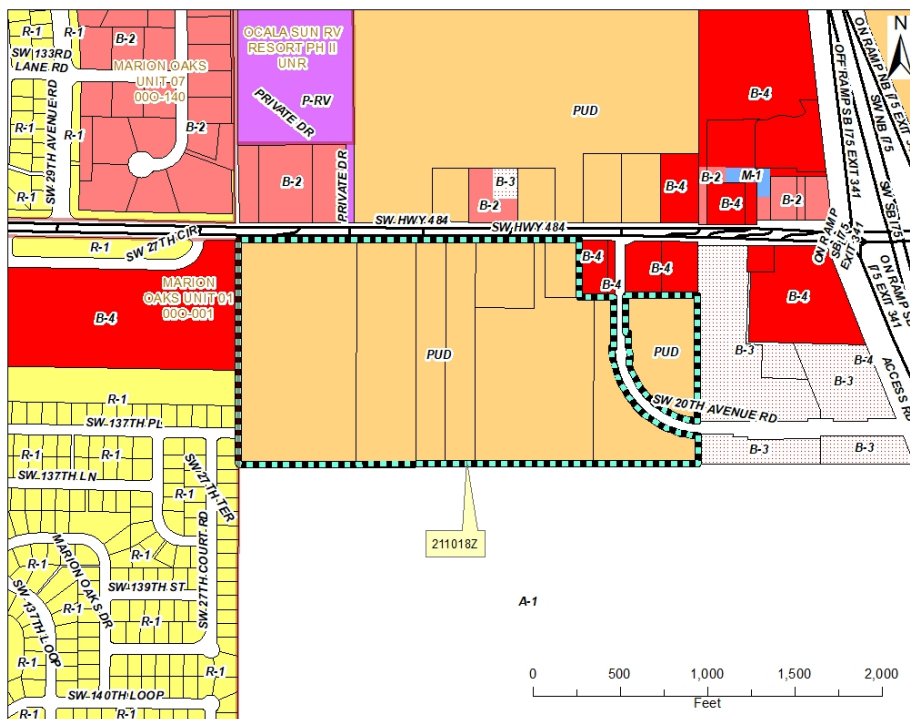
# Current Zoning



## ZONING DISTRICT

A-1 General Agriculture	R-3 Multiple Family Dwelling	R-O Residential Office	RI Rural Industrial
A-2 Improved Agriculture	R-4 Residential Mixed Use	B-1 Neighborhood Business	M-1 Light Industrial
A-3 Residential Agricultural Estate	MH Manufactured Housing	B-2 Community Business	M-2 Heavy Industrial
RR-1 Rural Residential	P-MH Mobile Home Park	B-3 Specialty Business	I-C Industrial Complex
R-E Residential Estate	P-RV Recreational Vehicle Park	B-4 Regional Business	G-U Government Use
R-1 Single-Family Dwelling	RR Recreational Resort	B-5 Heavy Business	R-PUD Residential Planned Unit Development
R-2 One-and Two-Family Dwelling	RAC Rural Activity Center	RC-1 Rural Commercial	PUD Planned Unit Development

# Proposed Zoning

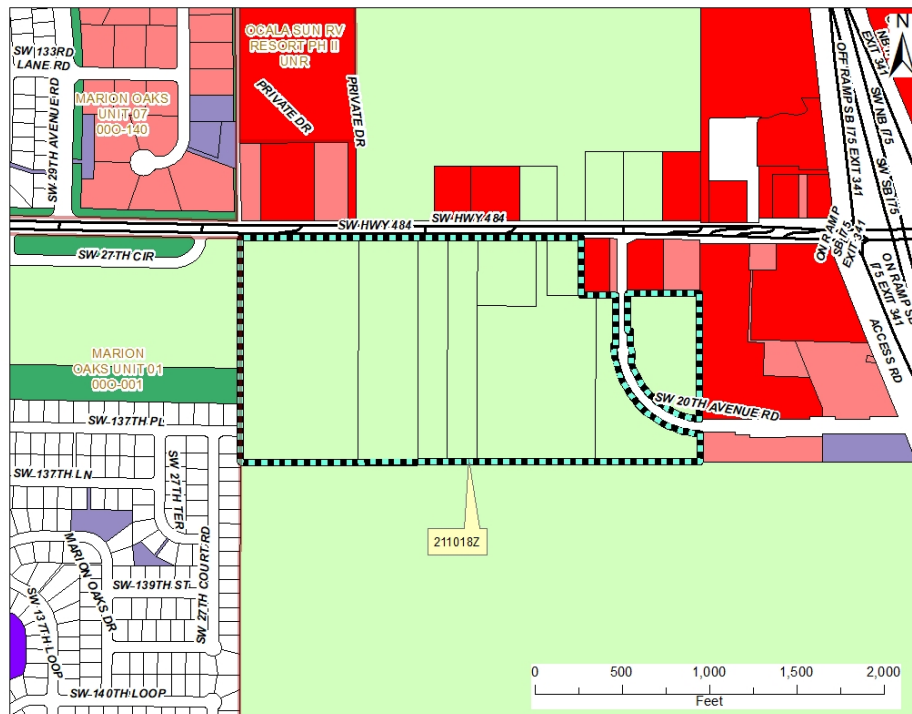


# Existing Future Land Use Designations



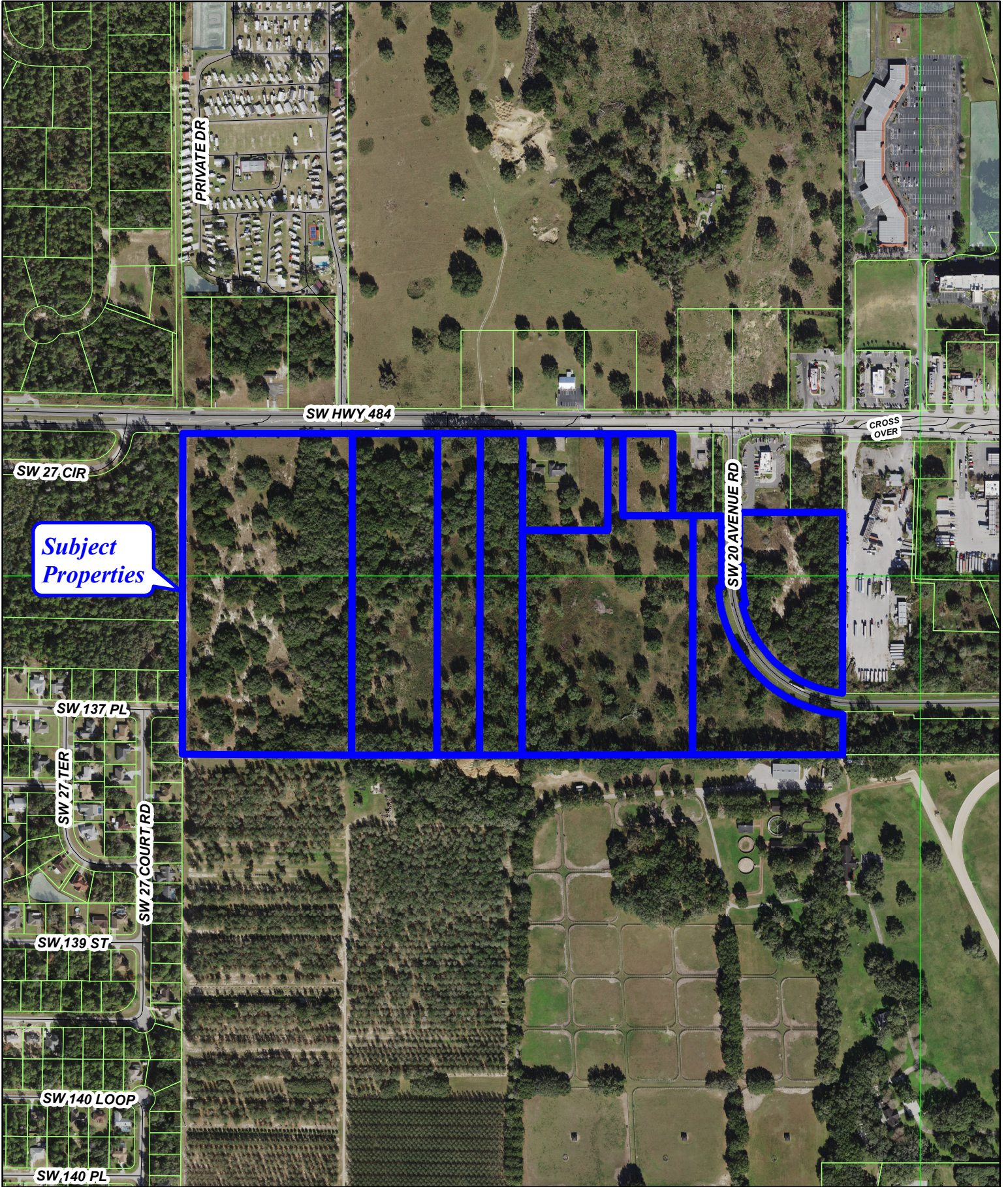
- |                                     |   |  |                              |
|-------------------------------------|---|--|------------------------------|
| RL - Rural Land (1 du/10 ac)        | HR - High Residential (4-8 du/ac)               | COM - Commercial (0-6 du/ac; FAR 1.0)        | P - Public (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             |

# Existing Property Uses per Marion County Property Appraiser's Office Property Code



- |            |                   |                   |                      |                        |                        |                        |
|------------|-------------------|-------------------|----------------------|------------------------|------------------------|------------------------|
| Vacant Res | MFR               | Commercial        | RuralBldgSite        | Private Institutional  | Utility                | Water/submerged        |
| SFR        | Group Living Qtrs | Vacant Industrial | Ag Production        | Government Institution | R/W                    | Mining                 |
| MHR        | Vacant Com        | Industrial        | Vacant Institutional | Military               | Recreation/Park/Forest | Sewage/Waste/Barrow    |
|            |                   |                   |                      |                        |                        | Acreege Non-classified |

# Aerial: 211018Z



*Subject Properties*

SW HWY 484

CROSS OVER

SW 27 CIR

SW 20 AVENUE RD

SW 137 PL

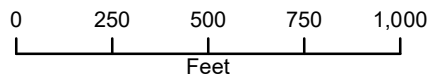
SW 27 TER

SW 27 COURT RD

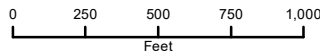
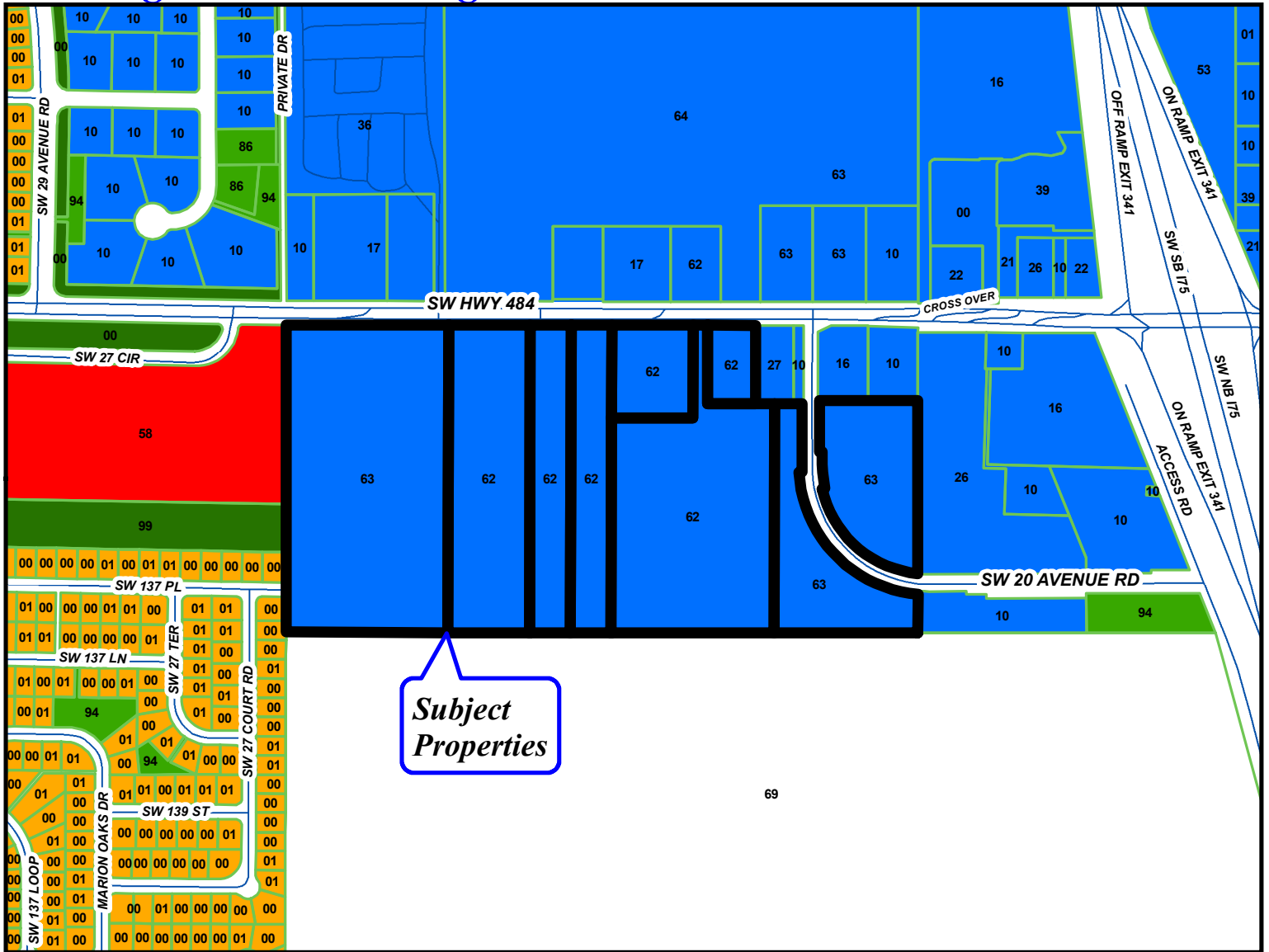
SW 139 ST

SW 140 LOOP

SW 140 PL



# Existing Land Use Designation 211018Z



<b>Use per MC Property Appraiser</b>	<b>OWNER(S):</b> Marco Polo Builders – Katica Pavicic
01 Single Family Res	<b>AGENT:</b> Tillman and Associates Engineering, LLC.
50-69/99 Agricultural	<b>PARCEL(S):</b> 41200-061-00, 41200-062-00, 41200-063-00, 41200-063-01, 41200-063-02, 41200-064-00, 41200-064-01, 41200-064-09
00/10/40/70 Vacant	
71 Church	
02 Mobile Home	
06-07/11-39 Commercial	
41-49 Industrial	
83-98 Public	
82 Recreation	
03-05/08 Multi-Family	
77 Club/Lodge/Union Hall	



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.



## Legend

- All Amendments
- ☆ Policy 1.20
- Rural Land (1 du/10 ac)
- Low Residential (0 - 1 du/ac)
- Medium Residential (1 - 4 du/ac)
- High Residential (4 - 8 du/ac)
- Farmland Preservation Area
- Urban Residential (8 - 16 du/ac)
- Rural Activity Center (0 - 2 du/ac; FAR 0.35)
- Rural Community (0 - 3 du/ac; FAR 0.70)
- Commercial (0 - 6 du/ac; FAR 1.0)
- Environmentally Sensitive Overlay Zone (ESOZ)
- Employment Center (0 - 12 du/ac; FAR 2.0)
- Commerce District (N/A; FAR 2.0)
- Public (N/A; FAR 1.0)
- Preservation (N/A; N/A)
- Municipality



Marion County Board of County Commissioners

Growth Management ♦ Zoning

2710 E. Silver Springs Blvd. Ocala, FL 34470 Phone: 352-438-2675 Fax: 352-438-2676

# 2110183 AR#: 27191

PA#s: 41200-061-00, 41200-062-00, 41200-063-00, 41200-063-01, 41200-063-02, 41200-064-00, 41200-064-01, 41200-064-09

APPLICATION FOR ZONING CHANGE

Application No.: 2110183

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from PUD

to PUD, for the intended use of: "Marco Polo Apartments"

Modification of proposed roads and permitted uses. re: 320-unit Apartment Complex w/ Comm.

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 41200-062-00, 41200-063-02, 41200-063-01, 41200-063-00, 41200-064-00, 41200-061-00 \* an @

Property dimensions: \*41200-64-01, 41200-64-09 Total acreage: 69.15 +/- 70.85 ac

Directions: Take I-75 south to CB 484 - Go west approx -1/4 mile to subject property on the south side of CB 484

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

MARCO POLO BUILDERS INC c/o: Katica Pavicic Property owner name (please print) 4926 SW 114TH STREET ROAD

Mailing address OCALA, FL, 34476 City, state, zip code

Phone number (please include area code)

Email Address: PERMITS@TILLMANENG.COM

TILLMAN & ASSOCIATES ENGINEERING LLC Applicant or agent name (please print) 1720 SE 16TH AVENUE, BLDG 100

Mailing address OCALA, FL 34471 City, state, zip code

Phone number (please include area code)

Signature

Signature

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

\*\*\*\*\*

FOR OFFICE USE ONLY

RECEIVED BY: DATE: ZONING MAP NO.: LAND USE: ZONING: SEC/TWP/RGE:

Rev. 07/02/2019

"Meeting Needs by Exceeding Expectations"