



**Marion County
Board of County Commissioners**

Growth Services

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**PLANNING & ZONING SECTION
STAFF REPORT**

Public Hearing Dates	P&Z Date: 05/27/2026	BCC Date: 06/16/2026
Case Number	260608ZP	
CDP-AR	PL PUD -000543-2026	
Type of Case	PUD Amendment with Concept Plan: Request to 1) Increase the number of proposed lots from 240 to 261 but not to exceed 321 lots; 2) Modify the number of units assigned to each of the three lot dimension options; 3) modify amenities; 4) Reduce the minimum front setback requirement from 25' to 20'	
Owner	Jax Road, LLC.	
Applicant	Tillman and Associates Engineering, LLC	
Street Address/Site Location	5823 NE Jacksonville Rd., Ocala, FL 34479	
Parcel Number(s)	14973-000-00 & 14971-001-00	
Property Size	±79.21 acres	
Future Land Use	Medium Residential (MR)	
Existing Zoning Classification	Planned Unit Development (PUD)	
Overlays Zones/Special Areas	Urban Growth Boundary (UGB), Primary Springs Protection Overlay Zone (P-SPOZ)	
Staff Recommendation	Approval with Conditions	
P&Z Recommendation	Approval with Conditions	
Project Planner	Kathleen Brugnoli	
Related Cases	850503S: Mobile home in B-2. 880823Z: R-1 to B-4 – approved. 000306Z: R-1 to B-4 – approved. 220309ZP: R-1 and PUD to PUD – approved.	

I. ITEM SUMMARY

Tillman and Associates Engineering, LLC, on behalf of the owner Jax Road, LLC, filed a PUD amendment to request modifications of the approved PUD concept plan (see Attachment A). The amendment includes 1) Increasing the number of proposed lots from 240 to 261 but not exceeding 321 lots; 2) Modifying the number of units assigned to each of the three lot dimension options; 3) Modifying amenities; 4) Reducing the minimum front setback requirement from 25' to 20'. The Parcel Identification Numbers for the property are 14973-000-00 and 14971-001-00. The subject property has a Medium Residential (MR) land use designation. The site is located inside the Urban Growth Boundary and within the Primary Springs Protection Overlay Zone (P-SPOZ).

Figure 1 – Aerial Location Map

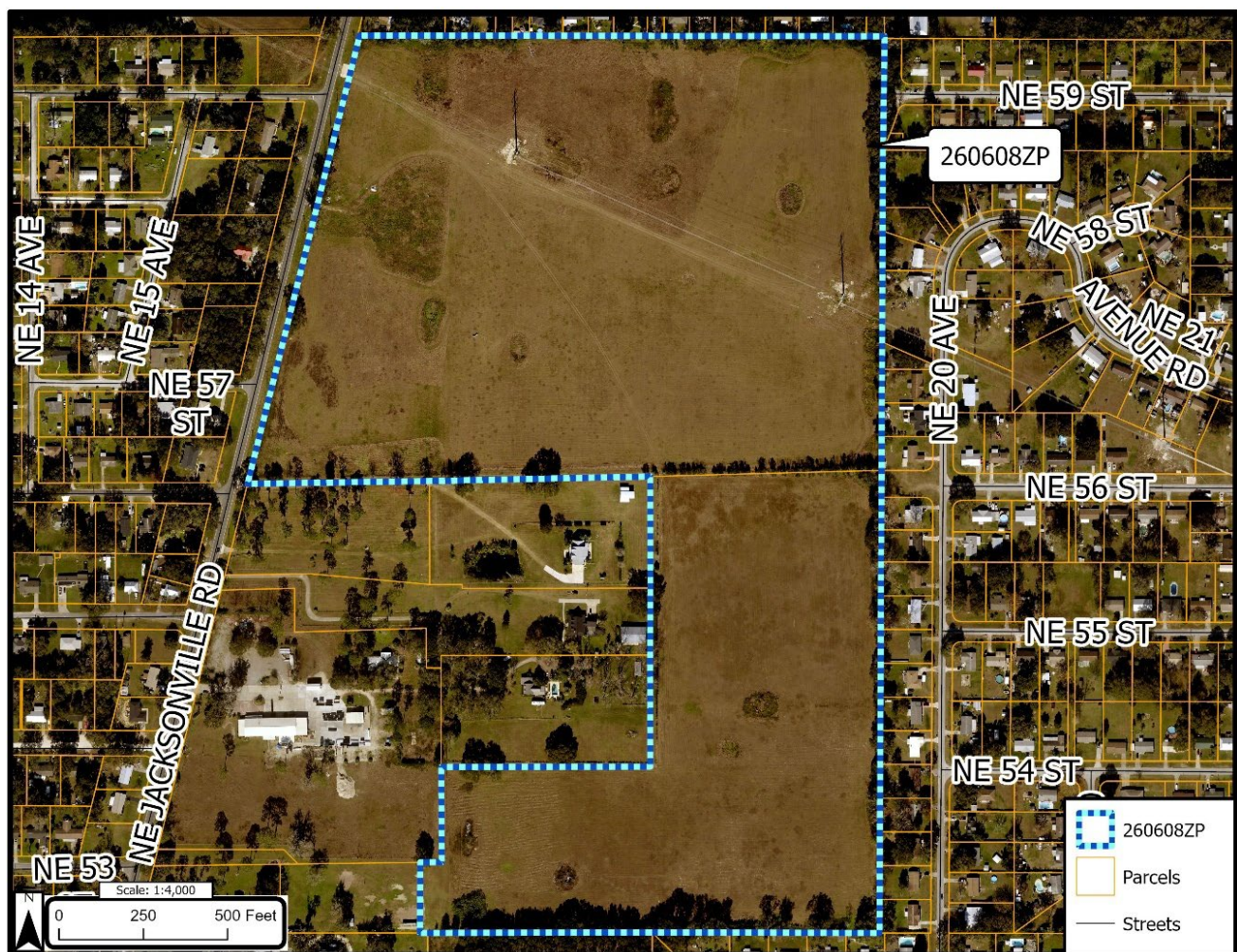
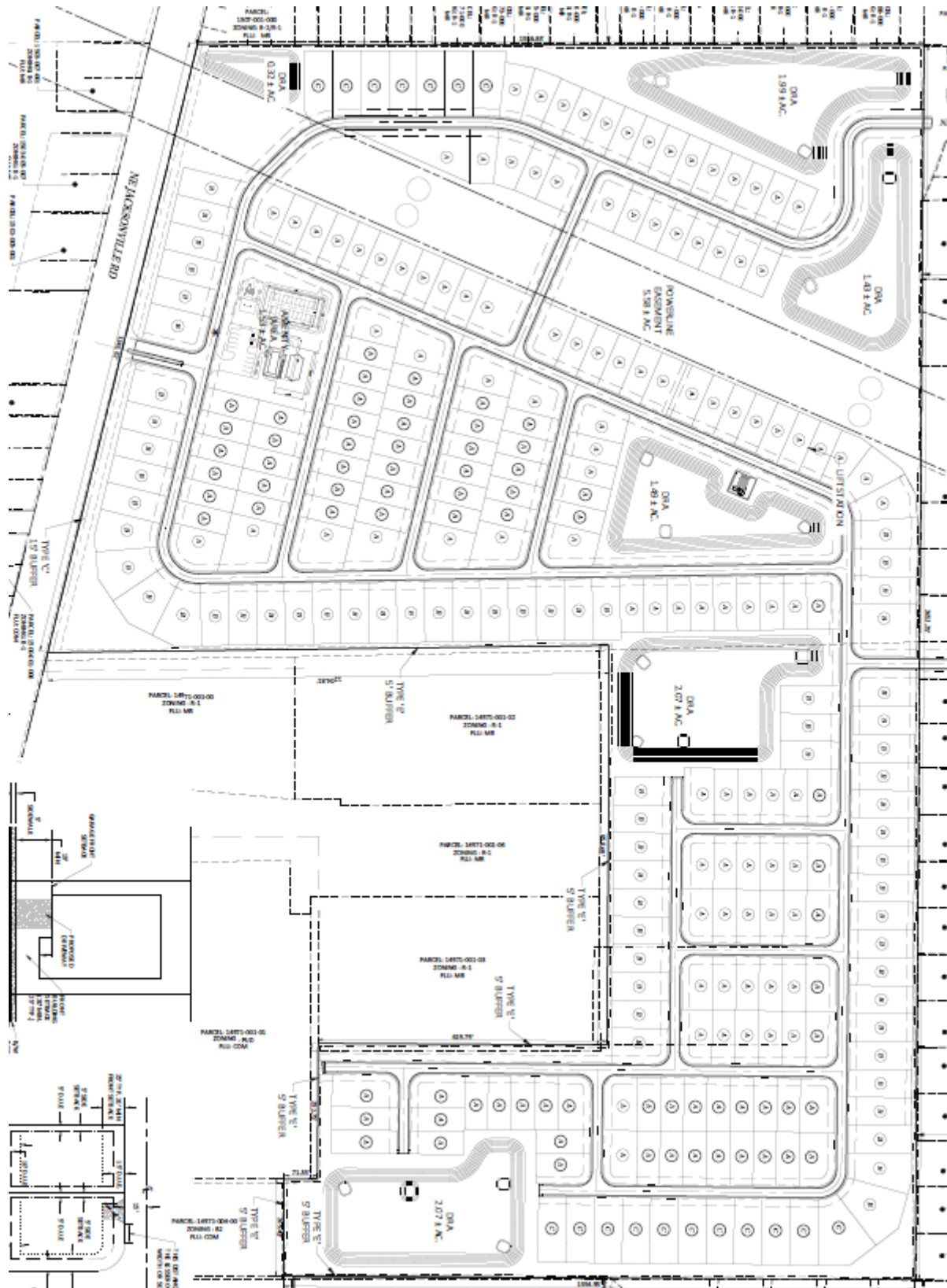


Figure 2 - Proposed PUD Master Plan (260608ZP)



The subject property has a history of rezonings for commercial uses and, later, residential. Rezonings in 1988 and 2000 allowed portions of parcel 14971-001-00 to rezone and allow expansion of Tri-Am Inc., a camper and RV sales & service business. Tri-Am later closed and the property record card indicates the property was then sold in 2021 and again in 2024 to the current owners. In addition, a number of divisions/ boundary adjustments have taken place over the years ultimately breaking off the commercially zoned portions of 14971-001-00 and leaving the R-1. In 2022, as indicated in the table below, an application was submitted to rezone from R-1 to PUD for Woodridge Place, a 240-unit residential development (Attachment B).

	850503S	880823Z	000306Z	220309ZP	260808ZP
Application Request	Special use permit for a mobile home in B-2	R-1 to B-4	R-1 to B-4	R-1 to PUD	PUD to PUD (amendment)
Parcel	Portion of 14971-001-00	Portion of 14971-001-00	Portion of 1497-001-00	14973-000-00 & 14971-001-00	14973-000-00 & 14971-001-00
Zoning	B-2, R-1	B-2, R-1	B-2, R-1, B-4	R-1	PUD
Allowed Uses	B-2, R-1	B-2, R-1, and a mobile home	B-2, R-1, B-4, and a mobile home	Uses as listed with approved PUD	Uses as listed with PUD development standards
BCC	Approved with Conditions 5/6/85	Approved 08/16/88	Approved 3/21/00	Approved with conditions 3/15/22	TBD

II. NOTICE OF PUBLIC HEARING

The Growth Services Director has interpreted the requirements of Land Development Code (LDC) Sections 2.7.3.C and 2.7.3.B to apply to zoning change applications. LDC Section 2.7.3.C requires notice of public hearing be mailed to all property owners within 300 feet of the subject property and notice was mailed to 118 property owners on May 8, 2026. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property (Attachment C) on 05/14/2026, 2026, and due public notice was published online on Marion County's website under Legal Notices on May 11, 2026. Evidence of the above-described public notices are on file with the Growth Services Department and is incorporated herein by reference.

III. PUD AMENDMENT REQUEST:

The PUD amendment with Concept Plan 260608ZP (Application No. PL PUD-000543-2026) requests to modify the approved PUD concept plan for the following:

1. **An increase to the number of proposed lots:** The 2022 conceptual plan approved showed a total of 240 residential lots; however, the applicant requested approval for up to 321 residential lots. The requested approval is for 261 residential lots – but not to exceed 321 residential lots,.
2. **Modifications to the number of lots for each of the three lot dimension options:** The 2022 conceptual plan approved the following: 72 units at 50'x115', 81 units at 60'x115', and 87 units at 60'x140' for a total of 240 units. The updated concept plan proposes the following: 177 units at 50'x115', 66 units at 60'x115', and 19 units at 60'x140' for a total of 262 units. The application and concept plan differ by one lot.
3. **Modify Amenities:** The approved 2022 concept plan showed a 1.53-acre amenity area that included a 2,000 s.f. clubhouse with pool and playground and an activity field. The amenities modification includes the following items: Pickleball (activity) courts, a limited covered/shaded Playground Area with swing set and equipment, and a designated activity field.
4. **Reduce front setback requirement from 25' to 20':** The previously approved concept plan from 2022 required a 25' minimum front setback. The amended request is for a 20' minimum front setback.

IV. ANALYSIS:

A. Density Increase:

The current PUD proposal seeks an increase in the number of single-family lots from the previously approved 240 units to 261 units; an increase of 21 lots. The parcel has a Medium Residential (MR) land use that allows 1-4 du/ac. At 79.21 acres, the land use could accommodate between 80 – 316 units. While the 261 units being sought fall within the range of allowable density, the additional request of, "but not to exceed 321 units," does not.

The request must be amended to be, “Increase the number of proposed lots from 240 to 261 but not to exceed 316 lots.” This would put all proposed figures within the range of possible density relative to the size of the property.

- B. Amenities:** The 2022 approval included a 1.53-acre amenity area tract that included a clubhouse (a minimum of 2,000 square feet) pool, play areas, and a sport field/court with additional amenity details needing to be provided at the final Master Plan approval hearing. This PUD submittal seeks to change the amenity offerings and proposes the following: A 1.53-acre amenity area tract including four pickleball (activity) courts, a walking trail, a shaded playground area and swing set, and an activity field. The narrative provided in Attachment A Page indicates that the applicant wishes to reserve the right to have the option to install either the pool or the pickleball (activity) courts as they have found, through previous experience, activity courts are often utilized more than a pool. **The final PUD Master Plan, or equivalent, shall provide final amenity provision details.**
- C. School:**
Marion County Public Schools provided student generation figures and enrollment percentages for the assigned schools in the area (Attachment D). Based on 261 units, this project is proposed to generate 28 elementary school students, 12 middle school students, and 19 high school students. Initial projection figures for 2026-2027 are as follow for local schools: Ocala Springs Elementary – 119%, Howard Middle – 88%, and Vanguard High School – 88%
- D. MCFR and MCSO:**
Marion County Fire Rescue and Marion County Sheriff’s Office provided comments on the proposed development (Attachment E). A standard comment from MCSO stated that the Sheriff’s Office could absorb the calls created by these residents alone but if there’s other development in the area, additional staff would be needed. MCFR states in their impact information the three closest fire stations, Anthony, Sparr, and Lowell are all operating within appropriate levels of service demand, all are coded as “green” meaning that have a low percentage of overlapping incidents and do not trigger the need for additional resources. The three closest stations for ambulance response are Friendship, Sparr, and EMS Central. Friendship and Sparr locations were coded as “yellow” meaning they had a higher rate of overlapping incidents, however, only Friendship had incidents per unit above the trigger point to consider adding additional resources. Friendship and Central were both well below the trigger point for needing additional resources.
- E. Utilities:**
Comments provided by Marion County Utilities during the Development Review Committee (DRC) process state, *“MCU previously approved Improvement Plan AR 31694 with the original number of lots (240), including water & sewer stubouts and utility placement within the 25’ ROW. Modifying the plan would require a revision to the previously approved Improvement Plan to identify the new services placement and also to confirm the utility mains within the previously established*

ROW are still appropriate. **A new improvement plan shall be provided if the increase in number of lots is granted.**

F. Traffic Impact Study:

Traffic comments from DRC (Attachment F) provide an accurate summation of the issues with the previously approved traffic study and why a new study is required. *“The original approved traffic study was for 254 units. This application looks to increase the units to 261 units. Additionally, the original study evaluated the impacts of the development based on a buildout year of 2025. The study has now expired. The previous study showed one segment was over 90% capacity and another was nearing 90% capacity. Furthermore, the Level of Service criteria have changed since the original study was approved. The original study examined the impacts based on Level of Service E. The Level of Service standards have changed to D. An updated study is needed to evaluate the current impacts of the development due to these changes.”*

A new traffic impact study shall be required prior to the final Master Plan hearing with the BCC. The traffic study will need to be for the number of desired units; if the applicant wishes to have approval for up to 316 units (the maximum allowable given the project size and density), then the traffic study will need to account for 316 units.

G. Land Uses and Compatibility:

The proposed PUD Concept Plan does not differ in desired use from the previously approved PUD Concept Plan, both propose single-family residential. The lot increase from the previously approved PUD still falls within the allowable density given the Land Use and size of the project. Additionally, this project is located within the Urban Growth Boundary (UGB). Figure 4 provided below illustrates the uses existing in the area with the majority being single-family residential. To the southwest of the PUD is an industrial use, Epic Power Solutions, a manufacturer of fuel storage tanks, platforms, etc. This business is on the property that was previously Tri Am RV.

1. **[Modified]** The PUD shall consist of 261 detached single-family residential (SFR) dwelling units, up to a maximum total of 316 units, on 79.21 acres, and be consistent with the Concept Plan's listed development standards.
2. Any RV/Boat storage area shall be provided internal to the PUD and set back a minimum of 100' from any external PUD boundary.
3. Prior to completion and approval of the final PUD Master Plan, or equivalent, an updated project Traffic Study shall be completed, and adequate provisions shall be made to provide for the dedication of thoroughfare and major local collector rights-of-way along with necessary supporting transportation system and/or access improvements, consistent with applicable County and State provisions.
4. **[Modified]** Development of the PUD shall provide for full connected access (vehicular and multi-modal) to the adjoining Courtney Acres and Fore Acres North Subdivisions, with the final connection details established with the final PUD Master Plan, including demonstrating that the interconnected access points are not gated and allow all interconnected access to reach NE Jacksonville Road.
5. The PUD shall comply with the minimum provision of 16.06 acres of total open space as shown on the PUD Conceptual Plan.
6. Buffers shall be provided consistent with the buffers as provided on the PUD Conceptual Plan and be installed by completion of final plat approval.
7. **[New Condition]** Modified E-Type buffer shall include a 6' vinyl fence as was provided in the approved 2022 Conceptual Plan and shall be installed by completion of final plat approval.
8. The final PUD Master Plan, or equivalent, shall provide final amenity provision details (clubhouse, pool, playground, play area, etc.) demonstrating the amenities comply with national home builder association residential community amenity package practices and rates and the minimum amenities established by the PUD Conceptual Plan, whichever is greater.
9. **[New Condition]** Accessory uses allowed as in R-1 with the exception of single-family guest cottage/apartment.
10. Typical section provided with conceptual plan does not meet LDC requirements. The final interior roadway cross-section shall be determined with the review and consideration of the final PUD Master Plan, wherein an increased width greater than 30' may be required to address specific design needs; in the event the applicant and the Development Review Committee disagree regarding any final width, the applicant may appeal the decision of the DRC to the Board of County Commissioners as part of the final PUD Master Plan review noted in Condition #12 below.
11. Any access & utility easement(s) along the site boundaries shall be placed internally so as to not conflict with any buffer along that boundary.
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 Zoning Application notice provisions at the applicant's expense

VI. PLANNING & ZONING RECOMMENDATION

Approval with conditions (4-0). Motion for approval with conditions from Mr. Lourenco with a second by Mr. Bonner.

VII. BOARD OF COUNTY COMMISSIONERS RECOMMENDATION

TBD

VIII. LIST OF ATTACHMENTS

- A. Application Package
- B. Historic Zoning Change Information
- C. Site Photos
- D. School Information
- E. MCSO and MCFR
- F. Development Review Committee Comments
- G. Surrounding Property Ownership Notification