Marion County
Board of County Commissioners

Growth Services

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

PLANNING & ZONING SECTION
STAFF REPORT

Hearing Dates	**P&ZC Date: 11/24/2025**	**BCC Date: 12/16/25**
Case Number	251209ZP	
CDP-AR	33384	
Type of Case	**Rezoning:** from General Agriculture (A-1) to Planned Unit Development (PUD)	
Owner	Linda Capozzoli	
Applicant/Agent(s)	Mastroserio Engineering, Inc.	
Street Address / Site Location	7317 SW 80TH ST	
Parcel Number	35460-039-00	
Property Size	±19.75 acres	
Future Land Use	Low Residential (LR)	
Zoning Classification	General Agriculture (A-1)	
Overlay Zone/Scenic Area	Urban Growth Boundary (UGB), Secondary Springs Protection Overlay Zone (SSPOZ)	
Staff Recommendation	**APPROVAL WITH CONDITIONS**	
P&ZC Recommendation	**TBD**	
Project Planner	Erik Kramer, Planner	
Historic/Related Case(s)	Concurrent 25-S15 – Small-scale comprehensive plan map amendment from Low Residential (LR) to Medium Residential (MR)	

I. ITEM SUMMARY

Mastroserio Engineering, LLC, on behalf of the property owner, Linda Capozzoli, applied to rezone a 19.62-acre site located approximately 0.6 miles west of the intersection of SR 200 and SW 80th Street (Attachment A). The request proposes changing the zoning from General Agriculture (A-1) to Planned Unit Development (PUD) in accordance with Land Development Code (LDC) Division 2.7 and Section 4.2.31. The proposed PUD includes 72 detached single-family dwellings within the Urban Growth Boundary (UGB) and the Secondary Springs Protection Overlay Zone (S-SPOZ). Although the proposed density exceeds the 19 dwelling units permitted under the site's Low Residential (LR) designation, a concurrent small-scale land use amendment from LR to Medium Residential (MR) is under consideration. If the amendment is approved, this PUD would permit development up to 92% of the maximum density allowed under the MR designation.

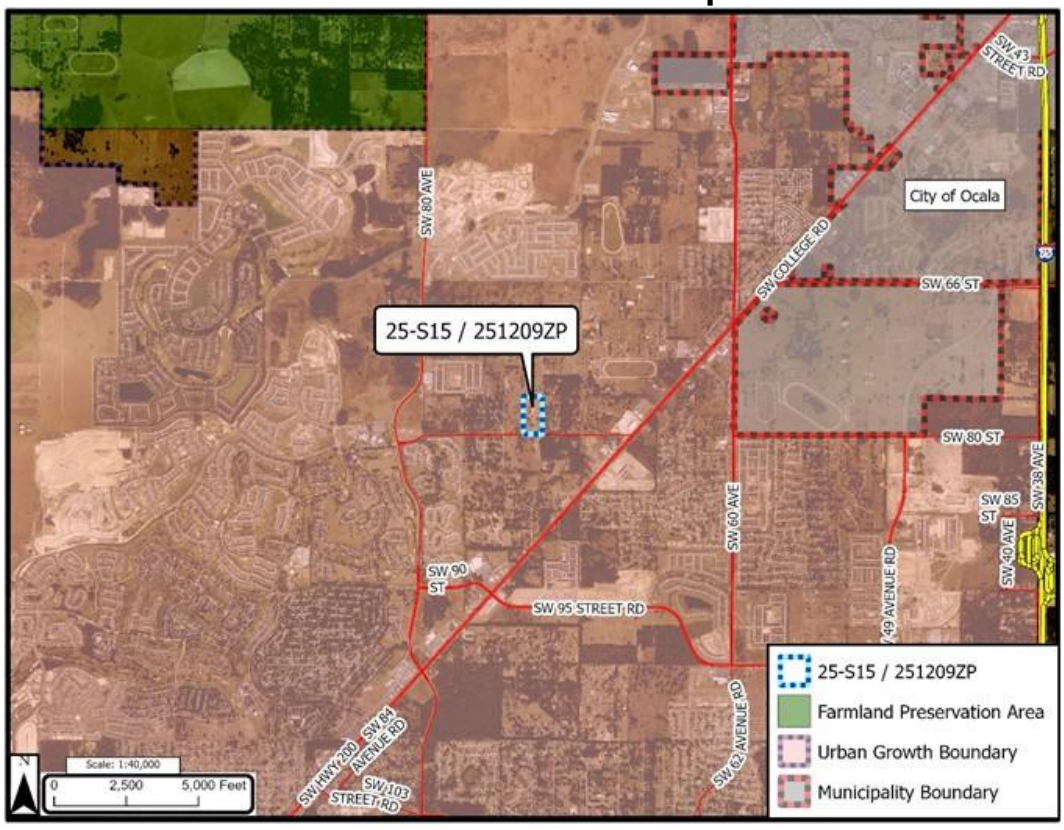
II. STAFF SUMMARY RECOMMENDATION

Based on analyses provided in this report, staff find the PUD rezoning request consistent with LDC Section 2.7.3.E.2, which requires the Planning & Zoning Commission (P&Z) to make written finding that granting the proposed rezoning:

1. Will not adversely affect the public interest,
2. Is consistent with the Marion County Comprehensive Plan; and
3. Is compatible with land uses in the surrounding area.

As such, staff recommend **approving with development conditions** for case no. 251209ZP.

Figure 1
General Location Map



III. NOTICE OF PUBLIC HEARING

Notice of public hearing was provided pursuant to LDC Sec. 3.5.3 as listed in Table 1. As of the date of the initial distribution of this Staff Report, no written letters of opposition or support have been received. Evidence of the public hearing notices are on file with the Growth Services Department and are incorporated herein by reference.

Table 1. Public Notice Summary

Method	Format	Date	LDC Section(s)
Newspaper Legal Notice	Display Ad	Ad Run: 11/10/2025	2.7.3.E.
Posted Sign	Sign for a Land Use Amendment	2 Signs Posted: 11/12/2025	2.7.3.B. & D.
300-foot Mail Notice	Letter to Surrounding Property Owners	13 Letters Mailed: 11/7/2025	2.7.3.C.

IV. REZONING ANALYSIS

LDC Section 2.7.3.E.(2) provides that in making a recommendation to the Board, the Planning and Zoning Commission shall make a written finding that the rezoning:

1. Will not adversely affect the public interest,
2. Is consistent with the Marion County Comprehensive Plan; and
3. Is compatible with land uses in the surrounding area.

Staff's analysis of compliance with these three criteria is addressed below.

A. *Compatibility with surrounding uses*. Compatibility is defined as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time, such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Site and Surrounding Characteristics

Figures 2 and 3 show aerial photographs of the existing site conditions and the surrounding area. Figure 4 illustrates the site and nearby properties' future land use designations as depicted in Map 1 of the Comprehensive Plan Future Land Use Map Series (FLUMS). Figure 5 depicts the MR designation proposed by the concurrent small-scale land use amendment (25-S15). Figure 6 shows the currently adopted zoning classifications for the site and surrounding area, while Figure 7 presents the site's proposed PUD zoning classification. Figure 8 shows the existing uses of the subject and surrounding properties, as classified by the Marion County Property Appraiser. Table A summarizes the future land use, zoning, and existing uses for the subject site and directly adjacent properties.

Figure 2
Existing Site

Figure 3
Existing Site and Surrounding Area

Figure 4
Existing FLUMS Designation

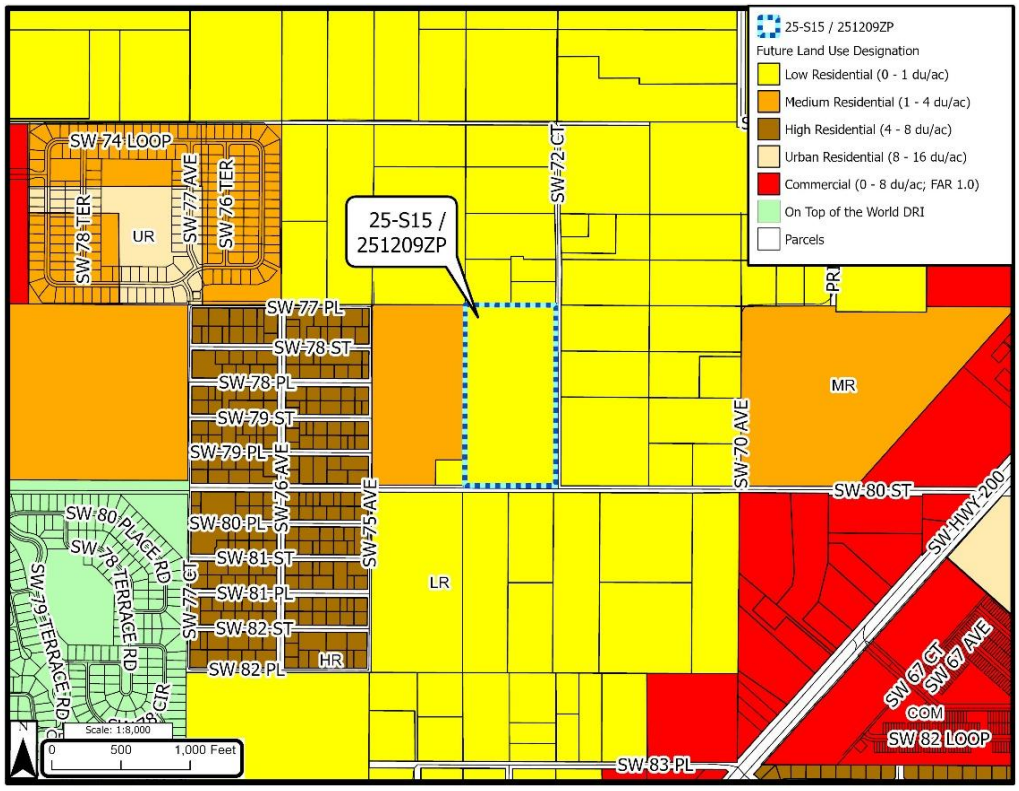


Figure 5
Proposed FLUMS Designation

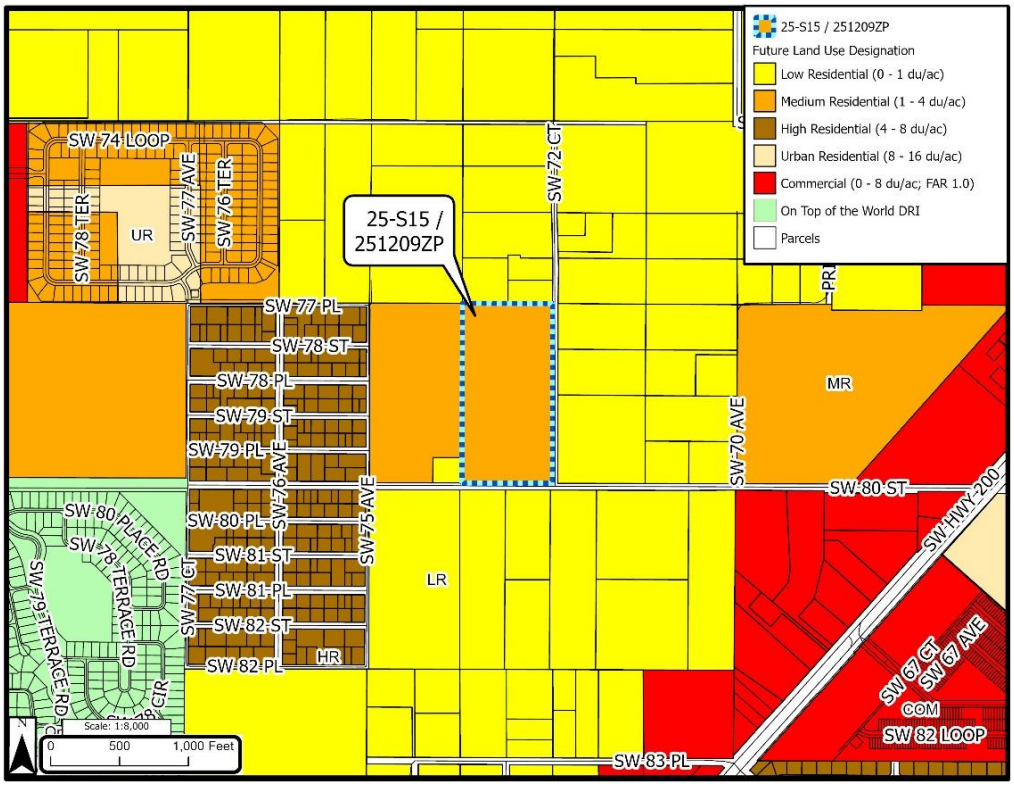


Figure 6
Existing Zoning Classification

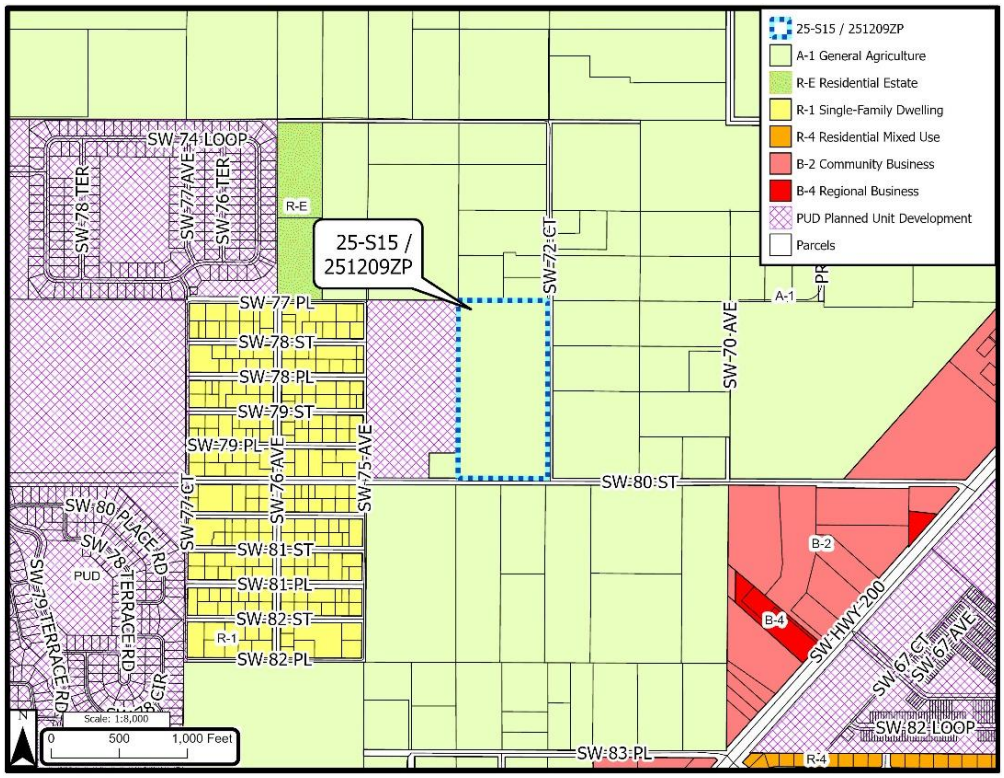


Figure 7
Proposed Zoning Classification

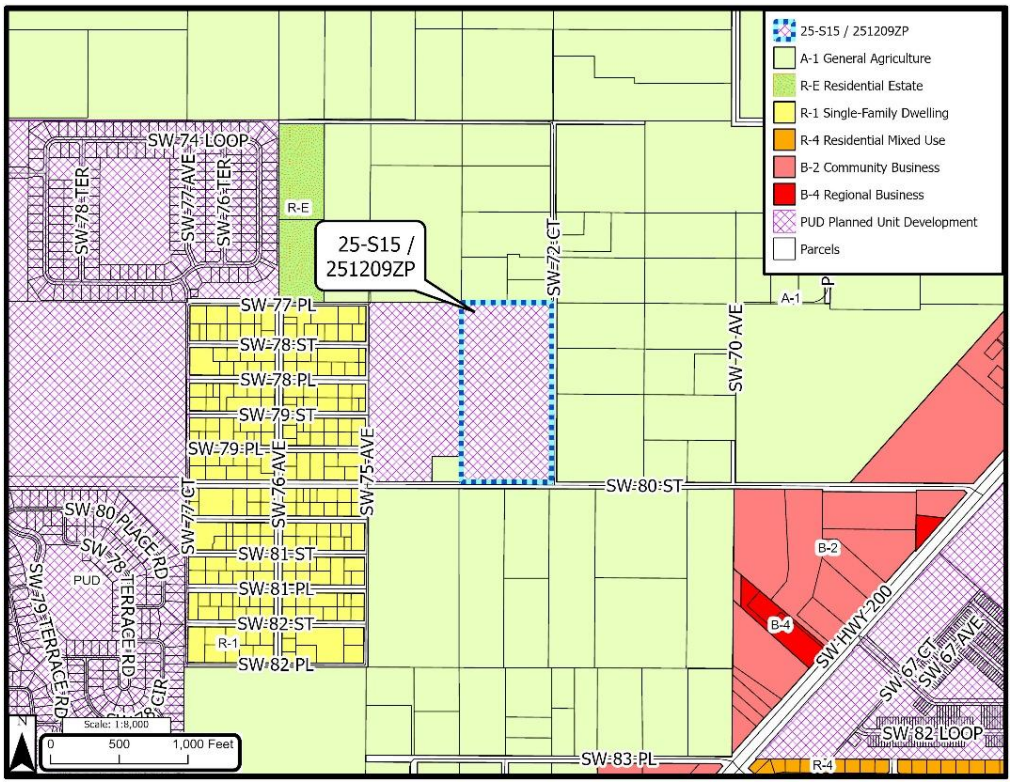


Figure 8
Existing and Surrounding Land Uses

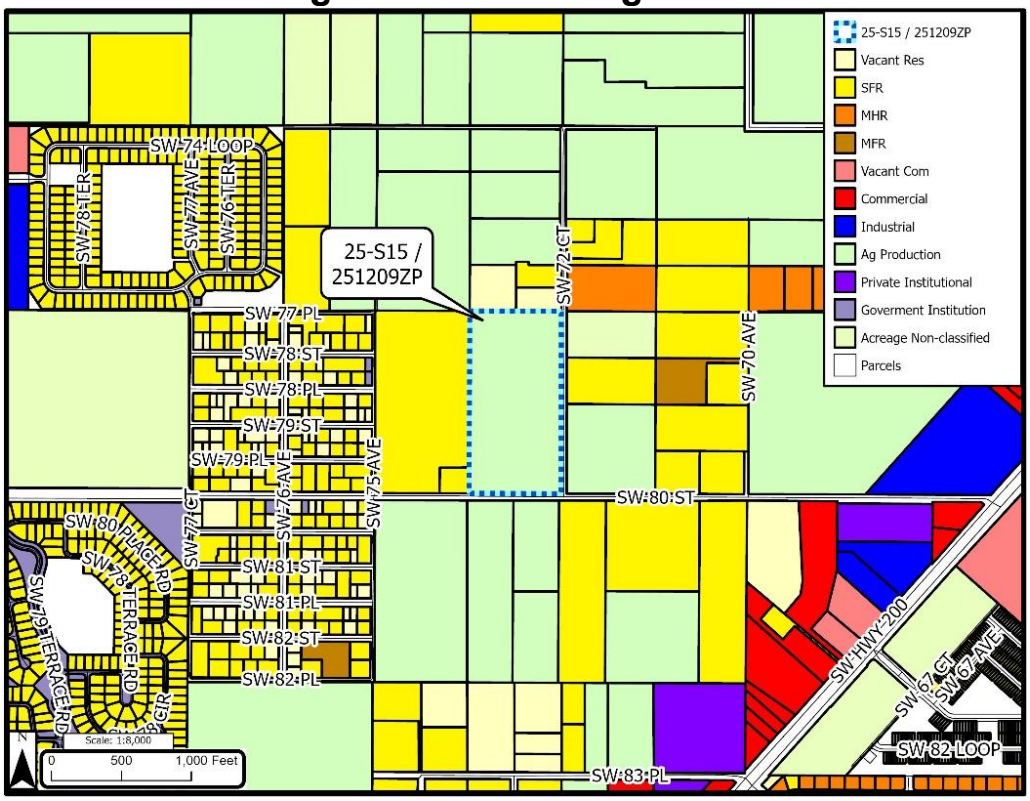


TABLE 1. ADJACENT PROPERTY CHARACTERISTICS			
Direction	**FLUMS**	**Zoning**	**Existing Use**
Site	Exist: Low Residential (LR) *Proposed: Medium Residential (MR)*	Exist: General Agriculture (A-1) *Proposed: Planned Unit Development (PUD)*	Ag Production
North	Low Residential (LR)	General Agriculture (A-1)	Vacant Residential
South	Low Residential (LR)	General Agriculture (A-1)	Ag Production; ROW
East	Low Residential (LR)	General Agriculture (A-1)	Ag Production; Single-Family Residential; ROW
West	Low Residential (LR); Medium Residential (MR)	Planned Unit Development (PUD) General Agriculture (A-1)	Single-Family Residential

The proposed MR designation and PUD zoning would allow residential, recreational, and public uses, consistent with the area's predominant LR and MR designations, and the High Residential (HR) designation associated with the Hibiscus Park subdivision. Similar uses exist in the area and are permitted under the nearby A-1 and PUD zoning districts.

The proposed residential density is 3.65 dwelling units per acre (du/ac), comparable to nearby developments to the west. Hibiscus Park Unit 1 and Unit 2 have platted densities of 5.94 du/ac and 5.69 du/ac, but based on the existing number of developed/developable parcels, have densities of 2.82 du/ac and 2.6 du/ac, respectively. The Westwood Trails PUD, located between the subject site and Hibiscus Park, has a maximum density of 3.97 du/ac and a similar subdivision layout to Capozzoli Hills.

Although the proposed residential, recreational, and public uses are compatible with the area's existing and future uses, the proposed density exceeds the existing densities observed in the agricultural and larger-lot residential uses to the north, east, and south. To ensure compatibility, development conditions—including height limits, open space, and landscaping—are addressed later in this report.

Consistent with LDC Section 2.7.3.D, staff conducted a site visit and took site photos (Attachment B) on 11/12/2025. The site has two existing residences, several horse paddocks and associated farm structures, and sparse mature trees located throughout the property. Currently, there is one main access point for the property on SW 80th St. There are no existing buffers along the west, south, and east property boundaries; however, there are some mature trees and shrubs along the north property line.

Proposed Planned Unit Development
The applicant submitted a PUD Master Plan (Attachment A, page A-8) titled "Capozzoli Hills", proposing 72 detached single-family dwellings. Figure 9 provides the proposed master plan site layout.

The architectural styles (Attachment A, page A-9) include both single- and two-story homes. However, only single-story homes are proposed along the north and east boundaries as a step-down approach to correspond with the single-story character of nearby houses and ensure compatibility with adjacent agricultural and large-lot residential uses.

Buffers are proposed along all sides of the property—north, south, east, and west—except along the western boundary, where Westwood Trails PUD already provides a 15-foot C-Type buffer with a 6-foot-tall vinyl fence (Attachment F). Staff note that this existing buffer provides adequate separation between the two developments. Table 2 summarizes proposed and recommended buffers. Staff find that all proposed buffers meet or exceed the LDC requirements, except along the western boundary, where the Westwood Trails development is required to provide a buffer exceeding LDC requirements for Single-Family-to-Single-Family buffers. Staff recommends requiring a 6-foot-tall vinyl fence in addition to the 15' C-Type buffer along Parcel 35461-001-00 to match the buffer requirements from the approved Westwood Trail PUD master plan.

The applicant did not submit buffer cross sections, details/diagrams, and renderings for the proposed buffering types in the initial application. Staff expects the applicant to provide these materials prior to the second public hearing with the BCC.

Proposed open space, amenities, and stormwater retention are located toward the southern portion of the site, near the community entrance. Planned amenities include a playground, pavilion, and dog walk area. Internal pedestrian circulation creates a looped walkway system around the PUD's internal lots and connects to the proposed 8-foot multi-modal path along SW 80th Street. The multi-modal path would provide an extension of the multi-modal path required by the Westwood Trails PUD conditions.

TABLE 2. BUFFERS

Direction	Adjoining Use	Parcel ID	Required	Proposed	Recommended
North	Vacant Single Family w/ LR FLU & A-1 Zoning	35463-000-05 & 35463-000-03	5' E-Type	15' C-Type	**15' C-Type[1]**
South	ROW	N/A	15' C-Type	15' C-Type	**15' C-Type**
East	ROW	N/A	15' C-Type	15' C-Type	**15' C-Type**
West	Undeveloped Westwood Trail Single-Family	35461-000-00	5' E-Type	None	**None**
	Single-Family	35461-001-00	5' E-Type	15' C-Type	**15' C-Type w/ 6' tall vinyl fence**

Note:
1. Buffer will preserve as much existing, viable vegetation as possible. Any gaps in the required buffer will be planted.

Minimum lot size is proposed at 5,175 square feet, with minimum dimensions of 45 feet in width and 115 feet in depth; corner lots increase to 60 feet in width. These dimensions are comparable to Hibiscus Park Unit 1 and Unit 2 (50'×100') and identical to Westwood Trails PUD.

The maximum building height is 40 feet, which is less than the 50-foot limit in the A-1 zoning district and consistent with nearby residential developments. Setbacks include 20 feet (front), 15 feet (rear), and 5 feet/15 feet (side/side abutting right-of-way). Accessory uses such as pools, sheds, and similar structures are permitted, subject to a 5-foot rear setback and applicable side setbacks.

Given the proposed height limitations, lot dimensions, and comparable zoning standards to those of surrounding developments, staff find the proposed zoning parameters appropriate and consistent with the area's residential character, particularly when providing two shade trees per lot and staggering building placement for front setbacks, as discussed later in Section V.C.5 of this report.

Table 3 below provides the proposed and recommended zoning standards in table form.

Figure 9
Capozzoli Hills Site Plan

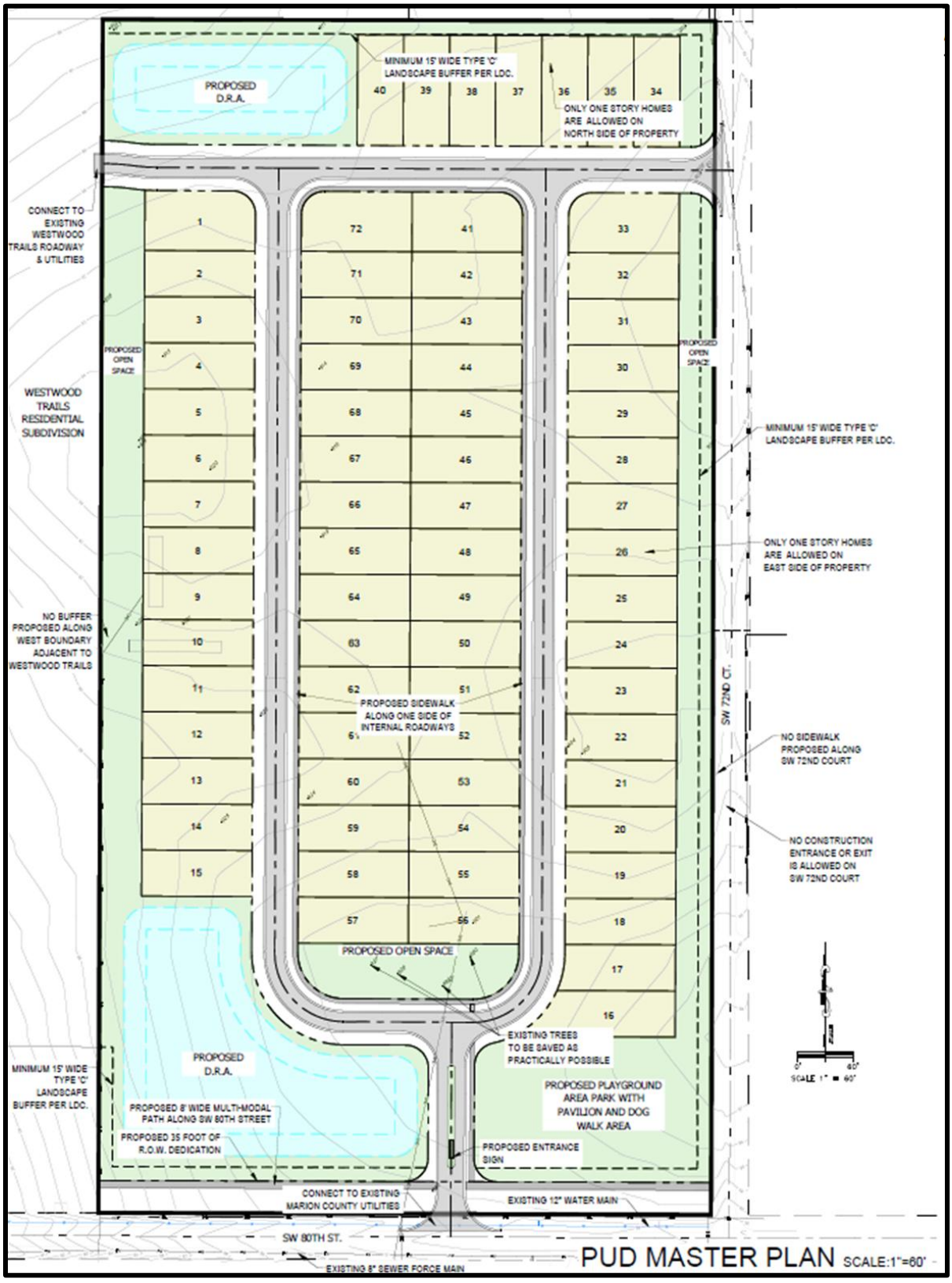


TABLE 3. ZONING STANDARDS

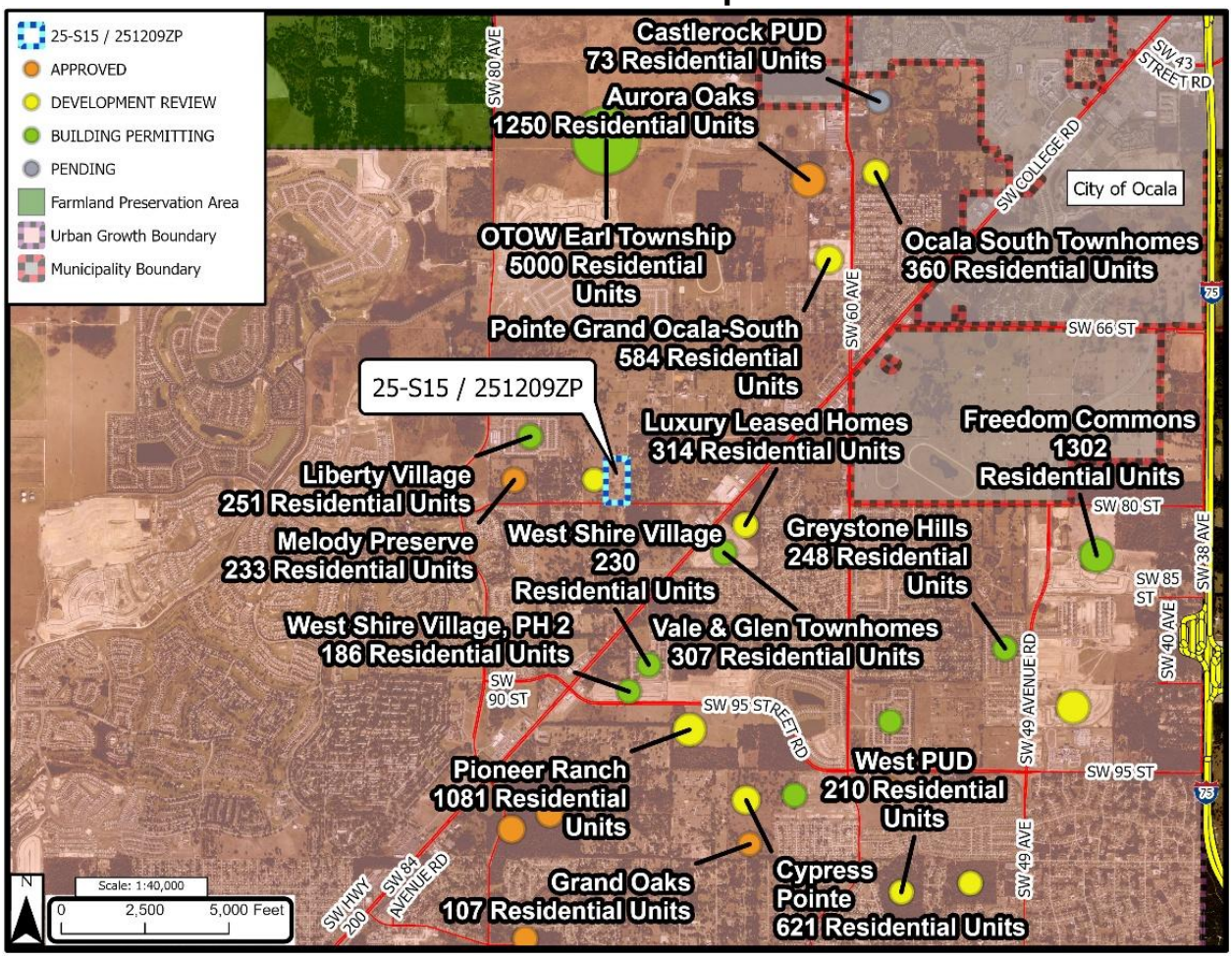
Standards	Proposed	Recommended
Lot Area	5,175 SF	5,175 SF
Lot Depth	115’	115’
Interior Lot, Lot Width	45’	45’
Corner Lot, Lot Width	60’	60’
Front Setback[1]	20’	20’
Rear Setback	15’	15’
Interior Lot, Side Setback	5’	5’
Corner Lot, Side Setback	15’	15’
Maximum Single Family Home Height[2]	40’	40’
Maximum Accessory Structure Height	20’	20’
Accessory Structure, Front Setback	None	20’
Accessory Structure, Rear Setback	5’	5’
Accessory Structure, Side Setback	None	5’ for Interior Lot 15’ for Corner Lot

Note:
1. Building placement for front setbacks must comply with staggering requirements as provided in the approved PUD resolution conditions. Porches may encroach 2 feet into the front setback area.
2. If any portion of a single-family home is located within 100’ of northern and eastern boundaries of this PUD’s project area, then that single family home is limited to one story.

Figure 10 below illustrates the surrounding residential developments and the number of approved units within each project. Projects shown with a yellow dot have been approved by the BCC and are currently undergoing Development Review, while those shown with an orange dot have been approved by the BCC but have not yet entered the Development Review process.

Figure 10 demonstrates that the site is located within a transitional area characterized by both established and emerging urban residential development at various stages of zoning approval, review, permitting, and build-out.

Figure 10
Residential Development



Based on the findings above, staff conclude that the uses permitted under the proposed rezoning **are compatible** with existing and future surrounding land uses. The design features and development conditions outlined in this report are intended to further enhance compatibility with the lower-density residential areas nearby.

B. Impact on the public interest.

1. *Transportation impacts*. These include roadways, public transit, and other mobility features.

Roadways. The applicant provided a traffic methodology, which was approved by DRC on September 2, 2025 (Attachment A, pages A-18 to A-43). The methodology indicates predicted peak hour trip generation to be between 50-99 trips; therefore, the applicant was required to submit a traffic assessment in order to evaluate the potential effects of development on the existing transportation network.

DRC comments provided by OCE Traffic (Attachment C) for this application indicate that a traffic assessment has been provided and is under review.

OCE Traffic indicated that "all impacted road segments and intersections are expected to operate acceptably with the approval of this development."

The traffic assessment was approved on October 23, 2025 (Attachment G). The approved traffic assessment concludes that ingress turn lanes at the project driveways and off-site transportation improvements are not necessary to support traffic generated by the proposed development. According to OCE Traffic's comments (Attachment C), "…all impacted road segments and intersections are expected to operate acceptably with this approval of this development."

Table 4 provides trip generation figures based on current and proposed future land use designations, including figures for the concurrent PUD application. Table 5 summarizes the capacity/LOS analyses for relevant roadway segments and intersections found in the traffic assessment.

TABLE 4. Trip Generation

Land Use	Dwelling Units[1]	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Existing FLU LR - 1 DU/AC Single Family, Detached	19	219	16	4	12	21	13	8
Proposed FLU MR - 4 DU/AC Single Family, Detached	78	803	59	15	44	79	50	29
Net Change	***+59***	***+584***	***+43***	***+11***	***+32***	***+58***	***+37***	***+21***
Concurrent PUD Application 3.65 DU/AC Single Family, Detached	72	746	55	14	41	73	46	27

Note:
1. Staff assumes 79 dwelling unit max density based on 19.75 acres (survey). However, traffic figures used 19.5 acres, yielding 78 dwelling units max density.

TABLE 5. Roadway/Intersection LOS and Capacity

Roadway Segment		Current Adopted LOS Standard	Future Adopted LOS Standard	LOS				PUD Impact on Capacity/Service Volume
				Exist (2024)		Background & Buildout (2030)		
				EB	WB	EB	WB	
SW 80th St	Project Driveway to SW 80th Ave	E	D	C	C	C & C	D & D	Sufficient Capacity

	Project Driveway to SW 80th Ave	E	D	C	C	C & C	D & D	Sufficient Capacity

Intersections	Current Adopted LOS Standard	Future Adopted LOS Standard	LOS				PUD Impact on Capacity/Service Volume
			Exist (2024)		Background & Buildout (2030)		
			AM	PM	AM	PM	
SW 80th Ave & SW 80th St	N/A		D	C	C & C	C & C	Sufficient Capacity
SR 200 & SW 80th St			C	E	B & B	B & B	Sufficient Capacity
Project Driveway & SW 80th St			N/A		B	B	Sufficient Capacity
Project Driveway & SW 72nd Ct					A	A	Sufficient Capacity

Public transit. Currently, there are no fixed route services available in this area.

Other mobility features. The PUD Master Plan proposes extension of the 8' multi-modal path along SW 80th St and provides a 5' sidewalk circulating around the PUD's internal lots and connecting to the 8' multi-modal path via a crosswalk.

Based on the above findings, staff find the **transportation impacts generated by this PUD will not adversely affect public interest.**

2. Sanitary sewer impacts. Sanitary Sewer Element Policy 1.1.1 adopts a LOS standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acre per day for commercial and industrial demand. Marion County Utilities states that development of this property is required to connect to County-maintained centralized sewer systems (Attachment C). The Bureau of Economic and Business Research finds, based on the 2020 U.S. Census, that Marion County's average household size is 2.33 persons. Staff uses 2.33 persons per dwelling unit to estimate the sewer demand of the 19.75-acre property under LR and MR future land use designations, shown in Table 6.

TABLE 6. Sanitary Sewer Demand

Max Density Allowed by FLU	Max Dwelling Units	Gallons per Day Generated
Existing FLU LR - 1 DU/AC	19 DU	4,867 GPD
Proposed FLU MR - 4 DU/AC	79 DU	20,248 GPD

Net Change Based on FLU	***+60* DU**	***+15,381 GPD***
Proposed PUD 3.65 DU/AC	72 DU	18,454 GPD
Net Change Based on PUD	***+53* DU**	***+13,587 GPD***

As long as the development is required to connect Marion County Utilities central sewer, staff find that **sanitary sewer impacts generated from this PUD would not adversely affect the public interest**.

3. Potable water impacts. Potable Water Element Policy 1.1.1 adopts a level of service (LOS) standard of 150 gallons per person per day for residential demand and approximately 2,750 gallons per acre per day for nonresidential demand. Marion County Utilities states that development of this property is required to connect to County-maintained centralized water systems (Attachment C). The Bureau of Economic and Business Research finds, based on the 2020 U.S. Census, that Marion County's average household size is 2.33 persons. Staff uses 2.33 persons per dwelling unit to estimate the water demand of the 19.75-acre property under LR and MR future land use designations, shown in Table 7.

TABLE 7. Potable Water Demand

Max Density Allowed by FLU	Max Dwelling Units	Gallons per Day Generated
Existing FLU LR - 1 DU/AC	19 DU	6,641 GPD
Proposed FLU MR - 4 DU/AC	79 DU	27,611 GPD
Net Change	***+60* DU**	***+20,970 GPD***
Proposed PUD 3.65 DU/AC	72 DU	25,164 GPD
Net Change Based on PUD	***+53* DU**	***+18,523 GPD***

As long as the development is required to connect Marion County Utilities central water, staff find that **potable water impacts generated from this PUD would not adversely affect the public interest.**

4. Solid waste impacts. Solid Waste Element Policy 1.1.1 adopts a LOS standard of 6.2 pounds of solid waste generation per person per day. The

County has identified and arranged for short-term and long-term disposal needs by obtaining a long-term contract reserving capacity with a private landfill in Sumter County. The Bureau of Economic and Business Research finds, based on the 2020 U.S. Census, that Marion County's average household size is 2.33 persons. Staff uses 2.33 persons per dwelling unit to estimate waste demand of the 19.75-acre property under LR and MR future land use designations, shown in Table 8.

TABLE 8. Solid Waste Demand

Max Density Allowed by FLU	**Max Dwelling Units**	**Pounds per Day**
Existing FLU LR - 1 DU/AC	19 DU	275 PPD
Proposed FLU MR - 4 DU/AC	79 DU	1,141 PPD
Net Change	***+60* DU**	***+866* PPD**
Proposed PUD 3.65 DU/AC	72 DU	1,040 PPD
Net Change Based on PUD	***+53* DU**	***+765 GPD***

Based on the above, staff find that **solid waste impacts generated from this PUD would not adversely affect the public interest.**

5. Recreation and open space impacts.

ROSE Policy 1.1.1 adopts a LOS standard for public outdoor parks and recreation facilities providing at least two (2) acres per 1,000 persons. This standard applies to public facilities; however, FLUE Policy 2.1.4 requires developments to provide a minimum of 350 square feet of open space per residential lot. Based on a maximum of 79 dwelling units, a total of 27,650 square feet (approximately 0.64 acres) of open space is required. The PUD application is required to designate, at a minimum, 20% of the project area—approximately 3.95 acres—as improved open space. Any residential development will comply with FLUE 2.1.4, ROSE 1.1.1, and PUD requirements for improved open space.

Based on the above, staff find that **demand for recreation and open space generated by this PUD would not adversely affect the public interest.**

6. Stormwater impacts. The PUD master plan provides on-site drainage retention areas to capture stormwater runoff generated by adding

impervious surfaces to the subject site. At the time of development review, the owner must show that the proposed stormwater facilities can manage all stormwater runoff generated after development. The owner will be responsible for funding stormwater facilities with enough capacity to handle this post-development runoff.

Based on the above, staff find that **stormwater impacts generated by this PUD would not adversely affect the public interest.**

7. Fire rescue/emergency services. Friendship Fire Station #21, located at 7884 SW 90th Street, is roughly 1.15 miles southwest as-the-crow flies and 2.1 road miles from the subject property. According to Google Streetview directions, the travel time from Fire Station #21 to the subject property is roughly 4 to 6 minutes, depending on time of day and route.

The Comprehensive Plan does not establish a LOS standard for fire rescue/emergency services, but staff has established a 5-mile radius from the subject property as evidence of the availability of such services. Additionally, Marion County Fire Rescue (MCFR) provided an analysis of potential impacts (Attachment D) and staff summarize those findings in Table 9 and 10. Notably, one of the nearby stations is above the LOS for transport/ambulance units, and the nearest station (Friendship) is approaching the LOS threshold.

TABLE 9. Fire Suppression/Non-Transport Response Analysis

Station	Travel Time (Minutes)	FY 23/24 Incident Reliability (% / Status)	Incidents per Units*
Station 21 (Friendship)	5	6.55% Normal Operations	1077
Station 23 (Majestic Oak)	10	2.63% Normal Operations	342
Station 32 (Liberty)	13	3.9% Normal Operations	1052

*The threshold to consider adding additional Fire Suppression/Non-Transport units is 2,000 incidents per unit; there are no additional budgeted units for this area to date.
Source: Marion County Fire Services

TABLE 10. Transport/Ambulance Response Analysis

Station	Travel Time (Minutes)	FY 23/24 Incident Reliability (% / Status)	Incidents per Units*
Station 21 (Friendship)	5	2.86% Normal Operations	2432
Station 50 (EMS West)	6	1.83% Normal Operations	1162

Station 32 (Liberty)	13	19.27% Increased Demand	2615
*The threshold to consider adding additional Transport/Ambulance units is 2,500 incidents per unit; there are no additional budgeted units for this area to date. *Source: Marion County Fire Services*			

Based on MCFR's internal LOS threshold, the three closest stations with fire suppression/non-transport units has sufficient units to service the proposed development of 72 single-family homes. However, two of the three closest stations with transport/ambulance units has sufficient transport/ambulance units to serve the proposed development. The closest station, Station 21, is approaching its LOS threshold and Station 32 has exceeded the threshold. As such, MCFR states that additional units are warranted (Attachment D) if the subject property is developed at the proposed density of 72 homes.

As such, staff find that the demand for fire rescue/emergency service generated by this PUD **may contribute to adverse impacts on public interest, depending on the timing of development and the efforts of MCFR to address existing and future operational deficiencies.** However, on May 23, 2025, Marion County adopted countywide fire impact fees to fund various fire-related needs, which are paid at the time of development permitting. The fee rates and payment requirements took effect on October 1, 2025; therefore, any future residential development on this property will be required to pay the applicable fees. These revenues will provide MCFR with funding to address any LOS deficiencies.

8. Law enforcement. The Southwest District SR 200 Sherriff's office, located at 9048 SW Hwy 200, is roughly 3.2 miles southwest as-the-crow flies and 4.3 road miles from subject property. According to Google Streetview directions, the travel time from the SW District SR 200 office is roughly 6 to 14 minutes, depending on time of day and route.

The Comprehensive Plan does not establish a LOS standard for law enforcement, but staff has established a 5-mile radius from the subject property as evidence of the availability of such services. Attachment E is a letter from the Marion County Sheriff's Office indicating it has the capacity to absorb calls from the development.

Based on the above, staff find that the **law enforcement impacts generated by this PUD would not adversely affect the public interest.**

9. Public schools. Although the Comprehensive Plan does not set a LOS standard for public schools, staff still assess how new residential development may affect school enrollment. Marion County Public Schools provides enrollment data for the schools zoned for the subject property. As of the 20th day of the 2025–2026 school year, enrollment levels were: Winding Oaks Elementary at 70% capacity, Liberty Middle at 71%, and West Port High at 121%. Table 11 provides student generation calculations,

based on Marion County Public Schools' Long Range School Planning Study.

Florida's controlled open enrollment laws allow parents to enroll their children in any public or charter school that has available space. Winding Oaks Elementary and Liberty Middle have room to accommodate students from the proposed development. West Port High is over capacity; however, schools across the county still have available space to serve additional students in accordance with controlled open enrollment provisions.

TABLE 11. Student Generation for Single-Family Residential

Max Density Allowed by Future Land Use Designation	Elementary Students	Middle Students	High Students	Total Students
Existing FLU LR - 1 DU/AC	2	1	1	4
Proposed FLU MR - 4 DU/AC	8	3	6	17
Net Change	***+6***	***+2***	***+5***	***+13***
Proposed PUD 3.65 DU/AC	8	3	5	16
Net Change Based on PUD	***+6***	***+2***	***+4***	**+12**

Based on the above, staff find that the **public school impacts generated by this PUD would not adversely affect the public interest.**

In conclusion, the impacts to fire rescue and emergency service LOS standards for transport/ambulance units may adversely affect the public interest, **staff determines it that the PUD's overall impact on public facility impacts will not adversely affect the public interest**.

C. *Consistency with Marion County Comprehensive Plan.*

Future Land Use Element (FLUE).

1. *Policy 1.1.5: Higher Density/Intensity Uses.* "The County shall require higher densities and intensities of development to be located within the Urban Growth Boundaries and Planned Service Areas, where public or private facilities and services are required to be available."

   Analysis: The subject property is in the Urban Growth Boundary. The request proposes higher density of residential use than currently allowed on the property. The site has access to a County-maintained road (SW 80th Street) and a prescriptive road with unknown maintenance responsibility (SW 72nd Court). There are centralized water and sewer utilities within

connection distance of the subject property, and Marion County Utilities confirms there is capacity to serve.

As such, staff find this application is **consistent** with FLUE Policy 1.1.5.

2. *Policy 2.1.18: Medium Residential (MR).* "This land use designation is intended to recognize areas suited for primarily single-family residential units within the UGB, PSAs and Urban Area. However, the designation allows for multifamily residential units in certain existing developments along the outer edges of the UGB or Urban Area. The density range shall be from one (1) dwelling unit per one (1) gross acre to four (4) dwelling units per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use."

   Analysis: The requested concurrent small-scale land use amendment would allow for residential development up to 79 dwelling units with supportive recreational and public uses. This PUD rezoning application, proposes up to 72 single-family residential units, which is consistent with the intent of proposed MR future land use. The subject property is also within the UGB where Urban Area land use designations like MR are appropriate.

   As such, staff find application is **consistent** with FLUE Policy 2.1.18, if the concurrent small-scale land use amendment is approved.

3. *Policy 3.1.2: Planning Principles within UGB*. "The County shall implement long-term planning principles to guide the creation of land use policy and development regulations within the County, which shall be implemented through the policies contained in the County Comprehensive Plan and as further defined in the LDC. These principles shall include:

   1. Preserve open space, natural beauty and critical environmental areas.
   2. Allow for a mix of land uses to create compact residential, commercial, and employment hubs.
   3. Strengthen and direct development towards existing communities and development.
   4. Encourage compact and mixed-use building design.
   5. Foster distinctive, attractive communities with a strong sense of place.
   6. Create walkable and linked neighborhoods.
   7. Create a range of housing opportunities and choices.
   8. Provide a variety of transportation choices.
   9. Encourage community and stakeholder collaboration.
   10. Make development decisions predictable, fair and cost effective
   11. Encourage interconnected development, multi-modal transportation opportunities, links to the surrounding neighborhoods, and alternative transportation routes.
   12. Establish priority areas for public facility and service infrastructure."

   Analysis: Staff determines that the underlined/italicized sub-policies above are relevant to this application and presents the following findings.

1. Encouraging density in the UGB, where central water and sewer are available for connection, helps relieve development pressures in the Rural Area and reduces potential for impacts on environmentally sensitive features.

3. The proposed small-scale land use change to MR would direct development towards an area with existing communities and development, such as On Top of the World, Liberty Triangle, and other developments on or near SR 200.

4. MR allows more density than the LR land use designation. The MR designation facilitates more compact lot sizes for detached single-family residential. This PUD plan provides 45' wide and 110' deep lots, which are more compact than permitted in R-1 zoning.

6. & 11. The proposed amendment establishes a residential land use similar to that of the approved Westwood Trails PUD to the west. If approved for MR land use, the subject property can develop in a manner similar to Westwood Trails and form a street link between the two areas and encouraging interconnected development.

As such, staff find this application is **consistent** with FLUE Policy 3.1.2

4. *Policy 5.1.2 on Review Criteria – Changes to the Comprehensive Plan and Zoning.* "Before approval of a Comprehensive Plan Amendment (CPA), Zoning Change (ZC), or Special Use Permit (SUP), the applicant shall demonstrate that the proposed modification is suitable. The County shall review, and make a determination that the proposed modification is compatible with existing and planned development on the site and in the immediate vicinity, and shall evaluate its overall consistency with the Comprehensive Plan, Zoning, and LDC and potential impacts on, but not limited to the following:
1. Market demand and necessity for the change;
2. Availability and potential need for improvements to public or private facilities and services;
3. Allocation and distribution of land uses and the creation of mixed-use areas;
4. Environmentally sensitive areas, natural and historic resources, and other resources in the County;
5. Agricultural activities and rural character of the area;
6. Prevention of urban sprawl, as defined by Ch. 163, F.S.;
7. Consistency with the UGB;
8. Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;
9. Compatibility with current uses and land uses in the surrounding area;
10. Water Supply and Alternative Water Supply needs; and
11. Concurrency requirements."

Analysis: Staff determines that the underlined/italicized sub-policies above are relevant to this application and presents the following findings.

1. A market demand analysis was not provided with this application; however, staff note that the general area has a quickly growing population and commercial hub.

2. Roads and centralized utilities are available in the area, and the subject property is required to connect to both systems at the time of development. A traffic methodology was submitted, and a traffic assessment was approved in connection to the proposed PUD. Development would also be expected to tie into the 8' multi-modal path along SW 80th Street that the Westwood Trail PUD to the west is required to install.

6. In-depth analysis Florida Statutes related to urban sprawl is found in V.B of this report.

7. Staff determines this application is consistent with planning principles for the UGB, as laid out in FLUE policy 3.1.2.

8. Staff determines this application is consistent with planning principles of the Comprehensive plan. The subject property's existing A-1 zoning is not consistent with the proposed MR future land use; however, a concurrent PUD rezoning application was provided and is consistent with the MR land use designation.

9. The subject property abuts an MR-designated property to the west and LR-designated properties to the north, east, and south. MR and LR allow the same uses – residential, recreational, and public – which are compatible with one another. However, the maximum density of 79 residential units does raise compatibility concerns with the existing agricultural production and single-family uses in the surrounding area, which are generally found on larger lots exceeding 5 acres with substantial open space and prominent and mature foliage features. The proposed MR land use is compatible with the allowable uses, but site design features need to be implemented through the LDC and concurrent PUD to maintain compatibility with surrounding existing uses while allowing infill development in line with UGB principles.

11. Concurrency analysis is conducted V.A.2- 8 of this report.

As such, staff find this application is **consistent** with FLUE Policy 5.1.2.

5. *Policy 5.1.3 on Planning & Zoning Commission (P&Z).* "The County shall enable applications for CPA, ZC, and SUP requests to be reviewed by the Planning & Zoning Commission, which will act as the County's Local Planning Agency. The purpose of the advisory board is to make recommendations on CPA, ZC, and SUP requests to the County Commissioners. The County shall implement and maintain standards to

allow for a mix of representatives from the community and set standards for the operation and procedures for this advisory board."

Analysis: This application is scheduled to appear in front of the P & Z Commission on November 24, 2025.

As such, staff find this application is **consistent** with FLUE Policy 5.1.3.

6. *FLUE Policy 5.1.4 on Notice of Hearing.* "The County shall provide notice consistent with Florida Statutes and as further defined in the LDC."

Analysis: Public notice has been provided as required by the LDC and Florida Statutes, and therefore, the application is being processed **consistent** with FLUE Policy 5.1.4.

Transportation Element (TE)

7. *Policy 1.1.1: Marion County Transportation Planning Principles*. "Marion County shall rely upon the following principles to guide the overall transportation planning framework and vision for the county:

1. Consider all transportation options and impacts to ensure short-term decisions support strategic, long term goals of the comprehensive plan.
2. Ensure that transportation decisions, strategies and investments are coordinated with land use goals and recognize the unique character of Marion County.
3. Support a balanced and efficient transportation network for all modes.
4. Recognize freight and goods movement needs and challenges in Marion County and how they interact with the Florida Freight Network, by examining all modes of freight transportation.
5. Support economic development through government practices that place a priority on public infrastructure necessary to attract such activities.
6. Support opportunities for bicycle and pedestrian linkages where practicable between the on-road and off-road networks on local, state, and federal lands and trail networks to encourage alternative travel modes, recreational use, and ecotourism.

Analysis: Staff determines that the underlined/italicized sub-policies above are relevant to this application and presents the following findings.

1. The traffic assessment predicts this PUD development would not adversely impact LOS standards on selected roadway segments and intersections. Additionally, the PUD is dedicating a 35' wide strip of right-of-way (ROW) to support the unfunded plans to convert SW 80th St from a 2-lane facility to a 4-lane facility (Attachment C, OCE Traffic).

2. The County aims to direct more dense and intense land uses to the UGB. The proposed PUD is within the UGB has access to transportation facilities with adequate LOS capacity to absorb the transportation demand generated by future households of the PUD.

3. The PUD provides an 8' multi-modal path suitable for pedestrian and cyclist use along SW 80th St. This multi-modal path would contribute to a non-automobile east-west connection between SR 200 to the west and On Top of the World Communities east of SW 80th Ave.

As such, staff find the application is **consistent** with TE Policy 1.1.1.

8. *TE Policy 2.1.4: Determination of Impact.* "All proposed development shall be evaluated to determine impacts to adopted LOS standards. Land Development Regulations (LDRs) shall be established which determine the level and extent of the analysis required based on the extent of the project and its projected trip generation. The information shall at a minimum provide for a review of site access, circulation, access management, safety, and, when of sufficient size, roadway links analysis and intersection analysis will be provided including Average Annual Daily Trips (AADT) and/or peak hour (AM, PM, Sat/Sun)."

   Analysis: Staff provides sufficient analysis in V.B.1. of this report. As such, staff find the application is **consistent** with TE Policy 2.1.4.

9. *TE Objective 3.1: Financial Feasibility of Development.* "To encourage development within the Urban Growth Boundary where infrastructure can be provided in a financially feasible manner."

   Analysis: The subject property is located inside the UGB, an area the Comprehensive Plan encourages for the land use being requested. If approved, the amendment would encourage development where infrastructure can be provided in a financially feasible manner.

   As such, staff find the application is **consistent** with TE Objective 3.1.

Sanitary Sewer Element (SSE)

10. *SSE Policy 1.1.3*: "The County shall encourage the construction of sanitary sewer facilities by public or private sources, or jointly, in accordance with the Marion County Water and Wastewater Utility Master Plan, and the LDC."

    Analysis: The site is within the Marion County Service Area, and the PUD project will be required to connect to existing services in the area.

    As such, staff find the application **is consistent** with SSE Policy 1.1.3.

Potable Water Element (PWE)

11. *PWE Policy 1.6.4*: "Adequate potable water supplies and facilities which meet the adopted LOS standards shall be available concurrent with the impacts or development."

Analysis: The site is within the Marion County Service Area, and the PUD project will be required to connect to existing services in the area.

As such, staff find the application **is consistent** with PWE Policy 1.6.4

V. PLANNED UNIT DEVELOPMENT (PUD) ANALYSIS

Land Development Code Section 4.2.31 establishes specific requirements for a PUD. An analysis of conformance to those requirements is addressed below.

A. LDC Section 4.2.31.B addresses permitted uses.

1. LDC Section 4.2.31.B.(1) allows any permitted use, special use, or accessory use in any zoning classification listed within the County's LDC provided the proposed use is consistent with the County's future land use designation for the site, and the provisions of the LDC for each use.

Analysis: The PUD proposes single-family residences and notes that accessory uses, such as sheds and pools. Development standards were provided addressing lot sizes, setbacks, structure height, etc. No additional uses were listed as allowable.

As such, staff find the application **is consistent** with LDC Section 4.2.31.B.(1)., subject to the following conditions:

- *The PUD shall be limited to those uses as indicated within the PUD plan, except when Florida Statutes pre-empts local jurisdiction and allows a specific use. If uses other than those listed are proposed; the property owner's association or the developer is responsible for submitting a PUD Amendment application to Growth Services, or its equivalent, to ensure due public notice is provided.*
- *PUD is limited to 72 single-family detached dwellings units.*
- *A property owner's association OR the developer must care for and maintain all common areas used by residents of the subdivision as well as buffers, stormwater, and any other forms of infrastructure within the subdivision.*

2. LDC Section 4.2.31.B.(2) provides uses identified as ordinarily requiring a Special Use Permit may be authorized as permitted within all or a part of a PUD without the necessity of a separate SUP application provided it meets one of three criteria.

Analysis: The proposed PUD does not provide a list of uses eligible to receive a SUP. Therefore, only uses listed are permitted by-right.

As such, staff find the application **is consistent** with LDC Section 4.2.31.B.(2).

3. LDC Section 4.2.31.B.(3) provides owners of parcels within the PUD may subsequently request the authorization of additional special uses following

approval of the PUD by undertaking the SUP application process for the proposed additional use without applying for an amendment to the PUD.

Analysis: Future owners of lots within the PUD would need to obtain a SUP to do anything other than using their property residentially, except when Florida Statutes pre-empt local jurisdiction.

4. LDC Section 4.2.31.B.(4) establishes three (3) methods for setting forth the list of permitted and special uses.

Analysis: The PUD does not provide a list that complies with any of the three methods. The applicant needs to provide an appropriate list before the BCC considers approval or denial.

As such, staff find the application **is inconsistent** with LDC Section 4.2.31.B.(4).

5. LDC Section 4.2.31.B.(5) provides the intended character of the PUD shall be identified, including the structure types, architectural styles, ownership forms, amenities, and community management form (e.g., property owner association, community development classification, municipal service unit, etc.) or suitable alternative.

Analysis: The proposed PUD consists of single-family detached homes with single- and two-story options. The application does not explicitly specify an architectural style, but provides architectural renderings on Page A-9 of Attachment A. Proposed amenities include a dog walk area and a separate park area with benches, picnic tables, and sodded play. No renderings of the amenities were provided with the application. A note on the Master Plan establishes that an HOA will own, manage, and maintain all common areas and common elements of the PUD. To address the timing of amenities implementation in relation to timing of residential development, staff recommends the following condition:

- *The developer shall construct and fully complete all required amenities, and ensure such amenities are operational, prior to the issuance of the thirty-sixth (36th) Certificate of Occupancy for residential units within the development.*

As such, staff find the application **is consistent** with LDC Sec. 4.2.31.B(5).

B. LDC Section 4.2.31.C establishes a minimum PUD size of 0.5 acres or 21,780 square feet.

Analysis: The subject property is 19.75 acres.

As such, staff find the application **is consistent** with LDC Sec. 4.2.31.C.

C. LDC Section 4.2.31.D addresses density and intensity.

1. LDC Section 4.2.31.D(1) provides the maximum allowable density/intensity for a PUD cannot exceed that established by the Comprehensive Plan Future Land Use Designation(s) for the site, along with any density or intensity bonuses and/or transfers acquired for the site as enabled by the Comprehensive Plan and the LDC; however, if the PUD site is vested for a higher density/intensity as established consistent with the Comprehensive Plan and the LDC, the PUD may propose densities and/or intensities consistent with the vested status.

Analysis: The subject property is ±19.75 acres with a LR future land use designation; however, it is undergoing a concurrent small-scale land use amendment to MR. The proposed density is 3.65 du/ac with 72 dwelling units. This exceeds the allowable density of LR, but falls in the allowable density range for MR.

As such, if the subject property is granted the MR designation through concurrent small-scale land use amendment, then staff find the application **is consistent** with LDC Sec. 4.2.31.D.

2. LDC Section 4.2.31.D.(2) provides the Board is not obligated to authorize the maximum density/intensity as potentially allowed by the Comprehensive Plan future land use designation(s) and/or bonuses and/or transfers acquired for the PUD site. The criteria for establishing a maximum density/intensity includes existing zoning, adequacy of existing and proposed public facilities and services, site characteristics, and the requirements of the Comprehensive Plan for any residential or non-residential land use involving the area in question, with additional focus on the compatibility of the PUD's proposed uses with the adjoining and surrounding properties.

Analysis: The PUD proposes density allowed by the concurrent 25-S15 application, has immediate availability to water and sewer connection, and provides frontage to two access roads.

As such, staff find the application **is consistent** with LDC Sec. 4.2.31.D(2).

3. LDC Section 4.2.31.D.(3) provides density/intensity increases may be attained through Transfer of Development Rights, Transfer of Vester Rights, or Rural Land development density bonuses.

Analysis: Staff find LDC Sec 4.2.31.D(3) is **not applicable** to the application.

4. LDC Section 4.2.31.D.(4) allows for blending of densities/intensities of the subject property has more than one FLUMS designation.

Analysis: Staff find LDC Sec 4.2.31.D(4) is **not applicable** to the application.

5. LDC Section 4.2.31.D.(5) addresses averaging.
    a. LDC Section 4.2.31.D.(5)(a) provides the gross amount of density/intensity of uses in a PUD may be allocated to any area of the total PUD site; however, proposed uses that are subject to the special setback and/or protection zone/area requirements shall be required to

comply with those applicable standards as established within the Comprehensive Plan and this Code both within, and to areas outside the boundary, of the PUD.

Analysis: The PUD proposes gross density within the allowable range of the proposed 25-S15 application. There are no special setbacks, protection zones, or overlays that limit density or building placement.

As such, staff find the application **is consistent** with LDC Sec. 4.2.31.D(5)(a).

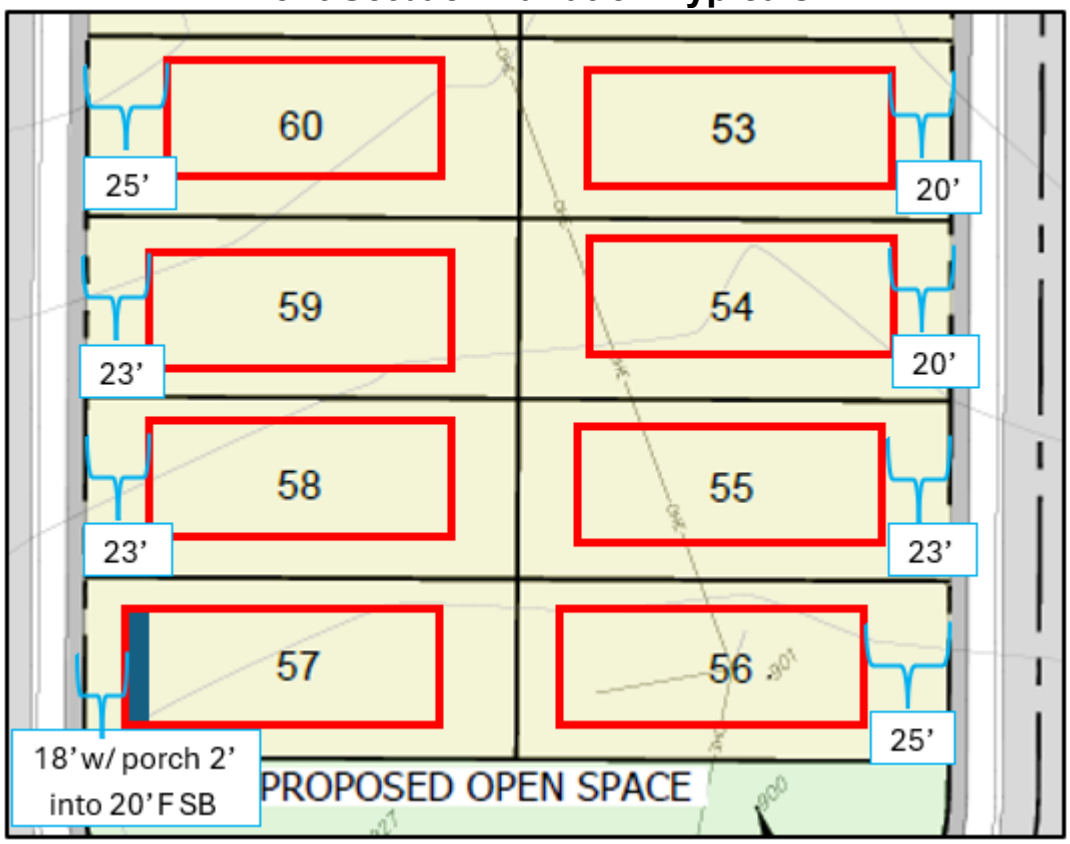
b. LDC Section 4.2.31.D.(5)(b) allows alternative setback and/or protection zone/areas meeting the intent of the Code for uses internal to the PUD site as part of the PUD review and consideration, subject, however to the Comprehensive Plan.

Analysis: Staff find the PUD proposes its own setbacks and height limitations on the PUD plan sheet. Table 3 of this report shows the proposed setbacks and height limits. The proposed minimum lot size and minimum side and rear setbacks are lower than typical Single-Family Dwelling (R-1) zoning for detached single-family development and lower than the A-1 zoning present in the surrounding. The proposed single-family uses are compatible with existing uses in the area; however, the proposed lot sizes and minimum yard sizes differ from the character of the surrounding area. The existing character is small farms and residential estates on larger lots to the north, east, and south with mature tree canopies. To the west is Hibiscus Park Unit 1 and 2, which were platted with smaller lots; however, the existing parcel configurations are large lots with mature vegetation on most of the lots. To match and enhance the character of the area, staff recommends the following conditions pertaining to shade trees and front setback variation (setback typical example shown in Figure 11):

- *Each residential lot shall provide a minimum of two (2) shade trees.* The *shade trees shall be a minimum of four (4) inch caliper at the time of planting.*
    - *On the side of the street where internal sidewalks are provided, every other lot must locate one (1) of the required shade trees within the front yard and within ten (10) feet of the sidewalk edge.*
- *With any group of three (3) consecutive dwelling units along the same street frontage, the front building line of each dwelling shall vary by at least two (2) feet and no more than five (5) feet from the adjacent unit. No more than two (2) consecutive dwellings may have the same front setback. The pattern of setback variation shall be shown on the improvement plan during development review and maintained through building permit review.*

As such, staff find the application **is consistent** with LDC Sec. 4.2.31.D(5)(b).

Figure 11
Front Setback Variation Typicals



c. LDC Section 4.2.31.D.(5)(c) provides that if the PUD is for a cluster type project that must be enabled as a PUD as established by the Comprehensive Plan (e.g., Rural Residential Cluster or Hamlet Division 3.3), then the PUD shall be subject to compliance with the applicable natural open space preservation requirements, with the remaining lands available for development then being eligible for density and/or intensity averaging, subject to any special requirements of the particular PUD cluster type as required by the Comprehensive Plan and this Code.

Analysis: Staff find LDC Sec 4.2.31.D(5)(c) is **not applicable** to the application.

6. LDC Section 4.2.31.D.(6) requires the PUD to comply with the minimum buffer requirements as established in this Code, or an alternative design meeting the intent of the Code may be proposed for consideration. If an alternative design is proposed, the proposal shall include, at a minimum, scaled typical vertical and horizontal cross-sections of the buffer, including depictions of all proposed alternative buffer improvements and scaled representations of the existing principal structures and improvements that are located on the adjoining properties being buffered from the PUD. LDC Section 4.2.31.E.(6) provides buffers shall be provided externally and internally, between the PUD and surroundings and between internal PUD uses, in order to maintain compatibility between uses and avoid and/or limit adverse impacts between uses and nuisance situations.

Analysis: The PUD Plan proposes buffers that either meet or exceed those required by the LDC. Attachment A Page A-8 shows the location of the proposed buffers. Table 2 on page 9 of this report outlines required, proposed, and recommend buffers. Staff recommend buffers as proposed with one exception. Staff recommend requiring the same buffer that Westwood Trail is required to install against the property boundary of 35461-001-00, which hosts an existing single-family residence.

As such, staff find the application **is consistent** with LDC Sec. 4.2.31.D(6) and recommend the following condition.

- *The developer is required to install approved buffers as provided in Table 2 of this report prior to the issuance of the first (1st) Certificate of Occupancy for residential units within the development the HOA is required to maintain the approved buffers.*

D. LDC Section 4.2.31.E.(1) addresses three types of access.

1. LDC Section 4.2.31.E.(1)(a) provides all properties resulting from a PUD shall have paved access to paved public or private street right-of-way; however, ingress/egress or cross-access easements may be proposed as an alternative to a right-of-way as part of the PUD, provided all access is paved.

Analysis: The PUD proposes two access points to existing street facilities, SW 80th St and SW 72nd Ct, and an additional access point connecting to the Westwood Trails PUD.

The main access for the subdivision is proposed on SW 80th St. SW 80th St is a two (2) lane County-maintained Major Local roadway with approximately 50 feet of ROW. Future unfunded plans in the area include realigning SW 80th St at SR 200 and potentially widening to four (4) lanes, which will require 120 feet of right-of-way. As such, OCE Traffic indicates development will need to dedicate at least 35 feet of right-of-way to aid in those future plans.

Secondary access is proposed on SW 72nd Ct. SW 72nd Ct is a non-County maintained roadway with approximately 40 feet of ROW. It is paved along a ±0.2-mile-long segment extending north from SW 80th St and continues north as an unpaved facility. OCE Traffic indicates that the development is expected to dedicate 10 feet of ROW to help bring the ROW width up to the minimum 60 feet for subdivision streets. The proposed connection to align SW 72nd Ct is also located north of the paved segment. As such, OCE Traffic indicates the road needs to be paved just past the proposed driveway connection meeting the County design standards for a subdivision street. OCE Traffic expects the development to accept maintenance of that section of roadway once it is paved.

Since initial submittal, the applicant has expressed a desire to remove the project's access to SW 72nd Ct. Staff recommend leaving the access point, but converting it to a yelp gate for emergency accessibility. This way, if the SW 72nd Ct facility is

upgraded to a higher road classification in the future, full access could potentially be added.

As such, staff find the application **is consistent** with LDC Sec. 4.2.31.E(1)(a) and recommends the following conditions.

- *On the final plat, the property owner will dedicate land for right-of-way along the entire frontage length where the PUD abuts the following roads:*
  - *Thirty-five (35) feet wide strip of right-of-way to SW 80th Street*
  - *Ten (10) feet wide strip of right-of-way to SW 72nd Court*
- The property owner/developer will provide yelp gate access to SW 72nd Ct.

2. LDC Section 4.2.31.E.(1)(b) provides the PUD shall include pedestrian and/or bicycle facilities internally to address internal circulation needs and externally to provide for integration of the PUD to surrounding existing for future facilities.

Analysis: The PUD proposes sidewalks internally throughout the project and connects the internal sidewalks to the proposed 8' multi-modal path along SW 80th St.

As such, staff find the application **is consistent** with LDC Sec. 4.2.31.E(1)(b).

- *An internal sidewalk, at least five (5) feet wide, on at least one (1) side of the internal street circulation network is required, consistent with the master plan. The developer shall construct and fully complete all required internal sidewalk segments, prior to the issuance of the fiftieth (50th) Certificate of Occupancy for residential units within the development.*
- *An eight-foot (8) wide multi-modal path is required along SW 80th St, consistent with the master plan. The developer shall fully construct the multi-modal path, prior to the issuance of the fiftieth (50th) Certificate of Occupancy for residential units within the development.*

3. LDC Section 4.2.31.E.(1)(c) provides the PUD shall include multi-modal design accommodating pedestrian, bicycle, transit, and vehicular access focusing on integrating the modes with the proposed PUD uses and expected activity levels and/or focus (e.g., employment, residential, institutional, etc.).

Analysis: The PUD shows transportation accommodation for cars as well as people by providing sidewalks throughout.

As such, staff find the application **is consistent** with LDC Sec. 4.2.31.E(1)(c).

4. LDC Section 4.2.31.E.(1)(d) provides parking and loading spaces shall be provided consistent with the requirements for developed uses as listed in Section 6.11.8; however alternative parking and loading standards may be

proposed, provided such standards are based on accompanying technical information and analysis provided by a qualified professional. The use of shared parking is encouraged, along with the integration of parking as part of a multi-use structure as provided in Section 4.2.6.D(8).

Analysis: Each residential lot will have its own on-site parking. The PUD does not indicate parking for the amenity area. Parking is not necessary for the amenity area, because the facility will be for private subdivision use, and all lots are within walking distance of the amenity area.

As such, staff find the application **is consistent** with LDC Sec. 4.2.31.E(1)(d).

5. LDC Section 4.2.31.E.(1)(e) requires all appropriate utility infrastructure shall be made available to and provided for the PUD.

Analysis: Central water & sewer service are addressed and there's immediately available to the site.

As such, staff find the application **is consistent** with LDC Sec. 4.2.31.E(1)(e).

6. LDC Section 4.2.31.E.(1)(f) requires all appropriate and necessary stormwater infrastructure shall be provided for the PUD development to ensure compliance with this Code.

Analysis: Two drainage retention areas are proposed. Drainage infrastructure will be fully assessed to meet LDC requirements for stormwater management during the Development Review phase of the process.

As such, staff find the application **is consistent** with LDC Sec. 4.2.31.E(1)(f).

E. LDC Section 4.2.31.E.(2) addresses easements.

1. LDC Section 4.2.31.E.(2)(a) provides easements shall be provided to address the maintenance and upkeep of all PUD infrastructure (e.g., Stormwater systems, utilities, etc.) and/or when necessary to allow adjoining property owners reasonable access for the maintenance and upkeep of improvements (e.g., access for zero-lot line structure, etc.). Any easements necessary shall be provided, established, and conveyed consistent with the provisions of Article 6.

Analysis: Locations and dimensions of easements required for maintenance and upkeep of the PUD infrastructure will be determined during the Development Review phase of the process.

As such, staff find the application **is consistent** with LDC Sec. 4.2.31.E(2)(a).

2. LDC Section 4.2.31.E.(2)(b) provides no principal or accessory structure may be erected, placed upon, or extend over any easement unless

authorized in writing by the entity holding title to said easement, with such authorization being recorded in the Marion County Official Records. Such authorizations may include, and are encouraged to set forth, terms and conditions, regarding the easement encroachment (e.g., duration, maintenance, removal, sunset, etc.) for reference by all current and future parties.

Analysis: Buildable areas and easements will be finalized and/or determined during the Development Review phase of the development process.

As such, staff find the application **is consistent** with LDC Sec. 4.2.31.E(2)(b).

F. LDC Section 4.2.31.E.(3) addresses setbacks and separation requirements.

1. LDC Section 4.2.31.E.(3)(a)3 provides all setbacks for principal and accessory structures shall be provided in both typical illustration and table format. The typical illustration and table shall be included on all development plan submissions as related to the development type, and shall particularly be provided on the Master Site Plan and/or Final Plat Plan.

Analysis: The PUD proposes alternative lot areas, setbacks, and height limitations and provides the required lot typical illustrations.

As such, staff find the application **is consistent** with LDC Sec. 4.2.31.E(3)(a)3.

2. LDC Section 4.2.31.E.(3)(b) provides all setbacks shall be measured from the foundation, walls, or similar building structural support components and/or habitable areas; however eaves, roof overhangs, and other similar non-habitable architectural features may encroach or protrude by not more than two feet into any required setback.

Analysis: The PUD does not propose a setback allowance for non-habitable extensions of the principal structure. Staff recommends adding this language as a note to the development standards table for extensions projecting outward from the principal structure, like porches.

As such, staff find the application **is consistent** with LDC Sec. 4.2.31.E(3)(b).

3. LDC Section 4.2.31.E.(3)(c) provides building pop-outs, cantilevers, and/or other extensions that project outward from the principal structure, particularly those that make up habitable space, shall comply with established principal structure setbacks; however, the PUD may propose authorized encroachments not to exceed two feet into any setback, subject to compliance with building construction standards (e.g., fire code) for the encroachment structure, except no encroachment into an established front yard setback is permitted.

Analysis: The PUD does not propose setback allowance for extensions of the principle structure. Staff recommends adding this language as a note to the

development standards table for extensions projecting outward from the principle structure, like porches.

As such, staff find the application **is consistent** with LDC Sec. 4.2.31.E(3)(c).

4. LDC Section 4.2.31.E.(3)(d). provides structure to structure setback requirements.

Analysis: Staff find the application **is consistent** with LDC Sec. 4.2.31.E.(3)(d).

G. LDC Section 4.2.31.E.(4) addresses heights.

1. LDC Section 4.2.31.E.(4)(a) addresses maximum structure heights.

Analysis: The PUD proposes a maximum 40’ height for single-family residences and 20’ height for accessory structures.

As such, staff find the application **is consistent** with LDC Sec. 4.2.31.E.(4)(a).

2. LDC Section 4.2.31.E.(4)(b) addresses PUD heights in relation to dissimilar uses.

Analysis: The PUD does not propose non-residential or multi-family uses; therefore, this section does not apply. However, the PUD proposes lots internal to the PUD may provide two-story residences, whereas lots along the north and east peripheries of the PUD are limited to one-story residences.

As such, staff find the application **is consistent** with LDC Sec. 4.2.31.E.(4)(b).

H. LDC Section 4.2.31.E(5) addresses outdoor lighting to support and encourage a safe and secure environment within the PUD, while limiting potentially adverse impacts within the PUD and to surrounding properties.

Analysis: The PUD plan does not identify the location of exterior lighting. Staff find that a detailed lighting plan is needed to illuminate vulnerable areas to: (1) maintain health and safety and (2) discourage and deter criminal activity. Consistent with CPTED principles, adequate lighting should be provided along pedestrian pathways and crosswalks, at street intersections, and within recreational park areas to enhance visibility, support natural surveillance, and promote a safe and secure environment during nighttime hours. Additionally, the monument signage proposed at the PUD’s main entrance should be illuminated to ensure visibility and reinforce wayfinding and safety at the primary access point. Lighting should maintain a consistent theme throughout the project area to enhance sense of place and community character. As such, staff recommends the following condition:

- At the time of development review, the improvement plan must include a photometric lighting plan that:

- 1) Complies with all applicable Land Development Code outdoor lighting standards.
- 2) Demonstrates the subdivision's pedestrian routes, street intersections, park amenity area, and monument signage are adequately illuminated for safety and visibility.
- 3) An architecturally appealing style of fixture head used consistently throughout the PUD. Cobra heads are not permitted.

I. LDC Section 4.2.31.E.(6) provides buffers shall be provided externally and internally, between the PUD and surroundings and between internal PUD uses, in order to maintain compatibility between uses and avoid and/or limit adverse impacts between uses and nuisance situations as follows:

(a) Buffers shall be provided between the proposed PUD uses and the PUD's surroundings, and between the PUD's internal uses, in a manner that conforms to the requirements of Section 6.8.6; however, a PUD may propose alternative buffer standards and designs provided the intent of the buffer requirement is satisfied,

(b) A PUD may propose the elimination of internal buffers within the PUD; however, for significantly dissimilar uses (e.g., residential versus industrial), mechanisms to ensure future PUD residents and occupants are aware of the elimination of such requirements may be required in response to such a proposal.

Analysis: The provision of perimeter buffers has been previously addressed on page 9. There are no internal buffers needed. A condition has already been recommended to address this requirement.

J. LDC Section 4.2.31.E(7) addresses open space.

1. Staff find that LDC Section 4.2.31.E.(7)(a) **is not applicable**.

2. LDC Section 4.2.31.E.(7)(b) provides for all other PUDs, whether residential, institutional, commercial, industrial, or mixed-use, improved open space (IOS) consistent with Section 6.6.6.B shall be provided as a minimum of 20 percent of the PUD gross land area.

Analysis: The PUD encompasses a 19.75-acre site. Therefore, 3.95 acres of IOS is required. The master plan provides a note recognizing that 3.95 acres of open space is required.

As such, staff find this application **is consistent** with LDC Section 4.2.31.E(7)(b).

3. LDC Section 4.2.31.E.(7)(c) establishes the following design guidelines for open space:
   a. IOS shall be permanently set aside and shall be designated on the PUD and be established as separate properties/tracts to be owned and managed by a governing association for the PUD, whether a private property owners association, community development district, or municipal service unit unless otherwise approved by the Board upon recommendation by the DRC.

b. The PUD's minimum required IOS amounts shall be listed on the PUD's related plans, and shall be depicted depending on the level of development review, allowing for more general with conceptual and proceeding to detailed for platting and/or site planning.
c. IOS is intended to be integrated into the PUD design and provide the primary avenue for satisfying overall landscaping requirements for all development as required in Divisions 6.7, 6.8, and 6.9.
d. IOS shall be integrated throughout the PUD to provide a linked access system to the IOS.
e. IOS shall be improved, including compatible structures, to the extent necessary to complement the PUD uses.

Analysis: The PUD master plan provides notes indicating that an HOA will assume maintenance responsibility of the IOS. The minimum IOS requirement is listed on the master plan. The IOS is integrated into the site design by providing a continuous vegetative buffer surrounding the north, west, and south property lines. The proposed amenity area is connected to the buffers. The proposed open space near the main entry driveway preserves four adult tree, including a 42” and 36” Oak, which provides entry vista and contributes to future neighborhood’s character and sense of place.

4. LDC Section 4.2.31.E.(7)(d) establishes the following improved open space eligibility standards (with irrelevant subsections omitted):
    1. Landscape buffers required for the PUD perimeter to surrounding properties, and within the PUD to provide internal buffering shall be counted at 100 percent,
    2. Parks, playgrounds, beaches, bikeways, pedestrian walks, equestrian trails, and other similarly improved, usable outdoor areas shall be counted at 100 percent,
    3. Up to 25 percent of stormwater facilities may be counted to satisfy area/acreage requirements for required IOS. A higher percentage may be approved by DRC, depending on the design and lay of the facility, wherein the stormwater facilities provide a stable, dry, surface for extended periods of time and are not subject to erosion and/or damage to key design components when subjected to active use by PUD residents, employees, and patrons.
    4. Parking areas and road rights-of-way may not be included in calculations of IOS; however, separate tracts exclusive of rights-of-way providing landscaping buffers, or landscaped pedestrian, bicycle and other non-vehicular multi-use trails may be classified as IOS.
    5. [Staff omitted due to irrelevance]
    6. [Staff omitted due to irrelevance]

Analysis: The PUD master plan submitted in the initial application package does not provide itemized breakdowns of IOS. Prior to BCC, the applicant is expected to provide an itemized list of IOS provided by buffer areas, parks/usable outdoor areas, and 25% of DRA area eligible to be counted towards IOS once the DRA dimensions are determined at the time of Development Review.

K. LDC Section 4.2.31.E.(8)(a through e) address Maximum Commercial Use Area in a Residential PUD in a Residential Future Land Use Designation.

Analysis: Staff find that LDC Section 4.2.31.E.(8)(a-e) **is not applicable.**

L. LDC Section 4.2.31.F. addresses the pre-application meeting.

1. LDC Section 4.2.31.F.1 requires a pre-application meeting be conducted before a PUD rezoning application can be accepted.

Analysis: A pre-application meeting was conducted.

2. LDC Section 4.2.31.F.(2)(a) requires a PUD application be accompanied by a Conceptual Plan, Master Plan, Major Site Plan or Preliminary Plat.

Analysis: The PUD application was submitted with a Master Plan.

3. LDC Section 4.2.31.F.(2)(b) requires the PUD Rezoning Application shall be accompanied by a Conceptual Plan provide documentation addressing the following:
    1. The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
    2. Vicinity map that depicts relationship of the site to the surrounding area within a 1-mile radius.
    3. Drawing of the boundaries of the property showing dimensions of all sides.
    4. Provide the acreage of the subject property along with a legal description of the property.
    5. Identify the Comprehensive Plan future land use and existing zoning of the subject property and for all properties immediately adjacent to the subject property.
    6. Identify existing site improvements on the site.
    7. A list of the uses proposed for the development.
    8. A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements. For residential development, the typical drawings will show a standard house size with anticipated accessory structure.
    9. Proposed zoning and development standards (setbacks, FAR, building height, etc.).
    10. Identify proposed phasing on the plan.
    11. Identify proposed buffers.
    12. Identify access to the site.
    13. Preliminary building lot typicals with required yard setbacks and parking lot locations.
    14. Preliminary sidewalk locations.
    15. Proposed parallel access locations.
    16. Show 100-year floodplain on the site.
    17. Show any proposed land or right of way dedication.
    18. Identify any proposed parks or open spaces.

19. A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete.
20. Architectural renderings or color photos detailing the design features, color pallets, buffering details.

Analysis: The application submitted **is consistent** with this LDC Section 4.2.31.F.(2)(b), but some provisions, such as buffers and ROW dedication, may need to be revised before the BCC makes a final decision or as a result of the BCC's decision.

4. LDC Section 4.2.31.F.(3) requires the Development Review Committee (DRC) to make a recommendation for approval, approval with conditions, or for denial to the Planning and Zoning Commission and to the Board.

Analysis: The DRC considered the application at their November 17, 2025 meeting and recommended approval with conditions to the P & Z Commission.

5. LDC Section 4.2.31.F.(4)(a) requires the final development plan (either entire project or phase), submission, shall include but not be limited to, a master plan, a major site plan, improvement plan, a preliminary plat and/or final plat, as deemed necessary for the specific project.

Analysis: If approved by the BCC, the PUD shall continue through the Development Review process and comply with LDC Section 2.1.3 on Order of Plan Approval.

6. LDC Section 4.2.31.F.(4)(b) require final development plan be in accordance with requirements of the Land Development Code and be considered by the DRC. At the direction of the Board, DRC, or Growth Services Director, the final development plan may be brought back to the Board for final action.

Analysis: Staff find that LDC Section 4.2.31.F.(4)(b) **is not applicable** because final plats are administrative actions now, per Florida Statutes.

7. LDC Section 4.2.31.F.(4)(c) provides if necessary, a final development plan (entire project or phase) may be submitted with the conceptual plan for consideration.

Analysis: Staff find that LDC Section 4.2.31.F.(4)(c) **is not applicable** because final plats are administrative actions now, per Florida Statutes.

M. LDC Section 4.2.31.J addresses PUD time limits and provides:

The Board may establish time limits for the submittal of a master plan, major site plan, preliminary plat, or final plat for the development of an approved conceptual plan.

Any such time limits may be extended by the Board for reasonable periods upon the petition of the developer for an amendment to the conceptual plan and based upon good cause, as determined by the Board; provided that any such extension of time shall not automatically extend the normal expiration date of a building permit, site plan approval, or other development order. If time limits contained in the approved development plan are not completed or not extended for good cause, no additional permits will be approved.

Time limits for completion and close out of master plans, major site plans, preliminary plats, and final plats once approved shall be according to Article 2 of this Code Review and approval procedures.

Analysis: Staff does not recommend conditions to address time limits because time limits are provided in LDC Article 2 for Master Plans, Preliminary Plats, and Improvement Plans. These are all valid for 5 years after the date that DRC approves each plan. LDC Section 4.3.21.L also requires a Preliminary Plat to be submitted with 5 years after approval of a PUD master plan.

N. LDC Section 4.2.31.K addresses PUD amendments; LDC Section 4.2.31.L addresses timing; and LDC Section 4.2.31.M address revocation.

Analysis: Staff find that an analysis of these LDC Sections is not applicable at this time.

VI. ALTERNATIVE ACTIONS

A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to the Board of County Commissioners to **DENY** the rezoning amendment.

B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, amend the findings and conclusions contained herein so as to support the approval of the Ordinance, and make a recommendation to the Board of County Commissioners to adopt a proposed Ordinance to **APPROVE with amended conditions** the rezoning amendment.

C. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, identify any additional data and analysis needed to support a recommendation on the proposed Ordinance, and make a recommendation to the Board of County Commissioners to **TABLE** the application for up to two months in order to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

VII. STAFF RECOMMENDATION

Staff recommends that the P&Z enter into the record the Staff Report and all other competent, substantial evidence presented at the hearing; adopt the findings and conclusions contained herein; and recommend that the Commission **approve, with conditions**, the proposed rezoning because the application:

A. **Will not adversely** affect the public interest based upon impacts to the surrounding area;

B. **Is consistent** with the following Comprehensive Plan provisions
   1. FLUE Policy 1.1.5, 2.1.18, 2.1.19, 5.1.3, 5.1.4;
   2. TE Policy 2.1.4, and Objective 2.2;
   3. SSE 1.1.3;
   4. PWE 1.6.4;
   5. SE 1.1.4, 1.1.5;

C. **Is compatible** with the surrounding uses.

The following development conditions are proposed to mitigate the potential for any negative impacts to the surrounding area:

1. The PUD shall comply with the PUD Development Buffers listed in Table 2.

TABLE 2. BUFFERS

Direction	Adjoining Use	Parcel ID	Recommended
North	Vacant Single Family w/ LR FLU & A-1 Zoning	35463-000-05 & 35463-000-03	**15' C-Type[1]**
South	ROW	N/A	**15' C-Type**
East	ROW	N/A	**15' C-Type**
West	Undeveloped Westwood Trail Single-Family	35461-000-00	**None**
	Single-Family	35461-001-00	**15' C-Type w/ 6' tall vinyl fence**

Note:
1. Buffer will preserve as much existing, viable vegetation as possible. Any gaps in the required buffer will be planted.

2. The PUD shall comply with the PUD Development Setbacks listed in Table 3.

TABLE 3. ZONING STANDARDS

Standards	Recommended
Lot Area	5,175 SF
Lot Depth	115'
Interior Lot, Lot Width	45'
Corner Lot, Lot Width	60'

Front Setback[1]	20’
Rear Setback	15’
Interior Lot, Side Setback	5’
Corner Lot, Side Setback	15’
Maximum Single-Family Home Height[2]	40’
Maximum Accessory Structure Height	20’
Accessory Structure, Front Setback	20’
Accessory Structure, Rear Setback	5’
Accessory Structure, Side Setback	5’ for Interior Lot 15’ for Corner Lot

Note:
1. Building placement for front setbacks must comply with staggering requirements as provided in the approved PUD resolution conditions. Porches may encroach 2 feet into the front setback area.

2. If any portion of a single-family home is located within 100’ of northern and eastern boundaries of this PUD’s project area, then that single family home is limited to one story.

3. The PUD shall be limited to those uses as indicated within the PUD plan, except when Florida Statutes pre-empts local jurisdiction and allows a specific use. If uses other than those listed are proposed; the property owner’s association or the developer is responsible for submitting a PUD Amendment application to Growth Services, or its equivalent, to ensure due public notice is provided.
4. PUD is limited to 72 single-family detached dwellings units.
5. A property owner’s association OR the developer must care for and maintain all common areas used by residents of the subdivision as well as buffers, stormwater, and any other forms of infrastructure within the subdivision.
6. The developer shall construct and fully complete all required amenities, and ensure such amenities are operational, prior to the issuance of the thirty-sixth (36th) Certificate of Occupancy for residential units within the development.
7. Each residential lot shall provide a minimum of two (2) shade trees. The shade trees shall be a minimum of four (4) inch caliper at the time of planting.
    a. On the side of the street where internal sidewalks are provided, every other lot must locate one (1) of the required shade trees within the front yard and within ten (10) feet of the sidewalk edge.
8. With any group of three (3) consecutive dwelling units along the same street frontage, the front building line of each dwelling shall vary by at least two (2) feet and no more than five (5) feet from the adjacent unit. No more than two (2) consecutive dwellings may have the same front setback. The pattern of setback variation shall be shown on the improvement plan during development review and maintained through building permit review.
9. The developer is required to install approved buffers as provided in Table 2 of this report prior to the issuance of the first (1st) Certificate of Occupancy for residential units within the development the HOA is required to maintain the approved buffers.

10. On the final plat, the property owner will dedicate land for right-of-way along the entire frontage length where the PUD abuts the following roads:
    a. Thirty-five (35) feet wide strip of right-of-way to SW 80th Street
    b. Ten (10) feet wide strip of right-of-way to SW 72nd Court
11. The property owner/developer will provide yelp gate access to SW 72nd Ct.
12. An internal sidewalk, at least five (5) feet wide, on at least one (1) side of the internal street circulation network is required, consistent with the master plan. The developer shall construct and fully complete all required internal sidewalk segments, prior to the issuance of the fiftieth (50th) Certificate of Occupancy for residential units within the development.
13. An eight-foot (8) wide multi-modal path is required along SW 80th St, consistent with the master plan. The developer shall fully construct the multi-modal path, prior to the issuance of the fiftieth (50th) Certificate.
14. At the time of development review, the improvement plan must include a photometric lighting plan that:
    a. Complies with all applicable Land Development Code outdoor lighting standards;
    b. Demonstrates the subdivision's pedestrian routes, street intersections, park amenity area, and monument signage are adequately illuminated for safety and visibility; and
    c. Provides an architecturally appealing style of fixture head used consistently throughout the PUD. Cobra heads are not permitted.

VIII. PLANNING & ZONING COMMISSION RECOMMENDATION

To be determined.

IX. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

X. LIST OF ATTACHMENTS

A. Application Package
B. DRC Staff Comments
C. Site Photos
D. MCFR Comments
E. MSCO Comments
F. Westwood Trails Approved PUD Master Plan
G. Traffic Assessment and Methodology