



**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**

P&ZC Date: 10/24/2022	BCC Date: 12/20/2022
Case Number	221107ZP
CDP-AR	29120
Type of Case	Rezoning from Single Family Dwelling (R-1), Regional Business (B-4), and Planned Unit Development (PUD) to PUD
Owner	Maricamp Investment LLC, Shahab Eunos, Mgr.
Applicant/Agent	Mastroserio Engineering Inc., Paolo Mastroserio, P.E.
Street Address	6650 SE Maricamp Road Ocala, FL 6670 SE Maricamp Road Ocala, FL 5700 SE 67 th Avenue Ocala, FL
Parcel Number	37471-000-00, 37471-010-00, 9018-0000-06, 37471-013-00, 9018-0327-33
Property Size	61.17 acres
Future Land Use	Commercial, Urban Residential, High Residential
Zoning Classification	Residential Agricultural Estate (A-3)
Overlay Zone/Scenic Area	Primary Springs Protection
Staff Recommendation	DENIAL
P&ZC Recommendation	APPROVAL with conditions
Project Planner	Ken Weyrauch, Senior Planner & Kathleen Brugnoli, Planner II
Related Case(s)	031005Z A-1 to B-4 (approved); 051020Z "Portion of" property A-1 to R-1 (approved); 080213Z R-1 to PUD (expired); R-1 to R-3 (withdrawn, to come back as PUD); 201101Z modify/renew PUD (approved) 031005Z A-1 to B-4 (approved)

I. ITEM SUMMARY

Mastroserio Engineering, Inc., on behalf of the landowner, Maricamp Investment LLC, has filed an application to rezone a 61.17-acre property site located 0.5 miles east of SE 58th Avenue aka Baseline Road from (R-1, B-4, and PUD) to Planned Unit Development (PUD) (see Attachment A). The PUD proposes 648 multifamily residential units and 6.86 acres of commercial use consistent with Regional Business (B-4) zoning uses. Within the Traffic Impact Analysis, the commercial traffic was analyzed at 0.25 Floor Area Ratio (FAR) or 75,000 GSF of commercial. The site currently has an approved PUD on the Urban Residential portion that allows for 468 multifamily dwelling units, this PUD was approved on November 17, 2020. Figure 1 is an aerial photograph showing the general location of the subject property. The subject property is situated outside the Urban Growth Boundary (UGB) and is located within the primary spring's protection overlay zone. **Subsequent to Planning and Zoning Commission Public Hearing, Planning Staff met with the applicant and representatives from the Traffic Division within the Office of the County Engineer to discuss the traffic issues involved with this application. It was determined that the proposed development requesting 648 multifamily units and 6.86 acres of commercial at 0.25 FAR, would result in a reduction of both peak hour and daily traffic trips when compared to the currently approved development within this site. Planning Staff recommended denial of the project due to the Level of Service (LOS) on Maricamp Road functioning at an F when the LOS Standard is an E, this means the segment of Maricamp Road that this PUD would access is currently failing. By State Statute, since this segment is already failing, any new development would not be responsible for mitigating through traffic because the new development is not what causes that segment of road to fail. Due to this staff is providing three options for the Board. Option 1- Deny the proposed PUD. Option 2- Approve the PUD as proposed with the 648 Multifamily Residential Units and 6.86 acres of commercial. Staff recommends the commercial be limited to Community Business (B-2) uses and 0.25 FAR (75,000 GSF total) to be consistent with the Traffic Impact Analysis submitted. Option 3- Approve the PUD with density and intensity limitations. To allow the currently approved for 468 Multiple family residential units and 6.86 acres of commercial at 0.25 FAR (75,000 GSF total). While staff continues to recommend denial due to the traffic concerns, staff intends to work with the Board of County Commissioners and the Applicant to find common ground for the approval of this PUD.

**FIGURE 1
GENERAL LOCATION MAP**



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **DENIAL** of the applicant's request because it is not consistent with Land Development Code Section 2.7.3.E.2, which requires that granting a rezoning will not adversely affect the public interest, that the rezoning is not consistent with the Marion County Comprehensive Plan (MCCP), and that the rezoning is not compatible with land uses in the surrounding area, and with LDC Section 4.2.31 on Planned Unit Development because the proposed PUD will adversely affect the public interest based upon impacts to the already overburdened roadway network, is inconsistent with the Comprehensive Plan, is not compatible with the surrounding uses due to the potential intensity of the commercial use. The subject property is situated not within the Urban Growth Boundary (UGB) and is located within the primary spring's protection overlay zone.

III. NOTICE OF PUBLIC HEARING

Consistent with Land Development Code (LDC) Section 2.7.3.C., notice of public hearing was mailed to all property owners (94 owners) within 300 feet of the subject property on October 7th, 2022. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property on October 17th, 2022 and consistent with LDC Section 2.7.3.E. due public notice was published in the Ocala Star-Banner on October 10th, 2022. Evidence of the above-described public notices is on file with the Growth Services Department and is

incorporated herein by reference. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received.

IV. ANALYSIS

Land Development Code 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 granting the rezoning will not adversely affect the public interest, that the proposed zoning change is consistent with the current Comprehensive Plan, and that it is compatible with land uses in the surrounding area. Staff's analysis of compliance with these three criteria are addressed below.

A. *Will/Will not adversely affect the public interest.*

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

- a. Roadways. The traffic impact assessment provided with the application, by Kimley Horn (see Attachment A, page A-10), the daily trips generated by this proposed PUD are 9,308 with a total of 703 PM peak hour trips. Development Review comments from Traffic within the Office of the County Engineer (OCE-Traffic) state that they did not see the Traffic Impact Assessment but did provide a recommendation of denial of the PUD and comments based on their analysis of the application. There are concerns about the traffic generation and the existing Level of Service on Maricamp RD currently being at an "F" which exceeds the standard of "E." Approving more traffic when the road is overburdened already is an issue. There are concerns There are concerns about the access points, the PUD originally proposed a connection to the southwest on Pine Trace Course, the applicant has since removed that parcel from the application but stated access is still available there if the County would allow it. This access point would be taking an existing platted lot, in a different subdivision, and converting it to a roadway or driveway for this PUD. Planning staff does not support this access connection. This leaves the 648 multi-family unit PUD plus 6.86 acres of commercial with two access points, one full access and a right in/right out only access point. According to the Conceptual Plan, the commercial area does not show how access will be provided other than a connection to the main ingress/egress of the development. A condition prohibiting the commercial areas direct access to Maricamp RD will be placed on the PUD to help address access issues. Two of the internal access roads are labeled as 24' wide easements, the Marion County Land Development Code (LDC) requires these roads to be built to local subdivision street standards. A condition will be placed to address this concern. OCE-Traffic comments can be found below.

OCE-Traffic writes, "this development will generate a significant amount of traffic. The majority of the traffic will be placed on SE Maricamp Road between Baseline Road and Pine Road. Per the Ocala/Marion TPO Congestion Management Plan, this section of

roadway is currently at Level of Service "F" which exceeds the Marion County Comprehensive Plan Level of Service standard of LOS "E".

There are three access roads proposed for the development including a right-in/right-out entrance onto SE Maricamp Road and a connection to Pine Trace Course. Both of these connections are labeled as 24' wide easements, but the typical section indicates they will be 50' wide. Both of these should be designed as standard private subdivision streets with sidewalk. A 24' easement is not sufficient. Additionally, staff supports a connection to Pine Trace Course as it will help to distribute some of the traffic away from SE Maricamp Road and allow for a connection for local traffic traveling between the adjacent developments. However, it should be noted, that there have been concerns regarding cut through traffic and speeding on Pine Trace Course and Pine Trace.

Access management modifications will be required along SE Maricamp Road to limit access to the proposed right-in-right-out access and minimize conflicts with adjacent driveways. The main entrance shall be located directly across from SE 55th Place. A signal warrant analysis will be required prior to constructing a signal at the main entrance. If a signal or any turn lanes are required at the project driveways, these improvements shall be the responsibility of the developer.

There is a note on the plans stating that all lots must use the internal roads for access; however, the commercial lots along SE Maricamp road do not have access to any of the internal roadways. It is recommended for the internal roadway running parallel to SE Maricamp Road just behind the commercial area be located adjacent to the commercial lots to provide access. Otherwise, cross access easements are needed to prevent direct access to Maricamp Road. It should be a clear condition of the PUD that direct access to Maricamp Road is prohibited and cross access easements shall be provided.

The existing right-of-way along SE Maricamp Road is approximately 100 feet wide. SE Maricamp Road is an arterial roadway, so a right-of-way dedication will be needed if improvements are required. A right-of-way dedication of 15 feet is shown on the plan.

Sidewalk is shown on the typical sections for the internal roadways. Sidewalk is also needed on SE Maricamp road."

- b. Public transit. There is a fixed route from Suntran available along Maricamp Rd, the closest existing stop is about 300' northwest of the subject property. A condition will be added to address the potential of adding bus facilities to the commercial areas during the Master Plan or development review phase, whichever comes first.

- c. Other mobility features. The cross-sections on the Conceptual Plan (see Attachment A, page A-5) shows a sidewalk along one side of the road. The Conceptual Plan does not provide any further detail of multimodal circulation within the development. A condition requesting an updated Conceptual Plan showing a circulation plan will be added.

Based on the above findings, it is concluded the application's proposed **roadway impacts would adversely affect the public interest**. If the PUD zoning change is approved, staff recommends the following conditions to help mitigate adverse impacts:

- Prior to completion and approval of the final PUD Master Plan, the project Traffic Study shall be completed to the satisfaction of the County Engineer and Planning Director, adequate provision shall be made for the coordination of improvements with the PUD
 - Access to Pine Trace Course shall be prohibited.
 - All access point locations will be worked out to the satisfaction of the Development Review Committee during the time of Development Review.
 - Commercial development shall be connected to internal roads with no direct access to SE Maricamp Rd. The internal access shall be behind the commercial area (south of the commercial area) running parallel to Maricamp Rd. Parallel access in the front may also be provided.
 - All internal streets shall be developed to the standards of private subdivision streets with sidewalks as required by the Marion County LDC.
 - Sidewalks shall be provided along SE Maricamp RD.
 - ~~At least 14 days before the BCC Public Hearing, an amended conceptual plan shall be submitted, showing the parking calculations for all uses proposed on the plan and demonstrate the parking for all uses.~~
 - ~~At least 14 days before the BCC Public Hearing, an amended conceptual plan shall be submitted, showing the internal multimodal circulation plan, including internal access from the residential areas to the commercial areas.~~
 - The commercial areas shall address any potential bus facilities for transit, this is to be done at the Master Plan or Major Site Plan level, whichever comes first.
2. 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. Based on the 648 residential units and the 6.86 acres of non-residential property, the proposed rezoning would result in a generation of 252,145 gallons per day. The DRC comments letter finds a potable water force main is immediately available without any owner-funded offsite extension of main and that connection would be required (see Attachment B, page B-2). Thus, it is concluded the application's **potable water impacts would not adversely affect the public interest**. As a condition of approval, staff recommends:

- The PUD shall connect to Marion County centralized water and sewer.
3. 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. Based on the 648 residential units and the 6.86 acres of non-residential property, the proposed rezoning would result in a generation of 184,792 gallons per day. The DRC comments letter finds a sanitary sewer force main is immediately available without any owner-funded offsite extension of main and that connection would be required (see Attachment B, page B-2). Thus, it is concluded the application's **sanitary sewer impacts would not adversely affect the public interest**. A condition for approval has already been recommended.
 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 SWE does not establish a LOS standard for solid waste generation for non-residential uses. 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. Based on the above, it is concluded the application's **solid waste impacts would not adversely affect the public interest**.
 5. Fire rescue/emergency services. Silver Springs Shores Fire Station #17, located at 2122 Pine Rd, is roughly 2.1 miles southwest of the subject property. Since the Fire Station is within a 5-mile radius of the subject property, it is concluded the application's **fire rescue/emergency impacts would not adversely affect the public interest**.
 6. Law enforcement. The Sheriff's Silver Springs Shores District Office, located at 501 Water Road, is roughly 1.1 miles west of the subject property. Due to the proximity of the facility, it is concluded the application's **law enforcement impacts would not adversely affect the public interest**.
 7. Public schools. The schools within the area are Forest High School, located at 5000 SE Maricamp Road (94.8% capacity). Lake Weir Middle School, located at 10220 SE Sunset Harbor Road (93.02 % capacity). And Legacy Elementary School, located at 8496 Juniper Rd, (88.24% capacity). While

the local schools within the area are experiencing overcrowding, the school district as whole has ample capacity for any new students generated by this development. It is concluded that the proposed rezoning **public schools' impacts could adversely affect the public interest.**

In conclusion, staff finds **the roadway impacts will adversely affect the public interest** and those adverse impacts outweigh the lack of adverse impacts to other public facilities and services.

B. *Comprehensive Plan consistency.*

1. FLUE Policy 1.1.5 on higher density/intensity uses provides “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: Staff finds the property is not located within the UGB and higher densities and intensities than what are allowed by the FLUMS are not proposed, staff concludes the proposed amendment **is consistent** with FLUE Policy 1.1.5.

2. FLUE Policy 2.1.4 on Open Space Requirement provides “A minimum of 350 square feet of open space for each residential lot shall be required in either single or linked multiple tracts within residential development and the open space shall be accessible to all residents within the development, as further defined in the LDC.”

Analysis: The owner is advised that prior to the time of development order issuance, compliance with this policy must be demonstrated. Based on the above, it is concluded the application **is consistent** with FLUE Policy 2.1.4.

3. FLUE Policy 5.1.3 on Planning and Zoning Commission provides “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: The proposed Zoning Change amendment is scheduled for the October 24, 2022 Planning and Zoning Commission and, therefore, the application **is consistent** with this FLUE Policy 5.1.3.

4. FLUE Policy 5.1.4 on Notice of Hearing provides “The County shall provide notice consistent with Florida Statutes and as further defined in the LDC.”

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

5. TE Policy 2.1.4 on determination of impact provides in part “All proposed development shall be evaluated to determine impacts to adopted LOS standards.”

Analysis: The Development Review Committee (DRC) comments letter on the proposed amendment found that the rezoning would generate a very significant amount of traffic on an already overburdened roadway. Per the Ocala/Marion TPO Congestion Management Plan, this section of roadway is currently at Level of Service “F” which exceeds the Marion County Comprehensive Plan Level of Service standard of LOS “E”. Based on the submitted Traffic Impact Assessment, the subject property would generate 9,308 average annual daily trips or 376 am peak hour trips and 703 pm peak hour trips. These trips would be loaded onto SE Maricamp RD. Maricamp Rd currently has an AADT of 42,700 and a projected LOS of up to 35,820 trips. Based on the above findings, it is concluded the application is **not consistent** with TE Policy 2.1.4.

6. TE Objective 3.1.2 on Adequate Rights of Way/Encroachment provides “The County shall ensure adequate rights-of-way for roadway, Transit, bicycle and pedestrian pathways, and protect existing and future rights-of-way from building encroachment.”

Analysis: The existing right-of-way along SE Maricamp Road is approximately 100 feet wide. SE Maricamp Road is an arterial roadway, so a right-of-way dedication will be needed if improvements are required. Based on the above potential number of trips that could be generated and the ROW width, it is concluded the application is **not consistent** with TE Objective 3.1.2.

7. TE Objective 2.2. on Access Management provides “To maintain the intended functionality of Marion County’s roadway network, access management standards shall be established which provides access controls and manage the number and location of public roadways, private roadways, driveways, median openings, and traffic signals.”

Analysis: The DRC Comments letter notes the primary concerns associated with this rezoning are traffic trips generated and access (see Attachment B). The subject property has access only to SE Maricamp Rd. There is one full access proposed and a right in/right out only. There should be at least two full accesses and ideally, they would connect to different roads. Based on the above findings, staff concludes the application is **not consistent** with TE Objective 2.2.

8. SSE Policy 1.1.1 provides “The 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 is adopted as the basis for future facility design, determination of facility capacity, and documentation of demand created by new development. This LOS shall be applicable to central sewer facilities and to package treatment plants but shall not apply

to individual OSTDS. DRIs and FQDs that demonstrate the suitability of differing LOS standards may be allowed to adhere to the differing standard if approved by the County.”

Analysis: Staff finds that based on the addition of 648 units multiplied by 2.4 persons per household equals 1,555 persons, which will generate a demand of an additional 171,072 gallons per day. The 6.86 acres of commercial will generate a demand of 13,720 gallons per day, 184,792 gallons per day combined. The sanitary treatment plant serving this area has sufficient capacity to serve this demand. Based on the above findings, it is concluded the application **is consistent** with SSE Policy 1.1.1.

9. SSE Policy 1.1.3 provides “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: Staff concludes that if a sanitary sewer line is presently available along SE Maricamp RD, the owner will be responsible for funding the extension of the sanitary sewer line to the property. Based on the above findings, it is concluded the application **is consistent** with SSE Policy 1.1.3.

10. SSE Policy 1.2.1 provides “Within the UGB, all new development approval requests (CPAs, rezonings, site plans, etc.) will require proof that central sanitary sewer and water service from a County approved provider is or will be available. Approved providers in the UGB are MCUD, the cities of Ocala, Belleview or Dunnellon, and private utilities authorized by the County within its service area.”

Analysis: The subject property is within the Marion County Utilities Service Area and services are located within the vicinity. Extension of offsite sewer mains are required to reach the development. Based on the above findings, it is concluded the application **is consistent** with SSE Policy 1.2.1.

12. PWE Policy 1.1.1 provides in part “The LOS standard of 150 gallons per person per day (average daily consumption) is adopted as the basis for future facility design, determination of available facility capacity, and determination of demand created by new development with regard to domestic flow requirements, and the non-residential LOS standard shall be 2,750 gallons per acre per day.”

Analysis: Staff finds that based on the addition of 648 units multiplied by 2.4 persons per household equals 1,555 persons, which will generate a demand of an additional 233,280 gallons per day. The 6.86 acres of commercial use will generate a demand of an additional 18,865 gallons per day, 252,145 gallons per day combined. The water treatment plant serving this area has sufficient capacity to serve this demand. Based on the above findings, it is concluded the application **is consistent** with PWE Policy 1.1.1.

13. PWE Policy 1.6.4 provides “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 in Marion County Utilities Service Area and services are located within the vicinity; however, extension of offsite water mains are required to reach the development. The owner is advised the owner will be responsible for funding the extension of the potable water line to the property. Based on the above findings, it is concluded the application **is consistent** with PWE Policy 1.6.4.

14. SWE Policy 1.1.1 provides “The LOS standard for waste disposal shall be 6.2 pounds of solid waste generation per person per day. This LOS standard shall be used as the basis to determine the capital facilities or contractual agreements needed to properly dispose of solid waste currently generated in the County and to determine the demand for solid waste management facilities which shall be necessitated by future development.”

Analysis: Staff finds that based on the addition of 468 units multiplied by 2.4 persons per household equals 1,555 persons, which will generate a demand of an additional $\pm 9,641$ pounds 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. Based on the above findings, it is concluded the application **is consistent** with SWE Policy 1.1.1.

15. SWE Policy 1.1.5 provides “Permits shall be denied for development that would either increase demands on an already deficient facility or cause a facility to exceed its capacity until such time that the facility may provide service in accordance with the adopted LOS standard.”

Analysis: 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 owner is placed on notice that should disposal facilities become unavailable, permits shall not be issued for the dwelling units. Based on the above findings, it is concluded the application **is consistent** with SWE Policy 1.1.5.

16. SE Policy 1.1.4 provides “The demand for stormwater facility capacity by new development and redevelopment shall be determined based on the difference between the pre-development and post-development stormwater runoff characteristics (including rates and volumes) of the development site using the applicable design storm LOS standard adopted in Policy 1.1.1 and facility design procedures consistent with accepted engineering practice.”

Analysis: At the time of development order approval, the owner will need to demonstrate post-development stormwater runoff can be accommodated by the proposed stormwater facility, which facility could potentially including reducing the form, intensity, and/or density of the proposed development

(e.g., units, building SF, impervious square feet). Based on the above, it is concluded the application **is consistent** with SE Policy 1.1.4.

17. SE Policy 1.1.5 provides “Stormwater facilities meeting the adopted LOS shall be available concurrent with the impacts of the development.”

Analysis: The owner is advised the owner will be responsible for funding the stormwater facilities with sufficient capacity to accommodate the post-development runoff. Based on the above findings, it is concluded the application **is consistent** with SE Policy 1.1.5.

18. ROSE Policy 1.1.1 provides “The LOS standard for public outdoor parks and recreation facilities shall be two (2) acres per 1,000 persons. Marion County may develop and pursue intergovernmental and not-for-profit agency partnerships to meet identified recreation needs, including, but not limited to, placing County-owned/operated facilities on non-Marion County owned lands. “

Analysis: The Bureau of Economic and Business Research estimates the April 1st, 2021 Marion County population is 308,485 persons, which requires a minimum of 6,170 acres. This LOS may be satisfied by state, federal and county recreational lands. Staff finds the Ocala National Forest has more than 300,000 acres. Thus, staff finds the application **is consistent** with Policy 1.1.1

19. ROSE Policy 1.4.6 provides “All new residential developments (e.g., subdivisions and particularly developments of regional impact) shall be required to comply with the open space per dwelling unit standard established by FLUE Policy 2.1.4, unless an alternative form of compliance is provided by the developer consistent with Policy 1.3.4.

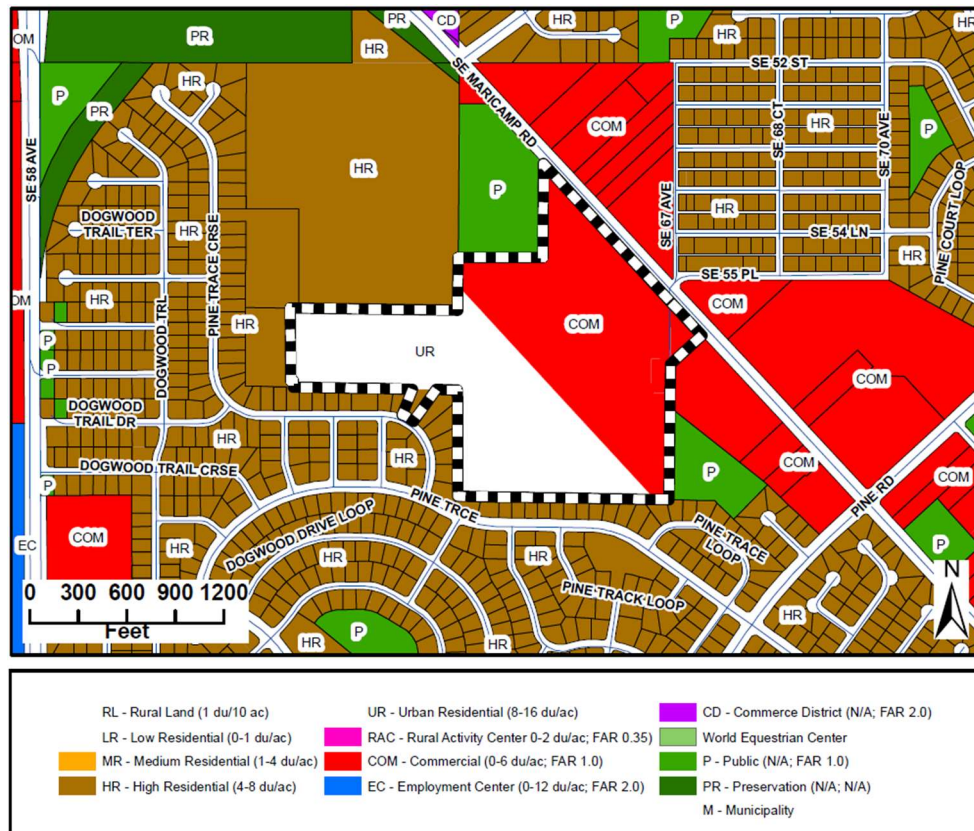
Analysis: The Comprehensive Plan requires 350 SF of open space per dwelling unit. The required open space per the Comprehensive Plan is 226,800 SF of recreational open space. The Conceptual Plan states that the overall open space will exceed this mark. The LDC requires PUDs to provide at least 20% open space for the entire project. This requirement is greater than the 350 SF per dwelling unit requirement. The Conceptual Plan does state that there will be a clubhouse, pool, community garden, passive parks, tot lot, and a dog park. However, the Conceptual Plan does not provide a line item calculation for the open space, improved and non-improved. The Conceptual Plan also does not provide sizes for the recreational amenities. Thus, staff finds the application **is not consistent** with FLUE Policy 2.1.4

In conclusion, based upon the totality of the circumstances, staff concludes the rezoning application is **not consistent** with the Comprehensive Plan.

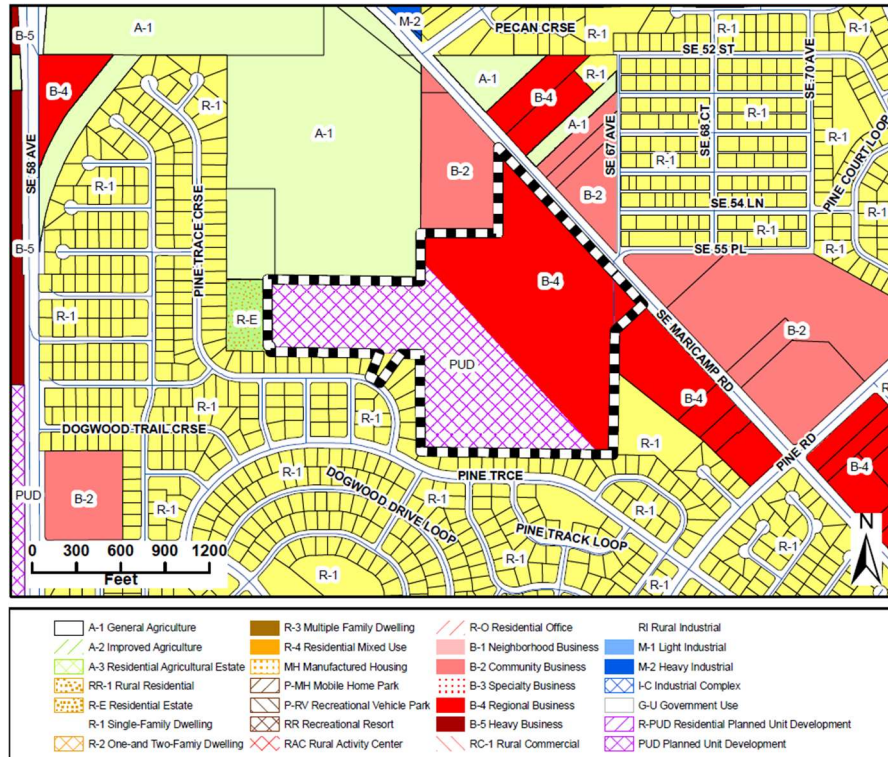
- C. *Compatibility with surrounding uses.* Compatibility is defined as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively

impacted directly or indirectly by another use or condition. Figure 1 is an aerial photograph displaying existing and surrounding site conditions. Figure 2 displays the proposed FLUMS, which assumes the subject property is designated Commercial and not Rural Lands. Figures 3 and 4 display the existing and proposed zoning classification for the subject property and surrounding properties. Figure 5 shows the uses of subject property and surrounding properties as classified by Marion County Property Appraiser. Table A displays the information from figures 3 and 4 in tabular form.

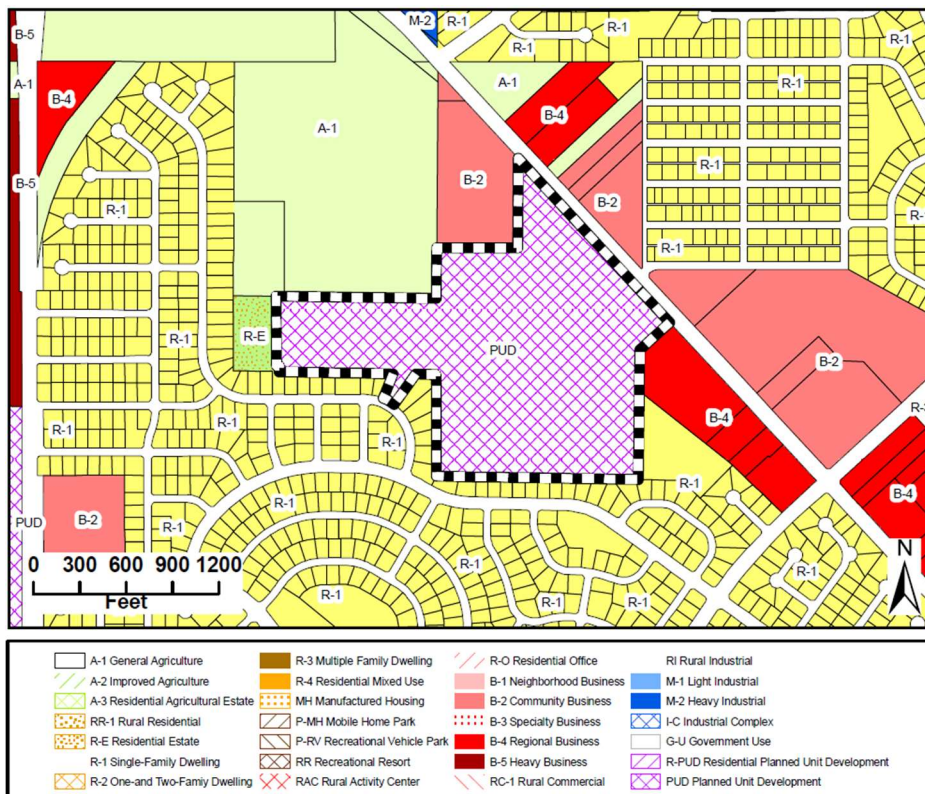
**FIGURE 2
ASSUMED FLUMS DESIGNATION**



**FIGURE 3
ZONING CLASSIFICATION**



**FIGURE 4
PROPOSED ZONING RE-CLASSIFICATION**



**FIGURE 5
EXISTING AND SURROUNDING LAND USES**

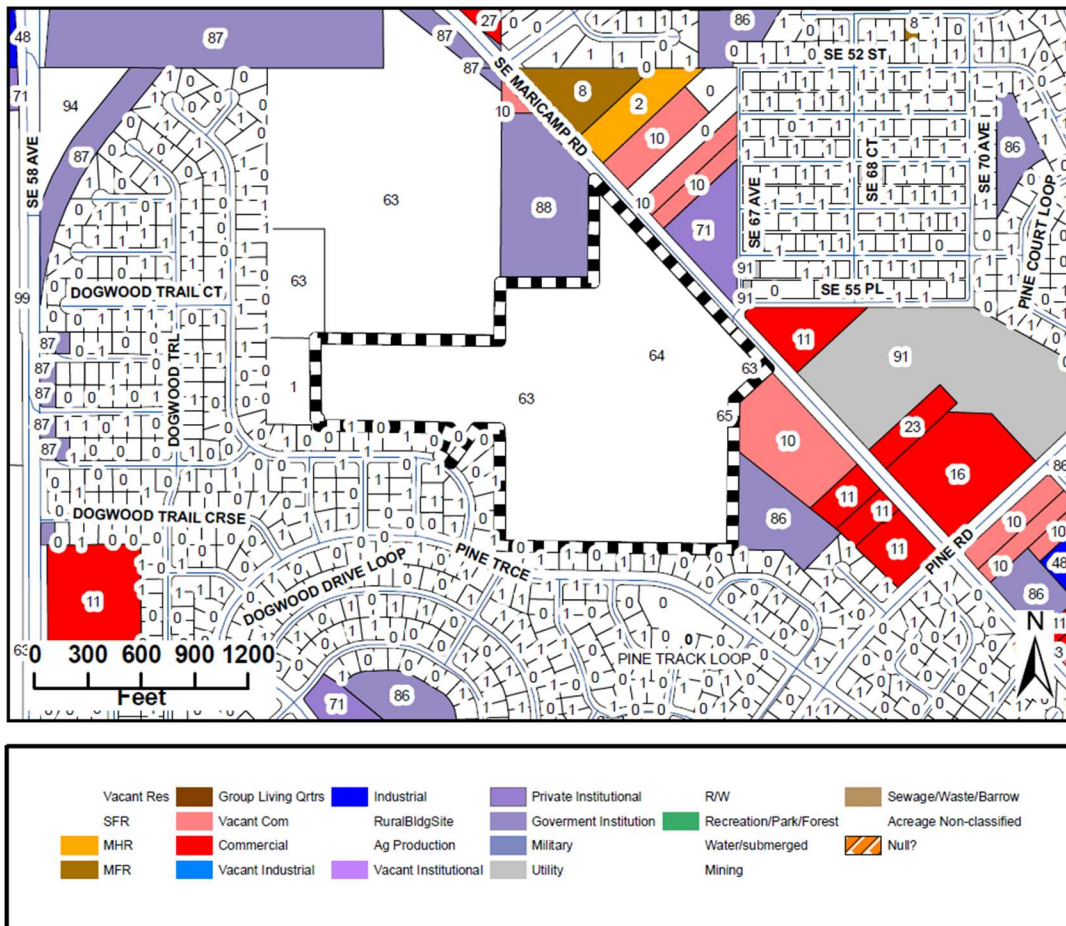


TABLE 1 ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUMS	Zoning	Existing Use
Site	Commercial Urban Residential	Regional Business (B-4) Planned Unit Development (PUD)	Vacant
North	Commercial	Community Business (B-2)	Vacant Commercial Church, Vacant SFR
South	High Residential	Single Family Dwelling (R-1)	Single Family Residential Vacant Residential
East	Commercial Public	Regional Business (B-4) and Single Family Dwelling (R-1)	Vacant Commercial Government Use
West	High Residential Public	Single Family Dwelling (R-1) Residential Estate (R-E) General Agriculture (A-1)	Post Office, Grazing, SFR

Consistent with LDC Section 2.7.3.D, staff conducted a site visit (see Attachment C) and finds the subject property is currently unimproved. Being that the parcel is undeveloped, they are currently not issues related to noise, odors, glare, vibration, and building height. The proposed PUD is a multiple use PUD, with residential and commercial uses proposed. The commercial area is proposed to have Regional Business (B-4) uses with a 15' undefined landscaped buffer between the commercial and residential area. In relation to the surrounding parcels, many uses

allowed in the B-4 zoning are not compatible with the residential uses adjacent. Staff recommends that the commercial area be limited to Community Business (B-2) to be more compatible with the residential uses adjacent.

Based on the above findings, staff concludes the proposed rezoning is **compatible** with the existing and future surrounding land uses.

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 are 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: Staff finds the proposed uses are consistent with the Commercial, Urban Residential, and High Residential FLUMS designation of the site. The proposed uses include 648 multifamily residential units (468 apartments and 180 townhomes) and 6.86 acres of commercial use with Regional Business (B-4) uses (298,821 GSF of commercial use). Based on the density, using 30.45 acres of Urban Residential FLUMs and 23.38 acres of Commercial FLUMs, the maximum number of dwelling units allowed by land use is 674. The proposed 648 residential units is 96% of the overall density allowed by the land use. The overall density proposed is 11 dwelling units per acre (du/ac). The submitted Traffic Impact Analysis shows 75,000 GSF of commercial (0.25) rather than the PUD's proposed 239,057 GSF of commercial (0.8 FAR). To be consistent with the submitted application, concerning traffic trips and impact, staff recommends limiting the commercial to the 0.25 FAR used for the analysis by the applicant. Staff does have concerns with the incompatibility of the B-4 uses adjacent to residential uses. Based on the above, staff concludes the application is **not consistent** with this section. To make this section consistent with the LDC and improve the compatibility with the surrounding area, staff proposes the following condition:

- The PUD shall be limited to ~~298,821~~ 75,000 GSF of commercial use, consistent with the Community Business (B-2) zoning classification.
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 on of three criteria;

Analysis: Staff finds the application does not propose any SUP. Therefore, this requirement is **not applicable**.

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: Staff finds this is a new PUD request different from what was previously approved and that this section is **not applicable**.

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

Analysis: Staff finds the application satisfies the following method by incorporating by reference one, or more, of the standard zoning classification as listed elsewhere in this Division and, therefore, **is consistent** with this requirement.

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: Staff finds the intended character of the PUD is a mixture of multifamily and commercial uses. The structure types include two story townhomes and three-story apartments. the architectural style is defined as modern with multiple options for the dwelling unit types the ownership form is unknown at this time and the community management form will be and H.O.A., P.O.A., MSTU, or MSBU that will manage and maintain all common areas and elements of the PUD and shall be the legal entity responsible for management and maintenance of the PUD. Examples of the architectural styles can be found on Attachment A Page 7.

The proposed amenities include clubhouse, pool, community garden, passive parks, “tot lot”, and a dog walk/park. The passive park areas will include things such as park benches, picnic tables, and sodded play areas, the area will also include a water fountain. The dog walk/park will be fenced and also include a water fountain. All parks within the PUD will be for residents of the community and not open to the public. In total, 5.2 acres of the PUD will be set aside specifically for park sites and recreational amenity sites which is meeting the open space requirement of Policy 2.1.4 of the Marion County Comprehensive Plan. Additionally, 20% required green space is shown. Staff finds the application to **be consistent** with this section of code.

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

Analysis: Staff finds the property has a size of 61.17 acres and therefore **is consistent** with this section.

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 61.17-acre subject property has multiple land uses including Urban Residential, Commercial, and High Residential. The proposed uses include 648 multifamily residential units (468 apartments and 180 townhomes) and 6.86 acres of commercial use with Regional Business (B-4) uses (298,821 GSF of commercial use). Based on the density, using 30.45 acres of Urban Residential FLUMs and 23.38 acres of Commercial FLUMs, the maximum number of dwelling units allowed by land use is 678. The proposed 648 residential units is 96% of the overall density allowed by the land use. The overall density proposed is 11du/ac. The proposed PUD **is consistent** with the section.

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: Staff finds the PUD proposes two access points, a right-in/right-out on the northern frontage of SE Maricamp Road and a signalized full access further south on Maricamp lining up with SE 55th Place. In the PUD Comments letter provided by DRC and dated 10/04/2022, Traffic states they recommend denial of this project. The proposed development will generate a significant amount of traffic on to Maricamp on a section of roadway currently at a Level of Service "F", exceeding the Marion County Comprehensive Plan standard LOS of "E". Additionally, access management modifications will be required to limit access to the proposed right-in/right-out and a right-of-way dedication of 15 feet will need to be provided. Marion County Utilities (MCU) has available infrastructure within the area and the developer will be required to connect for centralized utilities (Attachment D, page D-2). There are no FEMA designated flood zones on the property but there are multiple flood prone areas.

3. LDC Section 4.2.31.D.(3) provides density/intensity increases may be attained through one of three methods.

Analysis: Staff finds the application does not propose any density/intensity increase. Thus, staff concludes this section is **not applicable**.

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

Analysis: Staff finds the subject property provides a breakdown of both existing acreage and land use as well as proposed acreage and land use. Of the total 61.17 acres, 30.24 ac are commercial land use, 30.45 acres of urban residential, and .47 acres of high density residential. The breakdown of proposed intensity/density is as follows: 6.86 acres commercial land use for businesses, the remaining 23.38 to go to residential density. Combined with the 30.45 acres of urban residential and 0.47 acres of high density residential, there's a max potential of up to 678 residential units. The 468 apartment units and 180 townhome units total 648 units total. Staff finds the blending of densities and intensities to be **consistent** with LDC Section 4.2.31.D.(4).

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: Staff finds that the FLUMs of the subject property consists of Urban Residential, Commercial, and High residential. The PUD proposes a density of 11 dwelling units per acre and spreads the residential units out across the entire property, this allows the development to push the three-story apartment buildings toward the commercial area near SE Maricamp Rd and have 2 story townhome buildings everywhere else to provide for a consistent height transition toward the adjacent single-family development area. Staff finds this to be **consistent** with LDC Section 4.2.31.D.(5).

- 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 finds that internally, the PUD proposes setbacks for Commercial and Residential areas. Commercial lot setbacks shall be 40' from front, 25' from rear, and 10' from sides. Townhomes shall be 70' from single-family properties and apartments shall be 100'

away. The exception to these setbacks is the property to the west, which has a proposed 50' setback from any proposed structures. Accessory structures have a 10' rear setback.

- 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 finds that the PUD is not a hamlet or rural residential cluster. Thus, staff finds that this section is not applicable.

D. 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 FLUMS designation(s) for the site, along with any density/intensity bonuses or vested right.

Analysis: The 61.17-acre subject property has multiple land uses including Urban Residential, Commercial, and High Residential. The land uses allow anywhere from 8 to 16 dwelling units per acre. Based on the acreage in each of these land uses, a maximum of 724 units would be permitted on the property. The proposed 648 units is 89% of the maximum residential development allowed by the FLUMS of the subject property. The proposed PUD is consistent with the section.

- The PUD is restricted to a total of 648 dwellings units (2-story attached townhomes and 3-story apartments), accompanying accessory amenities, and commercially designated areas consistent with the Marion County Land Development Code, the PUD Application, and PUD Concept Plan (Dated 11/28/2022; attached).

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: Staff finds the subject property has nearby access to public transit (Suntran) along Maricamp. The October 4th, 2022 DRC PUD

response letter notes Traffic has serious concerns in regards to added strain on SE Maricamp road and the potential trip generation pushing this road in to a failing LOS. The subject property is within connection distance of centralized water and sewer. Marion County Utilities (MCU) has available infrastructure within the area. The developer will need to work with MCU concerning connection of centralized utilities (Attachment D)

3. LDC Section 4.2.31.D.(3) provides density/intensity increases may be attained through one of three methods.

Analysis: Staff finds the application does not request density/intensity increase. Thus, staff concludes this section is not applicable.

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

Analysis: Staff finds the subject property will be blending densities/intensities and the breakdown of each density and use is provided. Staff concludes this section is consistent.

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: Staff finds that there are no special uses proposed. Thus, staff concludes that the uses allocated within the proposed PUD are consistent with this section.

- 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 finds the PUD proposes setbacks for commercially zoned areas to be 40' from front property lines, 25' from rear property lines, and 10' from side property lines. For residential, the minimum building setback from neighboring single-family homes will be 70' for townhomes and 100' for apartments – one exception being the 24-unit apartment unit located south of the neighboring post office. A specific setback was not provided for this unit. A minimum 50' setback is provided for the neighboring property to the west that currently has a future land use of High Residential and zoning of General Agriculture A-1. Accessory building such as pools, decks,

etc. shall have a 10' rear setback and will not be allowed in the land use buffer setback. The application **is consistent** with this section.

- 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 finds that the PUD is not a hamlet or rural residential cluster. Thus, staff finds that this section is **not applicable**.

6. LDC Section 4.2.31.D.(6) requires the PUD 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: Buffer details are proposed within the concept plan provided (See Attachment B) Staff finds that the PUD is proposing a C-type buffer (15' wide landscape strip without a buffer wall. At least 2 shade trees and 3 accent/ornamental trees for every 100 lineal feet or fraction thereof) along the right-of-way Maricamp Road which is consistent with the LDC. The eastern property boundary line of the PUD proposes an E-Type buffer (5' wide landscape strip without a buffer wall. At least four shade trees for every 100 lineal feet and double-staggered row of shrubs at least 6' in height within three years.) which is not consistent with the LDC. The southern property lines as well as the westernmost property line are proposed to have an A-Type buffer (30' wide landscape strip without a buffer wall. At least three shade trees and five accent/ornamental trees for every 100 lineal feet and shrubs/groundcovers for at least 50% of the required buffer area.) which is consistent with the LDC. The northern property boundary of Phase II, to the west, proposes an E-Type buffer which is consistent with the LDC. The northwestern boundary line of the residential area proposes a 50' setback but no buffer is provided. An E-Type buffer is proposed for the northern property line of the residential area and the western boundary line of the commercial area which is not consistent with the LDC. To address any inconsistency with the LDC, staff recommends the following:

- Buffers shall be consistent with the LDC.

E. 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: Proposed access points are provided with the concept plan (see Attachment A). Staff notes the concept plan indicates a main entrance with traffic signal on SE Maricamp Road and a second right-in/right out access north of the signalized intersection. The proposed access created from a lot within Silver Springs Shores Unit 18, connecting on to Pine Trace Course will **not** be included and was removed after the concept plan was already created. There are no cross-access easements with any contiguous parcels being proposed. Access was discussed with details and comments from OCE-Traffic earlier in the report. Conditions were also recommended earlier in the report.

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: Staff did not find any information in regards to internal circulation or sidewalks inside or outside the proposed PUD. This section is not consistent with the LDC. Conditions resolving this issue have already been recommended.

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: Staff did not find plans for multi-modal design within the PUD. This section is not consistent with the LDC. Conditions resolving this issue have already been recommended.

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: Staff finds the residential component of the PUD proposes two spaces per each unit, meeting what is required by the LDC. The Commercial area of the project currently has no plans (phasing is to be determined) for development, but adequate parking requirements will be determined at the time of development.

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 systems are proposed for this site and will connect to Marion County Utilities.

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 this Code.
 - a. LDC Section 6.13.2 addresses the minimum requirements for stormwater management.

Analysis: Stormwater provided feedback in DRC Comments (Attachment D) stating, "A major site plan submittal will need to be reviewed and approved through DRC for the proposed development of the site. This site will be required to have a stormwater management systems."

- b. LDC Section 6.13.3 addresses four different types of stormwater management facilities.

Analysis: The PUD proposes three private retention areas to serve the entire site, based on the conceptual plan, that will contain the 100 year 24-hour post storm event. Stormwater review during the Development Review phase will determine the size and depth of the retention areas needed to serve the development.

- F. 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: Staff finds any easements required for maintenance and upkeep of the PUD infrastructure will be determined during the Development Review phase of the process.

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: Staff finds that buildable areas and easements will be determined during the Development Review phase of the process.

G. 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: Plan notes provided on the concept plan list the building setbacks but a typical illustration was not provided.

- At least 14 days before the Board of County Commissioners Public Hearing, the conceptual plan shall be amended to provide a typical illustration and table showing the building setbacks of all residential and non-commercial structures.
2. 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 application does not address this item. For compatibility with the multiple family uses found in the LDC, staff recommends the following condition:

- Overhangs such as building pop-outs, cantilevers, and/or other extensions that project outward from the principal structure shall be reviewed similar to the Multiple Family Dwelling (R-3) zoning classification of the LDC.
3. LDC Section 4.2.31.E.(3)(d)2.a. provides at a minimum, structures on the same property shall be separated by a minimum of ten feet, In the event a dedicated easement is between the structures, the separation between

structures shall be increased to provide a minimum of five feet of separation from each structure to the boundary of the easement.

Analysis: Building separations were not provided within the concept plan; therefore, staff cannot verify if 10' minimum separations are being met between structures. For compatibility with the LDC, staff recommends the following condition:

- At least 14 days before the Board of County Commissioners Public Hearing, the conceptual plan shall be amended to provide a typical illustration and table showing the building separations being at least 10'.

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

1. LDC Section 4.2.31.E.(4)(a)2. provides the maximum height limit for all PUDs shall be seventy-five feet; however, an alternative maximum height limit may be proposed, subject to ensuring the safe and effective provision of services, maintenance, and support of the PUD development (e.g., fire service/ladder truck) and the provision of sufficient buffering to surrounding uses both within and outside the PUD.

Analysis: The concept plan provided lists a maximum building height of 60' for both commercial and residential areas. For compatibility with the adjacent single-family development, staff recommends the following condition:

- Apartments shall be a maximum of 60' in height, townhomes shall be a maximum of 40' in height. Any clubhouse buildings heights shall be a maximum of 40' and accessory structures shall be limited to 20'.
2. LDC Section 4.2.31.E.(4)(a)3. provides all maximum height limits 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: Plan notes provided on the concept plan list the maximum building height but a typical illustration was not provided.

- At least 14 days before the Board of County Commissioners Public Hearing, the conceptual plan shall be amended to provide a typical illustration and table showing the maximum height of all residential and non-commercial structures.
3. LDC Section 4.2.31.E.(4)(b) addresses dissimilar uses.

- a. LDC Section 4.2.31.E.(4)(b)1 provides that when commercial, industrial, or institutional uses are provided within a PUD within 100 feet of the boundary edge of the PUD, the following shall apply to that development when the abutting existing use or zoning classification outside the PUD is residential:
- 1) A non-residential structure may not exceed a height that is twice the height of the closest existing abutting residential structure; however, the height of the non-residential structure shall also not exceed the maximum height allowed in the abutting residential zoning classification.
 - 2) If the residential zoned land directly adjacent to the PUD is vacant land, then the height of a non-residential structure within the PUD shall not exceed the maximum height allowed in the abutting residential classification.
 - 3) An alternative height limit may be proposed; however, it is the PUD applicant's responsibility to fully demonstrate the alternative will be sufficiently mitigated to address potential impacts of the increased height of the non-residential use in relation to the existing residential use and/or residential zoning classification; however, the Board is not obligated to agree and/or accept the alternative proposal.

Analysis: Commercial uses are within 100' of the PUD boundary edge; However, the parcel neighboring the Commercial uses is the US Postal service with Public Land Use and Community Business (B-2) zoning. The neighboring use is commercial, not residential.

- b. LDC Section 4.2.31.E.(4)(b)1 provides that when multiple-family residential uses are provided within a PUD within 100 feet of the boundary edge of the PUD, the following shall apply to that development when the abutting existing use is a single-family use or the zoning classification outside the PUD permits only single-family residential uses:
- a. A multiple-family structure may not exceed a height that is twice the height of the closest existing single-family residence; however, the height of the multiple-family structure shall also not exceed the maximum height allowed in the abutting residential zoning classification.
 - b. If single-family residential classification zoned land directly adjacent to the PUD is vacant land, then the height of a multiple-family structure within the PUD shall not exceed the maximum height allowed in the abutting residential single-family residential classification.
 - c. An alternative height limit may be proposed; however, it is the PUD applicant's responsibility to fully

demonstrate the alternative will be sufficiently mitigated to address potential impacts of the increased height of the multiple-family residential use in relation to the existing residential use and/or residential zoning classification.

Analysis: Staff finds that multiple family structures are proposed within 100' of the boundary adjacent to properties with single-family homes. These structures will be required to comply with the height limitations of 4.2.31.E.(4)(b).

I. LDC Section 4.2.31.E(5) addresses outdoor lighting.

1. LDC Section 4.2.31.E(5)(a) requires the following be illuminated: Potentially dangerous and/or hazardous locations to promote and maintain health and safety (e.g., roadway intersections, cross-walk locations, etc.); Structures and facilities to discourage and deter criminal activity (e.g., loading docks, utility facilities, etc.); and Structures and facilities consistent with their authorized hours of operation (e.g., recreation facilities, business, etc.).

Analysis: The Concept Plan does not display the location of exterior lighting at potentially dangerous or hazardous locations. As a condition of approval:

- ~~At least 14 days before the Board of County Commissioners Public Hearing, the conceptual plan shall be amended to provide the location of illumination in potentially dangerous and hazardous locations.~~
- ~~At least 14 days before the Board of County Commissioners Public Hearing, the conceptual plan shall be amended to provide a note to the Concept Plan that exterior lighting shall be consistent with LDC Article 6, Division 19.~~

2. LDC Section 4.2.31.E(5)(b) provides all lighting shall be installed in a manner to illuminate the identified structure, facility, or activity while ensuring the lighting does not cast direct light on adjacent dwellings or properties in a negative manner, or cast light in an upward manner so as to illuminate the night sky and/or become a hazard to air navigation.

Analysis: Outdoor lighting is not addressed in the application. A condition has already been recommended to address this issue.

3. LDC Section 4.2.31.E(5)(c) provides all outdoor lighting shall be provided consistent with the provisions of Section 6.12.14 and Division 6.19.

Analysis: Outdoor lighting is not addressed in the application. A condition has already been recommended to address this requirement.

- J. 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:
1. 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,
 2. 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 Conceptual Plan shows a 15' wide landscape buffer "per LDC" between the commercial area and the multifamily area. The LDC requires a Type B Buffer for commercial adjacent to multi-family and a Type A Buffer for multi-family adjacent to commercial. These buffers are more intense than the 15' buffer proposed. For compatibility between the uses, staff recommends the following condition for the internal buffer between the commercial and residential area:

- A modified Type B Buffer is required between the commercial and residential area, internal to the PUD. The modified Type B Buffer shall consist of a 20-foot wide landscape strip with a 6' opaque fence in lieu of a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer. This buffer shall include pedestrian access to the commercial areas as well.

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

1. LDC Section 4.2.31.E.(7)(a) provides that for a PUD implementing a Rural Land - Residential Cluster, Rural Land - Hamlet, or Rural Community development form as authorized by the Comprehensive Plan future land use element and Division 3.3, the PUD shall be subject to the following:
 - a. The PUD shall identify all the required natural open space (NOS) acreage to be permanently conserved consistent with the Comprehensive Plan and this Code, with particular attention to Sec. 6.6.6.A., along with the intended form and/or method of conservation.
 - b. If the PUD is also subject to a native habitat vegetation preservation requirement as listed in Section 6.6.5, the minimum 15% native habitat to be preserved should be included within the natural open space, thereby simultaneously complying with the NOS and native habitat conservation requirements; additionally, the applicant is encouraged to preserve as much of the native habitat within the NOS as possible.

- c. The PUD shall provide a minimum of five percent improved open space as provided in Section 6.6.6.B, with this improved open space being focused on satisfying the recreation facility needs of the PUD as listed in (c) below.

Analysis: Staff finds that the Conceptual Plan (Attachment A, page A-5) states that the open space will be provided with at least 20% of the area as open space, 15% Marion Friendly, and 5% improved open space. Recreational amenities are provided as well. The Conceptual Plan does not provide a calculation or line-item breakdown of the items to be provided nor does the Conceptual Plan demonstrate the open space breakdown on the plan itself. For consistency with this section of the LDC, staff recommends the following condition:

- ~~At least 14 days before the Board of County Commissioners Public Hearing, the Site Data shall be amended to provide the size of the recreational area amenity (i.e., park) and demonstrate five percent IOS is available.~~
- ~~At least 14 days before the Board of County Commissioners Public Hearing, the Conceptual Plan shall be amended to provide the size of the recreational area amenity (i.e., park) and demonstrate five percent IOS is available.~~

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: Staff finds that the Conceptual Plan states the commercial areas will be developed to the B-4 standards of the LDC but does not make note of open space provided within the commercial areas. For consistency with this section of the LDC, staff recommends:

- ~~At least 14 days before the Board of County Commissioners Public Hearing, the Site Data shall be amended to provide a note stating both the residential and commercial areas will be developed with 20% open space within their respective areas.~~

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 to 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 Conceptual Plan displays a recreational amenity area but the Site Data does not display the size of this area. LDC Section 6.6.6.B addresses the IOS design standards and LDC Section 4.2.31.E.(7)(b)2 provides the PUD shall provide a minimum five percent IOS. A condition has already been recommended to satisfy the consistency with this section.

- 4. LDC Section 4.2.31.E.(7)(d) establishes the following improved open space eligibility standards:
 - a. Landscape buffers required for the PUD perimeter to surrounding properties, and within the PUD to provide internal buffering shall be counted at 100 percent,
 - b. Parks, playgrounds, beaches, bikeways, pedestrian walks, equestrian trails, and other similar improved, usable outdoor areas shall be counted at 100 percent,
 - c. 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.
 - d. 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.
 - e. Waterbodies in the PUD may be used to partially fulfill IOS space or recreational space requirements in accordance with the following criteria:
 - 1) Waterbodies available and used for active water oriented recreation uses such as boating, kayaking, canoeing, paddle boarding, fishing, water/jet skiing, and swimming may be used in calculations of IOS area of waterbodies but shall not exceed 50 percent of the total IOS; however the adjoining recreational lands supporting the active water oriented recreation uses may be counted at 100 percent.
 - 2) Waterbodies not available or used for the noted active water-oriented recreation uses may be used in calculations of IOS but shall not exceed 10 percent of the total IOS; however, the adjoining recreational lands supporting the waterbody that are established as recreation/amenity space may be counted at 100 percent recreational space. Only those waterbodies which are available to the development for water-oriented

recreation use such as boating, fishing, water skiing, swimming and have associated recreational land areas may be used in meeting these requirements.

- f. If golf courses and/or driving ranges are provided to partially fulfill recreation space requirements, a maximum of 60 percent of the golf course and/or driving range land may be counted toward the required IOS. A golf course, driving range, and waterbodies combined cannot exceed 75 percent of the required IOS.

Analysis: The Site Data does document the number of acres and percentage of open space provided, including separate entries for landscape buffers, parks, stormwater facilities and waterbodies.

- L. LDC Section 4.2.31.E.(8) addresses Maximum Commercial Use Area in a Residential PUD in a Residential Future Land Use Designation.

1. LDC Section 4.2.31.E.(8)(a) provides commercial uses may be provided within the PUD, at a ratio of two acres of commercial use area per each 250 dwelling units, with a minimum of 250 units required before any commercial use area may be authorized in the PUD.

Analysis: Staff finds that the commercial area has Commercial FLUMs, therefore this section of the LDC is not applicable.

2. LDC Section 4.2.31.E.(8)(b) provides the type of commercial uses permitted in the commercial use area shall comply with the following:
 - a. Those uses permitted in the B-1 (Neighborhood Business Classification) for projects of a size equal to or greater than 250 dwelling units but less than 800 dwelling units; and
 - b. Those uses permitted in the B-2 (Community Business Classification) for projects of a size equal to or greater than 800 dwelling units.
 - c. More intense commercial uses and special uses may be permitted by the Board upon review and recommendation of the Development Review Committee, consistent with Section 4.2.6.A.

Analysis: Staff finds that the commercial area has Commercial FLUMs, therefore this section of the LDC is not applicable.

3. LDC Section 4.2.31.E.(8)(c) provides the commercial use areas shall be situated internally to the PUD and buffered so as not to create a detrimental effect on adjacent internal residential areas. Said areas shall be located so as to best serve the residents of the project. Said areas shall not be located at the perimeter of the project with frontage on or direct access to an existing functionally classified or major through road so as to attract a market substantially outside of the project; however, a PUD that provides for the creation of a new internal functionally classified or major through road which is not access controlled and is open and available to the public may establish the commercial use area along that roadway, subject to compliance with the traffic and access management provisions of Divisions 6.11 and 6.12.

Analysis: Staff finds that the commercial area has Commercial FLUMs, therefore this section of the LDC is not applicable.

4. LDC Section 4.2.31.E.(8)(d) provides the commercial use area shall be specifically included in the development schedule.

Analysis: Staff finds that the commercial area is intended to be developed as the market dictates. However, PUDs have a time limit of 5 years before they expire if Development Review is not activated.

M. 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: The Applicant had a pre-application meeting was conducted. Thus, this application meets this requirement.

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 is accompanied by a Conceptual Plan (see Attachment A, Page A-5).

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:
 - a. The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
 - b. Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius.
 - c. Drawing of the boundaries of the property showing dimensions of all sides.
 - d. Provide the acreage of the subject property along with a legal description of the property.
 - e. Identify the Comprehensive Plan future land use and existing zoning of the subject property and for all properties immediately adjacent to the subject property.
 - f. Identify existing site improvements on the site.
 - g. A list of the uses proposed for the development.
 - h. 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.
 - i. Proposed zoning and development standards (setbacks, FAR, building height, etc.).
 - j. Identify proposed phasing on the plan.
 - k. Identify proposed buffers.
 - l. Identify access to the site.

- m. Preliminary building lot typicals with required yard setbacks and parking lot locations.
- n. Preliminary sidewalk locations.
- o. Proposed parallel access locations.
- p. Show 100-year floodplain on the site.
- q. Show any proposed land or right of way dedication.
- r. Identify any proposed parks or open spaces.
- s. 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.
- t. Architectural renderings or color photos detailing the design features, color pallets, buffering details.

Analysis: The application submitted was determined to meet the minimum requirements for submission. **Thus is consistent.**

- 3. 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 October 3rd, 2022, meeting and recommended to transmit to the Planning and Zoning Commission. A copy of the DRC report is included herein as Attachment D).

- 4. 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: N/A

- 5. 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: If the Board desires the final development plan to be brought back before the Board for final action, staff proposes this optional condition.

- The final PUD Master Plan shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the Land Development Codes notice provisions at the Applicant's expense.

- 6. 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 finds that only a conceptual plan was submitted for consideration.

- N. LDC Section 4.2.31.J addresses PUD time limits and provides
1. 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.
 2. 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.
 3. 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 the imposition of any conditions to address time limits as timing is already addressed under LDC Section 4.2.31.L.

- O. LDC Section 4.2.31.K addresses PUD amendments.
1. LDC Section 4.2.31.K.(1) provides changes to the plan of development which will affect the following items shall be subject to review and approval by Development Review Committee:
 - a. Changes in the alignment, location, direction or length of any internal local street,
 - b. Changes or adjustments in lot or parcel development standards which do not reduce the minimum lot or parcels standards listed in item (a)3, C
 - c. Changes in commercial gross leasable areas (GLA) for individual lots or tracts which do not result in increased overall GLA square footage,
 - d. Changes in industrial building square footage or lot coverage percentage which do not result in increased overall building square footage or total lot coverage percentage,
 - e, Changes in mixed use land uses and overall dwelling unit densities, or commercial GLA square footage or industrial building square footage or total lot coverage percentage, which do not result in an increase to the above categories,
 - f. Reorientation or slight shifts or changes in building or structure locations including setbacks,
 - g. Major changes listed below which are subject to final review and approval by the Board.
 2. LDC Section 4.2.31.K.(1) provides Changes which will modify or increase the density or intensity of items shall be subject to review and approval by the Board through the PUD rezoning application process.
 - a. Intent and character of the development.

- b. Location of internal and external arterial or collector streets and connection points between and to those streets within the development.
- c. Minimum lot/parcel sizes including heights or project design standards based on use such as residential vs. non-residential.
- d. Building setbacks.
- e. Dwelling unit types or mixes and maximum development density and units.
- f. Maximum commercial gross leasable areas (GLA) for individual lots or tracts and project wide.
- g. Industrial building square footage or lot coverage percentage for individual lots or tracts and project wide.
- h. Minimum size and general location of common open space including buffer areas or zones and method of ownership and maintenance.
- i. Conservation open space areas with intended method of preservation ownership or maintenance.
- j. Location of water and sewage facilities.

Analysis: This application is for the initial PUD approval and, consequently, this section is not applicable.

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** 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 the Planning and Zoning Commission (PZC) 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 proposed rezoning because the application:

- A. Will adversely affect the public interest based upon impacts to the roadway network;
- B. Is inconsistent with the following Comprehensive Plan provisions
1. TE Objectives 2.2., and 3.1., and TE Policies 2.1.4 and 3.1.2
 2. ROSE Policy 1.4.6
- C. Is not compatible with the surrounding uses due to the potential intensity of the commercial use.
- D. In the event the Planning & Zoning Commission and/or the Board of County Commission chooses to approve the application, the following conditions are the staff's recommendations to help mitigate the adverse impacts: **Staff recommends two options for approval. Option 1- Approve the PUD as proposed with the 648 Multifamily Residential Units and 6.86 acres of commercial. Staff recommends the commercial be limited to Community Business (B-2) uses and 0.25 FAR (75,000 GSF total) to be consistent with the Traffic Impact Analysis submitted. Option 2- Approve the PUD with density and intensity limitations. To allow the currently approved for 468 Multiple family residential units and 6.86 acres of commercial at 0.25 FAR (75,000 GSF total).**
1. The PUD is restricted to a total of 468/648 dwellings units (2-story attached townhomes and 3-story apartments), accompanying accessory amenities, and commercially designated areas consistent with the Marion County Land Development Code, the PUD Application, and PUD Concept Plan (Dated 11/28/2022; attached).
 2. The PUD shall be limited to ~~298,821~~ 75,000 GSF of commercial use, over an area of 6.86 acres, consistent with the Community Business (B-2) zoning classification.
 3. Prior to completion and approval of the final PUD Master Plan, the project Traffic Study shall be completed to the satisfaction of the County Engineer and Growth Services Director, adequate provision shall be made for the coordination of improvements with the PUD
 4. Access to Pine Trace Course shall be prohibited.
 5. All access point locations will be worked out to the satisfaction of the Development Review Committee during the time of Development Review.
 6. Commercial development shall be connected to internal roads with no direct access to SE Maricamp Rd. The internal access shall be behind the commercial area (south of the commercial area) running parallel to Maricamp Rd. Parallel access in the front may also be provided.
 7. All internal streets shall be developed to the standards of private subdivision streets with sidewalks as required by the Marion County LDC.
 8. Sidewalks shall be provided along SE Maricamp RD.
 9. The commercial areas shall address any potential bus facilities for transit, this is to be done at the Master Plan or Major Site Plan level, whichever comes first.
 10. The PUD shall connect to Marion County centralized water and sewer.

11. Buffers shall be consistent with the LDC.
12. Overhangs such as building pop-outs, cantilevers, and/or other extensions that project outward from the principal structure shall be reviewed similar to the Multiple Family Dwelling (R-3) zoning classification of the LDC
13. Apartments shall be a maximum of 60' in height, townhomes shall be a maximum of 40' in height. Any clubhouse buildings heights shall be a maximum of 40' and accessory structures shall be limited to 20'.
14. A modified Type B Buffer is required between the commercial and residential area, internal to the PUD. The modified Type B Buffer shall consist of a 20-foot wide landscape strip with a 6' opaque fence in lieu of a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer. This buffer shall include pedestrian access to the commercial areas as well.
15. The final PUD Master Plan shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the Land Development Codes notice provisions at the Applicant's expense.

VIII. PLANNING & ZONING COMMISSION RECOMMENDATION

Approval as proposed by applicant.

IX. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

X. LIST OF ATTACHMENTS

- A. Rezoning application filed September 6, 2022.
- B. Conceptual Plan.
- C. DRC Rezoning Comments Letter.
- D. Site Photos.