

RESOLUTION NO. 22-R-579

**A RESOLUTION OF THE BOARD OF
COUNTY COMMISSIONERS OF MARION
COUNTY, FLORIDA, APPROVING A
PLANNED UNIT DEVELOPMENT ON ±39.27
ACRES FOR 9494 SUMMERFIELD, LLC,
ZONING CASE NUMBER 221108ZP;
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, an application for a Planned Unit Development was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on October 24, 2022; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, November 15, 2022. Now therefore,

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

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION APPROVAL 221108ZP – 9494 Summerfield LLC. James Martin. The application requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Robert W. Batsel, Jr. Gooding & Batsel, PLLC., Ocala FL 34471, from General Agriculture (A-1) and Mobile Home Park (P-MH) to Planned Unit Development (PUD), for a proposed mixed-use development consisting of a self-storage facility, a commercial area, and 86 single-family residential (SFR) units, on an approximate 39.27 acre Parcel, on Parcel Account Number 48320-000-00.

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

1. The PUD is restricted to 196,750 square feet of self-storage (inclusive of the self-storage operation's office space), 35,000 square feet of general retail, 8,000 square feet of office space, and a total of 78 single-family units and accompanying accessory amenities consistent with the Marion County Land Development Code, the PUD Application, and Revised PUD Conceptual Plan (Dated 10/28/2022), provided as Exhibit "A" attached.
2. Buffers shall be provided as shown on the submitted conceptual plan.
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.

ATTACHMENT B

4. All access point locations must be approved by the Development Review Committee during the time of the Development Review. Specifically, access point improvements shall comply with the conceptual plan and access improvements warranted by the Traffic Study submitted at the time of development review.
5. The PUD shall connect to Marion County Utilities' centralized water and centralized sewer.
6. Commercial buildings shall be a maximum of 50' in height, single family shall be a maximum of 40' in height, consistent with the conceptual plan. Single family dwellings shall not exceed one-story in height.
7. 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 Code's notice provisions at the Applicant's expense.
8. Architectural style and design of single family dwellings shall be consistent with adjacent dwellings located within the Villages of Marion.
9. Developer shall construct and maintain a minimum 6' high opaque fence located on the inside of the buffers adjacent to the western, southern and eastern boundaries.
10. Residential lots adjacent to the southern boundary of the subject property shall be at least seventy (70) feet in width.
11. Exhibit(s):
 - A. PUD Concept Plan Set, as noted in item 1 above.

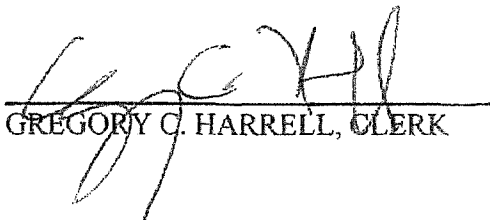
SECTION 3. REVOCATION. Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

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

DULY ADOPTED in regular session this 15th day of November, 2022.

ATTEST:

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



GREGORY C. HARRELL, CLERK



CRAIG CURRY, CHAIRMAN

GRAPHIC SCALE
1 INCH = 100 FT.

[illegible]

4095

- [illegible]

Package Requirements

- [illegible]

- [illegible]

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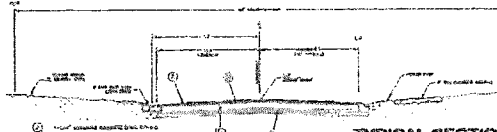
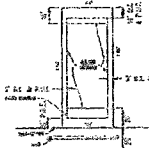
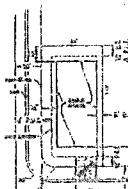
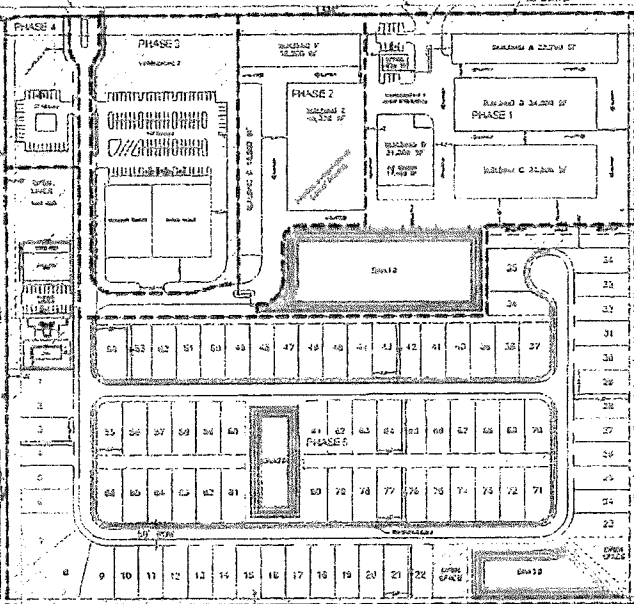
Floor Area Ratio

Component	Area	Peak A ^a	Peak B	Ratio
1. Component 1	1.07e5	-	1.07e5	1.00
2. Component 2	4.02e5	-	4.02e5	0.72
3. Component 3	1.28e5	-	1.28e5	0.12
TOTAL	1.78e5	1.07e5	1.27e5	

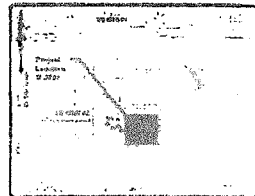
Component	Area	Peak A ^a	Peak B
1. Component 1	1.07e5	1.07e5	0.00

1. What is the purpose of the document?
The purpose of the document is to provide information about the company's financial performance for the year 2023.

COUNTY ROAD 42



**TYPICAL SECTION
SOLDIERMENT**



Legal Description

THE CASE FILED PART OF THE MEMORANDUM FOR THE DIRECTOR
OF THE BUREAU OF PRISONS AT MONTGOMERY, ALABAMA IS EAST, MARCH
COURT, ALABAMA, AND THE WORK ALSO SET FORTH

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17
TOWNSHIP 17 NORTH RANGE 23 EAST, WOODS COUNTY, IOWA.

LESS AND EXCEPT THAT PORTION OF THE NORTHEAST 1/4 OF THE
NORTHEAST 1/4 ALREADY TO WATSON COUNTY IN OFFICIAL RECORD.
DATE 2001, SAID DEEDS WERE FIRST RECORDED AS FOLLOWS:

[illegible]

Site information

[illegible]

References

1. RESEARCH SUBJECT FOR C ROAD R/F
 TYPE B CONCRETE 73 CONCRETE
 " CONCRETE 73 CONCRETE
 " CONCRETE 73 CONCRETE

2. RESEARCH SUBJECT 157 TYPE C ALONG DR 45
 157 TYPE B CONCRETE/ALUMINUM
 157 CONCRETE/ALUMINUM
 157 ALUMINUM/ALUMINUM

3. RESEARCH SUBJECT 157 TYPE C ALONG DR 45
 157 TYPE B CONCRETE/ALUMINUM
 157 CONCRETE/ALUMINUM
 157 ALUMINUM/ALUMINUM

4. RESEARCH SUBJECT 157 TYPE C ALONG DR 45
 157 TYPE B CONCRETE/ALUMINUM
 157 CONCRETE/ALUMINUM
 157 ALUMINUM/ALUMINUM

Conceptual Plan

