



**Marion County
Board of County Commissioners**

Growth Services

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Ocala, FL 34470
Phone: 352-438-2600
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**PLANNING & ZONING SECTION
STAFF REPORT**

Public Hearing Dates	P&Z: 4/28/2025	BCC: 5/20/2025
Case Number	250508ZP	
CDP-AR	32489	
Type of Case: Rezoning for PUD Amendment	FROM: Planned Unit Development (PUD) TO: Planned Unit Development (PUD) For: <i>PUD Amendment</i>	
Owner	Maro Management, LLC.	
Applicant	Tillman & Associates Engineering, LLC.	
Street Address / Site Location	No address assigned; South side of the 7800 block of SW Hwy 200	
Parcel ID Number(s)	35770-055-05	
Property Size	±111.13 acres	
Future Land Use	Medium Residential (MR)	
Zoning Classification	Planned Unit Development (PUD)	
Overlay Zones / Special Areas	In Urban Growth Boundary (UGB), In Secondary Springs Protection Overlay Zone (S-SPOZ), In Marion County Utilities SW Service Area; NOT in the Farmland Preservation Area	
Staff Recommendation	APPROVAL WITH CONDITIONS	
P&Z Recommendation	TBD	
Project Planner	Christopher D. Rison, AICP, Senior Planner	
Related Cases	080118Z: New PUD, approved 1/22/2018 140203Z: New PUD, approved 2/18/2014 140905Z: New PUD, approved 9/16/2014 (Combined 080118Z and 140203Z) 170405Z: PUD Amendment, approved 4/18/2017	
Code Cases	N/A	



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS** of the applicant's request because it is consistent with LDC Section 2.7.3.E.2, which requires that granting a rezoning will not adversely affect the public interest, that the rezoning is consistent with the Marion County Comprehensive Plan (MCCP), and that the rezoning is compatible with land uses in the surrounding area, and with LDC Section 4.2.31 on Planned Unit Development. The proposed PUD will not adversely affect the public interest based upon the intensity of use, consistency with the Comprehensive Plan, and compatibility with the surrounding uses.

III. NOTICE OF PUBLIC HEARING

Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property April 18, 2025. Consistent with LDC Section 2.7.3.C., notice of public hearing was mailed to all property owners (75 owners) within 300-feet on April 11, 2025. Consistent with LDC Section 2.7.3.E., due public notice was published in the Ocala Star-Banner on April 14, 2025. 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

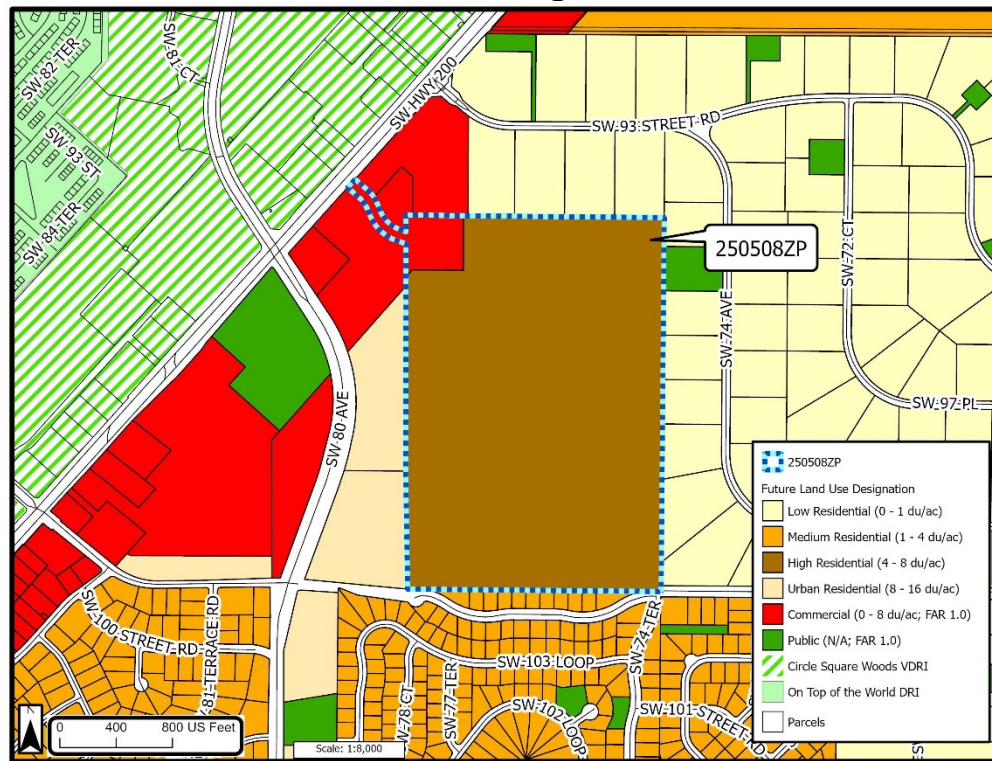
LDC Section 2.7.3.E.(2) provides that in making a recommendation to the Board, the Planning and Zoning Commission shall make a written finding that granting the rezoning will not adversely affect the public interest, that the proposed zoning change is consistent with the current Comprehensive Plan, and that it is compatible with land uses in the surrounding area. Staff's analysis of compliance with these three criteria is addressed below.

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

Site and surrounding characteristics

Following Figure 2 displays the site and surrounding area's future land use designations as shown in Map 1 of the Comprehensive Plan Future Land Use Map Series (FLUMS), Figure 3 displays the site's existing/proposed zoning along with the surrounding properties' existing zoning. Figure 4 shows the uses of the subject property and surrounding properties as classified by the Marion County Property Appraiser's (MCPA) data property use code. Figure 5 displays an aerial image of the surroundings, including identifying existing subdivisions in the surrounding area.

**Figure 2
FLUMS Designation**



**Figure 3
Existing/Proposed Zoning Classification**

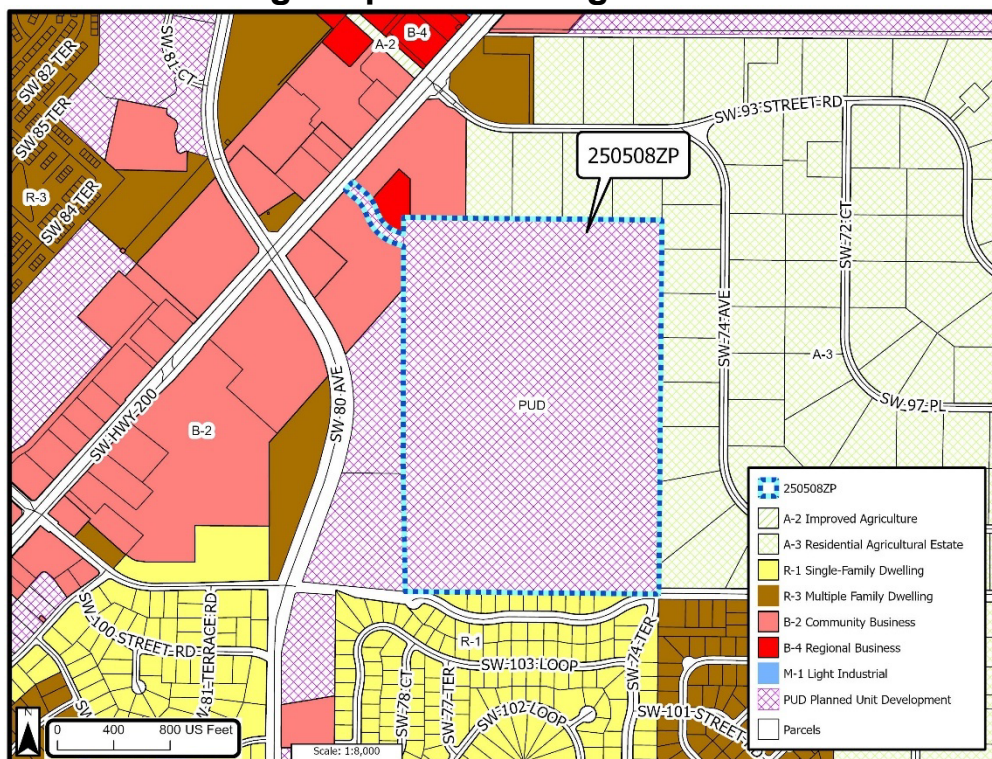


Figure 4
Existing and Surrounding Land Uses

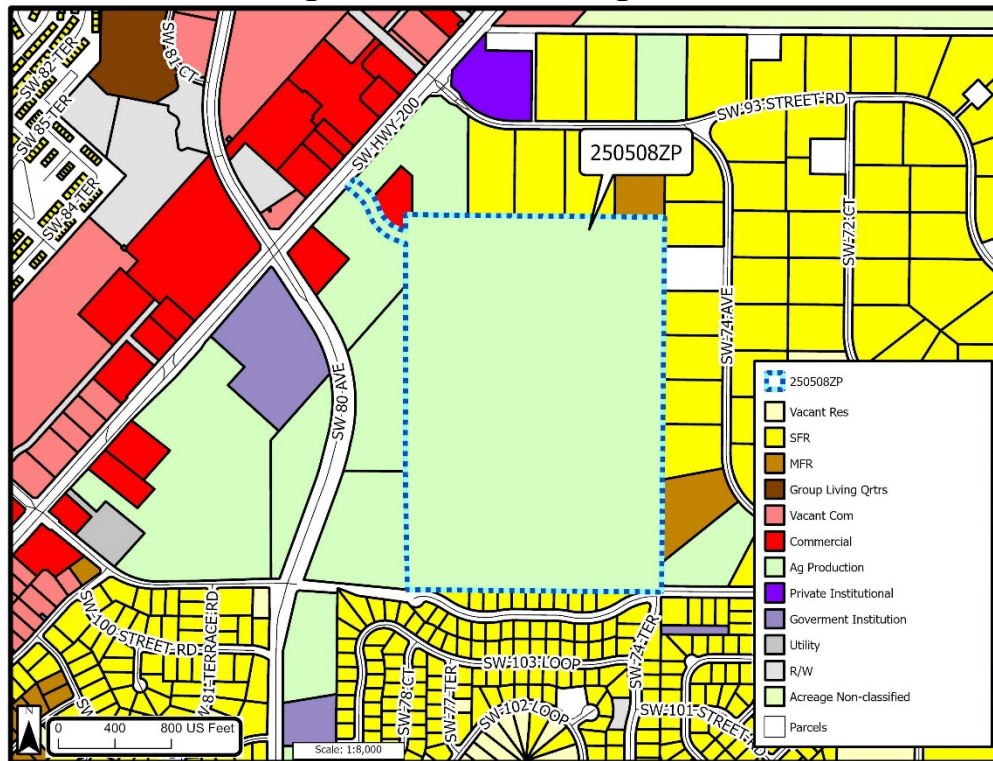


Figure 5
Aerial of Site and Surrounding Area



Table A below provides the information in Figures 2, 3, and 4 in table form.

TABLE A. ADJACENT PROPERTY CHARACTERISTICS			
Direction	Future Land Use Designation	Zoning	MCPA Property Use Code
Northwest	Commercial	B-4 (Regional Business) & B-2 (Community Business)	Commercial
Northeast	Low Residential	A-3 (Residential Ag Estate)	Single Family Residential (Countryside Farms)
South	Medium Residential	R-1 (Single Family Residential)	Single Family Residential (Hidden Lake)
East	Low Residential	A-3 (Residential Ag Estate)	Single Family Residential (Countryside Farms)
Northwest	Commercial	B-2 (Community Business)	Vacant Commercial
West & Southwest	Urban Residential	PUD (Planned Unit Development)	Vacant/Forested West Point PUD

The Maro 200 PUD (now titled Maro 111) was previously approved April 18, 2017, and subsequently received a series of extensions in compliance with State of Florida Statutes regarding State of Florida Emergency Declarations, and Marion County's Land Development Code; as such, the PUD's current expiration date is January 13, 2027. *The PUD Amendment proposes to reduce the minimum width of the PUD's townhouse dwelling units from 25' to 20' that will also result in an adjustment to the reduce each end-unit townhouse's unit minimum width from 40' to 35', along with a reduction in the minimum lot size from 4,000 SF to 2,000 SF.* Staff notes the Development Review Committee (DRC) approved a final PUD Master Plan for the project on 12/9/2024; however, the developer is now proposing townhouse lot minimum width reduction, which must be approved as a PUD Amendment and before the final PUD Master Plan may be updated for re-review through the DRC review process.

Planned Unit Development (PUD) - Current and Proposed Amendment

TABLE B. LAND USE AND PROJECT MAXIMUM DEVELOPMENT AMOUNTS			
Future Land Use Designation	Acres	Development Amounts	
		Min – Max Potential	Current PUD Approval
Commercial (FAR 1.0 or 8 du/ac)	4 (1 ac. – Access Flag) (3 ac. - Comm. Tract)	130,680 SF (48 DU)	B-1 Uses, comply with FAR
Medium Residential (1-4 du/ac)	51	51-204 DUs	177 SFR Villas (35%) 322 MFR T-home (65%)
High Residential (4-8 du/ac)	56	204-448 DUs	
Proposed Total Units	111	255- 652	499 (77%)
Remaining Units			153 (23%)
Proposed Gross Density			4.75 (107 ac)

TABLE C. PROPOSED AMENDED PROJECT DESIGN & DEVELOPMENT STANDARDS

Type		Minimum		Minimum Setbacks			Height
		Width	Area	Front	Rear	Side	
SFR	Standard – Principle Structure	50'	5,500 SF	20'	20'	5'	40'
	Accessory Structure	N/A	N/A	20'	3'	3'	20'
	Villa – Principle Structure	50'	5,000 SF	20'	20'	5'	40'
	Accessory Structure	N/A	N/A	20'	3'	3'	20'
MFR Townhouse	Overall Principal Structure	50'	5,000 SF	20'	20'	15'	50'
	Principle Structure – Interior Unit & Lot	U – 25' L – 25' U – 20' L – 20'	U – 1,500 SF L – 2,500 SF U – 1,200 SF L – 2,000 SF	20'	20'	0'	40'
	Principle Structure – Exterior Unit & Lot	U – 25' L – 40' U – 20' L – 35'	U – 1,500 SF L – 4,000 SF U – 20' L – 3,500	20'	20'	0'/15'	40'
	Accessory Structure	N/A	N/A	20'	5'	15' or 0' for shared wall	20'
	Primary	Will follow B-1 (Neighborhood Business) Standards					
	Accessory Structure	Will follow B-1 (Neighborhood Business) Standards					

Accessory Structure = e.g., Pool, Pool Screen Enclosure, Add-on Screen Enclosure, or Storage Shed, etc.
N/A = Not Applicable.

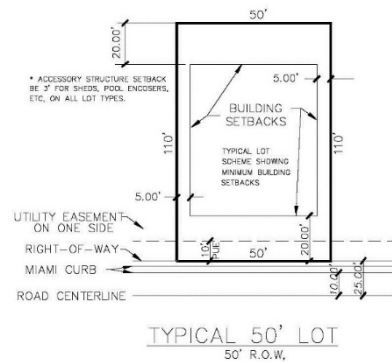
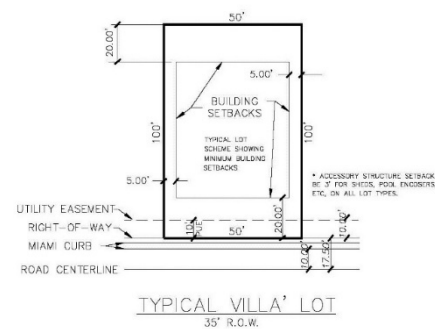
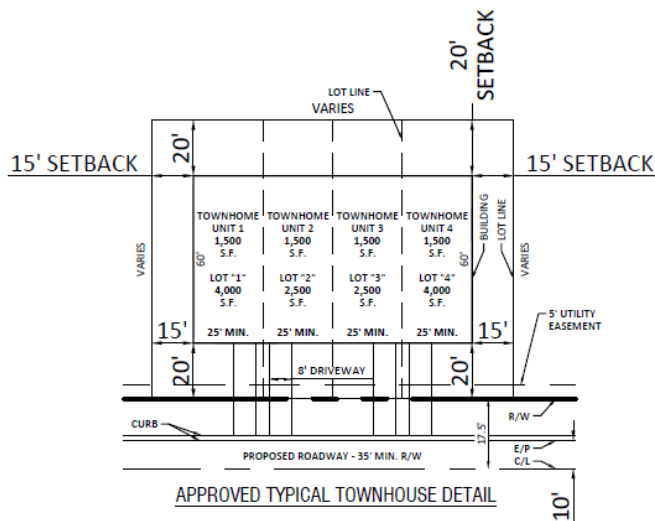
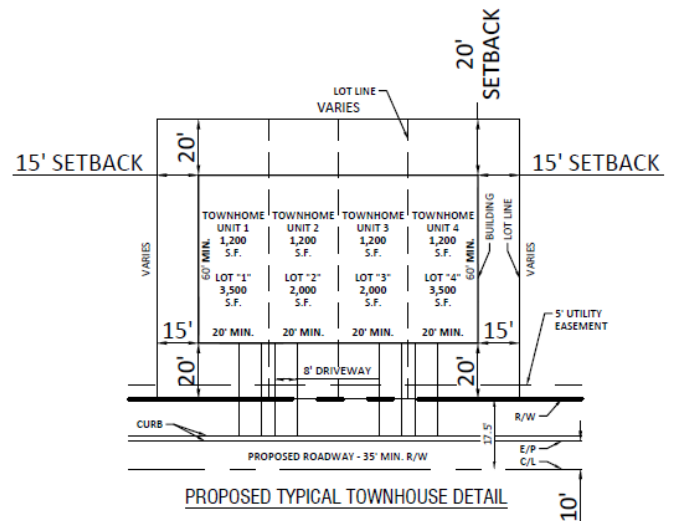
TABLE D. DESIGN TYPICALS**SFR – Standard Lot (No change from current PUD.)****SFR – Villa Lot (No change from current PUD.)****Townhouse – Original****Townhouse - Proposed**

Figure 6
Original PUD Conceptual Plan

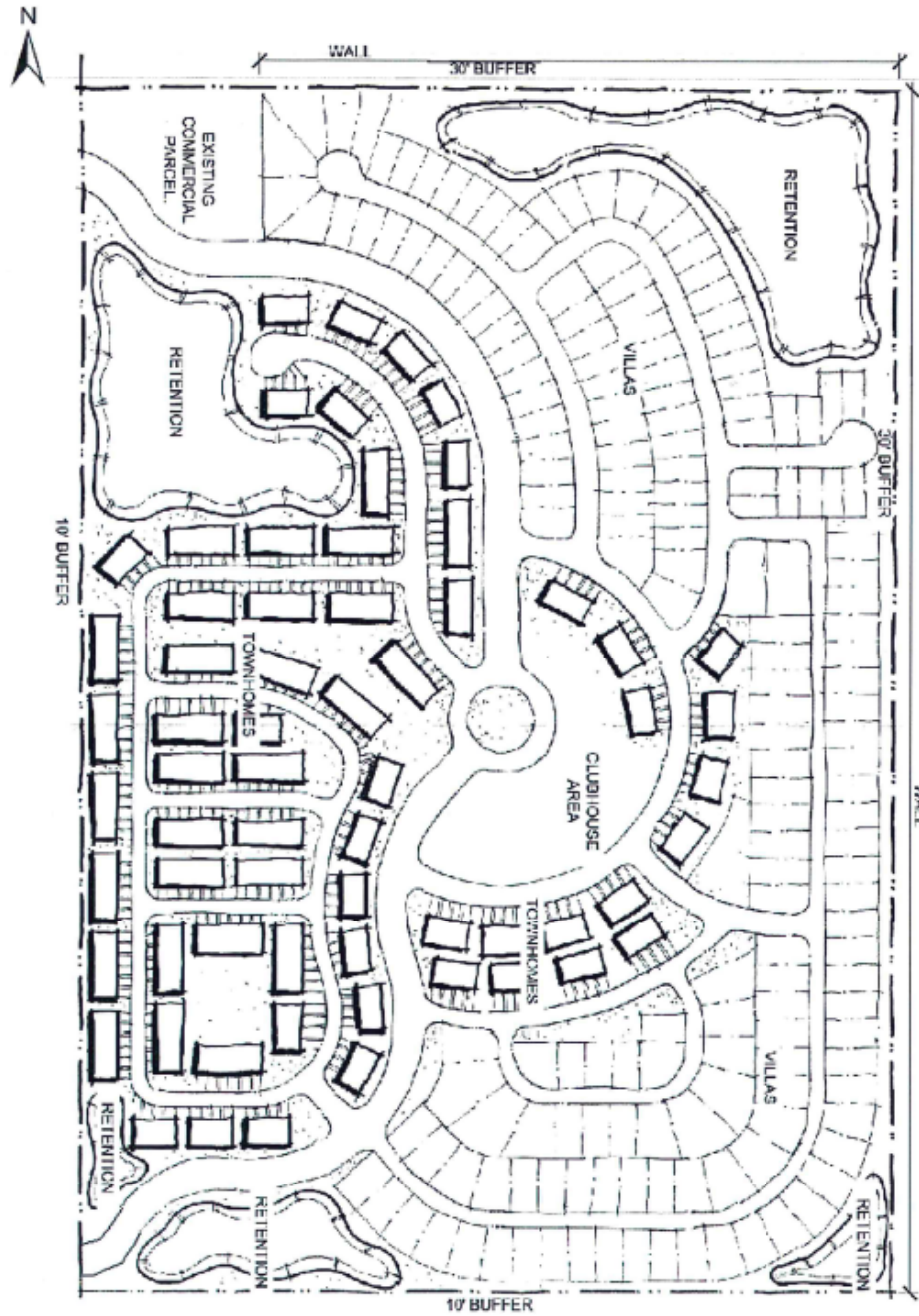
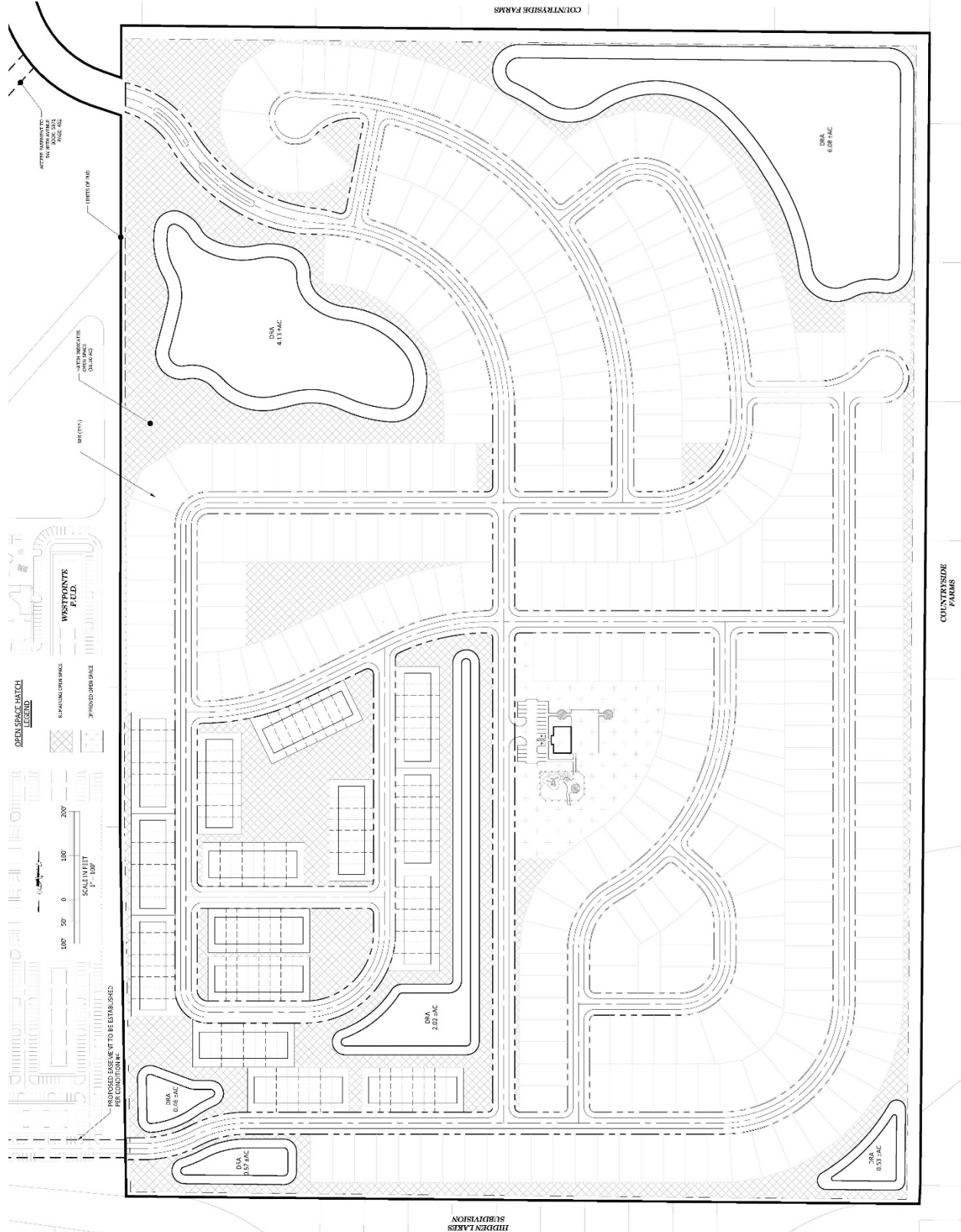



Figure 7
Initial Final PUD Master Plan – AR# 31051



Staff notes that no changes are proposed for the PUD's approved buffers, which includes a Modified Type "D" Buffer that includes a minimum 6-foot high wall along the site's north and east boundaries shared with the Countryside Farms Subdivision. The 10' buffer along the site's south and west boundaries has been further qualified as a Modified Type "C" Buffer. The buffer definitions and typical cross-sections are provided in Table 5 below.

TABLE E. BUFFER DESIGN TYPICALS	
Modified Type "C" Buffer	Modified Type "D" Buffer
MODIFIED TYPE 'C' BUFFER SHALL CONSIST OF A 10-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR 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 AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.	MODIFIED TYPE 'D' BUFFER SHALL CONSIST OF A 30-FOOT WIDE LANDSCAPE STRIP WITH A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF.
	

Based on the above findings, staff concludes the proposed PUD Amendment rezoning is **compatible** with the existing and future surrounding land uses, wherein potential incompatibilities will be mitigated.

B. *Effect on public interest.*

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

a. Roadways.

No changes to the PUD's access points are proposed which includes three access points as 1) direct access to SW Hwy 200, 2) cross access connection to SW 80th Avenue via the existing Bank of America site, and 3) cross access connection to SW 80th Avenue via the West Point PUD. An initial traffic study was completed for the project; however, that study was based on the development of 402 single-family detached homesites as the developer was considering that development option at the time of that study. Subsequently, the developer elected to maintain the original proposal with the mix of 322 townhouses and 177 single-family detached residences. The original study project of average annual daily trips (AADT) was 3,796

AADT. Due to varying trip generation rates based on dwelling unit types, the gross projected average annual daily trips for the project is not expected to increase by greater than 5%, approximately 160 AADT, to a possible 3,956 AADT. As such, Traffic Engineering had no comments (see Attachment D) regarding the PUD's trip generation.

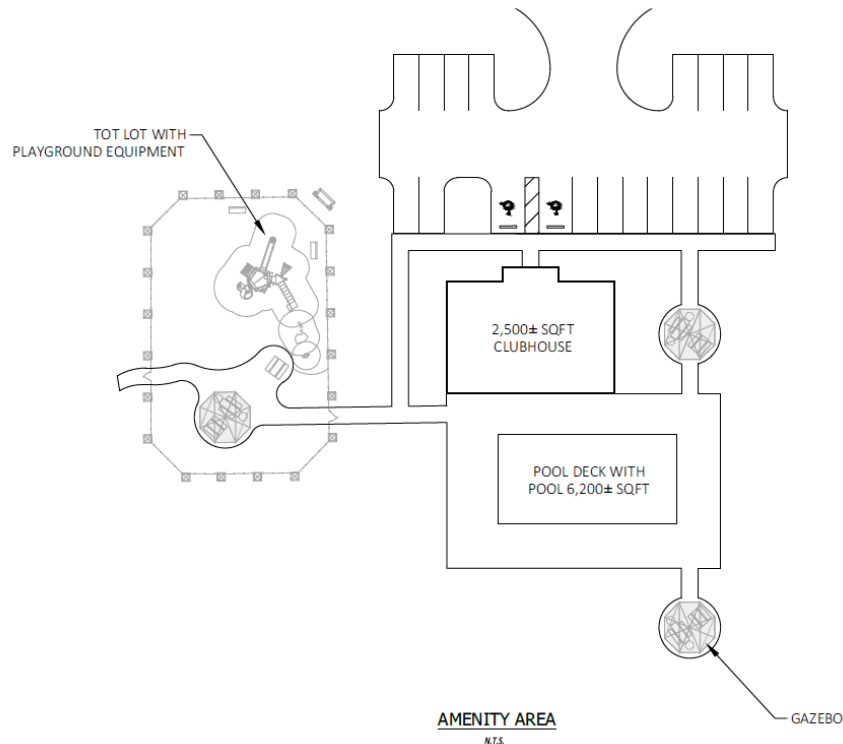
- b. Public transit. There are no fixed route services available in this area.
- c. Other mobility features. The PUD is currently under development at this time, with Phase 1 completed and recorded with a completed sidewalk in place along that phase's NE 28th Street frontage. Phase 2 is in active development review, and the final provision of sidewalks along NE 19th Avenue and NE 35th Street wherein the final sidewalk placements and design, and possible fee-in-lieu option, will be addressed as part of the development review.

Based on the above findings, it is concluded the application's proposed transportation impacts, **would not adversely affect public interest.**

- 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 $\pm 2,750$ gallons per acre per day for nonresidential demand. Based on the PUD Amendment, with the elimination of the Commercial use area, the PUD is expected to generate a potable water demand of 179,604 gallons per day, resulting a demand reduction of 8,240 gallons per day. It is concluded the application's **potable water impacts would not adversely affect the public interest.**
- 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 $\pm 2,000$ gallons per acre per day for commercial and industrial demand. Based on the PUD Amendment, with the elimination of the Commercial use area, the PUD is expected to generate a sanitary sewer demand of 131,736 gallons per day, resulting in a demand reduction of 6,000 gallons per day. It is concluded the application's **sanitary sewer impacts would not adversely affect the public interest.**
- 4. Recreation. Recreation Element Policy 1.1.1 adopts a level of service standard (LOS) of two (2) acres per 1,000 persons. As a 499 dwelling unit site based on 2.4 persons per dwelling unit, 2.4 acres of recreation open space would be required. The preliminary PUD Master Plan indicates a central clubhouse facility 2.6 acres in size to consist of a clubhouse, pool, and playground area; although a dog park has not been indicated at this time. Staff notes the original PUD approval (170405Z) did not specify minimum recreation amenities or timeframes for their provision, and the original PUD approval did not require the final PUD Master Plan to return for final review consideration by the Board. However, as noted, a final PUD Master Plan approved by DRC in December 2024 identified the recreational amenities to be provided by the project which included a 2,500 SF clubhouse, 6,200 SF pool deck with pool, and a playground with tot lot

equipment on an improved open space tract exceeding 2.6 acres which are shown on Figure 8 following. Based on the original PUD approval that did not establish amenity development conditions at the time, and that the site would be subject to the LDC opens space standards, the PUD is not anticipated to adversely affect the public interest. It is concluded the application's **recreation impacts would not adversely affect the public interest.**

Figure 8
Initial Final PUD Master Plan – AR# 31051
Recreation Amenities



5. Stormwater/drainage. Stormwater Element Policy 1.1.1 adopts varying levels of service standards based on the characteristics of the development site. Based on the original prior PUD approval, the development of the project has commenced. PUD Phase 1 is completed and includes stormwater drainage retention areas; Phase 2 is currently in design and will be required to comply with LDC standards. No Flood Zones were present, and a Flood Prone area is required to be addressed per the LDC; therefore, the application **would not adversely affect the public interest.**
6. 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 resulting properties will be incorporated in the Marion County's existing Solid Waste Assessment Program wherein self-disposal at one of Marion County's facilities is available, or the individual property owners may contract with a private hauler for service on a group or individual bases as established by the project's association documents. Based on the above, it is concluded the application's **solid waste impacts would not adversely affect the public interest.**

7. Fire rescue/emergency services. The site is located in the Friendship Fire Station #21 District, located at 7884 SW 90th Street, Ocala, with the station located ± 1 mile north of the subject property. The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services. Marion County has established a 5-mile drive distance from the subject property as evidence of the availability of such services.

TABLE F: FIRE SUPPRESSION/NON-TRANSPORT RESPONSE ANALYSIS

Station	Travel Time (Minutes)	FY 22/23 Incident Reliability (% / Status)	Incidents/Unit*	Units
#21 – Friendship	5	0.69% / Low	2,111	n/a
#23 – Majestic Oaks	11	n/a – Opened 1/2025	892	n/a
#31 – Ray Lloyd, Jr.	10	15.82% / Low	1,538	n/a
#32 – Liberty	16	12.34% / Mod	2,162	n/a

*The threshold to consider adding additional Suppression/Non-transport units is 2,000 incidents; there are no additional budgeted units for this area to date.

Source: Marion County Fire Services

TABLE G: TRANSPORT/AMBULANCE RESPONSE ANALYSIS

Station	Travel Time (Minutes)	FY 22/23 Incident Reliability (% / Status)	Incidents/Unit*	Units
#21 – Friendship	5	1.44% / Low	2,111	3 Rescue
#31 – Ray Lloyd, Jr.	10	3.61% / Low	1,538	2 Rescues
#32 – Liberty	16	19.9% / Mod	2,162	1 Rescue

*The threshold to consider adding additional Transport/Ambulance units is 2,500 incidents; there are no additional budgeted units for this area to date.

Source: Marion County Fire Services

TABLE H: FIRE SERVICES SUMMARY AND ASSESSMENT*

Station	S/NT* SERVICE LEVEL STATUS	ADDITIONAL S/NT* UNITS NEEDED	T/A* SERVICE LEVEL STATUS	ADDITIONAL T/A* UNITS NEEDED
#21 – Friendship	Exceeded	1	Exceeded	0
#23 – Majestic Oaks	Compliant	0	Compliant	0
#31 – Ray Lloyd, Jr.	Exceeded	1	Exceeded	0
#32 – Liberty	Compliant	0	Exceeded	0

*S/NT = Suppression/Non-transport Unit, T/A = Transport/Ambulance Unit.

Analysis: Marion County Fire Services has identified a current service need of one suppression/non-transport unit for the #21-Friendship and #31-Ray Lloyd, Jr. fire stations; no transport/ambulance unit needs are currently identified (see Attachment E. However, as noted, the PUD represents an existing approved PUD which will be subject to Marion County's emergency services assessment, potential Fire Impact Fees if implemented by the Board. Based on the prior PUD approval and the limited amendment proposed by this application, staff finds the application **would not adversely affect the public interest.**

8. Law enforcement. The Sheriff's Southwest SR 200 District Office, located at 9048 SW Hwy 200, Ocala, is ±4 miles southwest of the subject property, via SW Hwy 200. The Comprehensive Plan does not establish a level of service standard for law enforcement services. Marion County has established a 5-mile drive distance from the subject property as evidence of the availability of such services.

Analysis: The Marion County Sheriff's Office did not have significant comments regarding the application (see Attachment F). Based on the prior PUD approval and the limited amendment proposed by this application, staff finds **law enforcement impacts would not adversely affect the public interest.**

9. Public schools. The following figures are provided by Marion County Public Schools (MCPS) for the current school year: Hammett Bowen, Jr. Elementary (111.01%), Liberty Middle School (92.63%), and Westport High School (116.83%). The PUD was previously approved and has been provided in ongoing development project data furnished to MCPS. MCPS did not provide any comments regarding the PUD amendment. Based on the prior PUD approval and the limited amendment proposed by this application, staff finds **public-school impacts would not adversely affect the public interest.**

In conclusion, while Fire Services has identified an operational deficiency, the PUD was previously approved. As such, staff finds the proposed PUD Amendment rezoning **will not adversely affect the public interest** as will not increase previously anticipated impacts.

C. *Comprehensive Plan consistency.*

1. Future Land Use Element (FLUE) – Land Use Designations
 - a. FLUE Policy 2.1.22: Commercial – This land use designation is intended to provide for mixed-use development focused on retail, office, and community business opportunities to meet the daily needs of the surrounding residential areas; and allows for mixed residential development as a primary use or commercial uses with or without residential uses. The density range shall be up to eight (8) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 1.0, as further defined in the LDC. This land use designation is allowed in the Urban Area and allows for campgrounds and recreational vehicle parks (RVP). [4 acres – 1.0 Floor Area Ratio = 174,240 SF; 0-8 DU/AC = 32 DU]
 - b. FLUE Policy 2.1.18: Medium Residential (MR) – “This land use designation is intended to recognize areas suited for primarily single-family residential units within the UGB, PSAs and Urban Area. However, the designation allows for multi-family residential units in certain existing developments along the outer edges of the UGB or Urban Area. The density range shall be from one (1) dwelling unit per one (1) gross acre to four (4) dwelling units per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use. [51 acres – 1-4 DU/AC = 51 – 204 DU]

- c. FLUE Policy 2.1.19: High Residential (HR) – “This land use designation is intended to recognize areas suited for a mixture of single-family and multi-family residential units in existing and new development that is located within the UGB or Urban Area. The density range shall be four (4) dwelling units to eight (8) dwelling units per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use.” *[56 acres – 4-8 DU/AC = 204 – 448 DU]*

Analysis: The proposed PUD Amendment will continue to comply with the site’s existing Commercial, Medium Residential, and High Residential future land use designations, including the minimum/maximum density of the combined Medium and High Residential land uses. As such, staff concludes the proposed PUD Amendment rezoning is **consistent** with FLUE Policy 2.1.18.

2. FLUE Policy 5.1.3: Planning and Zoning Commission - provides “... 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 consideration by the Planning and Zoning Commission on April 28, 2025; therefore, the application is **consistent** with FLUE Policy 5.1.3.

3. FLUE Policy 5.1.4: Notice of Hearing - “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.

4. FLUE Policy 7.4.7: Centralized Utilities – “Central wastewater facilities shall be the preferred method of wastewater for all development in a SPOZ in accordance with Policy 7.2.8 of this element and central water facilities shall be the preferred method of providing water supply.

Analysis: Marion County Utilities’ review remarks (see Attachment D) note the PUD is within Marion County Utilities service area with available sewer force main and water main available for off-site connection. Therefore, staff concludes the application is **consistent** with FLUE Policy 7.4.7.

5. TE Policy 2.1.4: Determination of Impact - provides in part “All proposed development shall be evaluated to determine impacts to adopted LOS standards.”

Analysis: No changes to the PUD's access points are proposed which includes three access points as 1) direct access to SW Hwy 200, 2) cross access connection to SW 80th Avenue via the existing Bank of America site, and 3) cross access connection to SW 80th Avenue via the West Point PUD. An initial traffic study was completed for the project; however, that study was based on the development of 402 single-family detached homesites as the developer was considering that development option at the time of that study. Subsequently, the developer elected to maintain the original proposal with the mix of 322 townhouses and 177 single-family detached residences. The original study project of average annual daily trips (AADT) was 3,796 AADT. Due to varying trip generation rates based on dwelling unit types, the gross projected average annual daily trips for the project is not expected to increase by greater than 5%, approximately 160 AADT, to a possible 3,956 AADT. As such, Traffic Engineering had no comments (see Attachment D) regarding the PUD's trip generation. Based on the above findings and prior recommendations, it is concluded the application is **consistent** with TE Policy 2.1.4.

6. TE Objective 2.2: 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: As noted previously, the PUD will have three access points, and Traffic Engineering had no comments regarding the application's trip generations. Based on the above findings and proposed PUD, staff concludes the application is **consistent** with TE Objective 2.2.

7. Sanitary Sewer Sub-Element Policies:
 - a. 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."
 - b. 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: Marion County Utilities' review remarks (see Attachment D) note the PUD is within Marion County Utilities service area with available sewer force main and water main available for off-site connection. Based on the above findings, it is concluded the application is **consistent** with SSE Policy 1.1.3, and 1.2.1.

8. 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: Marion County Utilities' review remarks (see Attachment D) note the PUD is within Marion County Utilities service area with available sewer force main and water main available for off-site connection. Based on the above findings, it is concluded the current application is **consistent** with PWE Policy 1.6.4.

9. Stormwater Sub-Element Policies:
 - a. 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.
 - b. SE Policy 1.1.5 provides "Stormwater facilities meeting the adopted LOS shall be available concurrent with the impacts of the development."

Analysis: The OCE-Stormwater division notes the site includes two County Flood Prone Areas/Flood Zones, and final design of the project will be required to comply with LDC Division 6.13. Based on the above findings, it is concluded the application is **consistent** with SE Policy 1.1.5.

10. 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: The PUD is proposed as a combination of single-family detached and single-family attached townhomes that are projected to generate up to 7,456 pounds of solid waste per day (499 DU x 2.41 P/DU x 6.2 LB/P). The resulting properties will be incorporated in the Marion County's existing Solid Waste Assessment Program wherein self-disposal at one of Marion County's facilities is available, or the individual property owners may contract with a private hauler for service on a group or individual basis as established by the project's association documents. The proposed development will be subject to Marion County's Solid Waste Assessment District upon completion. Based on the above findings, it is concluded the application is **consistent** with SWE Policy 1.1.1.

11. ROS 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: As a ±111.13 acre site, a total of 22.2 acres of open space are required, along with a minimum of 1.11 acres of improved open space. The original PUD did not establish conditions regarding the project amenities, however, the final PUD Master Plan indicated a central clubhouse facility of 2.6 acres in size to consist of a clubhouse, pool, and playground area, and that plan was provided for reference and support in relation to this application. Based on the above findings, and previously recommended condition, the application is **consistent** with ROS Policy 1.1.1.

In conclusion, based upon the totality of the circumstances, staff concludes the rezoning application is **consistent** with the Comprehensive Plan, as recommended.

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(1-5) addresses permitted uses, special uses, the provision of development standards, and supporting materials establishing the planned character of the PUD.

Analysis: The PUD Amendment proposes a change limited to the PUD's originally proposed townhouse units/lots. The maximum number of 499 residential units authorized by the original PUD will remain unchanged. As such, the PUD is **consistent** with this provision.

- 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 ±111.13 acres and therefore is **consistent** with this section.

- C. LDC Section 4.2.31.D(A-E) addresses density and intensity to provide for the minimum and maximum allowable density/intensity for a PUD, potential density/intensity averaging and/or blending in the event a site includes multiple future land use designations, provide for density increases/bonuses when eligible, and that the Board is not obligated to authorize the maximum density/intensity as allowed by the Comprehensive Plan.

Analysis: The PUD Amendment proposes a change limited to the PUD's originally proposed townhouse units/lots. The maximum number of 499 residential units authorized by the original PUD will remain unchanged. As such, the PUD is **consistent** with this provision.

- D. LDC Section 4.2.31.D(F) addresses perimeter buffers wherein whenever a PUD abuts existing development with lower density and/or intensity land uses, the Board may impose special perimeter buffer requirements to maintain compatibility with the existing adjoining use. The PUD must 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.

Analysis: The original PUD established a series of buffer requirements previously note. A preliminary final PUD Master Plan indicated provision of the previously required buffers with additional detail regarding the buffer along the south and west boundaries. No changes are proposed for the required buffers. Staff finds the PUD buffers proposed are **consistent** with this section.

E. LDC Section 4.2.31.E.(1 & 2) addresses 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: No changes to the PUD's access points are proposed, which includes three access points as 1) direct access to SW Hwy 200, 2) cross access connection to SW 80th Avenue via the existing Bank of America site, and 3) cross access connection to SW 80th Avenue via the West Point PUD. An initial traffic study was completed for the project; however, that study was based on the development of 402 single-family detached homesites as the developer was considering that development option at the time of that study. Subsequently, the developer elected to maintain the original proposal with the mix of 322 townhouses and 177 single-family detached residences. The original study project of average annual daily trips (AADT) was 3,796 AADT. Due to varying trip generation rates based on dwelling unit types, the gross projected average annual daily trips for the project is not expected to increase by greater than 5%, approximately 160 AADT, to a possible 3,956 AADT. As such, Traffic Engineering had no comments (see Attachment D) regarding the PUD's trip generation. As such, staff finds the application is **consistent** with this provision, **as recommended previously in this report**.

F. LDC Section 4.2.31.E.(3 & 4) addresses setbacks, separation requirements, and heights.

Analysis: The PUD Amendment proposes a reduction in the townhouse unit/lot width, with no changes to the PUD's originally approved development standards. As such, the PUD is **consistent** with this provision.

G. LDC Section 4.2.31.E(5) (a-c) addresses outdoor lighting.

Analysis: The PUD Amendment is limited to the modifying the residential townhouse related development standards with no other changes proposed.

Development of the PUD will be required to comply with the LDC regarding general infrastructure design standards, including lighting. As such, the PUD **is consistent** with this provision.

- H. 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 original PUD established a series of buffer requirements previously note. A preliminary final PUD Master Plan indicated provision of the previously required buffers with additional detail regarding the buffer along the south and west boundaries. No changes are proposed for the required buffers. Staff finds the PUD buffers proposed are **consistent** with this section.

- I. LDC Section 4.2.31.E(7) addresses open space and improved (recreation) open space.

Analysis: The PUD Amendment proposes no changes to the PUD's originally approved open space and recreation amenity plans as approved in November 2023; therefore, the PUD **is consistent** with this provision.

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

Analysis: The PUD was enabled for residential and commercial use consistent with the site's Commercial, Medium Residential, and High Residential future land use designations. The recent final PUD Master Plan approved by DRC indicates the applicant is does not anticipate proceeding with the commercial use area and allow the residential uses to expand over a larger area, while still remaining consistent with the minimum and maximum densities of the site's Medium and High Residential future land use designations. As such, the PUD will be **consistent** with this section.

- K. LDC Section 4.2.31.F. addresses the procedures related to processing a PUD Rezoning Application, including, but not limited to, participating in a pre-application with Growth Services staff, submittal requirements for filing the PUD Rezoning Application, obtaining a recommendation regarding the application from the Development Review Committee, and the submittal of subsequent development plans.

Analysis: A pre-application meeting was conducted. The PUD application is accompanied by the historic PUD Conceptual Plan. The DRC considered the application at its March 10, 2025, meeting. The DRC recommended approval subject to resolving staff comments, and any further revisions as required by the Board of County Commissioners. This PUD Application proposes a PUD Amendment to reduce a minimum development standard, specifically the minimum lot width/unit size for townhouse dwelling units proposed for the PUD, with no other changes proposed. This requirement has been satisfied, making it **consistent** with this provision.

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

Analysis: As noted, the PUD has received a series of extensions consistent with the LDC and Florida Statutes. The initial final PUD Master Plan was approved by DRC, but will require should this PUD Amendment be required, and the project will be subject to the established provisions of the LDC regarding a “new” PUD approval. 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.

- M. LDC Section 4.2.31.K addresses PUD amendments.

Analysis: This application is for a PUD Amendment that will reduce the residential townhouse development standards. As such, this consideration of the PUD Amendment by the Board of County Commissioners is being conducted **consistent** with this section.

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, identify any additional data and analysis needed to support a recommendation on the proposed Ordinance and act to **TABLE OR CONTINUE** 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
- C. 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.

VII. STAFF RECOMMENDATION

Staff recommends the Board 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 **APPROVE with conditions** the proposed rezoning because the application:

- A. **Will not adversely** affect the public interest based upon impacts to the surrounding area;
- B. **Is consistent** with the following Comprehensive Plan provisions
 - 1. FLUE Policy 2.1.19, 2.1.22, 4.1.5, 5.1.2, 5.1.3, 5.1.4, and 7.4.7
 - 2. TE Policy 2.1.4, and Objective 2.2,
 - 3. SSE 1.1.1, 1.1.3, 1.2.1
 - 4. PWE 1.1.1, 1.6.4
 - 5. SWE 1.1.1
 - 6. SE 1.1.4, 1.1.5
- C. **Is compatible** with the surrounding uses due to the similarly proposed intensity and type of residential development being requested.

If the Board chooses agree with staff's recommendation, the following development conditions are those originally approved, with an adjustment acknowledging the requested amendments for the residential townhouse development standards, that will continue to mitigate negative impacts to the surrounding area:

- 1. A Modified Type "D" Buffer (minimum 30' wide, no minimum shrub requirements, a minimum 6' high wall along the outer boundary, with the buffer as a separate "tract" to be dedicated to and managed by the POA or its equivalent) shall be provided along the full east and north overall property boundaries adjoining the Countryside Farms Subdivision as shown on the PUD Conceptual Plan, as provided in Figure 6.
- 2. Development of the Commercial Area/Site shall comply with the Marion County Land Development Code's B-1 (Neighborhood Business) zoning classification provisions, or their equivalent, as may be amended from time to time (e.g., permitted uses, design/ development standards such as but not limited to parking, setback, buffers, etc.).
- 3. The parallel access connection from the site's northwest corner area extending to SW 80th Avenue shall be obtained and established with the initial development of the project and shall be fully completed and in-place as a minimum subdivision improvement for the project or first phase if the project is phased at a later date; with the project final plat (or first phase as noted) indicating and referencing the location and OR Book and Page of the ingress egress easement authorizing the parallel access connection. Alternative access and emergency access shall be provided for the project via the West Point PUD (20151214Z) to the west of the site.
- 4. The developer shall implement and use the coordinated access connection to and through the West Point PUD (20151214Z) for additional general day-to-day access and emergency access to SW 80th Avenue. The developer will undertake all appropriate design and necessary construction to

complete the connection as part of the development's improvements for the southern portion/phase of the project prior to receiving final inspection approval to obtain certificates of occupancy for that portion/phase as indicated in Figure 6.

5. The project shall be limited to a maximum total of 499 site-built dwelling units consisting of a maximum of 177 SFR detached residential units (Standard and/or Villa) and a maximum of 322 townhouses (as a series of multi-story multi-unit/family buildings). Their development shall be consistent with the PUD Conceptual Plan; however; development of the townhouses may be reduced or eliminated in favor of the development of additional SFR detached residential units, subject to compliance with the minimum lot design standards herein and the project-wide maximum gross number of 499 dwelling units as provided in Tables B, C, D, and E, as amended.

VIII. PLANNING & ZONING COMMISSION RECOMMENDATION

To be determined.

IX. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

X. LIST OF ATTACHMENTS

- A. Application.
- B. 170405Z, Maro 200 PUD Approval Letter 5/1/2017 w/PUD Concept Plan.
- C. 250508ZP, Maro 200/Maro 111 – PUD Amendment Proposed Revised Development Standards.
- D. DRC Staff Review Comments.
- E. Fire Services Maro/Hidden Lake Presentation.
- F. Marion County Sheriff Comments.
- G. Maro 200/Maro 111 - Approved Master Plan (AR# 31051).
- H. Site and Sign Photos.