



<p><b>Code Enforcement Action:</b> None.</p> <p><b>Previous Rezoning Applications:</b> <i>140807Z (A-1, R-1, and M-1 to PUD)</i></p> <p><b>Previous Comp. Plan Amendments:</b></p> <p><b>AR 26351</b></p>	<p>There are major concerns with long-term traffic management within the area that has to be addressed through traffic studies and the Development Review process. Originally the application did request multi-family dwellings but that request has since been removed.</p> <p><b>Public Notice</b> Notice of the public hearing was mailed to 137 property owners within 300 feet of the subject property. A letter was received from 1 of the 137 property owners within 300 feet (1%). 6 letters of opposition were received from property owners outside of the 300 feet.</p> <p><b>Location</b> The property is on SW 20<sup>th</sup> Avenue Rd, south of HWY 484.</p> <p><b>Request</b> The applicant is requesting to rezone the subject property from PUD to PUD to allow for 801 single-family dwelling units on ±221.75 acres, consistent with the site's Commercial and Medium Density Residential future land use designation. This request has been amended from the original request of 788-980 residential units and 24.03 acres of commercial development. The commercial and multifamily components were withdrawn from the request. The subject property is adjacent to the Marion Oaks Development of Regional Impact.</p>
---	---

## Analysis

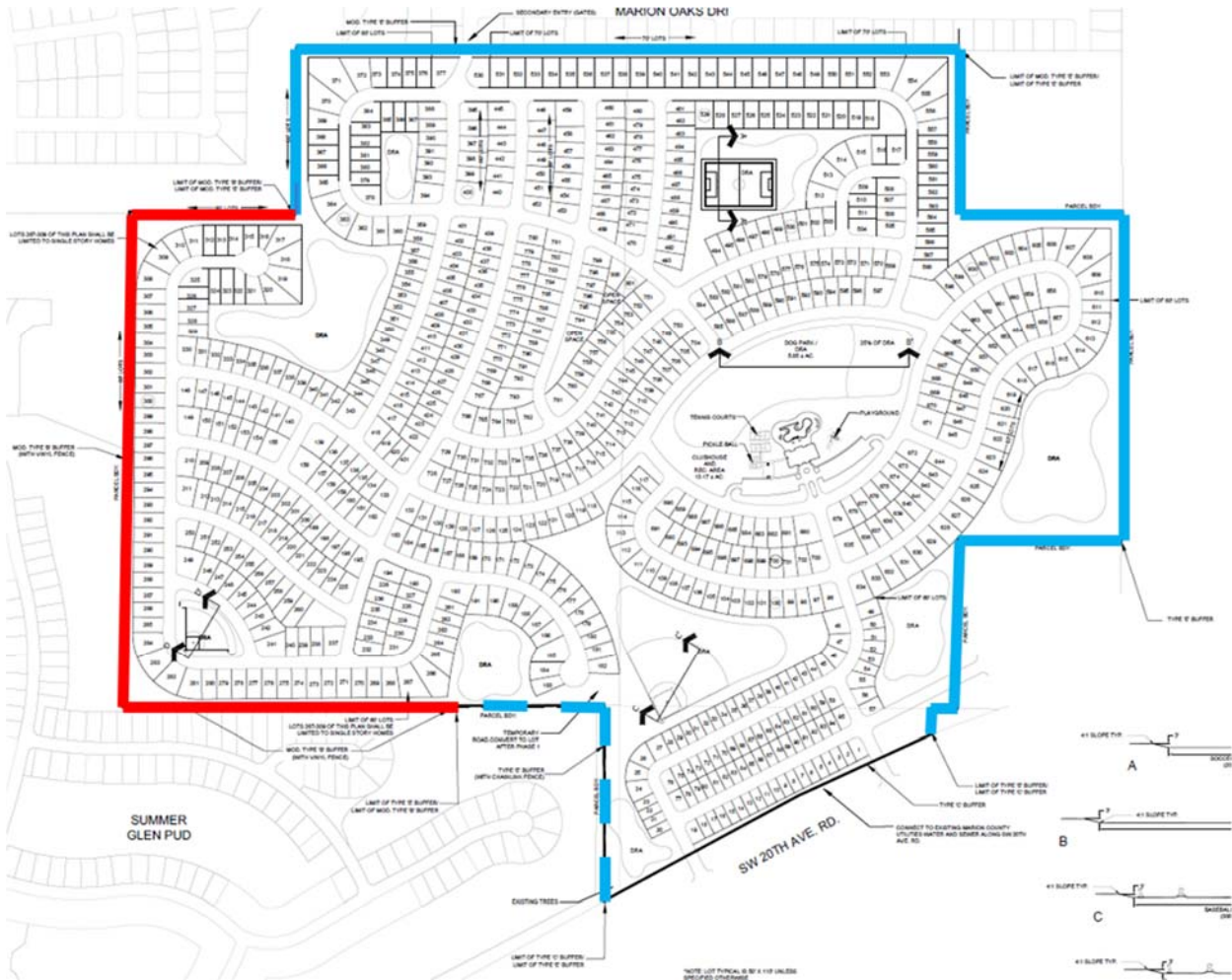
The PUD proposes 801 single-family homes per the conceptual plan. There is a proposed clubhouse and recreational area within the development but the activities are not defined. In 2014, the subject property was approved for a PUD that consisted of 748 residential units (3.78 du/ac) and 24.03 acres of commercial use. The previous PUD allowed for golf carts internally. That PUD has since expired as it was idle for at least five years. Since the approval of the 2014 PUD, the local area has seen several approvals and developments started. Two miles to the west there is a 1,200-acre commerce center that will have a mixture of distribution, industrial, commercial and multifamily. To the north, directly across HWY 484 at the SW 20<sup>th</sup> Avenue Rd intersection is another commerce center that has been approved and a few smaller commercial stores have been developed.

### Internal Circulation

The project proposes sidewalks along the ROW and on at least one side of the roads for internal circulation. The PUD also proposes the use of golf carts along the roadways internally.

### Buffers

The project proposes buffers that are consistent or exceed the buffers required in the Marion County Land Development Code. The project proposes a modified B-Type Buffer adjacent to the SummerGlen subdivision, the modification is using a vinyl fence instead of a wall. The difference in the C-Type Buffer is that the development would like the option to use layered landscape screening or opaque fencing to replace shrubs.



**PROPOSED BUFFERS**



**MOD. TYPE 'B' BUFFER**  
 20 FT. WIDE, 3 TREES PER 100 L.F., WITH A HEDGE AND SHRUBS.  
 EXISTING VEGETATION TO REMAIN UNDISTURBED  
 AND INSTALLATION OF NEW INSTALLATION ONLY TO INFILL GAPS.

**TYPE 'C' BUFFER**

15 FT. WIDE, 5 TREES PER 100 L.F.,  
 AND A LAYERED LANDSCAPE SCREEN OR OPAQUE FENCE  
 TO REACH A HEIGHT OF 3 FT. IN 2 YEARS



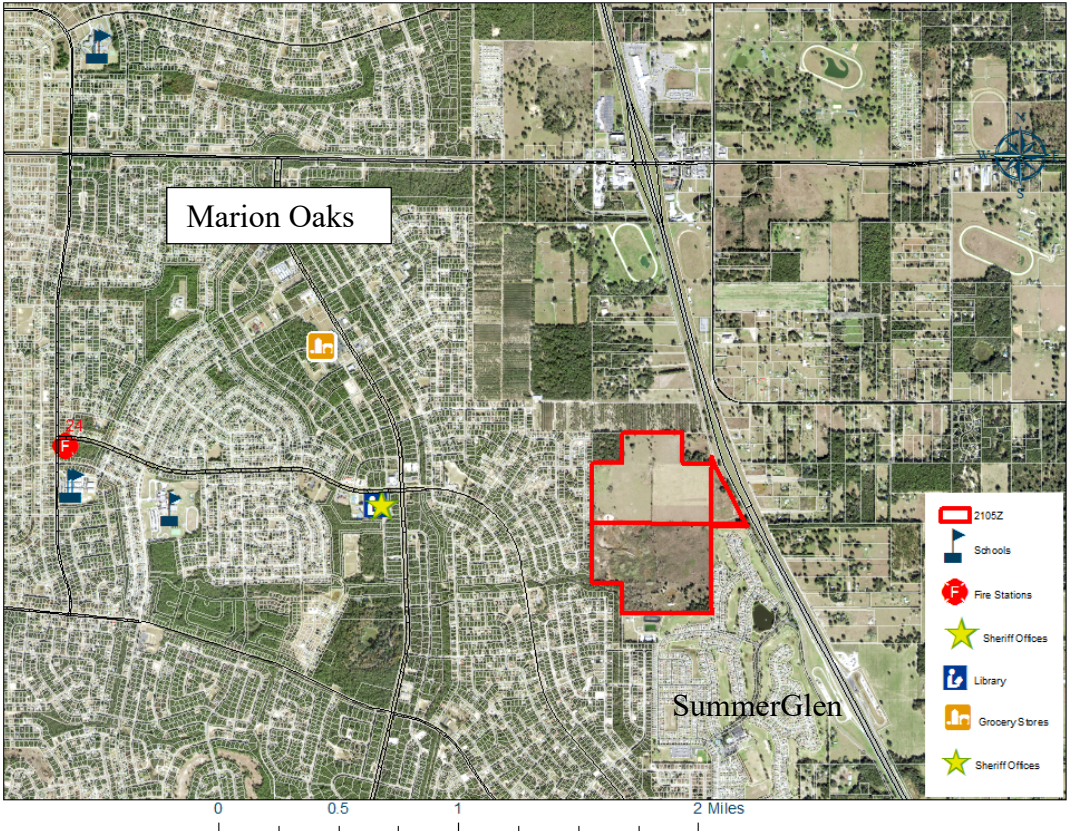
**MOD. TYPE 'E' BUFFER**  
 10 FT. WIDE, 4 TREES PER 100 L.F., WITH A HEDGE, SHRUBS, AND 6' H. CHAIN LINK FENCE.  
 EXISTING VEGETATION TO REMAIN UNDISTURBED AND INSTALLATION OF  
 NEW INSTALLATION ONLY TO INFILL GAPS.



**TYPE 'E' BUFFER**  
 5 FT. WIDE, 4 TREES PER 100 L.F.,  
 AND A DOUBLE STAGGERED HEDGE ROW TO REACH 6 FT. IN 2 YEARS

**Vicinity**

The subject property is adjacent to two existing subdivisions - the Marion Oaks DRI and SummerGlen. Marion Oaks is platted for over 28,000 residential units, just over 7,000 of those units have been developed. SummerGlen is approved for 985 residential units. Marion Oaks has two elementary schools, a middle school, a library, a community center, a large grocery store, and several smaller corner stores or general stores. Marion Oaks also has a fire station and an MCSO substation. There are several restaurants within the vicinity as well in Marion Oaks, SummerGlen, and at the I-75 Interchange.



Vicinity map

**Open space requirement**

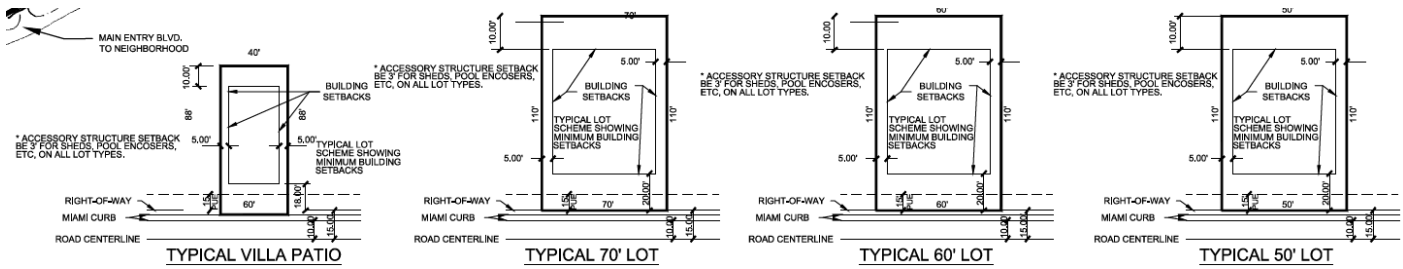
The current PUD proposes 44.35 acres (20%) of open space for the project. The amount of open space will have to be demonstrated during the development review process. The project proposes multiple-use drainage retention areas, the engineered plans will have to demonstrate that these areas will be designed in a manner suitable for both recreational use and meet the drainage requirements. These areas will also have to be maintained regularly.

**Conceptual Plan and Development Standards**

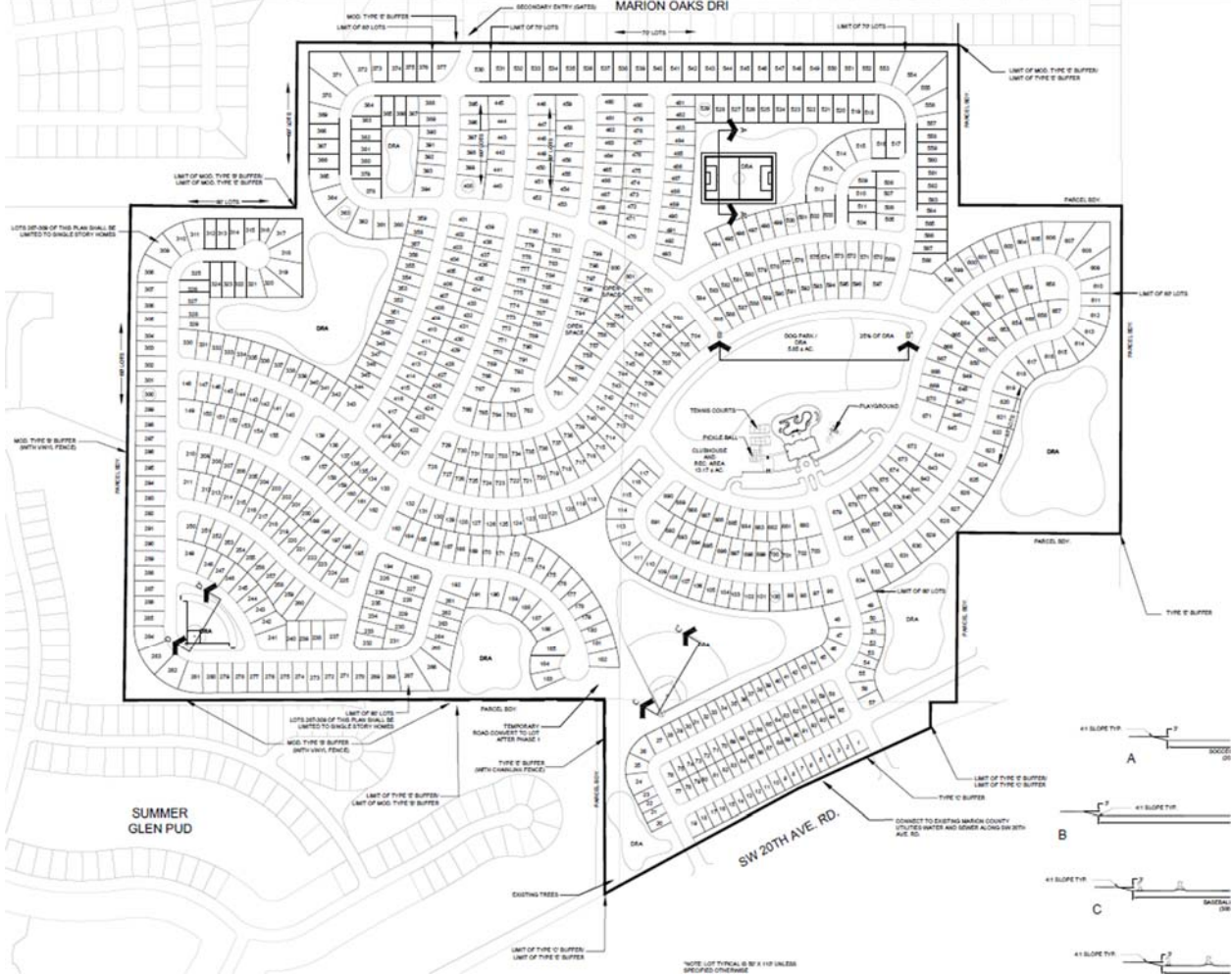
**Residential Development Standards**

Setbacks	
Front	18'-20'
Rear	10'
Side	5'
Corner	15'
Accessory	3'
Building Heights	50'

Lot Widths
40'
50'
60'
70'

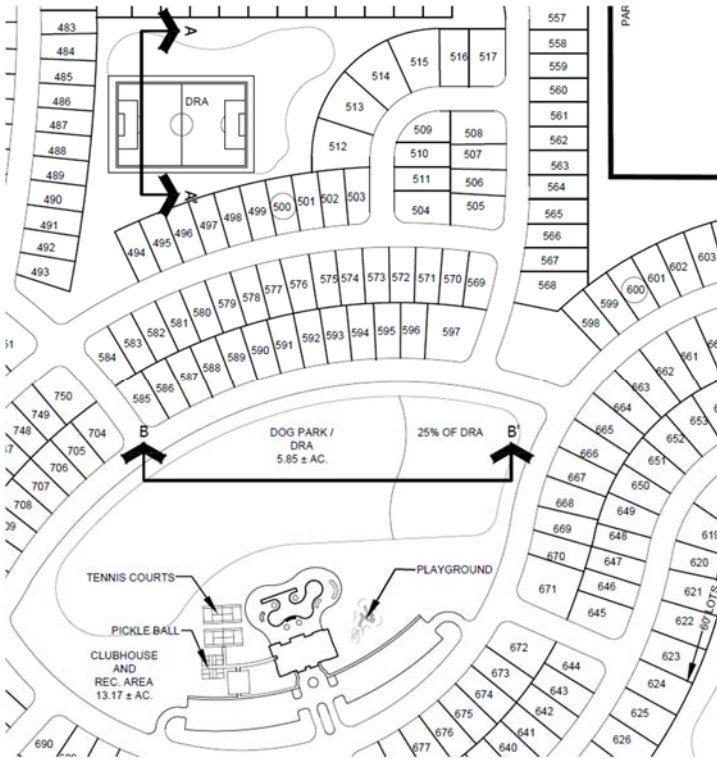


**Conceptual Plan (larger version attached to report in PDF)**

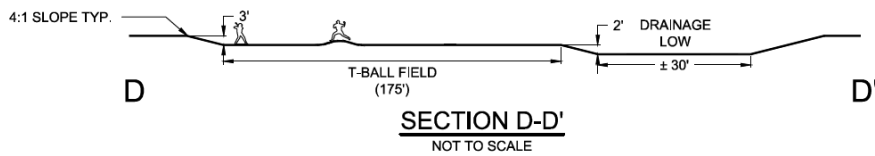
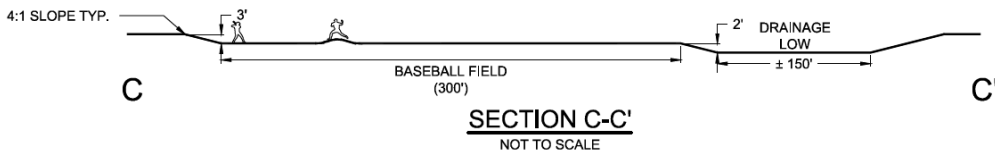
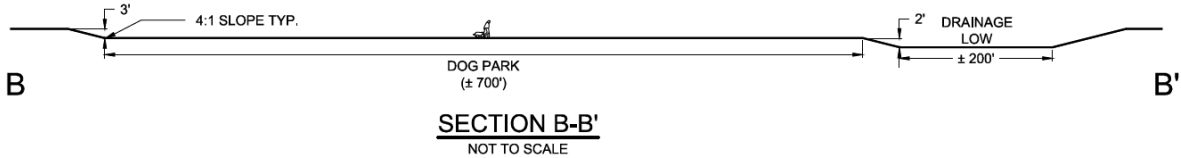
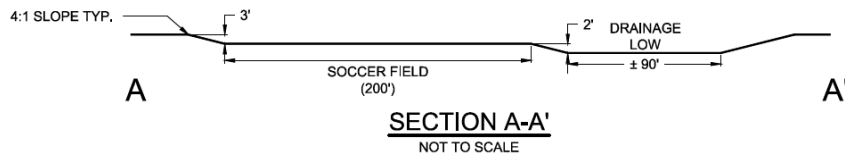


Concept Plan dated July 6, 2021.

**Recreational Areas and Multiple Use DRAs**



Main Recreational Area and Clubhouse as well as examples of the multiple use DRAs.



Cross Sections of Multiple Use DRAs

**Staff concerns with the proposed Planned Unit Development.**

- A traffic study is required for the project

**Traffic study**

Comment from OCE Traffic:

1. The revised Concept Plan will concentrate the majority of the project trips at the northern access point on SW 20th Ave Rd. The following changes/conditions are recommended to better distribute traffic on SW 20th Ave Rd and preserve capacity on CR 484.
  - a) Extend the southern access point on SW 20th Ave Rd to the cul-de-sac at lots #180-185. This will distribute more of the project traffic to the southern access point on SW 20th Ave Rd, which will reduce delay and improve operations on SW 20th Ave Rd.
  - b) Require the proposed connection to Marion Oaks to serve as a full access connection for residents of the Maro Mixed Use site. It should not be restricted to emergency-use only. This will allow residents to travel east/west into and out of the site using the roadway network in Marion Oaks rather than using CR 484. Capacity on CR 484 should be preserved whenever possible due to the expected growth in the area. CR 484 currently operates at LOS D during the AM peak hour and LOS F during the PM peak hour. The daily volume-to-capacity ratio on CR 484 is 0.91.

A new traffic study is required and should be provided before the final Master Plan approval.

According to the ITE Manual, the proposed PUD will generate between 4,814-5,987 daily traffic trips (AADT) at full buildout of just the residential portion. The commercial area will generate more if developed. Southwest 20<sup>th</sup> Avenue Rd will eventually need to be expanded and, ideally, master-planned for access and traffic management. On HWY 484, the only east/west connector within the region, there is also a constraint. Highway 484 will need to be widened at the I-75 Interchange. Below is a table showing the average daily traffic count for HWY 484 between SW 20<sup>th</sup> Avenue Rd and Interstate 75.

Year	AADT
2015	29,600
2016	28,100
2017	29,200
2018	30,100
2019	32,500

*Traffic Counts, according to Ocala Marion Transportation Planning Organization*

In reaching its decision, the Commission must address the following:

- a. **Granting the proposed zoning change will not adversely affect the public interest.** The subject properties are located approximately one (1) mile south of SW Hwy 484 on the west side of SW 20<sup>th</sup> Avenue Road. The site is surrounded by the Marion Oaks DRI on the west, the Summer Glen PUD on the south/east, and the Cortlandt Farms to the north.

A traffic study will be required as part of the Development Review process prior to any development activity/permit approval. All proposed roads and stormwater facilities will be privately maintained.

While the application appears to be a typical “infill, mixed-use” project with compatible residential uses, staff has concerns with the traffic effects the proposed number of units will potentially cause considering the current designation/condition of proposed access roads, namely SW 20<sup>th</sup> Avenue Road and

SW 151<sup>st</sup> Lane, as well as the Hwy 484/SE 20<sup>th</sup> Avenue Rd intersection. The applicant has indicated a wish to defer traffic concurrency to the design/development stage. Staff's recommendation of approval is based on this understanding that a traffic study and any necessary improvements will be identified in the concurrency review/approval prior to site development. Granting the requested PUD zoning will provide consistent zoning on the subject properties that is compatible with the surrounding area and will not adversely affect the public interest.

- b. The proposed zoning change is consistent with the current Comprehensive Plan.** The FLU Map 1: Marion County 2035 Future Land Use Map of the Comprehensive Plan designates these properties as Medium Density Residential (197.72 acres) and Commercial (24.03 acres) as per the 2013 Comprehensive Plan update which took effect in June 2014. Rezoning the site to PUD for residential uses is consistent with the Comprehensive Plan.
- c. The proposed zoning change is compatible with land uses in the surrounding area.** The subject properties are surrounded by the Marion Oaks DRI on the west (R-1 zoning), the Summer Glen Subdivision on the south/east (G-U and PUD zoning), and Cortlandt Farms as well as a couple of residential out parcels to the north (A-1 zoning). The proposed PUD, Planned Unit Development, zoning is compatible with the land uses in the surrounding area.

The following tables summarize the adjacent future land use designations, zoning districts, and existing uses:

<b>ADJACENT PROPERTY CHARACTERISTICS</b>			
<b>Direction</b>	<b>FLUM Designation</b>	<b>Zoning</b>	<b>Existing Use per MCPA Property Code</b>
<b>N</b>	Rural Land Commercial Medium Residentail	A-1, General Agriculture	Tree Farm Vacant
<b>S</b>	Preservation/Public	Planned Unit Development R-1, Single Family Dwelling G-U Government Use	SummerGlen
<b>E</b>	ROW SW 20 <sup>th</sup> Ave and I75	ROW SW 20 <sup>th</sup> Ave/ I-75	ROW
<b>W</b>	Medium Density Residential	R-1, Single Family Dwelling	Marion Oaks

**Access** to the property is from SW 20<sup>th</sup> Avenue Road and SW 151<sup>st</sup> Lane.

<b>SURROUNDING ROADWAY CONDITIONS</b>						
<b>Road</b>	<b>Class</b>	<b>Maint.</b>	<b>Existing Conditions</b>			
			<b>Surface</b>	<b>No. Lanes</b>	<b>R/W Width</b>	<b>R/W Deficiency</b>
SW 20 <sup>th</sup> Avenue Rd	Major Local	County	Paved	2	200'+	0
SW 151 <sup>st</sup> Lane	Subdivisi on Local (public)	County	Paved	2	200'+	0

## **Infrastructure**

The site is in the Marion County Utilities Service Area for both water and sewer.

### **PLANNING & ZONING COMMISSION RECOMMENDATION:**

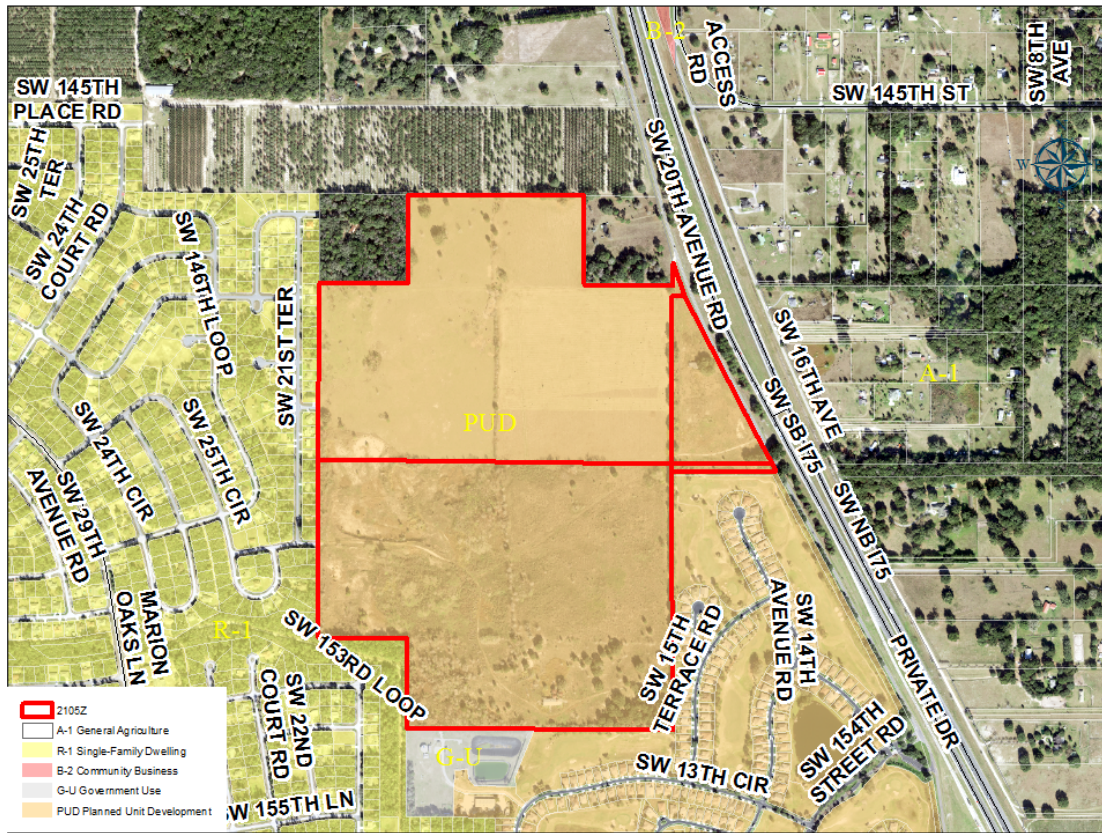
Approval with Alternative Approval Conditions (VOTE 3 to 2)

### **Staff Recommendation: Approval with Conditions**

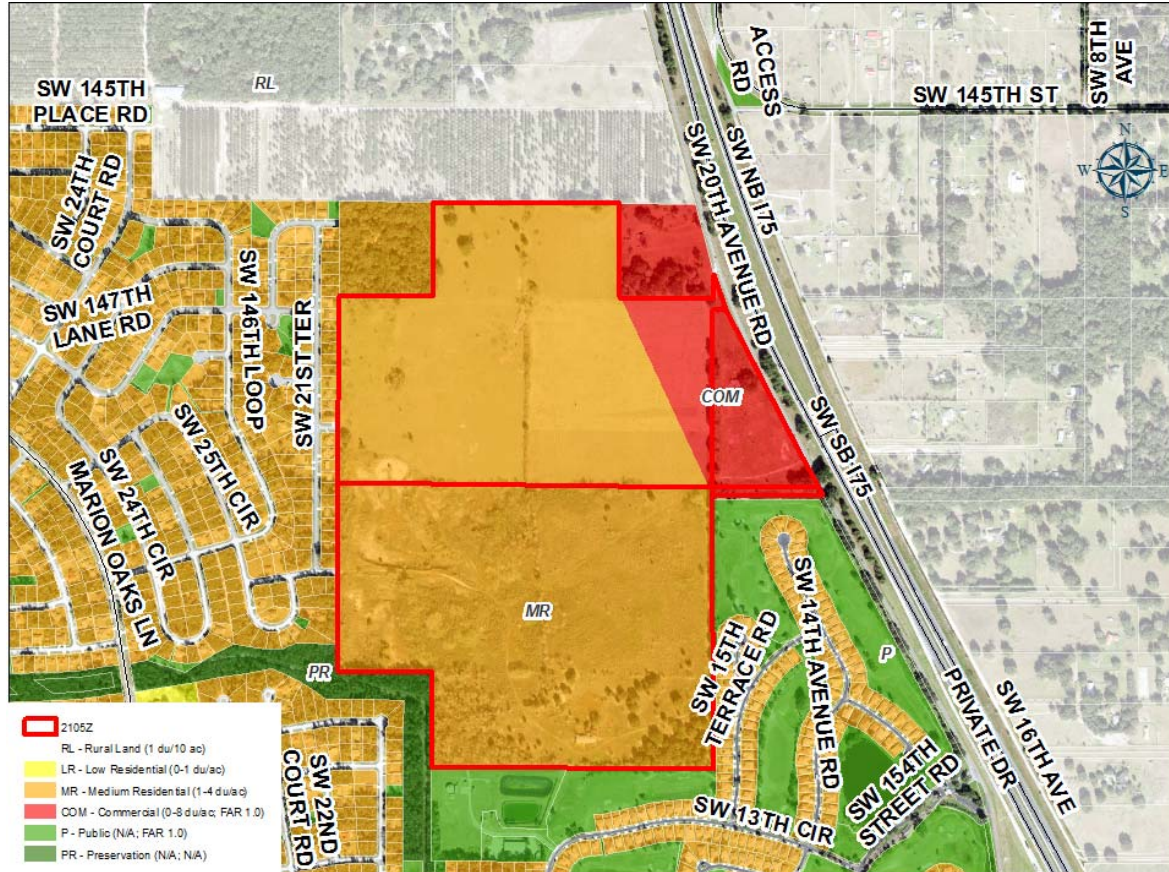
1. The project shall be developed consistent with the Conceptual Plan dated 7/6/2021, the application and LDC unless otherwise revised by these conditions of approval.
2. ~~The project shall have one conceptual plan instead of the proposed three submitted.~~
3. The project shall be limited to a maximum total of 801 single-family residential units.  
(P&Z Approval was for 841 dwelling units)
4. The developer has not obtained Concurrency Certification for this PUD Rezoning Application and is not vested and/or entitled to this PUD consideration. The developer shall comply with Marion County's Concurrency Management System [LDC Division 1.8] prior to obtaining any final development plan approvals (e.g., Final Master Plan, Preliminary Plat, Improvement Plan, Final Plat, Site Plan), which may include providing for proportionate share for transportation improvements consistent with Sections 163.3180 and 380.06, Florida Statutes.
5. The Approval of this PUD does not provide for the approval of any waivers associated with the expired PUD.
6. Building heights shall be limited to 50'
7. 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 adequate provision shall be made for the coordination of the improvements with the PUD.
8. The project shall have at least one full access connection into Marion Oaks. This connection shall not be restricted to emergency use only.
9. All roads, parking lots, and sidewalks shall meet the requirements of the Marion County Land Development Code.
10. The PUD project's amenities shall be provided as follows, consistent with the PUD Concept Plan:
  - a. The design and construction of the amenities shall be included with the PUD's Improvement Plans.
  - b. The amenities shall be constructed and completed as part of any initial residential development phase, and their Corresponding As-built/Certificate of Occupancy/Final Inspection (or equivalent) shall be obtained prior to obtaining any residential structure Certificate of Occupancy/Final Inspection within the PUD project.
  - c. The intent of these provisions and the overall project is to ensure that the amenity facilities are in place, operational, and maintained in perpetuity, for use by all residential units, and their occupants, prior to allowing any residential occupancy within the project.
11. All project development shall be served by central potable water and central sanitary sewer services prior to the issuance of any project Certificates of Occupancy or equivalent final inspection; with the services installed and/or developed consistent with the LDC. Adequate capacity shall be demonstrated prior to the approval of Improvement Plans.
12. Buffers shall be consistent with the Conceptual Plan.
13. All project-wide walls, fences, and buffers, including all vegetative plantings, shall be installed and maintained in perpetuity consistent with professionally accepted landscape



## PROPOSED ZONING



## CURRENT FUTURE LAND USE DESIGNATION





**Marion County  
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

APRIL 2, 2021

TILLMAN & ASSOCIATES ENGINEERING  
DAVID TILLMAN  
1720 SE 16TH AVE BLDG 100  
OCALA, FL 34471

**SUBJECT: REZONING TO PUD COMMENTS LETTER**  
PROJECT NAME: MARO MIXED USE DEVELOPMENT @ SW 20TH AVE RD  
PROJECT #2014050024 APPLICATION #26351  
PARCEL 41201-000-00, 41338-001-00, 44639-001-00, & 44645-002-00

Dear David:

This letter supercedes the previous letter dated March 31, 2021 and includes revised comments from Zoning. This letter is in regard to your recent Conceptual Plan submittal for the above referenced project. During the process of reviewing the plans for sufficiency, some items were found which must be addressed. Your plan will be scheduled for review and recommendation for the rezoning by the Development Review Committee prior to meeting with the Planning/Zoning Commission.

Per Resolution 10-R-629, please resolve these items within fifteen (15) working days. During this fifteen (15) working day resolution period, the reviewers will be available in a group setting on Thursday mornings to discuss these comments. After meeting with staff, your plan will be scheduled for review by the Development Review Committee at the next available DRC meeting. If you choose not to meet with staff, you may request to be scheduled for DRC's consideration immediately.

**In either case, please contact me to arrange placement on the Thursday staff meeting agenda and/or the DRC agenda.**

1. DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Rezoning  
STATUS OF REVIEW: INFO  
REMARKS: N/A
2. DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Rezoning  
STATUS OF REVIEW: INFO  
REMARKS: Approve. The stormwater will need to be reviewed with an Improvement Plan submittal.

3. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 4.2.31.F(2)(b)2 - Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius  
STATUS OF REVIEW: INFO  
REMARKS: 3/30/21 - Not provided
4. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.C - Name, address, and phone number, of owner and applicant on front sheet  
STATUS OF REVIEW: INFO  
REMARKS: 3/30/21 - Not provided
5. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.L(1) - Parcel number  
STATUS OF REVIEW: INFO  
REMARKS: 3/30/21 - Not provided
6. DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: Rezoning  
STATUS OF REVIEW: INFO  
REMARKS: 1. The intended use on the application shows 980 residential units. However, Concept Plan 2 only shows 836 units.  
2. Phase 1 of Concept Plan 2 shows 88 residential units with 1 access point on SW 20th Ave Rd. Section 6.11.4.(A) of the LDC requires at least 2 access points when you exceed 50 units.  
3. A traffic study for full build-out is required prior to development of Phase 1. A methodology must be submitted and approved prior to conducting the study.  
4. The size of this development will require evaluation of the potential need for a traffic signal or roundabout on SW 20th Ave Rd. The need for left turn lanes and right turn lanes at the proposed driveways on SW 20th Ave Rd will also need to be evaluated.  
5. Golf cart usage will be prohibited on SW 20th Ave Rd and roadways within Marion Oaks.
7. DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 4.2.31.F(2)(b)(14) - Preliminary sidewalk and multimodal circulation plan  
STATUS OF REVIEW: INFO  
REMARKS: Sidewalk is required along SW 20th Ave Rd. Consideration should also be given to allowing golf cart access between the proposed commercial parcels and the existing SummerGlen development. This would minimize potential golf cart use on SW 20th Ave Rd from SummerGlen residents.
8. DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 4.2.31.F(2)(b)(15) - Proposed parallel access locations  
STATUS OF REVIEW: INFO  
REMARKS: Cross access to the north is required for the commercial component.
9. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant  
6.18.2 - Fire Flow/Fire Hydrant  
STATUS OF REVIEW: INFO  
REMARKS: Approved zoning change. Fire protection features will be determined once a final concept plan/major site plan is submitted

10. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Proposed PUD Uses & Densities are consistent with Land Use Designation?  
STATUS OF REVIEW: INFO  
REMARKS: Single-family detached, single-family attached, multiple-family?  
(Standards for SFR-A and MF?)
  
11. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Proposed PUD Uses are consistent with surrounding Land Use Designations?  
STATUS OF REVIEW: INFO  
REMARKS: Buffer indicators not fully established - e.g., "Limit of Buffer Buffer extends east" ???  
More extensive illustration along with cross-section maybe necessary.
  
12. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Proposed PUD Master Plan submitted for review?  
STATUS OF REVIEW: INFO  
REMARKS: Concept only - formal Master Plan or equivalent will be required.
  
13. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Developer's Agreement for LUA/Zoning completed?  
STATUS OF REVIEW: INFO  
REMARKS: An Agreement may be required to address infrastructure as development proceeds.
  
14. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(2 & 3)/3.2.3 - Use Consistent with FLU Designation & All Developer's  
Agreements?  
STATUS OF REVIEW: INFO  
REMARKS: Future land use designated area acreages listed, but listing for "allocated" acres for the mix of  
uses will also be required.
  
15. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?  
STATUS OF REVIEW: INFO  
REMARKS: Split of units SFR-D, SFR-A, and MF?
  
16. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 3.2.3 - NON-RESIDENTIAL - Complies with FAR?  
STATUS OF REVIEW: INFO  
REMARKS: 106K GSF Commercial is 10% of eligible - while ordinary FARs are 20-30%?
  
17. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(6) Gross/wetland/floodplain acreage listed?  
STATUS OF REVIEW: INFO  
REMARKS: Flood prone present
  
18. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency - Is Capacity Available?  
STATUS OF REVIEW: INFO  
REMARKS: Traffic study

19. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?  
STATUS OF REVIEW: INFO  
REMARKS: Concept only - formal Master Plan or equivalent will be required to reserve or defer.
  
20. DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Rezoning  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED: shall be required to connect to available public water & sewer provided by Marion County Utilities. Not in any primary springs protection zone.
  
21. DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 4.2.31.F(2)(b) - Conceptual plan in compliance with Division 2.13 and 2.11.  
STATUS OF REVIEW: INFO  
REMARKS:
  
22. DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 4.2.31.F(1)(b) - Front page requirements.  
STATUS OF REVIEW: INFO  
REMARKS: Open Space calculations are missing.
  
23. DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 4.2.31.F(2)(b)(2) - Vicinity map that depicts relationship of the site to the surrounding area within a 1-mile radius.  
STATUS OF REVIEW: INFO  
REMARKS: No vicinity map provided
  
24. DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 4.2.31.F(2)(b)(5) - Identify the Future Land Use and Existing Zoning of the subject property as well as all properties immediately adjacent to the subject property.  
STATUS OF REVIEW: INFO  
REMARKS: Land use and zoning not provided
  
25. DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 4.2.31.F(2)(b)(7) - A list of proposed uses for the development.  
STATUS OF REVIEW: INFO  
REMARKS: Golf carts internally, residential and recreational. plus 24 acres of commercial
  
26. DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 4.2.31.F(2)(b)(8) / 4.2.31.F(2)(13) - A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements and parking lot locations.  
STATUS OF REVIEW: INFO  
REMARKS: corner lot not provided
  
27. DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 4.2.31.F(2)(b)(10) - Identify proposed phasing on the plan.  
STATUS OF REVIEW: INFO  
REMARKS: recreational area appears to be in later phases than phase 1

28. DEPARTMENT: ZONE - ZONING DEPARTMENT  
 REVIEW ITEM: 4.2.31.F(2)(b)(11) / 4.2.31.E(6) / 6.8.6 - Identify proposed buffers.  
 STATUS OF REVIEW: INFO  
 REMARKS: This proposal is unclear for the lot widths along the boundary adjacent to other subdivisions and ag uses. Appears to be a buffer tract of unknown size. Unknown what the lot width/character difference is along the boundaries.
29. DEPARTMENT: ZONE - ZONING DEPARTMENT  
 REVIEW ITEM: 4.2.31.F(2)(b)(18) / 4.2.31.E(7) - Identify any proposed parks or open spaces.  
 STATUS OF REVIEW: INFO  
 REMARKS: recreational uses not defined
30. DEPARTMENT: ZONE - ZONING DEPARTMENT  
 REVIEW ITEM: 4.2.31.F(2)(b)(20) - Architectural renderings or color photos detailing the design features, color pallets, buffering details.  
 STATUS OF REVIEW: INFO  
 REMARKS: No renderings provided Need renderings for the various housing types proposed, recreational areas, and commercial
31. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
 REVIEW ITEM: Rezoning  
 STATUS OF REVIEW: INFO  
 REMARKS: no comments
32. DEPARTMENT: 911 - 911 MANAGEMENT  
 REVIEW ITEM: Rezoning  
 STATUS OF REVIEW: INFO  
 REMARKS: APPROVED: Please update SW 20th Ave under Notes on Sheet 001 Concept Plan 1 to be SW 20th Avenue Rd. There is an existing commercial building on parcel 44639-001-00 with the address 14900 SW 20th Avenue Rd. Will this existing structure remain or be removed?
33. DEPARTMENT: 911 - 911 MANAGEMENT  
 REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale  
 STATUS OF REVIEW: INFO  
 REMARKS: APPROVED

If you have any questions please contact me at (352) 671-8682 or [carla.sansone@marioncountyfl.org](mailto:carla.sansone@marioncountyfl.org).

Sincerely,



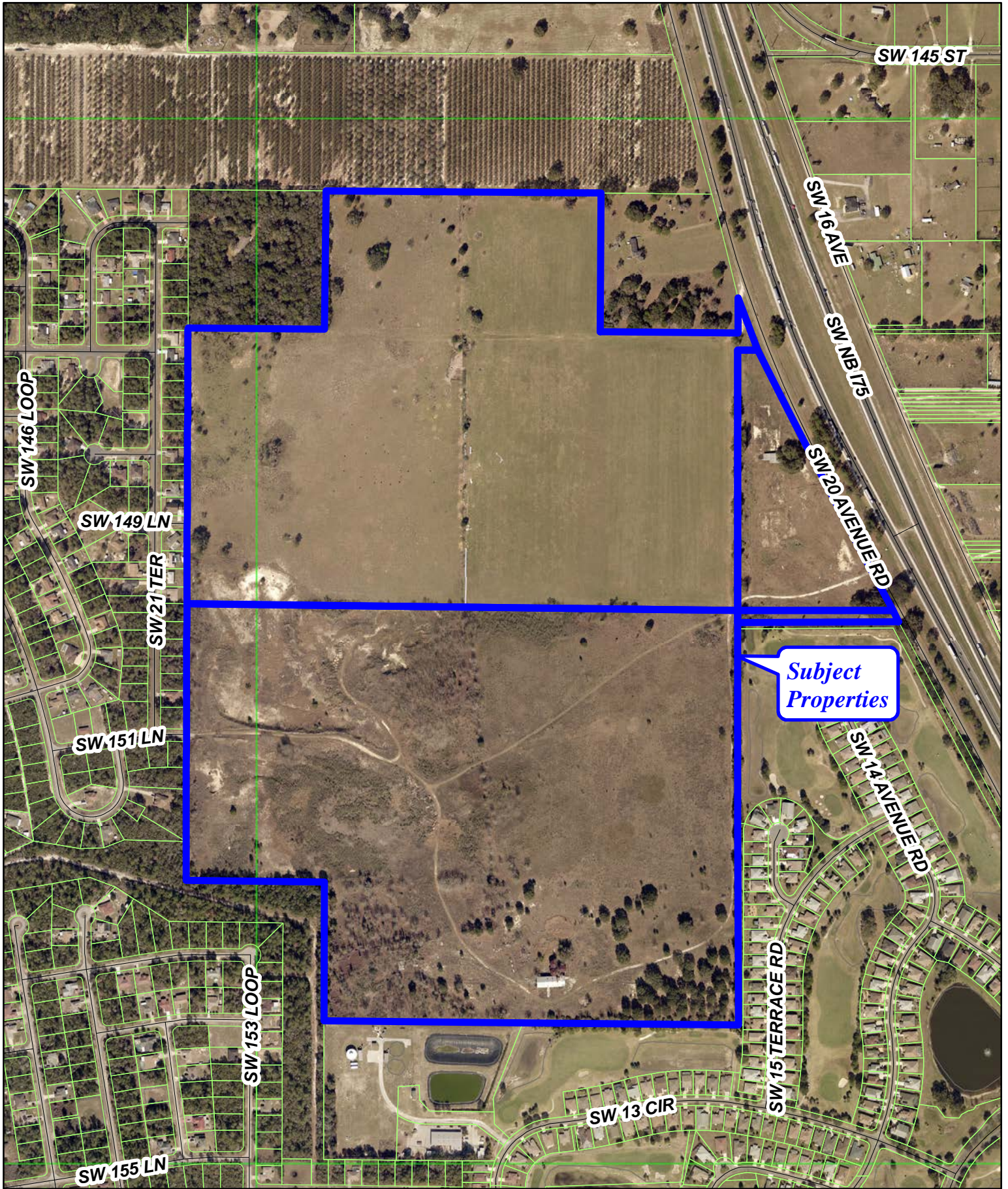
Carla Sansone  
 Development Review Coordinator

911 - (671-8460)  
 DOH - Ed Brown (622-7744)  
 ENGDRN - James Hulsey (671-8686)  
 ENGIN - Carla Sansone (671-8682)  
 ENGPJ - Bert Yancey (671-8683)

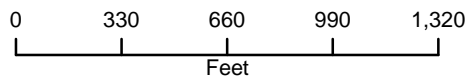
ENGSUR - Jerry Gowen (671-8686)  
 ENGTRF - Chris Zeigler (671-8378)  
 ENRAA - Cheryl Weaver (671-8679)  
 FRMSH - Ken McCann (291-8000)

LSCAPE - Susan Heyen (671-8556)  
 LUCURR - Chris Rison (438-2600)  
 UTIL - Carrie Hyde (307-6168)  
 ZONE - Zoning Department (438-2675)

# Aerial: 210502Z



Subject Properties





# 2105023

AR#: 26351

PA#s: 41201-000-00,  
41338-001-00,  
44639-001-00\*  
and 44645-002-00



Marion County  
Board of County Commissioners  
Growth Services ■ Planning & Zoning  
2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2675  
Fax: 352-438-2676

### APPLICATION FOR REZONING

Application No.: #2105023

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from PUD to PUD, for the intended use of:

Single Family Residential Subdivision and Neighborhood Commercial  
**Legal description:** (please attach a copy of the deed and location map) 980 units  
**Parcel account number(s):** 100.28 ac 110. ac 10.47 ac 1 ac. 24.03 ac Com  
**Property dimensions:** 2,116' x 3,886' **Total acreage:** 221.75

**Directions:** I-75 South to CR 484. West on CR 484 to SW 20th Ave Rd. South on 20th Ave Rd. approx. 1.7 miles. Subject Property is on West side of road.

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

Maro Investment Ocala, LLC / Rock Cloutier  
**Property owner name (please print)**  
132 Olivera Way  
**Mailing address**  
Palm Beach Garden, FL 33418  
**City, state, zip code**  
(681) 373-1903  
**Phone number (please include area code)**  
[Signature]  
**Signature**

Tillman & Associates Engineering, LLC / J. David Tillman  
**Applicant or agent name (please print)**  
1720 SE 16th Ave Bldg 100  
**Mailing address**  
Ocala, Florida  
**City, state, zip code**  
352-387-4540  
**Phone number (please include area code)**  
[Signature]  
**Signature**

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

\*\*\*\*\*  
FOR OFFICE USE ONLY  
RECEIVED BY: [Signature] DATE: 3/3/2021 ZONING MAP NO.: 168 Rev. 01/11/2021  
Code Case: 822578-RH2  
PRJ. 20405 0024  
AL. 26351

# 2105023

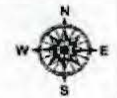


**Legend**

- Urban Growth Boundary
- Prescriptive\_Roads
- Judgement\_Roads
- Streets
- Special Flood Hazard Areas - Chance Flood**
  - A - No Base Flood Elevation Determined
  - AE - Base Flood Elevation Determined
  - AH - Area of Ponding 1-3 ft
- Other Areas**
  - X - 0.2% Annual Chance Flood
  - X - 1% Annual Chance Flood Less
  - X - Areas Outside 0.2% Annual Chance Flood
- 2008 FIRM Panel
- Transitional Flood Prone Area
- Flood Prone Areas
- Parcels
- Environmentally Sensitive Overlap

1: 9,407

1 in = 0.15 Miles



**Notes**

0.3 0 0.15 0.3 Miles

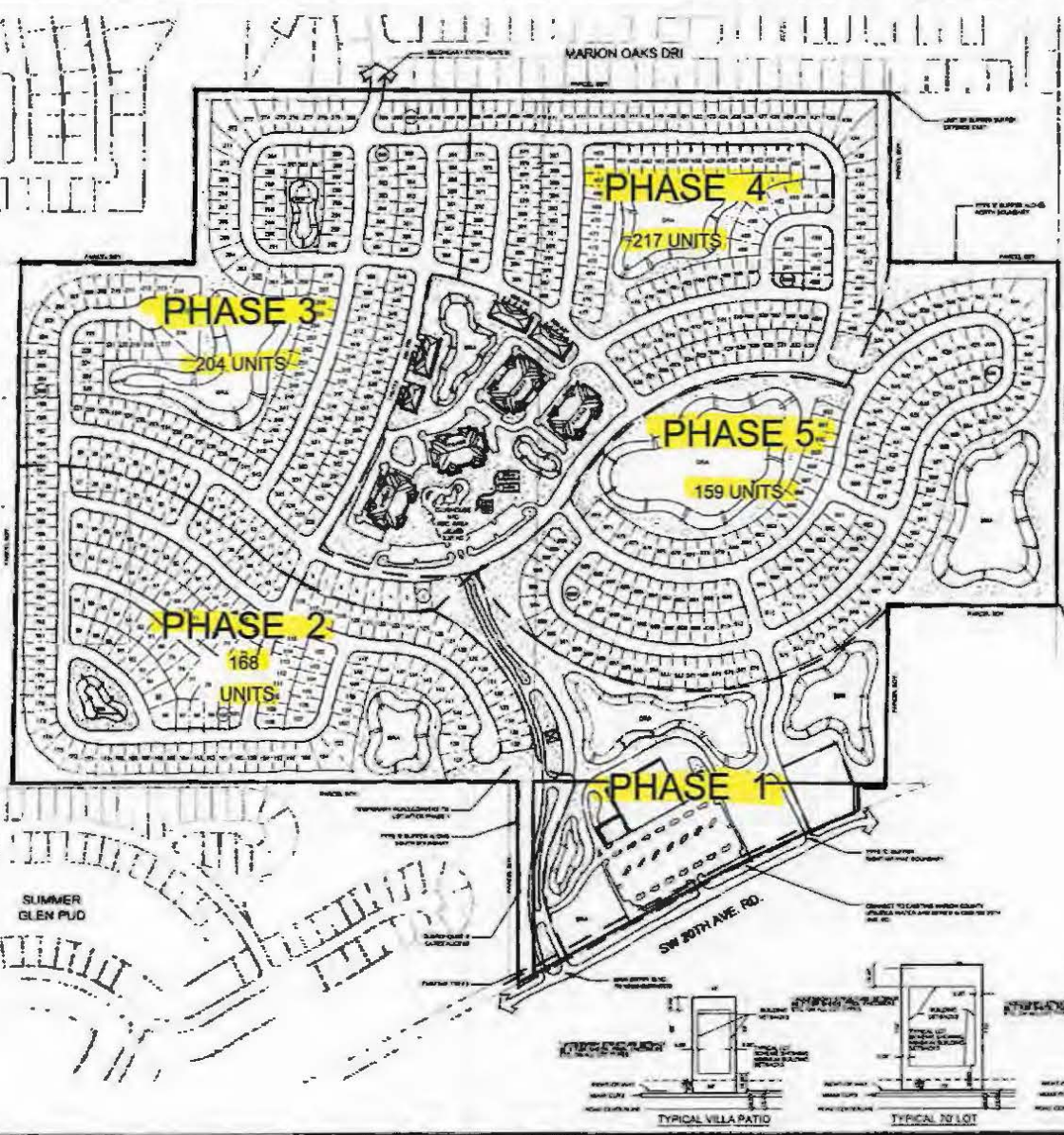
Projected Coordinate System: NAD\_1983\_StatePlane\_Florida\_West\_FIPS\_0902\_Feet

Created By:

This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online internal mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.

Creation Date: 3/3/2021

#210502



**SITE DATA - PUD**

DEVELOPER	WFLA HOME
ARCHITECT	WILSON JONES ARCHITECTS
ENGINEER	WFLA ENGINEERS
LANDSCAPE ARCHITECT	WFLA LANDSCAPE ARCHITECTS
PLANNING	WFLA PLANNING
DATE	11/11/11
PROJECT NO.	11111
SCALE	AS SHOWN

**SITE DATA - FUTURE COMMERCIAL**

DEVELOPER	WFLA HOME
ARCHITECT	WILSON JONES ARCHITECTS
ENGINEER	WFLA ENGINEERS
LANDSCAPE ARCHITECT	WFLA LANDSCAPE ARCHITECTS
PLANNING	WFLA PLANNING
DATE	11/11/11
PROJECT NO.	11111
SCALE	AS SHOWN

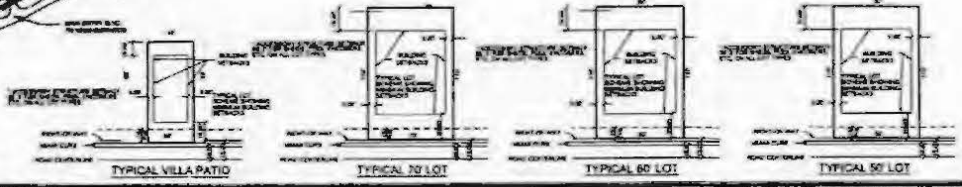
**PHASES**

PHASE 1	168 UNITS
PHASE 2	204 UNITS
PHASE 3	204 UNITS
PHASE 4	727 UNITS
PHASE 5	159 UNITS
<b>TOTAL</b>	<b>1462 UNITS</b>

836

**NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA MECHANICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA PLUMBING AND MECHANICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.

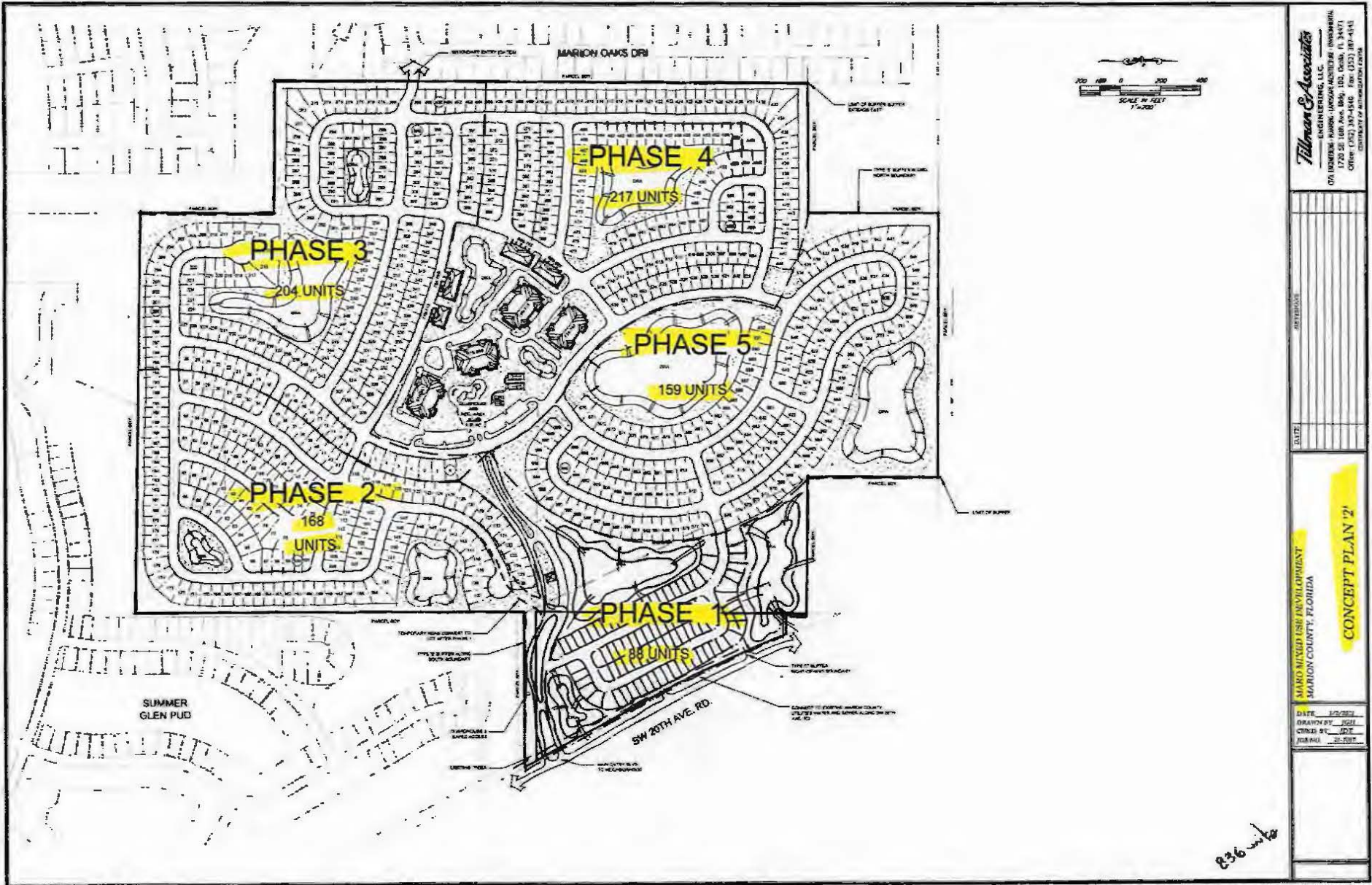


**Tilman & Associates**  
 ARCHITECTS  
 1720 SW 16th Ave, 8th Fl, Ft. Lauderdale, FL 33411  
 PHONE: (305) 367-1500 FAX: (305) 367-1501  
 LICENSE NO. 11111

**CONCEPT PLAN 'J'**

DATE: 11/11/11  
 DRAWN BY: JTT  
 CHECKED BY: JTT

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL



**Filman & Associates**  
ENGINEERING, LLC  
ONE INDIAN WALKER AVENUE, SUITE 100  
GAINESVILLE, FLORIDA 32609  
OFFICE: (352) 349-1111  
CELL: (352) 349-1111  
FAX: (352) 349-1111

DATE:	
REVISIONS:	

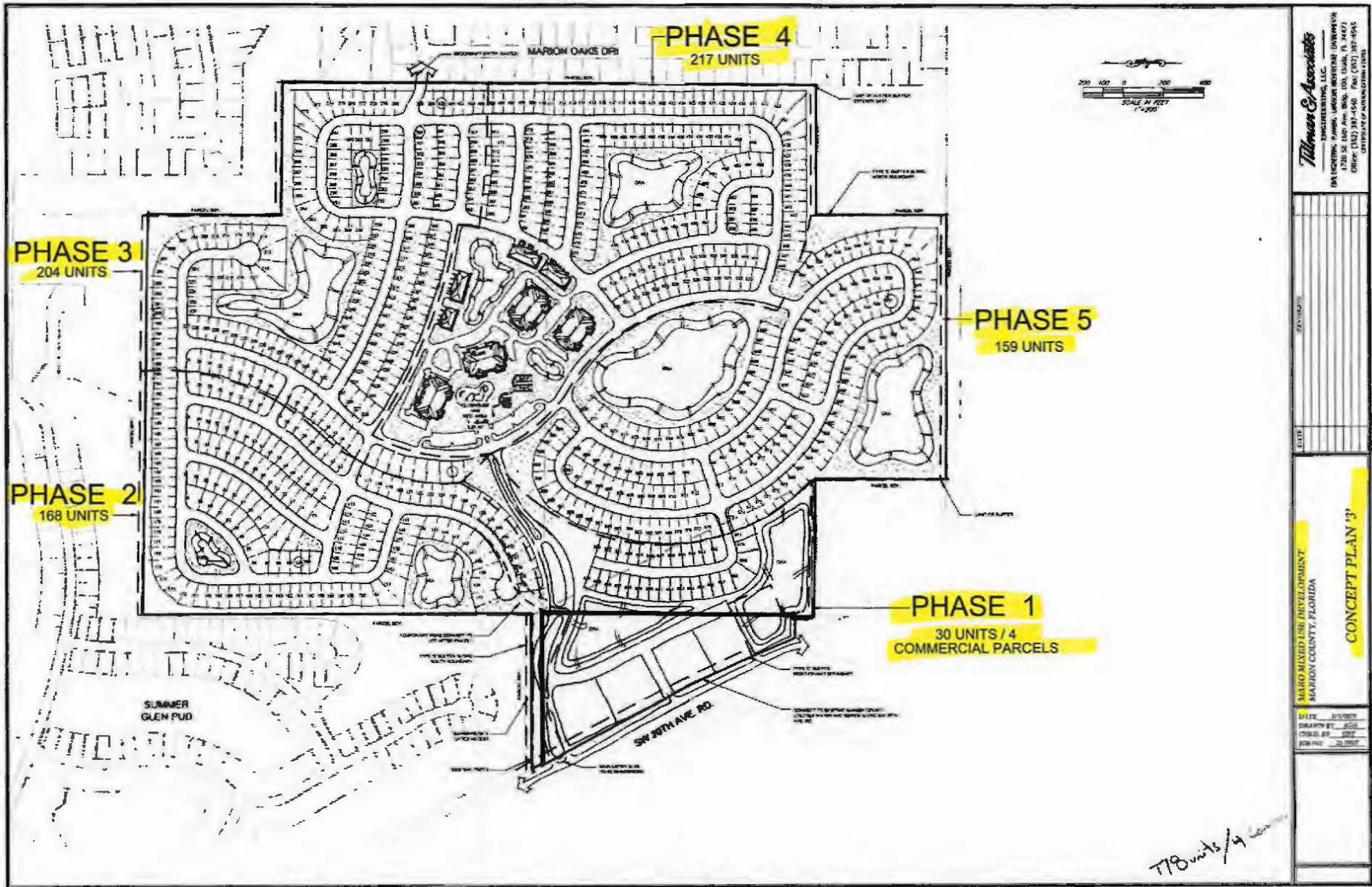
MARCO MIXED USE DEVELOPMENT  
MARION COUNTY, FLORIDA

**CONCEPT PLAN '2'**

DATE:	1/2/2017
DRAWN BY:	JGJ
CHECKED BY:	JGJ
DATE PLOTTED:	2/2/2017

836-1/16

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL



**PHASE 3**  
204 UNITS

**PHASE 4**  
217 UNITS

**PHASE 5**  
159 UNITS

**PHASE 2**  
168 UNITS

**PHASE 1**  
30 UNITS / 4  
COMMERCIAL PARCELS

SUMMER  
GLEN PUD

SW 30TH AVE. RD.



**Tilman & Associates**  
ENGINEERING, LLC.  
ONE BUCKINGHAM PLAZA, SUITE 200, OAKLAND, FL 32167  
OFFICE: (321) 301-4500 FAX: (321) 301-4505  
WWW.TILMAN-ASSOCIATES.COM

DATE	01/15/2011
DRAWN BY	JKL
CHECK BY	JKL
JOB NO.	11-0001

MARION MIXED USE DEVELOPMENT  
MARION COUNTY, FLORIDA  
**CONCEPT PLAN 'J'**

DATE	01/15/2011
DRAWN BY	JKL
CHECK BY	JKL
JOB NO.	11-0001

*178 units / 4 parcels*

NOT VALID UNLESS SIGNED AND SEALED BY A LICENSED PROFESSIONAL





**Marion County  
Board of County Commissioners**

Growth Services • Code Enforcement

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-671-8900  
Fax: 352-671-8903

#2105023

Case No.: 822578-RH2

November 30, 2020

MARO INVESTMENT OCALA LLC  
132 OLIVERA WAY  
PALM BEACH GARDENS, FL 33418

MARO INVESTMENT OCALA LLC  
JAMES A CIOFFI R/A  
250 TEQUESTA DRIVE, SUITE 203  
TEQUESTA, FL 33469

MARO INVESTMENT OCALA LLC  
14900 SW 20TH AVENUE RD  
OCALA, FL 34473

PARCEL #: 44639-001-00

**NOTICE OF VIOLATION**

On November 25, 2020, another inspection was made of the sign on your property located at 14900 SW 20TH AVENUE RD, OCALA, in Marion County. This inspection revealed a continuing violation of:

➤ **Marion County Land Development Code, Article 4, Division 4, Section 4.4.1.E(2); Inspection and removal of signs.** Any sign which is determined to be defective, damaged, unsafe, or substantially deteriorated or abandoned, shall be repaired or removed.

This property or sign location will be re-inspected after **December 15, 2020**, and hopefully, this matter will be cleared at that time. Please contact me to discuss the matter and/or to request a re-inspection. Failure to clear a violation will result in the issuance of a citation or a notice to appear before the Marion County Code Enforcement Board, which could result in a lien against any real or personal property owned by you. In the event a fine is levied against you by the Code Enforcement Board, a collection agency fee and administrative costs will also be added to the total payoff amount and the lien will be reported to credit bureaus.

Respectfully,

Robin Hough

Code Enforcement Supervisor  
352-671-8916  
robin.hough@MarionCountyFL.org



THE

FUTURE

*Purple Carrot Farm*

OF FOOD

Residential & Commercial

GREENHOUSE SALES