

RESOLUTION NO. 25-R-195

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT ON A ±119.75 ACRE TRACT FOR SANDY CLAY, LLC, ZONING CASE NUMBER 250605ZP; 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 June 30, 2025; 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, June 17, 2025. Now therefore,

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

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 250605ZP – Sandy Clay, LLC, the application requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by David Tillman, Ocala, FL 34471, to amend the existing Planned Unit Development (PUD 230108ZP) to be solely for detached single-family dwellings for a maximum proposed total of 442 residential units, on an approximately 119.75 acre tract, on Parcel Account Numbers 37896+000-01 and 37896-000-00, no addresses assigned.

SECTION 2. FINDINGS AND DEVELOPMENT CONDITIONS. The Board of County Commissioners has considered the recommendation and findings of the Growth Services staff and the Planning and Zoning Commission regarding approval of the Planned Unit Development, and following public comment, the Board agrees with those affirmative findings and approves the Planned Unit Development subject to the following development conditions:

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

TABLE 2. SETBACKS (IN FEET)		
Direction	Proposed	Recommended
Front	20'	20'
Rear	15'	15'
Side	5'	5'
Side (on ROW)	15'	15'

2. The PUD shall comply with the PUD Development Buffers listed in Table 3 below and as listed within the buffering plan provided.

Direction	Adjoining Use	Required
North	Municipality	Type "C"
South	ROW	Type "C"
East	Residential	Type "C"
West	ROW	Type "C"

3. The PUD shall be limited to those uses as indicated within the PUD plan.
4. The PUD shall be developed consistently with the PUD plan. In the event an alternative use other than those listed is proposed, the site shall go through the PUD rezoning application process to ensure due public notice is provided.
5. The PUD is limited to 442 single-family detached dwelling units.
6. A property owner's association or the developer must care for and maintain all common areas used by residents of the subdivision as well as buffers, stormwater, and any other forms of infrastructure within the subdivision.
7. By the 150th Certificate of Occupancy for residences in the PUD, amenities shall be completed and operational.
8. Requirements provided as a result of the approved Traffic Study and Traffic review must be implemented.
9. Sidewalk to be provided internally as shown in the PUD site plan.
10. PUD site must comply with the County's LDC lighting standards that require lighting be shielded so as to not cast direct lighting off-site and a photometric plan be provided during major site plan review to ensure no negative impacts to neighboring parcels.
11. The final PUD Master Plan must be brought back and heard by the Board of County Commissioners for final approval.
12. A traffic study shall be submitted to the County for review within 6 months of the approval date of the zoning change. The traffic study must be approved by the County prior to approval of the Master Plan.
13. Front setbacks shall be staggered with 2'-5' variations.
14. Height & architectural standards shall provided for the development at Master Plan Approval.
15. The rear fascia of homes shall be contrasting in color and texture.
16. One ornamental or shade tree per lot.

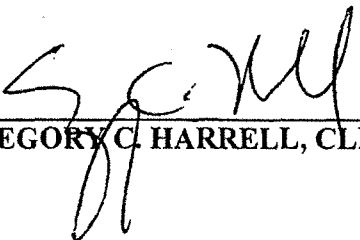
SECTION 3. COMPLIANCE/REVOCATION. Violation or failure to comply with one or more condition(s) of this Planned Unit Development shall be grounds for code enforcement action and/or repeal, in part and/or total, as related to this Planned Unit Development by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon the effective date of this Zoning Change's corresponding Rezoning and Special Use Permit Ordinance, No. 25-26.

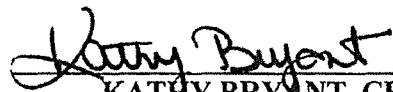
DULY ADOPTED in regular session this 17th day of June, 2025.

ATTEST:

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



GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN