



**Marion County  
Board of County Commissioners**

Growth Services ▪ Planning & Zoning

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2600  
Fax: 352-438-2601

September 24, 2019

Katica Pavicic  
Marco Polo Builders Inc.  
4926 SW 114<sup>th</sup> Street Road  
Ocala FL 34476

To Whom It May Concern:

We are sending this letter to inform you that your request for a zoning change from PUD (Planned Unit Development)-20110302Z that expired to PUD (Planned Unit Development) on parcels 41200-060-01, 41200-060-02, 41200-061-00, 41200-062-00, 41200-063-00, 41200-063-01, 41200-063-02, 41200-064-00, 41200-064-01, 41200-064-09, 41200-081-02, 41200-082-00, 41200-082-01 & 41200-086-01 was approved by the Board of County Commissioners on September 17, 2019.

Developmental conditions, architectural renderings and a concept plan are enclosed. When contacting the Growth Services Department's Planning and Zoning Division about this action, please refer to file no. 190902Z.

Sincerely,

Sam Martsof  
Growth Services Director

ss

Enclosure: Developmental conditions, architectural renderings, and annotated concept plan set

### 190902Z DEVELOPMENT CONDITIONS:

1. The project shall be developed consistent with the conditions outlined herein and with the project PUD Concept Plan (Dated 08/30/2009), architectural graphic images, and minimum development standards and conditions as listed within this report.
2. The project uses shall comply with those listed in Table #6, and be developed consistent with those applicable development standards as listed in Table #4.
3. Project landscaping, buffers, and signs shall be provided consistent with the information outlined in Tables #5A and #5B as approved and consistent with the following:
  - a. Along the north and south sides of Hwy 484: Comply with LDC Section 5.8.5, Visual Enhancement Standards for landscaping and buffering along each side of Hwy 484.
  - b. Along SW 20 Avenue Road: Comply with LDC sub-Section 5.8.5.B, Visual Enhancement Standards for signs and the current LDC sub-Section 6.8.6.K(3) *C-Type* buffer standard along SW 20th Avenue Road.
  - c. Along the west boundary shared with Areas "C/D" and the Ocala Sun RV Resort: Comply with current LDC sub-Section 6.8.6.K(3) *C-Type* buffer; however if a buffer wall is provided, the width of the buffer may be reduced from a minim of 15-feet to 10-feet, further, in lieu of a buffer wall, the rear of a building(s) may function/serve as the required buffer wall subject to that wall(s) not including any doors, windows, or mechanical equipment either in or extending into the buffer to ensure that no equipment, etc., that may generate potential noise or odor effects may be located within, or negate the effects of, the intended purpose of the buffer.
  - d. Along the south boundary of the PUD's south portion Area "B" shared with the (currently) Courtlandt Farm: Comply with current LDC sub-Section 6.8.6.K(3) *C-Type* buffer; however if a buffer wall is provided, the width of the buffer may be reduced from a minim of 15-feet to 10-feet, further, in lieu of a buffer wall, the rear of a building(s) may function/serve as the required buffer wall subject to that wall(s) not including any doors, windows, or mechanical equipment either in or extending into the buffer to ensure that no equipment, etc., that may generate potential noise or odor effects may be located within, or negate the effects of, the intended purpose of the buffer.
  - e. Along the west boundary shared with the R-1 zoned portions of the Marion Oaks Unit 1 Subdivision (currently three lots & greenbelt tract) for the PUD's south portion Area "B": Comply with current LDC sub-Section 6.8.6.K(3) *C-Type* buffer; however if a buffer wall is provided, the width of the buffer may be reduced from a minim of 15-feet to 10-feet, further, in lieu of a buffer wall, the rear of a building(s) may function/serve as the required buffer wall subject to that wall(s) not including any doors, windows, or mechanical equipment either in or extending into the buffer to ensure that no equipment, etc., that may generate potential noise or odor effects may be located within, or negate the effects of, the intended purpose of the buffer.
  - f. For the buffer requirements listed in items "a" through "e" above, no design waivers, except those listed previously, may be obtained without obtaining Marion County Board of County Commissioners approval through a duly public noticed and advertised hearing consistent with the LDC's notice provisions at the applicant's expense.
  - g. For the buffer requirements listed in items "a" through "e" above, the buffers may be phased to coordinate with on-site development; however the Development Review Committee (DRC) may determine and require the extension or inclusion of a buffer segment in order to prevent or avoid creating gaps to areas intended to be buffered. In the event the then applicant disagrees with the determination of the DRC, the applicant may appeal the DRC's determination to the Board for final evaluation and determination.
4. Along the east boundary Area "D" shared with the Marion Crossing Shopping Center: Comply with current LDC sub-Section 6.8.6.K(5) *E-Type* buffer.

5. All project signs shall comply with LDC Division 5.4 *Advertising Signs*; further, a final PUD-wide Master Sign Plan shall be included as a component for review in the final PUD Master Plan, or equivalent, submittal.
6. 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.
7. Cross parallel access connections shall be provided internally within the PUD and to the east and west of the overall PUD's north and south areas.
8. The access route beginning at the existing Highway 484 and SW 20<sup>th</sup> Avenue Road intersection extend north internally through the PUD shall connect to the PUD's northern property boundary (currently shared with the Deltona Corp.) and shall be subject, at a minimum, to a public ingress/egress easement to provide for coordinated and alternative access for the PUD.
9. Prior to completion and approval of the final PUD Master Plan, or an equivalent, the project Traffic Study shall be completed to the satisfaction of the County Engineer. Phased traffic studies may be accepted subject to approval of the County Engineer; however all studies shall make adequate provision for the PUD's build-out to ensure all studies identify needed improvements and ensure that the development of initial PUD phases does not create conflicts and/or obstructions to future development phases.



MARCO POLO HWY 484 PUD  
COMMERCE PARK ARCHITECTURE IMAGES



**TABLE 4: MARCO POLO HWY 484 PUD - PROPOSED DEVELOPMENT STANDARDS**

AREA WITH MAX FAR	STRUCTURE	Minimum Lot			Minimum Setbacks <sup>1, 2</sup>			Max Height
		Width	Depth	Area	Front	Rear	Side/Corner <sup>3</sup>	
A 0.75	Principle	20'	65'	1,300 SF	25'	8'	8'/10'	30'
	Accessory	N/A	N/A	N/A	20'	8'	8'/10'	30'
	Mechanical	N/A	N/A	N/A	20'	8'	8'/10'	30'
B 0.75	Principle	20'	65'	1,300 SF	10'	8'	8'/10'	50'
	Accessory	N/A	N/A	N/A	15'	8'	8'/10'	50'
	Mechanical	N/A	N/A	N/A	15'	8'	8'/10'	50'
C 0.75	Principle	20'	65'	1,300 SF	25'	20'	8'/20'	70'
	Accessory	N/A	N/A	N/A	20'	15'	8'/20'	50'
	Mechanical	N/A	N/A	N/A	20'	15'	8'/20'	50'
D 0.75	Principle	20'	65'	1,300 SF	25'	20'	8'/20'	70'
	Accessory	N/A	N/A	N/A	20'	15'	8'/20'	50'
	Mechanical	N/A	N/A	N/A	20'	15'	8'/20'	50'

<sup>1</sup>In the event an easement or buffer is in place and/or required, the setback shall be subject to the more restrictive placement limitation and shall not encroach into an easement or buffer.

<sup>2</sup>LDC encroachment allowances for gasoline canopies, islands, and pumps shall also apply, subject to the compliance with the easement/buffer limitation listed in Footnote 1 above.

<sup>3</sup>Increased side/corner setbacks may be further required to ensure minimum LDC intersection & driveway sight distance standards are satisfied.

**Principal Structure** = Main operations building, etc.;

**Accessory Structure** = detached site support facilities such as accessory support office, maintenance building/office, truck scales, guardshack, etc.;

**Mechanical Structure** = non-habitable/occupied facilities for mechanical support such as chiller plant that are not used/accessed by heavy equipment or vehicles (e.g., truck scales, etc.).

*All structure types, use, and operation shall be subject to the "plainly audible" standard applicable to their use consistent with Marion County's Noise Ordinance.*

**TABLE 5A: MARCO POLO HWY 484 PUD – APPLICANT INTERNAL BUFFER**

"E-Type" buffer)

**TABLE 5B: MARCO POLO HWY 484 PUD - EXTERNAL BUFFER SUMMARY**

Direction	Adjoining	Area to Uses	Approved Buffer Standards
<b>NORTH PUD AREA</b>			
North	Deltona Holdings	Area "D" To Vac/Forest	Approve applicant proposal.
South – West	Highway 484	Area "A" To ROW	Comply with LDC Section 5.8.5. for landscaping, buffers, and signage; w/no waivers without Board approval in a duly noticed public hearing.
South – East	Comm. Office & Popeye's	Area "A" To COM	No buffer proposed.
East – North	Interstate 75	Area "D" To PUB/COM	Provide E-Type buffer
East - Central	Marion Crossings SC	Area "D" To COM	Provide E-Type buffer.
East – South	Marion Crossings SC	Area "A" To COM	No buffer proposed.
West - North	Ocala Sun RV Resort	Areas "C" and "D" To COM (PRV)	Provide C-Type buffer, but minimum width may reduce from 15' to 10' by providing a buffer wall, with the allowance for blank building walls to serve as the required buffer wall; w/no waivers without Board approval in a duly noticed public hearing.
West - South	Ocala Sun RV Resort	Area "A" To COM (PRV)	No buffer proposed.
<b>SOUTHWEST PUD AREA</b>			
North	Highway 484	Area "A" To ROW	Comply with LDC Section 5.8.5. for landscaping, buffers, and signage; w/no waivers without Board approval in a duly noticed public hearing.
South	Courtlandt Farms	Area "B" To AG	Provide C-Type buffer, but minimum width may reduce from 15' to 10' by providing a buffer wall, with the allowance for blank building walls to serve as the required buffer wall; w/no waivers without Board approval in a duly noticed public hearing.
East – North	Commercial	Area "A" To COM	No buffer proposed.
East – South	SW 20 <sup>th</sup> Avenue Road	Area "B" To ROW	Provide C-Type buffer as per LDC sub-Section 6.8.6.K(3) and comply with LDC Section 5.8.5.B for signage; w/no waivers without Board approval in a duly noticed public hearing.
West – South	Marion Oaks SFR	Area "B" To SFR	Provide C-Type buffer, but minimum width may reduce from 15' to 10' by providing a buffer wall, with the allowance for blank building walls to serve as the required buffer wall; w/no waivers without Board approval in a duly noticed public hearing.
West – North	Marion Oaks Commercial	Areas "A" and "B" To COM	No buffer proposed.
<b>SOUTHEAST PUD AREA</b>			
North	Burger King & Vacant Commercial	Area "B" To COM	No buffer proposed.
South & West	SW 20 <sup>th</sup> Avenue Road	Area "B" To ROW	Provide C-Type buffer as per LDC sub-Section 6.8.6.K(3) and comply with LDC Section 5.8.5.B for signage; w/no waivers without Board approval in a duly noticed public hearing.
East	Jet Petroleum Truck Stop	C/Light I To COM	No buffer proposed.

**TABLE 6. MARCO POLO HWY 484 PUD – LIST OF PERMITTED AND PROHIBITED USES**

USE	PERMITTED				PROHIBITED
	A	B	C	D	
Accessory uses and structures when related and incidental to a permitted use such as, but not limited to, food preparation, food service, eating facilities, and auditorium to serve employees.			X	X	
ACIDS, NON-CORROSIVE, MANUFACTURING, COMPOUNDING, PROCESSING OF					X
Activities and specialized service establishments that require centralized locations within a large service area; to provide a full range of merchandise and services usually obtainable in major department stores and their complimentary specialty shops; and to permit the development of major financial and administrative complexes that may serve a region and require a conspicuous and accessible location convenient for motorists.		X	X	X	
Administrative, professional and business offices associated with and accessory to a permitted use			X	X	
Adult day care center	X	X	X	X	
ADULT ENTERTAINMENT					X
Advertising specialties	X	X	X	X	
Agricultural uses as an interim use on all parcels having a green belt exemption			X	X	
Agriculture, as a continuation of the existing land use.			X	X	
AIRCRAFT AND RELATED COMPONENTS					X
AIRPORT, GENERAL AVIATION					X
ALUMINUM					X
AMUSEMENT PARK					X
Ancillary Use only: Parking lots or facilities	X	X	X	X	
ANIMAL BURYING					X
ANIMAL AND MARINE FATS AND OILS					X
ANIMAL REFUSE,					X
Antiques	X	X	X	X	
Apparel and finish products from textile products			X	X	
Art gallery, schools or studio, supplies	X	X	X	X	
ASPHALT PLANT					X
Assembly and fabrication of goods using components which are manufactured elsewhere and brought to this site.			X	X	
Astrologer, fortune teller	X	X	X	X	
Auction houses {excluding those for animals}.	X	X	X	X	
Auto detailing, car wash	X	X	X	X	
Auto repair, without paint and body		X	X	X	
Auto repair, including paint and body			X	X	
Automobile Rental		X	X	X	
Automobile, truck or trailer rental				X	

**TABLE 6. MARCO POLO HWY 484 PUD – LIST OF PERMITTED AND PROHIBITED USES**

USE	PERMITTED				PROHIBITED
	A	B	C	D	
Automobile, used parts				X	
Automotive parts, new	X	X	X	X	
Awning and canvas sales and repair	X	X	X	X	
BAGS, EXCEPT BURLAP BAGS, MANUFACTURING, COMPOUNDING, PROCESSING OF					X
Bakery (retail/industrial/ Commercial)	X	X	X	X	
Bank	X	X	X	X	
Bar, alcoholic	X	X	X	X	
Barber or beauty shop	X	X	X	X	
BATTERIES, MANUFACTURING, COMPOUNDING, PROCESSING OF					X
Bed & Breakfast inn	X	X	X	X	
Bicycles	X	X	X	X	
BIOCHEMICAL					X
Blacksmith shop			X	X	
Blue printing, photo stating, photo engraving, printing, publishing and bookbinding.			X	X	
Boats and marine motors, sales and service		X	X	X	
Boatyard			X	X	
Bookbinding		X	X	X	
Books and stationery	X	X	X	X	
Bowling alley	X	X	X	X	
BOXES, PAPER, MANUFACTURING, COMPOUNDING, PROCESSING OF					X
BRASS, MANUFACTURING, COMPOUNDING, PROCESSING OF					X
Brokerage	X	X	X	X	
Building material sales	X	X	X	X	
Building, Plumbing, heating and air conditioning,				X	
Business machines and services	X	X	X	X	
Business office	X	X	X	X	
Cabinet or carpentry shop				X	
Cafeteria, cafe, restaurant or auditorium accessory with and incidental to any of the foregoing uses.			X	X	
Camera and photo supplies	X	X	X	X	
Camping equipment	X	X	X	X	
CANS , MANUFACTURING, COMPOUNDING, PROCESSING OF					X
Carpet and upholstery cleaning			X	X	
Cemetery, crematory, mausoleum			X	X	
CERAMIC PRODUCTS, MANUFACTURING, COMPOUNDING, PROCESSING OF					X
CHEMICAL AND ALLIED PRODUCTS, MANUFACTURING, COMPOUNDING, PROCESSING OF					X
Child care centers	X	X	X	X	
Church	X	X	X	X	
CIGARETTES AND CIGAR PRODUCTION					X
Clocks and watches, manufacturing, processing, or assembly of			X	X	

TABLE 6. MARCO POLO HWY 484 PUD – LIST OF PERMITTED AND PROHIBITED USES					
USE	PERMITTED				PROHIBITED
	A	B	C	D	
Clothing	X	X	X	X	
Club, private	X	X	X	X	
Coffins, manufacturing, processing, or assembly of			X	X	
Cold storage plants.		X	X	X	
Coils, tubes, semiconductors			X	X	
COMMERCIAL DRY CLEANING PLANT					X
Communication, navigation, guidance, and control equipment			X	X	
Computer maintenance and repair			X	X	
CONCRETE BATCH PLANT					X
CONCRETE PRODUCTS					X
Confectionery	X	X	X	X	
Construction equipment			X	X	
Construction or contractor yard				X	
Convenience stores	X	X	X	X	
DAIRY PRODUCT MANUFACTURING OR PROCESSING					X
Dance hall/studio	X	X	X	X	
Data processing equipment, including computer software			X	X	
Dental laboratory	X	X	X	X	
Department store	X	X	X	X	
Detective agency	X	X	X	X	
Diaper service	X	X	X	X	
Distribution and warehousing plants.			X	X	
DOG AND CAT FOOD PRODUCTION					X
Dressmaking	X	X	X	X	
Drug store	X	X	X	X	
DRY CLEANING PLANT					X
Dry cleaning, pick-up	X	X	X	X	
Dry goods	X	X	X	X	
Dude ranch				X	
DYE, MANUFACTURING, COMPOUNDING, PROCESSING OF					X
Electric appliances	X	X	X	X	
ELECTRIC SUBSTATION					X
Electrical appliances, manufacturing, processing, or assembly of			X	X	
Electrical, contractor's yards.				X	
Electronics, sales & service		X	X		
Electronics, manufacturing and assembly				X	
Employment office	X	X	X	X	
ENERGY RELATED USES: FUEL OIL AND LPG STORAGE ABOVE GROUND, GAS REGULATORSTATION, BULK OIL STORAGE TANK ABOVE GROUND, GASOLINE STORAGE TANK ABOVE GROUND					X
Express delivery service			X	X	
Farm equipment, manufacturing, processing, or assembly of			X	X	
Farm products, crating, packing and shipping				X	
Feed and Fertilizer, Retail		X	X	X	

TABLE 6. MARCO POLO HWY 484 PUD – LIST OF PERMITTED AND PROHIBITED USES					
USE	PERMITTED				PROHIBITED
	A	B	C	D	
FEED GRINDING					X
Fence and post		X	X	X	
Filing and labeling machinery			X	X	
FILM AND PHOTOGRAPHY MANUFACTURING					X
Financial Services	X	X	X	X	
Fitness center	X	X	X	X	
Florist shop	X	X	X	X	
Food catering	X	X	X	X	
Fruit and vegetable (inside building)	X	X	X	X	
Furniture, manufacture of	X	X	X	X	
Furniture and fixture products not commonly allowed in IC classification			X	X	
Furniture repair	X	X	X	X	
Game arcade, coin operated	X	X	X	X	
GARBAGE TRANSFER STATION					X
Garden supply		X	X	X	
Gas appliances	X	X	X	X	
GAS METER FACILITY, EXCEPT WHERE SUCH PERMITS ARE PRE-EMPTED BY STATE OR FEDERAL REGULATIONS.					X
GAS SUPPLY LINES, HIGH PRESSURE, EXCEPT WHERE SUCH PERMITS ARE PRE-EMPTED BY STATE OR FEDERAL REGULATIONS					X
General construction industries relating to the building industry, such as general contractors, electrical contractors, plumbing contractors, equipment rental yards, etc.				X	
Gift shop	X	X	X	X	
GLASS EDGING AND SILVERING EQUIPMENT					X
GLASS, MANUFACTURING, COMPOUNDING, PROCESSING OF					X
Golf course, driving range, miniature	X	X	X	X	
GRAIN ELEVATOR					X
Graphics and art equipment			X	X	
GRINDING WHEELS					X
Grocery Hardware	X	X	X	X	
Gun shop	X	X	X	X	
Gymnasium, commercial		X	X	X	
HATCHERY, FOWL					X
Health or athletic club facilities		X	X	X	
Heating and ventilating equipment, manufacturing, processing, or assembly of			X	X	
HELIPORT					X
Hobby supply	X	X	X	X	
Home appliances, repair locksmith	X	X	X	X	
HORSE OR CATTLE SALES FACILITY					X
Hospital	X	X	X	X	
Hotel, motel	X	X	X	X	
Household appliances & furnishing	X	X	X	X	

**TABLE 6. MARCO POLO HWY 484 PUD – LIST OF PERMITTED AND PROHIBITED USES**

USE	PERMITTED				PROHIBITED
	A	B	C	D	
Ice storage house				X	
Indoor Rifle range				X	
Industrial equipment				X	
Insurance office	X	X	X	X	
Interior decorator	X	X	X	X	
IRON, MANUFACTURING, COMPOUNDING, PROCESSING OF					X
Jewelry	X	X	X	X	
Job printing			X	X	
JUNK YARD					X
Kennel	X	X	X	X	
Landscape contractor's yards				X	
Lawn mowers, power, sales and repair	X	X	X	X	
Leather goods, luggage	X	X	X	X	
Library	X	X	X	X	
LIMEROCK, PHOSPHATE, CLAY PROCESSING					X
Linen and uniform supply	X	X	X	X	
LINOLEUM, MANUFACTURING, COMPOUNDING, PROCESSING OF					X
LIVESTOCK AUCTION MARKET					X
Loan company office	X	X	X	X	
Lodge, fraternity, sorority	X	X	X	X	
LUBRICATING OIL AND PETROLEUM PRODUCTS					X
Machinery and machine tools, manufacturing, processing, or assembly of			X	X	
MANUFACTURE OF LUMBER					X
MANUFACTURE OR STORAGE OF EXPLOSIVES					X
Manufacturers' representative's offices	X	X	X	X	
Mattress renovation			X	X	
Mattresses, manufacture of			X	X	
MEAT PACKING PLANT					X
MEAT PRODUCTS PREPERATION					X
Medical and dental office	X	X	X	X	
Medical Transport Service		X	X	X	
METAL BUFFING, PLATING, POLISHING, SANDBLASTING					X
METALLURGY					X
Metering equipment			X	X	
MILK DISTRIBUTION STATION					X
Mini-warehouses		X	X	X	
Mobile home sales				X	
Model home sales lot or model home complex	X	X	X	X	
Monuments or memorials	X	X	X	X	
MOTOR VEHICLE JUNK YARD OR RECYCLING FACILITY					X
Motorcycle sales and service	X	X	X	X	
Moving and storage firms		X	X	X	
Museum	X	X	X	X	

**TABLE 6. MARCO POLO HWY 484 PUD – LIST OF PERMITTED AND PROHIBITED USES**

USE	PERMITTED				PROHIBITED
	A	B	C	D	
Music school	X	X	X	X	
Music shop	X	X	X	X	
Musical instruments, manufacturing, processing, or assembly of			X	X	
NEON SIGNS, MANUFACTURING, COMPOUNDING, PROCESSING OF					X
New and used merchandise, outside building, flea market.			X	X	
Nightclub	X	X	X	X	
Office furniture and equipment	X	X	X	X	
OIL WELL VALVES AND REPAIR					X
Optical devices and equipment			X	X	
Optical goods, manufacturing, processing, or assembly of			X	X	
Optical instruments	X	X	X	X	
Orphanage	X	X	X	X	
OUTDOOR RIFLE RANGE					X
Package liquor store	X	X	X	X	
Paint and wallpaper	X	X	X	X	
Painting and varnishing				X	
Pallet repair				X	
PAPER AND PULP MILL					X
PAPER, MANUFACTURING, COMPOUNDING, PROCESSING OF					X
Parking lot	X	X	X	X	
Parking of commercial vehicles			X	X	
Pawn shop	X	X	X	X	
Pest control agency, supplies,	X	X	X	X	
Pet supply	X	X	X	X	
Pharmaceutical			X	X	
Photographic studio	X	X	X	X	
Pipe, concrete, metal				X	
Plant nursery, wholesale and retail	X	X	X	X	
Plastic and rubber products, manufacturing, processing, or assembly of			X	X	
Pool room	X	X	X	X	
Post Office {privately owned & leased facility}	X	X	X	X	
Poultry, dressed	X	X	X	X	
POULTY SLAUGHTERING AND PROCESSING					X
Prepackaged software services		X	X	X	
Pressing and mending	X	X	X	X	
Produce inside and outside building	X	X	X	X	
PRODUCTION OF DISINFECTANTS					X
PRODUCTION OF DETERGENTS					X
Professional office	X	X	X	X	
Professional, scientific, controlling, photo-graphic, and optical products or equipment			X	X	
Pumps Repair, trailer				X	
RACING ACTIVITIES					X
Radar, infrared, and ultraviolet equipment			X	X	

TABLE 6. MARCO POLO HWY 484 PUD – LIST OF PERMITTED AND PROHIBITED USES					
USE	PERMITTED				PROHIBITED
	A	B	C	D	
Radio, TV, and phonograph equipment assembly/manufacturing			X	X	
Radio, TV, and phonograph, sales and repair	X	X	X	X	
Radio/TV broadcasting facilities			X	X	
Refrigeration			X	X	
Regional or home offices of industries which are accessory to any of the above developments.			X	X	
Repair and detailing of motor vehicles, recreational vehicles, or trailers.		X	X	X	
Repair garage			X	X	
Repair of heavy equipment, trucks and trailers				X	
Repair, household items	X	X	X	X	
Repair, watch and jewelry	X	X	X	X	
Research and testing lab	X	X	X	X	
Residential Dwelling Units on the second floor above shops or stores or, attached ground floor units, or, a detached dwelling unit at the rear of the shop or store for use by the business owner or an employee only. The residential density shall not exceed one dwelling unit per shop or store.	X	X	X	X	
Restaurant	X	X	X	X	
Restaurant equipment sales				X	
Restaurant supplies	X	X	X	X	
RETAIL AND WHOLESALE OF USED AND RECYCLED MERCHANDISE					X
Riding academy,				X	
Road materials				X	
Sales, leasing, or rental (new or used) of motor vehicles, recreational vehicles and trailers.		X	X	X	
SAWMILL					X
Schools, art, business, dancing, music, public, and accredited private or parochial	X	X	X	X	
School-vocational			X	X	
SCREW MACHINE PRODUCTS					X
Seafood shop	X	X	X	X	
Seeds and bulbs	X	X	X	X	
SEPTIC TANK AND CHEMICAL TOILET MANUFACTURE, INSTALLATION AND SERVICE					X
SEWAGE TREATMENT PLANTS WITH AN IN FLOW EXCEEDINGS,000 GALLONS PER DAY					X
Sheet metal products, manufacturing, processing, or assembly of			X	X	
Sheet metal shop, manufacturing, processing, or assembly of				X	
Shoe store, shine, repair	X	X	X	X	
Shops performing custom work such as, but not limited to, electrical, plumbing, sheet metal, heating, ventilating, and air conditioning and motor vehicle custom body work.		X	X	X	
Sign construction			X	X	

TABLE 6. MARCO POLO HWY 484 PUD – LIST OF PERMITTED AND PROHIBITED USES					
USE	PERMITTED				PROHIBITED
	A	B	C	D	
Sign shop, painting	X	X	X	X	
Signs, manufacturing, processing, or assembly of			X	X	
Silk screens, manufacturing, processing, or assembly of			X	X	
Skating rink	X	X	X	X	
SMELTING OR REFINING					X
Souvenir, notion, sundry	X	X	X	X	
SPORTING CLAYS, SKEET SHOOTING OR TRAP SHOOTING					X
Sporting goods, manufacturing, processing, or assembly of	X	X	X	X	
SPORTS ARENA					X
SPRAY FIELDS OR OTHER TYPES OF EFFLUENT DISPOSAL AREA WHEN APPLICATION RATE EXCEEDS 5,000 GALLONS PER DAY, IF ALLOWED BY LAW					X
Springs, manufacturing, processing, or assembly of			X	X	
STEEL, MANUFACTURING, COMPOUNDING, PROCESSING OF					X
Stone cutting (inside only)			X	X	
STONE CUTTING (OUTDOORS)					X
Stone, clay, and glass products (Indoor)			X	X	
Storage warehouses		X	X	X	
STORAGE, POISONOUS GAS					X
Storage, bulk- inside building		X	X	X	
STORAGE, INSECTICIDES					X
Storage, warehouse			X	X	
Supermarket	X	X	X	X	
Swimming pool supplies		X	X	X	
Tailor	X	X	X	X	
Taxidermist Offices:	X	X	X	X	
Theater	X	X	X	X	
Theater, drive in			X	X	
TIN, MANUFACTURING, COMPOUNDING, PROCESSING OF					X
TOILETRIES, MANUFACTURING, COMPOUNDING, PROCESSING OF					X
Toys, manufacturing, processing, or assembly of	X	X	X	X	
Tractors, farm		X	X	X	
Travel agency	X	X	X	X	
TRUCK STOP FACILITY				X	
Trucks, manufacturing, processing, or assembly of.			X	X	
TV studio school, vocational			X	X	
Upholstery or seat cover shop	X	X	X	X	
Used merchandise (inside building)	X	X	X	X	
Uses engaged in blueprinting, photostatting, photoengraving, printing, publishing, and bookbinding.			X	X	

**TABLE 6. MARCO POLO HWY 484 PUD – LIST OF PERMITTED AND PROHIBITED USES**

USE	PERMITTED				PROHIBITED
	A	B	C	D	
Uses engaged in service industries or those industries providing service to, as opposed to the manufacture of, a specific product, such as the repair and maintenance of appliances or component Parts, tooling, printers, testing shops, small machine shops, and shops engaged in the repair, maintenance and servicing of such items.			X	X	
UTILITY COMPANY SERVICE YARDS					X
Utility storage sheds, metal or wood		X	X	X	
Variety store	X	X	X	X	
Veterinary clinic	X	X	X	X	
WAXES AND POLISHES					X
Welding equipment and supplies, manufacturing, processing, or assembly of			X	X	
Welding shop				X	
Wholesale establishments	X	X	X	X	
Wood products, manufacture of			X	X	
Woodworking shops, such as; (Provided that, if a planer, router, sticker or moulder is used all doors and windows in the outside walls of the room in which said machinery is located shall be kept closed while said machine is in use.)			X	X	
Wool, manufacture of			X	X	
Worm farm				X	
X-rays			X	X	
Yarn, manufacture of			X	X	

# MARCO POLO 484 INDUSTRIES PUD MASTER DEVELOPMENT PLAN

SECTION 12, TOWNSHIP 17 SOUTH, RANGE 21 EAST

PARCEL ID#S NORTH OF 484: 41200-060-01, 41200-060-02, 41200-081-01, 41200-082-00, 41200-082-01, 41200-086-01

&

PARCEL ID#S SOUTH OF 484: 41200-061-00, 41200-062-00, 41200-063-00, 41200-063-01, 41200-063-02, 41200-064-00, 41200-064-01, 41200-064-09

PROJECT AREA: 189.93 ACRES

November, 2011

## PROPERTY LEGAL DESCRIPTION:

## INDEX OF SHEETS

1	COVER SHEET
2	AERIAL PHOTOGRAPH
3	EXISTING CONDITIONS PLAN
4	PRE-DEVELOPMENT BASIN PLAN
5	APPROVED PUD PLAN
6	MASTER DEVELOPMENT PLAN
7	PHASING PLAN
8	MASTER UTILITY PLAN
9	MASTER SIGNAGE PLAN

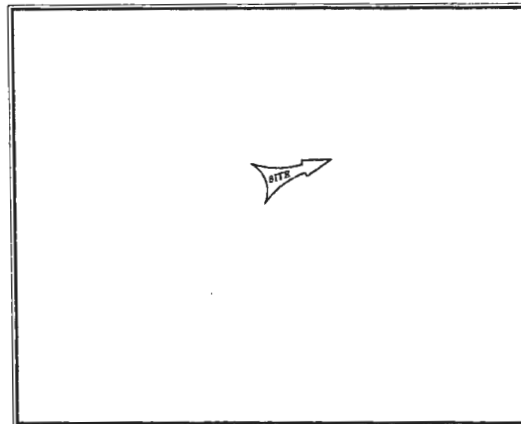
1 of 1 BOUNDARY SURVEY

## OWNER/DEVELOPER:

PHILLIP PAVIC  
MARCO POLO  
ADDRESS  
ADDRESS  
PHONE: (XXX) XXX-XXXX

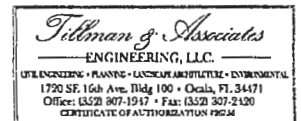
## CIVIL ENGINEER / PREPARED BY:

TILLMAN & ASSOCIATES ENGINEERING, LLC  
1720 SE 16TH AVENUE, BLDG. 100  
OCALA, FLORIDA 34471  
PHONE (352) 307-1947 FAX (352) 307-2420



VICINITY MAP

SCALE: 1"=10,000'



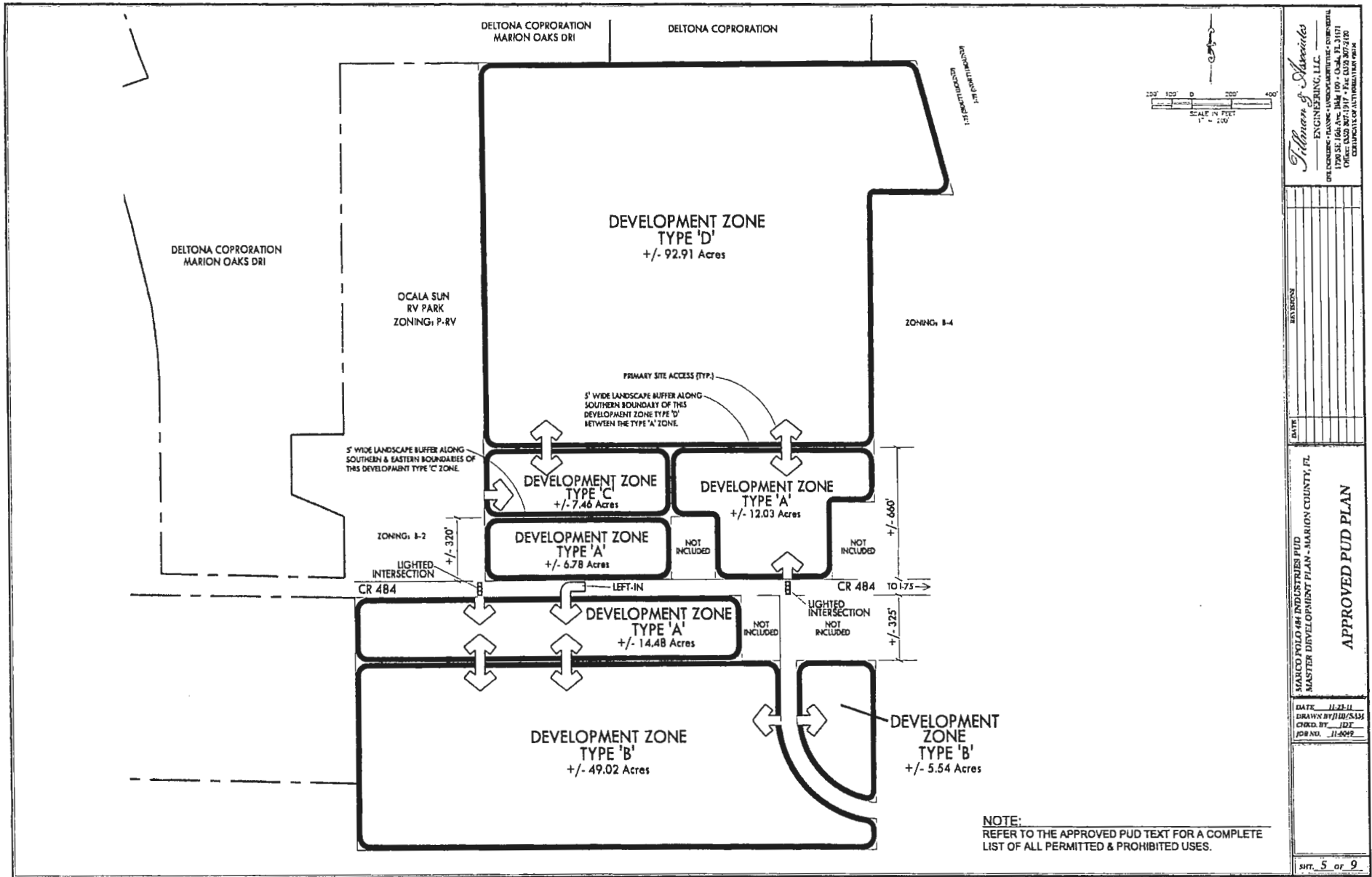
TAE PROJECT NO. 11-6049







SEE REVISED SHEET RECEIVED AUGUST 30, 2019



NOTE:  
REFER TO THE APPROVED PUD TEXT FOR A COMPLETE LIST OF ALL PERMITTED & PROHIBITED USES.

*Filburn & Associates*  
ENGINEERING, LLC  
100 S.W. 31st Street, Suite 100  
Ocala, FL 34471  
TEL: 352.347.1111  
FAX: 352.347.1100  
OFFICE OF ALTERNATIVE DESIGN

DATE: \_\_\_\_\_

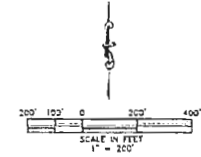
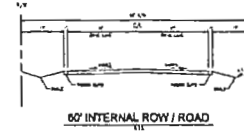
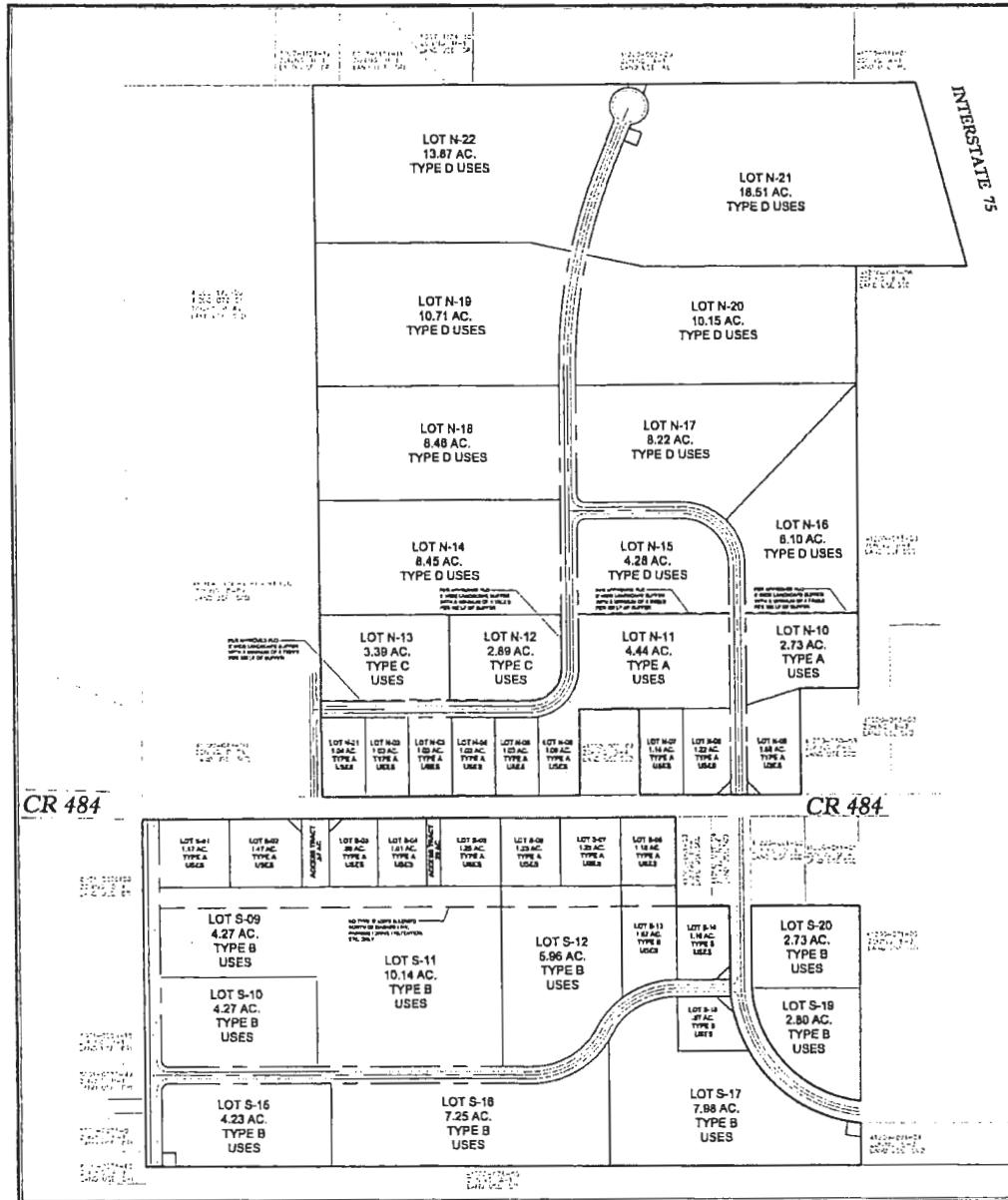
MARCO POLO 444 INDUSTRIES PUD  
MASTER DEVELOPMENT PLAN - MARION COUNTY, FL

APPROVED PUD PLAN

DATE: 11/21/11  
DRAWN BY: JDT/SJS  
CHECK BY: JDT  
JOB NO.: 11-0042

SHT. 5 of 9





**SITE DEVELOPMENT STANDARDS**

**TYPE 'A' USES:**  
 SETBACKS REQUIREMENTS: FRONT SETBACK: 25'  
 REAR SETBACK: 8'  
 SIDE SETBACK: 8'  
 STREET SIDE SETBACK: 10'

MAXIMUM BUILDING HEIGHT: 30'  
 MAXIMUM IMPERVIOUS SURFACE RATIO (ISR): 80%  
 MAXIMUM FLOOR AREA RATIO (FAR): 0.7

**TYPE 'B' USES:**  
 SETBACKS REQUIREMENTS: FRONT SETBACK: 10'  
 REAR SETBACK: 8'  
 SIDE SETBACK: 8'  
 STREET SIDE SETBACK: 10'

MAXIMUM BUILDING HEIGHT: 50'  
 MAXIMUM IMPERVIOUS SURFACE RATIO (ISR): 80%  
 MAXIMUM FLOOR AREA RATIO (FAR): 1.2

**TYPE 'C' USES:**  
 SETBACKS REQUIREMENTS: FRONT SETBACK: 25'  
 REAR SETBACK: 20'  
 SIDE SETBACK: 8'  
 STREET SIDE SETBACK: 20'

MAXIMUM BUILDING HEIGHT: 70'  
 MAXIMUM IMPERVIOUS SURFACE RATIO (ISR): 80%  
 MAXIMUM FLOOR AREA RATIO (FAR): 1.5

**TYPE 'D' USES:**  
 SETBACKS REQUIREMENTS: FRONT SETBACK: 25'  
 REAR SETBACK: 20'  
 SIDE SETBACK: 8'  
 STREET SIDE SETBACK: 20'

MAXIMUM BUILDING HEIGHT: 70'  
 MAXIMUM IMPERVIOUS SURFACE RATIO (ISR): 80%  
 MAXIMUM FLOOR AREA RATIO (FAR): 1.5

**PARKING REQUIREMENTS:**  
 PARKING FOR EACH PARCEL / USE SHALL MEET MARION COUNTY LDC REQUIREMENTS.

**NOTE:**  
 REFER TO THE APPROVED PUD TEXT FOR A COMPLETE LIST OF ALL PERMITTED & PROHIBITED USES FOR EACH PARCEL / USE TYPE.

*Tilman & Associates*  
 ENGINEERING, LLC  
 1700 S. 186th Ave., Ste. 100 - Ocala, FL 32110  
 (352) 237-1100  
 WWW.TILMANANDASSOCIATES.COM

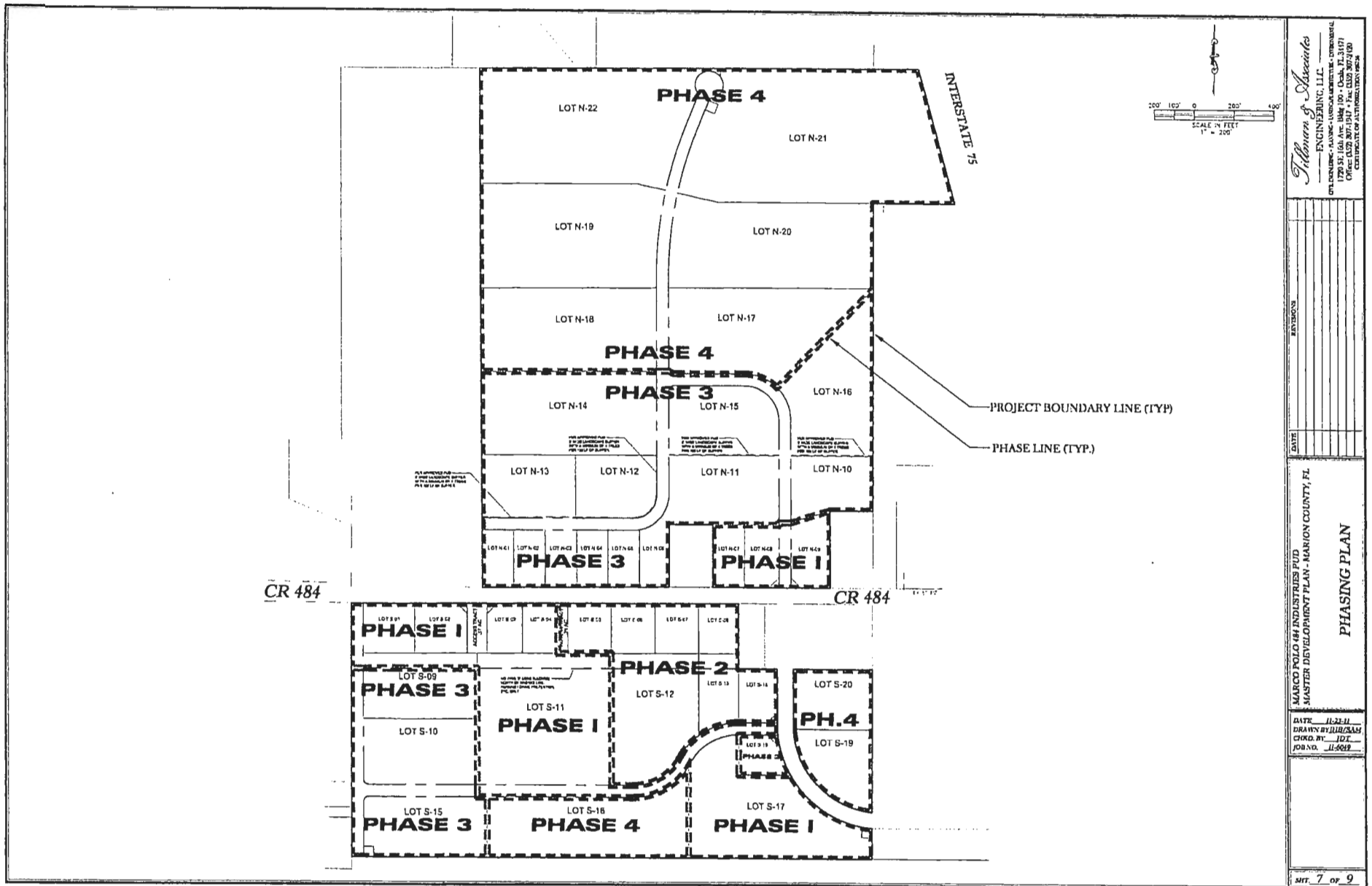
DATE: 11-23-11  
 DRAWN BY: JIB/SAS  
 CHECKED BY: JIB  
 JOB NO.: 11-0019

MARCO POLO 44 INDUSTRIAL FLUID  
 MASTER DEVELOPMENT PLAN - MARION COUNTY, FL

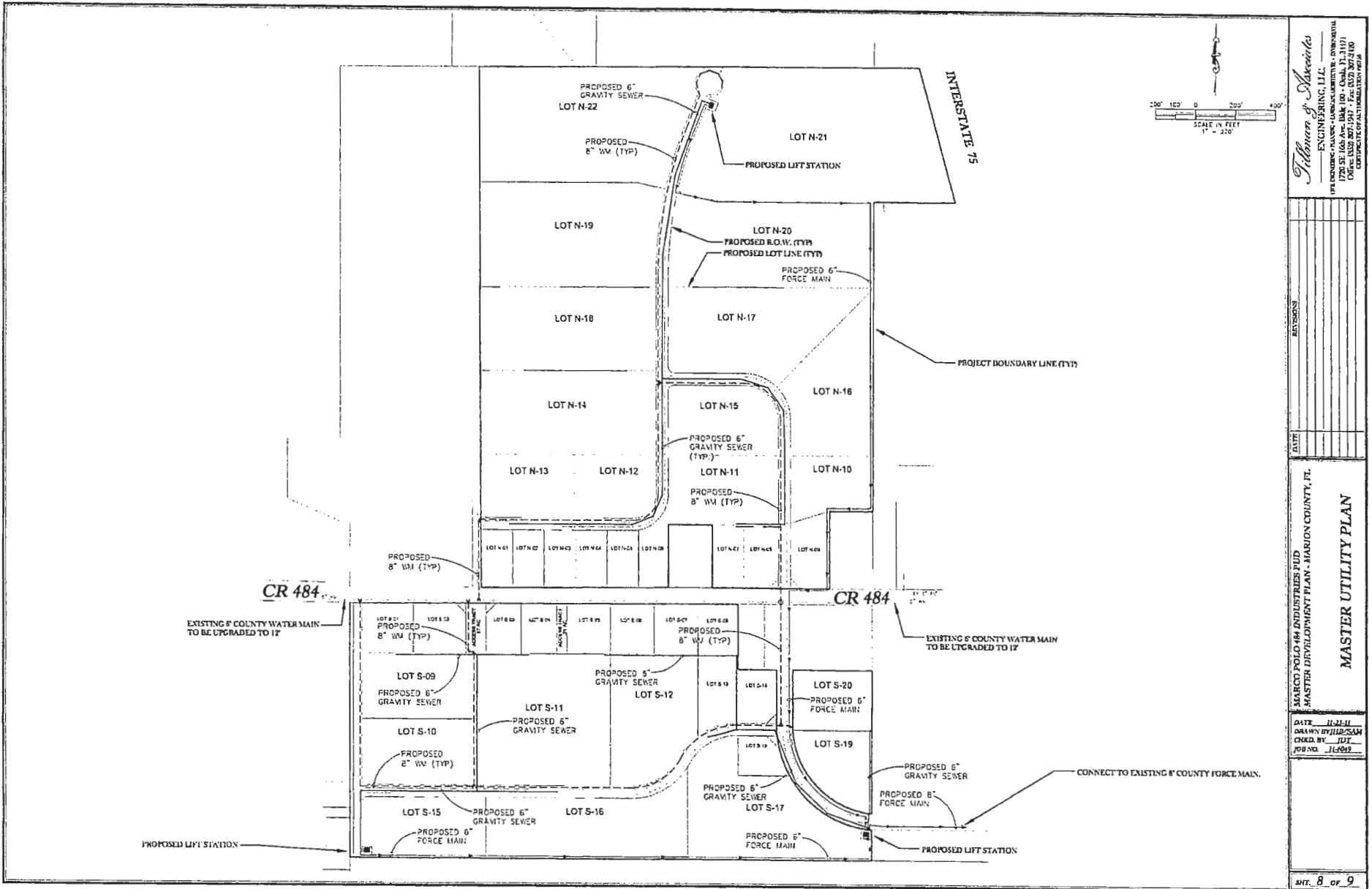
**MASTER DEVELOPMENT PLAN**

SHEET 6 OF 9

SEE REVISED SHEET RECEIVED AUGUST 30, 2019



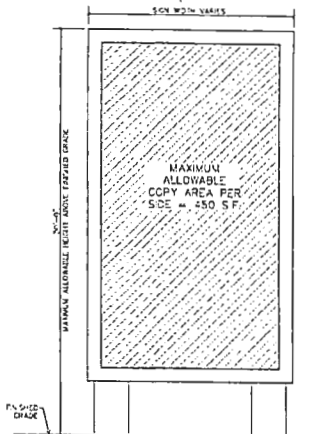
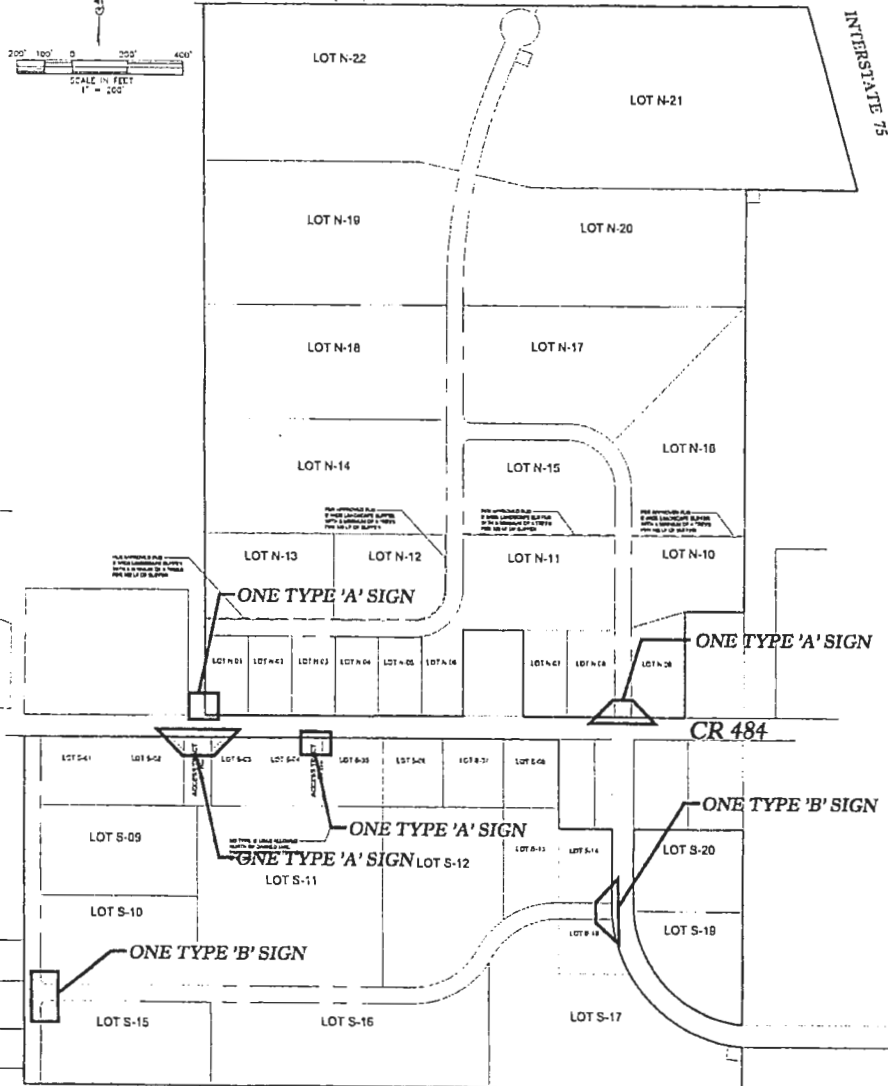
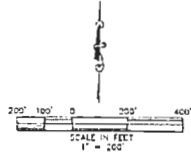




*Talbman & Associates*  
 ENGINEERING, LLC  
 ONE BUCKINGHAM PLACE - SUITE 200 - GAITHERSBURG, MARYLAND  
 OFFICE: 410.486.1000 • FAX: 410.486.1001  
 www.talmanandassociates.com

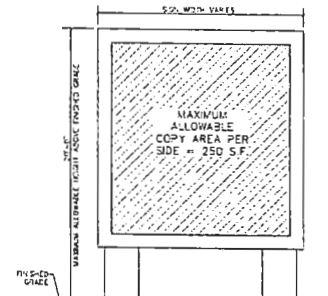
DATE	11-21-11
DRAWN BY	JHS/SAM
CHECKED BY	JDT
JOB NO.	11467

MARCO POLO INN INDUSTRIES PUD  
 MASTER DEVELOPMENT PLAN - MARION COUNTY, FL  
**MASTER UTILITY PLAN**



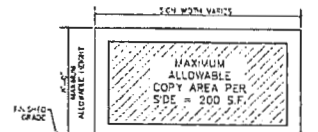
**TYPE 'A' SIGNAGE**  
PRIMARY MARQUEE - DOUBLE SIDED

N/A  
ALL TYPE 'A' SIGNS MUST BE LOCATED OUTSIDE OF SET BACKS  
TYPE 'A' SIGNS MAY BE LIGHTED



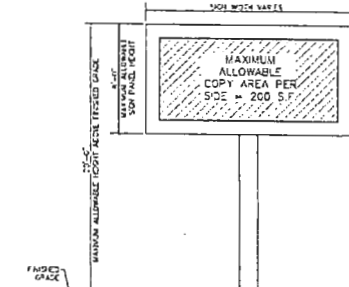
**TYPE 'B' SIGNAGE**  
SECONDARY MARQUEE - DOUBLE SIDED

N/A  
ALL TYPE 'B' SIGNS MUST BE LOCATED OUTSIDE OF SET BACKS  
TYPE 'B' SIGNS MAY BE LIGHTED



**TYPE 'C' GROUND MOUNTED SIGN**  
SEPARATE PARCEL SIGNS - DOUBLE SIDED

N/A  
EACH PANEL IS PERMITTED TO HAVE ONE TYPE 'C' GROUND OR POLE MOUNTED SIGN  
EACH PANEL IS ALSO PERMITTED TO ADVERTISE ON TYPE 'A' & TYPE 'B' SIGNS  
PADDING SPACE: SIGNAGE COPY AREA CANNOT EXCEED 200 SF PER SIDE. TYPE 'C' SIGNS MAY BE SHARED BY TWO ADJACENT PARCELS AND MUST BE LOCATED NO FURTHER THAN 5' FROM THE PARCEL LINE THAT SEPARATES THOSE TWO PARCELS UNLESS THAT TYPE 'C' SIGN ALL TYPE 'C' GROUND MOUNTED SIGNS MUST BE LOCATED OUTSIDE OF SET BACKS  
ALL TYPE 'C' GROUND MOUNTED SIGNS LOCATED WITHIN DEVELOPMENT ZONES C & D SHALL BE ALLOWED A MAXIMUM OF 400 SF PER SIDE FACE



**TYPE 'C' POLE MOUNTED SIGN**  
SEPARATE PARCEL SIGNS - DOUBLE SIDED

N/A  
EACH PANEL IS PERMITTED TO HAVE ONE TYPE 'C' GROUND OR POLE MOUNTED SIGN  
EACH PANEL IS ALSO PERMITTED TO ADVERTISE ON TYPE 'A' & TYPE 'B' SIGNS  
AND IS ALLOWED TO ADVERTISE ON THEIR SIDE (PRIVATE) SIGNAGE FACINGS  
PADDING SPACE: SIGNAGE COPY AREA CANNOT EXCEED 200 SF PER SIDE. TYPE 'C' SIGNS MAY BE SHARED BY TWO ADJACENT PARCELS AND MUST BE LOCATED NO FURTHER THAN 5' FROM THE PARCEL LINE THAT SEPARATES THOSE TWO PARCELS UNLESS THAT TYPE 'C' SIGN ALL TYPE 'C' POLE MOUNTED SIGNS MUST BE LOCATED  
TYPE 'C' POLE MOUNTED SIGNS LOCATED WITHIN DEVELOPMENT ZONES C & D SHALL BE ALLOWED A MAXIMUM OF 400 SF PER SIDE FACE

- SIGNAGE NOTES:
1. SIGNAGE LOCATIONS AS SHOWN ON THIS PLAN ARE CONSIDERED TO BE FINAL. FINAL CONSTRUCTION DRAWINGS INCLUDING MATERIALS, GENERAL DIMENSIONS, COPY AREA, SIZE, LIGHTING, TYPE, COLOR, ORIENTATION, AND OTHER DIMENSIONS SHALL BE SUBMITTED TO THE COUNTY FOR APPROVAL PRIOR TO SIGNAGE INSTALLATION.
  2. PROPOSED SIGNAGE FACINGS SHALL BE INCLUDED WITH THE ARCHITECTURE PLAN SET AND SHOWN WITH THE EXISTING DIMENSIONS TO DETERMINE PROPOSED COPY AREA. COPY AREA MUST BE DIMENSIONED ON ARCHITECTS ELEVATION PLANS.
  3. ALL TYPE 'A' & TYPE 'B' SIGNS CAN BE LOCATED NO CLOSER TO THE ROAD SIGN SET LINE.
  4. TYPE 'C' SIGNAGE LOCATIONS MUST BE IDENTIFIED ON THE ARCHITECTURE PLAN FOR REVIEW AND APPROVAL BY THE COUNTY BUREAU OF THE PLAN DEPARTMENT OF THIS PARCEL. SEPARATE CONSTRUCTION DRAWINGS FOR TYPE 'C' SIGNS MUST BE SUBMITTED TO INCLUDE MATERIALS, PANEL, SIGNAGE COPY AREA, GENERAL DIMENSIONS, LIGHTING, TYPE, AND COLOR. SEPARATE DIMENSIONS FOR TYPE 'C' SIGNS CAN BE LOCATED NO CLOSER TO THE ROAD SIGN SET LINE.
  5. ALL OTHER SIGNAGE TYPES NOT LISTED WITHIN THIS MASTER SIGNAGE PLAN SHALL BE REQUESTED/PROPOSED BY EACH PANEL APPLICANT SHALL MEET MARION COUNTY LDC REQUIREMENTS.

*William J. Williams*  
ENGINEERING, LLC  
1720 ST. LOUIS AVE. SUITE 100 • Ocala, FL 32117  
PHONE: 352.362.1947 • FAX: 352.362.1948  
WWW.WILLIAMSENGINEERING.COM

DATE: 11-20-11
DRAWN BY: WILLIAM
CHECK BY: JDT
DATE: 11-20-11

38400 POLO IN INDUSTRIAL PUD  
MASTER DEVELOPMENT PLAN - MARION COUNTY, FL  
**MASTER SIGNAGE PLAN**

# MARCO POLO PUD

## North Zone

### Type A

	Acres
MARCO POLO BUILDERS INC 41200-060-01	1.99
MARCO POLO BUILDERS INC 41200-060-02	2
MARCO POLO BUILDERS INC 41200-082-01	4
MARCO POLO BUILDERS INC 41200-081-02	1.5

Total A	<u>9.49</u>
---------	-------------

### Type D

MARCO POLO BUILDERS INC 41200-082-00	104.57
--------------------------------------	--------

Includes A Acreage	3.85
Includes A Acreage	1.212
Includes C Acreage	7.46

<b>Total A acreage</b>	<u>14.552</u>
------------------------	---------------

<b>Total C Acreage</b>	<u>7.46</u>
------------------------	-------------

<b>Total D Acreage</b>	<u>92.048</u>
------------------------	---------------

## South Zone

### Type A

	Acres
MARCO POLO BUILDERS INC 41200-064-09	3
MARCO POLO BUILDERS INC 41200-064-01	1.5

Total A	<u>4.5</u>
---------	------------

### Type A & B Includes 9.98 Acres of A Segment

MARCO POLO BUILDERS INC 41200-062-00	20
MARCO POLO BUILDERS INC 41200-063-02	10
MARCO POLO BUILDERS INC 41200-063-01	5
MARCO POLO BUILDERS INC 41200-063-00	5

MARCO POLO BUILDERS INC 41200-064-00	15.5
--------------------------------------	------

Type A & B Totals	Total A	<u>9.98</u>
	Total B	<u>45.52</u>

### Type B

MARCO POLO BUILDERS INC 41200-061-00	<u>10.35</u>
--------------------------------------	--------------

<b>Total A Acreage</b>	<u>14.48</u>
------------------------	--------------

<b>Total B Acreage</b>	<u>36.37</u>
------------------------	--------------

<b>Total South Acreage</b>	<u>70.85</u>
----------------------------	--------------