



**Marion County
Board of County Commissioners**

Growth Services

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**PLANNING & ZONING SECTION
STAFF REPORT**

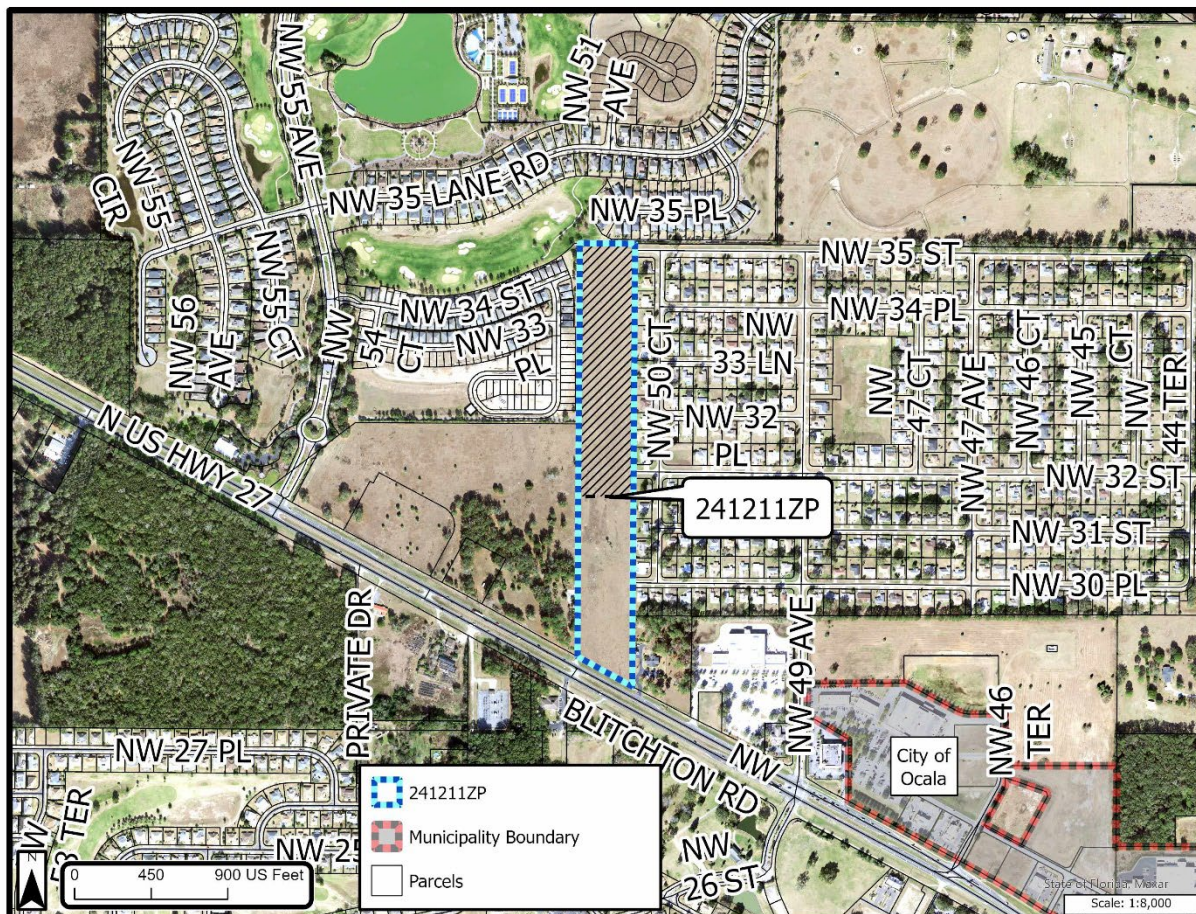
Public Hearing Dates:	P&Z: 12/30/2024 (Continued from 11/25/2024)	BCC: 1/13/2024
Case Number	241211ZP	
CDP-AR	32048	
Type of Case – Rezoning - PUD Amendment	FROM: Planned Unit Development (PUD) TO: Planned Unit Development (PUD) to Amend an existing PUD; CHANGE: Modify condition regarding central water & sewer provider – allow connection to Marion County or City of Ocala Utility Services	
PUD Project	Longleaf Park PUD (initially/fka Quail Preserve PUD)	
Owner/Applicant	Highway 27 West, LLC	
Street Address / Site Location	5200 Block of N US Hwy 27; immediately west of the Quail Meadow Subdivision	
Parcel ID Number(s)	21602-000-00	
Property Size	±11.31 acres of ±18.98 acres	
Future Land Use	NORTH: High Density Residential (HR) SOUTH: Commercial (COM)	
Zoning Classification	Planned Unit Development (PUD)	
Overlays Zones / Special Areas	Silver Springs Primary Springs Protection Zone (PSPZ); Marion County Utilities NW Utility Service Area	
Staff Recommendation	DENIAL	
P&Z Recommendation	APPROVAL	
Project Planner	Christopher D. Rison, AICP, Senior Planner	
Related Cases	210904Z; Planned Unit Development (PUD) Rezoning; Approved ADJACENT TO THE SOUTH: 201209SU; Resolution 20-R-592; Outdoor Boat/RV Storage in B-2 Zone.	
Code Cases	N/A	

I. ITEM SUMMARY

Todd Rudnianyn, Manager, on behalf of Highway 27 West, LLC., filed an application (See Attachment A) to "rezone" from Planned Unit Development (PUD) to Planned Unit Development (PUD) in order to amend an existing Planned Unit Development (PUD) on a ± 11.31 -acres of an ± 18.98 -acre property on the north side of N. US Hwy 27 immediately west of the Quail Meadow Subdivision (see Attachment A), pursuant to the provisions of Division 2.7 – Zoning and Section 4.2.31 of the Land Development Code (LDC). The existing PUD, now titled Longleaf Park (210904Z; initially/fka Quail Preserve) provides for the development of a series of single-family detached site-built homes with accompanying open spaces, recreation facilities, and stormwater facilities to be accessed via the Quail Meadow Subdivision and connected to Marion County Utility's central water and central sewer services. *The applicant is requesting a PUD Amendment to enable the PUD to connect to the City of Ocala's central water and central sewer services in lieu of connecting to Marion County Utilities central water and central sewer services. No other amendments are requested by the applicant.*

The subject property is situated in the County's Silver Springs Primary Protection Overlay Zone (SSPPOZ), within the Urban Growth Boundary (UGB), and within Marion County's general NW Utility Service Area.

Figure 1
General Location Map



II. STAFF SUMMARY RECOMMENDATION

Staff recommends **DENIAL** of the applicant's request because it is **not** 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. While the proposed PUD general design will remain unchanged, thereby allowing the PUD to remain compatible with the surrounding uses, the PUD will adversely affect the public interest related to Marion County's provision of utility services, and is inconsistent with the Comprehensive Plan.

III. NOTICE OF PUBLIC HEARING

Consistent with LDC Section 2.7.3.C., notice of public hearing was mailed to all property owners (84 owners) within 300 feet of the subject property November 8, 2024. Consistent with LDC Section 2.7.3.B., public notice was posted on the subject property November 8th, 2024, consistent with LDC Section 2.7.3.E., and due public notice was published in the Ocala Star-Banner on November 11, 2024. 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. *As previously noted, the proposed PUD Amendment relates solely to modifying the PUD's central water and central sewer services provider, and does not propose any revisions to any other conditions or standards for the PUD's current approval. As such, staff notes the PUD has previously been determined to be compatible with the surrounding uses; however, a summary of the surrounding uses is provided following.*

Prior Figure 1 is an aerial photograph displaying existing and surrounding site conditions. Figure 2 displays the site and surrounding areas' 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 as a PUD Amendment. 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. Table A displays the information from Figures 2, 3, and 4 in tabular form.

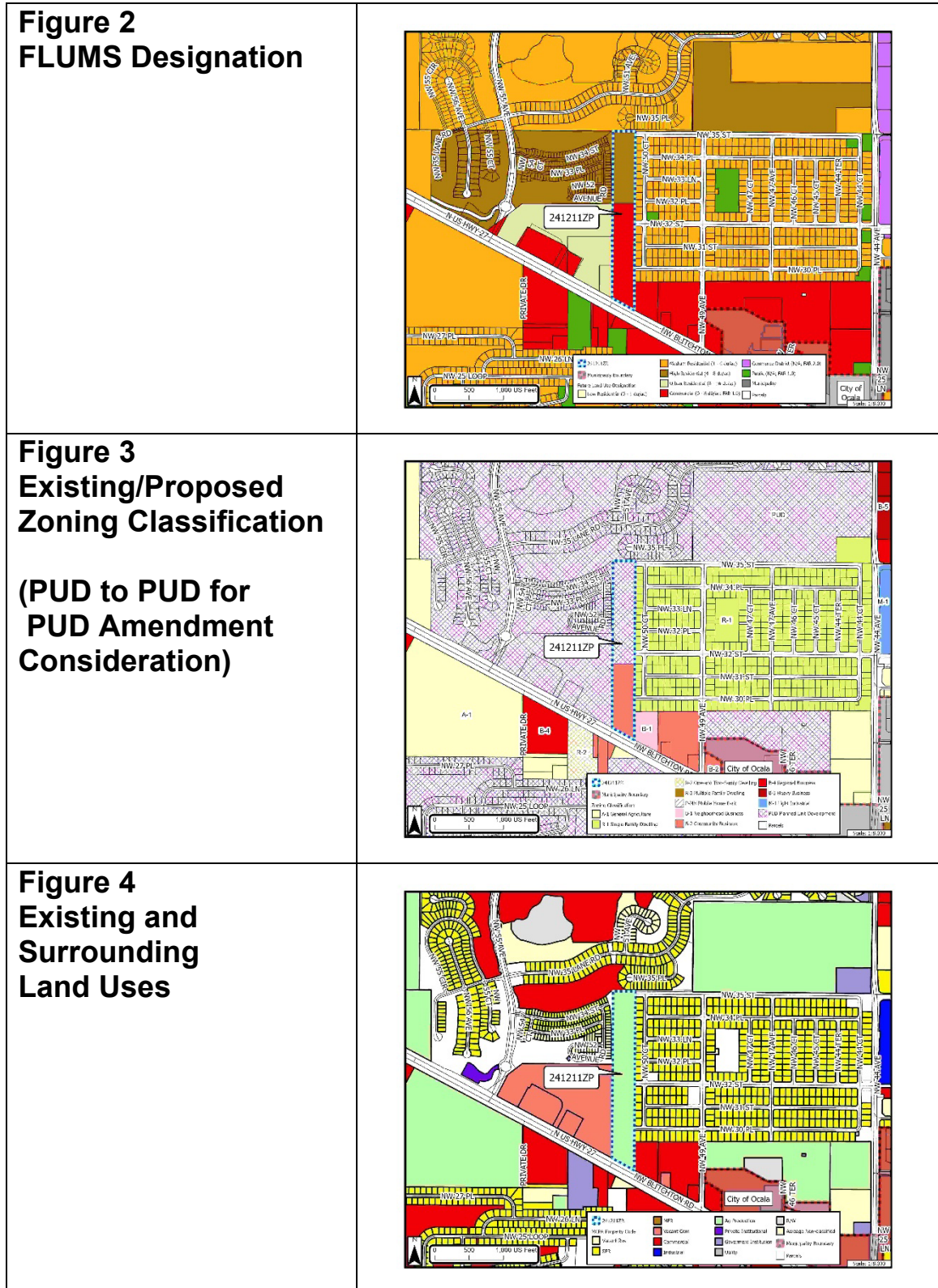


TABLE A. ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUMS	Zoning	Existing Use Per MCPA Property Code
North	Medium Residential (MR)	Planned Unit Development (PUD)	Ocala Preserve PUD (Rec Trail/SFR)
South	Commercial (COM)	Community Business (B-2)	Vacant commercial (Neighborhood Storage Center, Major Site Plan AR# 32055 submitted)
East	Medium Residential (MR)	Single-Family Dwelling (R-1)	Quail Meadow Subdivision (SE - Farm Credit Office; Major Site Plan AR# 31389 submitted)
West	High Residential (HR) & Urban Residential (UR)	Planned Unit Development (PUD)	Ocala Preserve PUD (Open space/buffer/duplexes) and Spires Apartments PUD

Consistent with LDC Section 2.7.3.D, staff conducted a site visit (Attachment C) and finds the subject property is currently a vacant field/pasture surrounded by a variety of residential developments to the north, east, and west. The area south of the PUD site is commonly owned undeveloped commercial land, but that site was granted a Special Use Permit to allow outdoor boat and RV storage affiliated to a planned mini-storage use (Zoning Case No. 20201209SU; Resolution No. 20-R-592), and is currently the subject of a Major Site Plan Application (AR# 32055) in active review.

Based on the above findings, staff concludes the proposed rezoning is **compatible** with the existing and future surrounding land uses, and with the original conditions set in place for the PUD.

B. *Effect on public interest.*

As previously noted, this PUD Amendment relates solely to modifying the PUD's central water and central sewer services provider. The provision of services via the City of Ocala conflicts with Marion County's Code of Ordinances, the provisions of Marion County's Comprehensive Plan and, under typical practices, creates significant conflicts related to providing of public services to the PUD (See Attachments D and E), summarized as follows:

1. Marion County Utilities – Connection

Marion County Code of Ordinances (COO) Section 19-154 – Prohibition of service extension by municipalities without an interlocal agreement, states:

"No further municipal water and sewer services shall be extended into the unincorporated area of the county until the execution of a territorial agreement by that respective municipality with the county."

At this time, Marion County's previous interlocal Territorial Agreement with the City of Ocala has expired and not been renewed and/or renegotiated. As such, Marion County no longer has an interlocal Territorial Agreement with the City of Ocala and the extension of municipal services by the City of Ocala is not permitted by COO Section 19-154.

2. Transportation Impacts.

The PUD, as approved, achieves its access through the Quail Meadow Subdivision. The provision of central water and sewer services by the City of Ocala also ordinarily requires subsequent annexation of the serviced property(ies). A subsequent annexation of the PUD would result in a "reverse enclave" wherein the City's services (e.g., solid waste, police, fire, etc.) would be required to travel through the Quail Meadow Subdivision, in the unincorporated jurisdiction of the County, to reach the PUD. Further, on September 4th 2024, the Board agreed to grant the Quail Meadow Subdivision jurisdiction over its public improvements (rights-of-way, streets, stormwater, etc.) to become a "private" subdivision that would be required to "host" the access to City services. While the Quail Meadow Subdivision has become "private", the subdivision will continue under the jurisdiction of Marion County, particularly as Marion County Utilities provides central potable water service to the Quail Meadow Subdivision. The establishment of jurisdictional enclaves is a significant concern for the County, as such the resulting "reverse enclave" may create confusion among property owners, residents, and public service providers.

Based on the above findings, it is concluded the application's proposed transportation impacts **would adversely affect public interest.**

3. 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 non-residential demand. Based on the PUD's authorized residential use, the PUD may result in an overall potable water demand of 19,440 gallons per day. Marion County Utilities currently provides central potable water services to the Quail Meadow Subdivision, the Ocala Preserve Subdivision, and the Spires Apartment Complex development surrounding the PUD. Further, the development of the Spires Apartment Complex provided for an extension of Marion County's primary 16" water main along US 27 to the southwestern corner of the PUD's overall property boundary, providing availability to both the PUD, and the now proposed Neighborhood Storage Center (AR# 32055) south of the PUD, well within the required connection distance established by LDC Section 6.14.2.B(1)(a). The integration of the PUD with Marion County's potable water systems would support interconnections between the existing system components/areas to support effective system operations. It is concluded the application's **potable water impacts would adversely affect the public interest.**

4. 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's authorized residential use, the PUD may result in an overall sanitary sewer water demand of 14,256 gallons per day. Marion County Utilities currently provides central sewer services to the Ocala Preserve Subdivision and the Spires Apartment Complex adjoining the

PUD. The PUD and its overall property boundary readily lie within the $\pm 21,000$ linear feet connection distance calculation established by LDC Section 6.14.2.B(1)(a) applicable to the PUD's 54 single-family dwelling units (400-feet/DU). Specifically, connection distances to the existing County sewer mains to the west, measured from the overall property boundary at US 27, are $\pm 1,165$ linear feet to the internal gravity main within the commercial area of the overall Spires PUD, and $\pm 1,958$ linear feet to the primary force main of the Ocala Preserve development, while connection distances from the PUD boundary are $\pm 2,000$ linear feet and $\pm 2,900$ linear feet respectively. The integration of the PUD with Marion County's sanitary sewer system would establish the concluding extension of the existing system, particularly in conjunction with the pending Neighborhood Storage Center (AR# 32055) proposed to the south of the PUD. It is concluded the application's **sanitary sewer impacts would adversely affect the public interest.**

5. 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 PUD, as with the adjoining Quail Meadow Subdivision would be subject to Marion County's Solid Waste Assessment Program. It is anticipated that a subsequent annexation of the PUD into the City of Ocala would provide for its inclusion in the City's residential solid waste collection programs. Such inclusion would result in a "reverse enclave" wherein City services must be provided through the adjoining Quail Meadow Subdivision that remains in the unincorporated County's jurisdiction. The jurisdictional conflict may contribute to confusion among property owners and service providers, and the Quail Meadow Subdivision roadways are now "private" and the differing jurisdictions may create conflicts and/or impacts between the subdivision and the PUD including the assessment of road impacts related to the Quail Meadow Subdivision's roadways. Based on the above, it is concluded the application's **solid waste impacts would adversely affect the public interest.**
6. Fire rescue/emergency services. Marion County's Golden Ocala Fire Station #20, located at 3600 NW 70th Avenue Road, Ocala, is ± 2.3 miles west of the subject property. The PUD, as with the adjoining Quail Meadow Subdivision, would be subject to Marion County's Fire Assessment Program. The City of Ocala's MLK Jr. Center Fire Station #1 at 505 NW MLK Jr. Avenue, is ± 3.9 miles southeast of the subject property. It is anticipated that a subsequent annexation of the PUD into the City of Ocala would provide for its inclusion in the City's regular fire services and assessment program, such inclusion would result in a "reverse enclave" wherein City services must be provided through the adjoining Quail Meadow Subdivision that remains in the unincorporated County's jurisdiction. The jurisdictional conflict may contribute to confusion among property owners and service providers, and the Quail Meadow Subdivision roadways are now "private" and the differing jurisdictions may create conflicts and/or impacts between the subdivision and the PUD including the assessment of road impacts related to the Quail Meadow Subdivision roadways. It is

concluded the application's **fire rescue/emergency impacts would adversely affect the public interest.**

7. Law enforcement. The Sheriff's Main Headquarters, located at 629 NW 30th Avenue, Ocala, is ±3 miles southeast of the subject property. The PUD, as with the adjoining Quail Meadow Subdivision, would be subject to Marion County's Law Enforcement Assessment Program. The City of Ocala's West District Police Station at 2400 W. Silver Springs Boulevard is ±3.7 miles east/southeast of the subject property. It is anticipated that a subsequent annexation of the PUD into the City of Ocala would provide for its inclusion in the City's regular provision of police services. Such inclusion would result in a "reverse enclave" wherein City services must be provided through the adjoining Quail Meadow Subdivision that remains in the unincorporated County's jurisdiction. The jurisdictional conflict may contribute to confusion among property owners and service providers, and the Quail Meadow Subdivision roadways are now "private," and the differing jurisdictions may create conflicts and/or impacts between the subdivision and the PUD, including the assessment of road impacts related to the Quail Meadow Subdivision roadways. It is concluded the application's **law enforcement impacts would adversely affect the public interest.**

In conclusion, staff finds the proposed PUD Amendment **will adversely affect the public interest** as proposed and staff does not support the requested PUD Amendment.

C. *Comprehensive Plan consistency.*

As previously noted, this PUD Amendment relates solely to modifying the PUD's central water and central sewer services provider. The provision of services via the City of Ocala conflicts with Marion County's Code of Ordinances(COO), the provisions of Marion County's Comprehensive Plan and, under typical practices, creates significant conflicts related to providing of public services to the PUD, summarized as follows:

1. FLUE Policy 5.1.2: review Criteria – Changes to Comprehensive Plan and Zoning. Before approval of a Comprehensive Plan Amendment (CPA), Zoning Changes (ZC), or Special Use Permit (SUP), the applicant shall demonstrate that the proposed modification is compatible with existing and planned development on the site and in the immediate vicinity, and shall evaluate its overall consistency with the Comprehensive Plan, Zoning, and LDC and potential impacts on, but not limited to the following:
 1. Market demand and necessity for the change
 2. **Availability and potential need for improvements to public or private facilities and services;**
 3. Allocation and distribution of land uses and the creation of mixed-use areas;
 4. Environmentally sensitive areas, natural and historic resources, and other resources in the County;
 5. Agricultural activities and rural character of the area;

6. Prevention of urban sprawl, as defined by Ch. 163, F.S.;
7. **Consistency with the UGB**;
8. Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;
9. Compatibility with current uses and land uses in the surrounding area;
10. **Water supply and alternative water supply needs**; and
11. Concurrency requirements.

Analysis: The PUD is within the County's Urban Growth Boundary (UGB) and readily within required connection distances to Marion County's existing utility services pursuant to LDC Section 6.14.2.B(1)(a). COO Section 19-154 further states that without an active interlocal Territory Agreement, the site is required to connect to Marion County Utilities when the services are available and within connection distance, as previously noted. The connection to existing Marion County Utilities services will provide for interconnections and further efficient use of the services extended and placed in service with the County's NW Utility Service Territory. Enabling connection to City of Ocala Utilities would be **inconsistent** with the COO, LDC, and items 2, 7, and 10 of FLUE Policy 5.1.2.

2. FLUE Policy 5.1.3 on Planning and Zoning Commission provides "The County shall enable 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 the November 25, 2024 Planning and Zoning Commission and, therefore, the application is **consistent** with this FLUE Policy 5.1.3.

5. TE Objective 2.2. on 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, it is anticipated that the subsequent annexation of the PUD will create a "reverse enclave" resulting in City services being provided through unincorporated Marion County and utilizing the now "private" roadways of the Quail Meadow Subdivision.

Based on the above findings and proposed PUD, staff concludes the application is **not consistent** with TE Objective 2.2.

8. 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."

Analysis: The site is within Marion County Utilities' service area; and within required connection distances wherein service is available through two potential connection points. Based on the above findings, it is concluded the application is **not consistent** with SSE Policy 1.1.3.

9. 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: The site is within Marion County Utilities' service area and is within required connection distances, wherein Marion County Utilities has determined service is available. Based on the findings, it is concluded the application is **not consistent** with SSE Policy 1.2.1.

10. 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: The site is within Marion County Utilities' service area and is within required connection distances, with a major potable water service main at the southeast corner of the PUD's overall property boundary and service lines in the Quail Meadow Subdivision. Such locations may accommodate interconnections to support system operations and redundancy. Based on the above findings, it is concluded the current application is **not consistent** with PWE Policy 1.6.4.

In conclusion, based upon the totality of the circumstances, staff concludes the rezoning application is **not consistent** with the Comprehensive Plan.

V. PLANNED UNIT DEVELOPMENT (PUD) ANALYSIS

Land Development Code Section 4.2.31 establishes specific requirements for a PUD. *As previously noted, the proposed PUD Amendment relates solely to modifying the PUD's central water and central sewer services provider, and does not propose any revisions to any other conditions or standards for the PUD's current approval. As such, staff notes the PUD has previously been determined to be functionally compatible with the PUD standards.*

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

1. Changes to the plan of development which will affect the following items shall be subject to review and approval by Development Review Committee:
 - (a) Changes in the alignment, location, direction or length of any internal local street,

- (b) Changes or adjustments in lot or parcel development standards which do not reduce the minimum lot or parcels standards listed in item (a)3,
 - (c) Changes in commercial gross leasable areas (GLA) for individual lots or tracts which do not result in increased overall GLA square footage,
 - (d) Changes in industrial building square footage or lot coverage percentage which do not result in increased overall building square footage or total lot coverage percentage,
 - (e) Changes in mixed use land uses and overall dwelling unit densities, or commercial GLA square footage or industrial building square footage or total lot coverage percentage, which do not result in an increase to the above categories,
 - (f) Reorientation or slight shifts or changes in building or structure locations including setbacks,
 - (g) **Major changes listed below which are subject to final review and approval by the Board.**
2. Changes which will modify or increase the density or intensity of items shall be subject to review and approval by the Board through the PUD rezoning application process.
- (a) **Intent and character of the development.**
 - (b) **Location of internal and external arterial or collector streets and connection points between and to those streets within the development.**
 - (c) Minimum lot/parcel sizes including heights or project design standards based on use such as residential vs. non-residential.
 - (d) Building setbacks.
 - (e) Dwelling unit types or mixes and maximum development density and units.
 - (f) Maximum commercial gross leasable areas (GLA) for individual lots or tracts and project wide.
 - (g) Industrial building square footage or lot coverage percentage for individual lots or tracts and project wide.
 - (h) Minimum size and general location of common open space including buffer areas or zones and method of ownership and maintenance.
 - (i) Conservation open space areas with intended method of preservation ownership or maintenance.
 - (j) **Location of water and sewage facilities.**

Analysis: The requested PUD Amendment will functionally change the intent and character of the subdivision by allowing a change from Marion County Utility services to City of Ocala Utility services, and due to a likely subsequent annexation into the City of Ocala with receiving such service, a "reverse enclave" would result. Therefore, the PUD Amendment is required to be considered by the Board of County Commissioners for such a change, and this application represents that PUD Amendment request.

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, 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.
- C. 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 make a recommendation to the Board of County Commissioners to table 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.
- D. **Connection Alternatives.** *Marion County, in limited circumstances, has enabled the provision of utility services to areas across jurisdiction boundaries, including providing City of Ocala utility services in the unincorporated portions of the County, and providing County utility services within the City of Ocala. Additionally, "split" utility provisions may also occur. Given this aspect, staff summarizes that functionally, three options may be available in relation to the proposed PUD Amendment:*
1. *Deny the PUD Amendment and require connection to Marion County Utilities for central water and central sewer services;*
 2. *Approve a limited PUD Amendment and require connection to Marion County Utilities for central water service, but allow connection to City of Ocala for central sewer service, subject to a bulk-services agreement, similar in nature to how the City provides utility services to the Ocala Palms development on the south side of US Hwy 27, suitable to the Marion County Utilities Director; or*
 3. *Approve the PUD Amendment and enable the Developer to connect to City of Ocala Utilities for central water and central sewer services.*
- E. **Applicant/Developer Proposal** - ***Presented the afternoon of 12/30/2024. (Proposal has not been fully evaluated by staff; however, staff will provide further information at the time of the Board's consideration of this request.)***

PROPOSED NEW/ADDITIONAL PUD DEVELOPMENT CONDITION:

7. *Plan Note 13 on the Approved PUD Concept Plan for this project is deleted and replaced with the following: Water and sewer utilities shall be provided as follows:*
1. *Applicant shall obtain water and sewer service from Marion County if Applicant can obtain an easement consistent with the following:*
 - a. *The easement will permit Applicant to connect a gravity sewer line to County's lift station, located on Tract C of the plat of Ocala Preserve*

Phase 18B, as recorded in Plat Book 15, Page 95, Public Records of Marion County, Florida;

- b. The easement shall be across Tract B or NW 52nd Avenue Road on the Plat.*
 - c. The cost of such easement shall not exceed \$5,000.00. This amount does not include amounts Applicant may have to pay to upgrade County's lift station to accommodate Applicant's flow.*
- 2. If Applicant cannot obtain an easement consistent with paragraph 7.1, Applicant may obtain water and sewer service from the City of Ocala.*

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 **DENY** the proposed rezoning request to amend the existing PUD because the application:

- A. **Will adversely** affect the public interest based upon impacts to the surrounding area related to the provision of central utilities, particularly to Marion County's Utilities, and the implications of creating a "reverse enclave" based upon the anticipated annexation of the PUD requiring public access through the Quail Meadow Subdivision in the unincorporated County using its now "private" roadways.
- B. **Is not consistent** with the following Comprehensive Plan provisions
 1. FLUE Policy 5.1.2, 5.1.3, 5.1.4;
 2. TE Objective 2.2;
 3. SSE 1.1.3, and 1.2.1;
 4. PWE 1.6.4.
- C. **Is compatible** with the surrounding uses due to the unchanged proposed intensity and type of residential development being requested.

The Board approved the original PUD with a series of six (6) development conditions; the approved conditions are listed below and will remain in effect for the PUD unless the Board acts to disagree with staff's recommendation and approve the PUD Amendment request to enable some method of connection to City of Ocala Utility central water and/or sewer services as requested:

1. The PUD shall consist of a maximum total of 54 single-story site-built retirement age restricted detached single-family dwellings units developed consistent with the PUD Application and PUD Concept Plan and its listed development standards (Received 8/2/2021; attached).
2. All residential units shall comply with the PUD development standards, and observe a maximum principal structure height of 40 feet and 25 feet for accessory structures. Additionally, all residential units shall include 2-car garages.
3. Accompanying accessory amenities shall include a park space and a non--recreational use drainage retention area/open space tract along the east boundary that serves to separate the rear yards of the PUD's residential unit lots from the rear yards of the existing Quail Meadow Subdivision lots.

4. The PUD lot to be located in the southeastern corner of the PUD, adjoining Quail Meadow Subdivision Block "P" Lot 1 (PIO# 2158-016-001), shall comply with an increased size being a minimum of 70 feet wide and a minimum of 7,700 gross square feet.
5. Access for all PUD subdivision infrastructure construction and the new PUD residential dwelling units' construction shall be provided to and from W. Hwy 27 through the owner's common property located immediately to the south of the PUD site and not by or through the Quail Meadow Subdivision (Plat Book Y, Pages 89- 91) roadways. The southern construction access shall be closed and the access discontinued upon the completion of all subdivision infrastructure and the final resulting residential dwelling units; for completed homes with a satisfactory final inspection/certificate of occupancy, residents of the homes will then be eligible to begin using the Quail Meadow Subdivision roadways for access.
6. The owner/developer shall participate in and provide a portion of the funding to establish roadway traffic calming improvements and/or participate in the privatization (including potential gating) of the Quail Meadow Subdivision roadways including continuing to provide access to the completed residential units of the PUD; the owner/developer shall be responsible for funding 25% of the final costs or \$44,404.25 (based on a cost estimate of \$177,617 dated 11/11/21), whichever is less, with the final cost amount subject to the review and approval of the County Engineer.

VIII. PLANNING & ZONING COMMISSION RECOMMENDATION

On November 25, 2024, the Planning and Zoning Commission voted to continue the consideration of this application to December 30, 2024, to permit the applicant to further discuss site development options with Marion County staff, particularly with Marion County Utilities Department staff.

On December 30, 2024, on motion by Commissioner Fisher, second by Commissioner Heller, the Planning and Zoning Commission voted 5 -2 to disagree with staff's findings and recommend APPROVAL, with Commissioners Lord and Behar dissenting. The motion did not include a recommendation to include the new/additional condition #7 as proposed by the applicant's attorney.

IX. BOARD OF COUNTY COMMISSIONERS ACTION

To be determined.

X. LIST OF ATTACHMENTS

- A. Rezoning Application filed September 25, 2024.
- B. Proposed PUD Concept Master Plan with applicant's annotated revisions.
- C. Site & Surroundings Photos.
- D. Map – Marion County Utilities and City of Ocala General Utility Locations.
- E. 1. Map – Marion County Utilities Water & Sewer Line with Diameters.
2. Map - City of Ocala Water and Sewer Lines (Ocala GIS).
- F. 210904Z Longleaf Park PUD Approval Letter.
- G. 220312Z Foxwood Commons PUD Approval Letter.