



**Marion County
Board of County Commissioners**

Growth Services • Planning & Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
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May 11, 2021

J. David Tillman
Tillman & Associates Engineering, LLC
1720 SE 16th Avenue, Building 100
Ocala, FL 34471


RE: PUD Rezoning Case Application No. 20191107Z
Application Request No. 23953

To Whom It May Concern:

We are sending this letter to inform you that your request for a rezoning from A-1 (General Agriculture) to PUD (Planned Unit Development) regarding the McGinley Commerce Park North development project on parcels 41200-052-00, 41200-052-02, and 41200-056-03 was approved by the Board of County Commissioners on January 21, 2021.

Master plan development conditions and concept plan are enclosed. When contacting the Growth Services Department's Planning and Zoning Division about this action, please refer to file no. 20191107Z.

Sincerely,



Mary Elizabeth Burgess
Growth Services Director

SS

Enclosure: Development Conditions, Conceptual PUD Plan

cc: Richard McGinley, McGinley Family Limited Partnership

PUD Rezoning Case No. 20191107Z Development Conditions:

1. The project shall be developed consistent with the conditions outlined herein and with the project PUD Concept Plan (Dated 9/11/2019) reflected in Table #6A, including development uses, types, standards, & amounts; buffer requirements; and architectural graphic images as listed within this approval.
2. The project uses and maximum development amounts shall comply with those listed in Table #6B, and be developed consistent with those applicable development standards as listed in Table #6C.
3. Project landscaping and buffers shall be provided consistent with the information outlined in Tables #7A, #7B, and #7C and consistent with the following:
 - a. No design waivers may be obtained without obtaining Marion County Board of County Commission approval through a duly noticed and advertised public hearing consistent with the LDC's notice provisions at the applicant's expense.
 - b. 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. Adjustments to increase/decrease and/or relocate the development use areas shown on the PUD Plan, and reflected in Table #6A, may occur, subject to compliance with the PUD development standards listed in Tables #6B and #6C and buffer standards listed in Tables #7A, #7B, and #7C. Any such adjusted use locations along the overall PUD perimeter shall be subject to their respective corresponding buffer requirements consistent with prior condition #3.
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 within and between the PUD's uses, along with the general street connections to the north, east, and west of the overall PUD as reflected in Table #6A.
8. The PUD's final access management plan for SW Hwy 484 and SW 49th Avenue shall be completed prior to or in conjunction the PUD Master Plan, or an equivalent, and a project traffic study completed to the satisfaction of the County Engineer that provides for evaluation of the access management.
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.
10. Approval of this PUD Rezoning, including its Conceptual Plan and accompanying conditions does not and is not considered an approval constituting vesting of the proposed and/or maximum development amounts. Subsequent development of the PUD shall be subject to compliance with LDC Division 1.8 – *Concurrency Management* and concurrency approval and certification may be undertaken in phases as desired at the time of continued development.

**TABLE 6A: MCGINLEY COMMERCE PARK NORTH PUD PROPOSED CONCEPT PLAN
(VERSION 9/11/2019 with Annotations)**

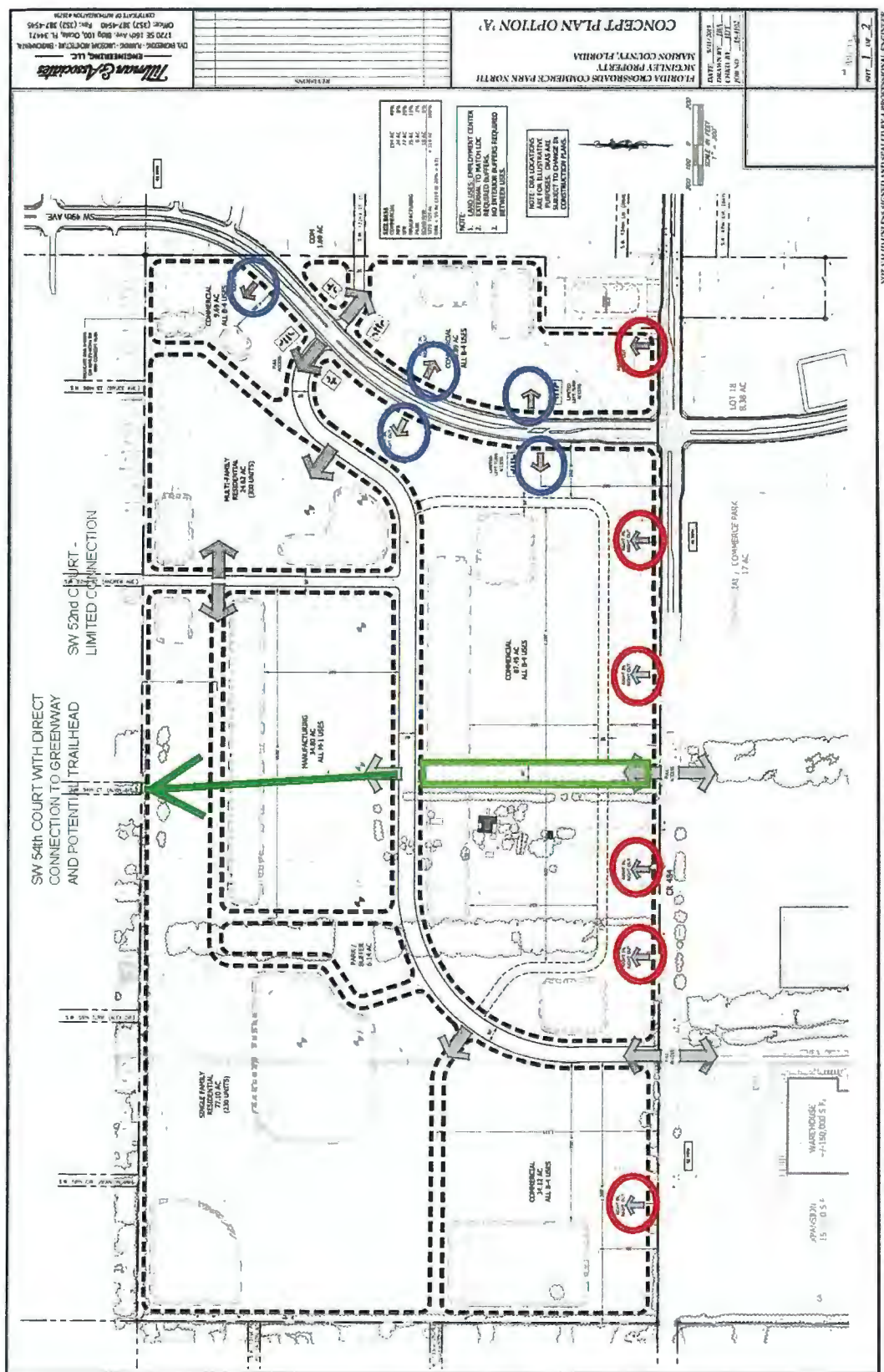


TABLE 6B: MCGINLEY COMMERCE PARK NORTH PUD PROPOSED USES

USE	PERMITTED USES FOR DEVELOPMENT AREAS AND PROPOSED USE MAXIMUM DEVELOPMENT AMOUNTS (WITH EMPLOYMENT CENTER LAND USE ALLOCATION BASIS)
SINGLE-FAMILY	Single-family residence detached and Single-family-residence attached (aka duplex).
MULTIPLE-FAMILY	Single-family residence detached, Single-family-residence attached (aka duplex), and Multiple-family residence (apartment, condominium, or townhouse).
<i>Maximum Aggregate Residential Amount: Up to 1,997 dwelling units (based on 124.83 acres of Employment Center at 16 DU/AC).</i>	
COMMERCIAL	Range of allowable uses shall conform to B-4 (REGIONAL BUSINESS) zoning uses as listed in the Marion County Land Development Code (LDC); more intense uses may be considered consistent with LDC Division 2.8. <i>Special Use Permit.</i> <i>Maximum up to 6,708,240 GSF (based on 154 acres at a REDUCED maximum Floor Area Ratio of 1.00).</i>
LIGHT INDUSTRIAL	Range of allowable uses shall conform to M-1 (LIGHT INDUSTRIAL) zoning uses as listed in the Marion County Land Development Code (LDC); more intense uses may be considered consistent with LDC Division 2.8. <i>Special Use Permit.</i> <i>Maximum up to 1,524,600 GSF (based on 35 acres at a maximum Floor Area Ratio of 1.00).</i>
<i>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.</i>	

TABLE 6C: MCGINLEY COMMERCE PARK NORTH PUD - PROPOSED DEVELOPMENT STANDARDS

STRUCTURE TYPE	Minimum Lot			Minimum Setbacks ^{1, 2}			Max Height
	Width	Depth	Area	Front	Rear	Side/Corner ³	
Single-Family Residential Detached*							
Principle	40'	60'	2,400 SF	20'	10'	5'/10'	30'
Accessory	N/A	N/A	N/A	25'	8'	5'/10'	20'
Mechanical	N/A	N/A	N/A	25'	8'	5'/10'	10'
Single-Family Residential Attached (Duplex)*							
Principle	35'	60'	2,100 SF	20'	10'	5'/10'	30'
Accessory	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. – 8'/10'	20'
Mechanical	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. – 8'/10'	10'
Multiple-Family Residential (Apartment, Condominium, Townhome)* ⁴							
Overall Principle Structure	40'	60'	2,400 SF	20'	20'	10/15'	50'
Principle Structure - Interior Unit	25'	N/A	1,200 SF	20'	20'	0'	50'
Principle Structure - Interior Lot	25'	N/A	1,200 SF	20'	20'	0'	50'
Principle Structure - End Unit	25'	N/A	1,200 SF	20'	20'	Int. - 0'/Ext. – 8'/10'	50'
Principle Structure - End Lot	35'	N/A	1,200 SF	20'	20'	Int. - 0'/Ext. – 8'/10'	50'
Accessory	N/A	N/A	N/A	25'	25'	Int. - 0'/Ext. – 10'	20'
Mechanical	N/A	N/A	N/A	25'	25'	Int. - 0'/Ext. – 10'	10'

***RESIDENTIAL STRUCTURE TERM DESCRIPTIONS**

Principal = Primary habitable occupied structure (e.g., residential unit/building, club house, common recreation amenities (e.g. pools, playgrounds) etc.);

Accessory = Customary individual unit residential accessory uses (e.g., storage sheds, individual unit swimming pool and/or screen enclosure, etc.);

Mechanical = Individual residential unit air-conditioner units and pool pumps, etc.

Commercial

Comply with B-4 (Regional Business) zoning uses and development standards.

Light Industrial

Comply with M-1 (Light Industrial) zoning uses and development standards.

¹In 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.

²LDC Commercial 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.

³Further increased side/corner setbacks may be required to ensure minimum LDC intersection & driveway safe sight distance standards are satisfied.

⁴Multiple-family residential development areas abutting the exterior boundary of the PUD shall observe an increased setback, regardless of yard type, shall also provide the equivalent of 10-feet (10') of setback for each 10-feet (10') in structure height against that abutting boundary.

TABLE 7A: MCGINLEY – COMMERCE PARK NORTH PUD – INTERNAL BUFFER

Comply with LDC at time of development; however internal buffer modifications and/or exemptions may be considered consistent with the LDC Waiver process.

TABLE 7B: MCGINLEY – COMMERCE PARK NORTH PUD - EXTERNAL BUFFERS

Direction	Adjoining	PUD Uses	Buffer Required
PUD AREA WEST OF SW 49TH AVENUE EXTENSION			
North	Marion Oaks SFR/Greenbelt	Varies	Comply with LDC at time of development, if any.
South	SE Highway 484	Commercial (May vary)	Comply with current CR 475A Overlay Buffer per LDC sub-Section 6.8.6.K(3) C-Type buffer.
East	SW 49 th Avenue Extension	Commercial (May vary)	Comply with current CR 475A Overlay Buffer per LDC sub-Section 6.8.6.K(3) C-Type buffer.
West	Marion Oaks SFR/Greenbelt	Varies	Comply with LDC at time of development, if any.
PUD AREA EAST OF SW 49TH AVENUE EXTENSION			
Northwest - West	SW 49 th Avenue Extension	Commercial	Comply with current CR 475A Overlay Buffer per LDC sub-Section 6.8.6.K(3) C-Type buffer.
South - West	SE Highway 484	Commercial	Comply with current CR 475A Overlay Buffer per LDC sub-Section 6.8.6.K(3) C-Type buffer.
South - East	SECO Substation	Commercial (May vary)	Comply with LDC at time of development, if any.
East - North	Marion Oaks SFR/Greenbelt	Commercial (May vary)	Comply with LDC at time of development, if any.
East - South	SECO Substation	Commercial (May vary)	Comply with LDC at time of development, if any.

LDC = Marion County Land Development Code

Dev. Dependent = Potential buffer requirement depending on development type/form proposed.

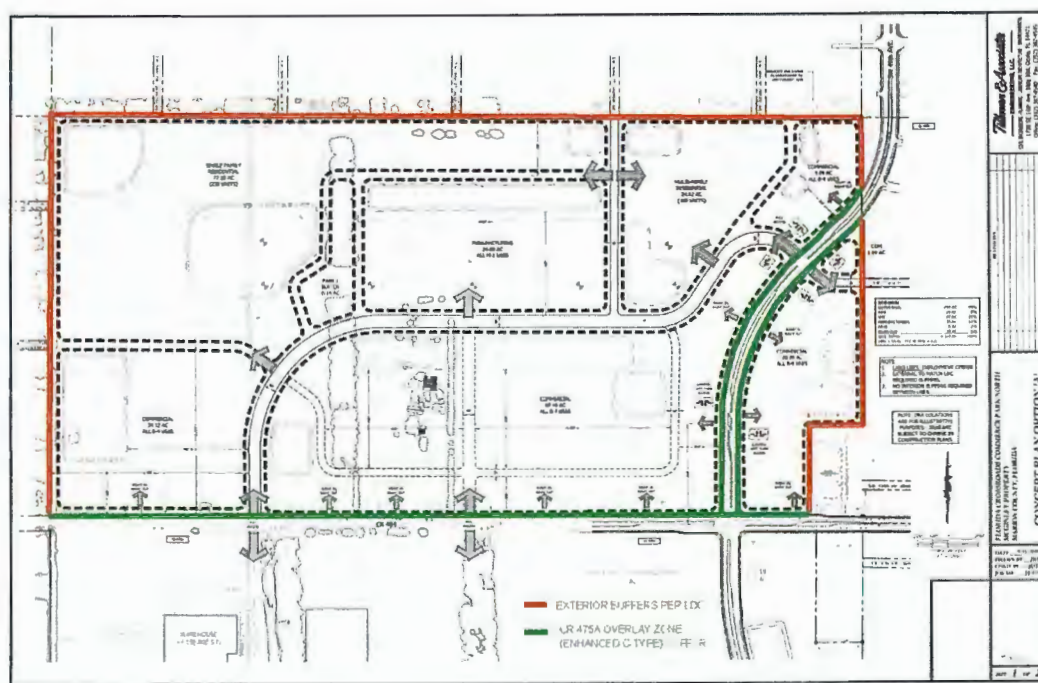
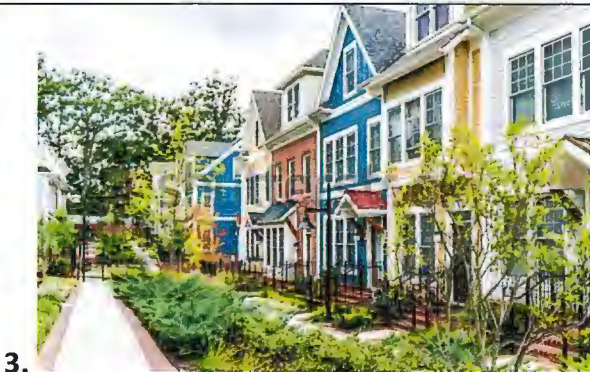
TABLE 7C: MCGINLEY – COMMERCE PARK NORTH PUD – BUFFER LOCATIONS DIAGRAM

TABLE 8 - McGINLEY – COMMERCE PARK NORTH PUD ARCHITECTURE CONCEPT IMAGES**SINGLE-FAMILY RESIDENTIAL - DETACHED****SINGLE-FAMILY RESIDENTIAL – ATTACHED (DUPLEX)****MULTIPLE-FAMILY RESIDENTIAL**

COMMERCIAL



LIGHT INDUSTRIAL

