



# Marion County Planning & Zoning Commission

**Date: 5/13/2021**

**P&Z: 5/24/2021 BCC: 6/15/2021**

**Application No:**  
**210302Z**

**Type of Application:**  
Rezoning

**Request:**

**From:** A-3, Agricultural Estate

**To:** PUD, Planned Unit Development (Amending PUD 200201Z to add Parcel 21623-000-00 for 8 SFR)

**Future Land Use**

**Designation:**

Medium Density Residential (1-4 du/ac)

**Parcel #/Acreage:**

21623-000-00/±39.76

**Existing Use:**

Vacant

**Owner/Applicant(s):**

Golden Ocala Equestrian land, LLC/ R.L. Roberts Sr.

**Staff**

**Recommendation**

APPROVAL WITH DEVELOPMENT CONDITIONS

**P&Z**

**Recommendation:**

TBD

**Project Planner**

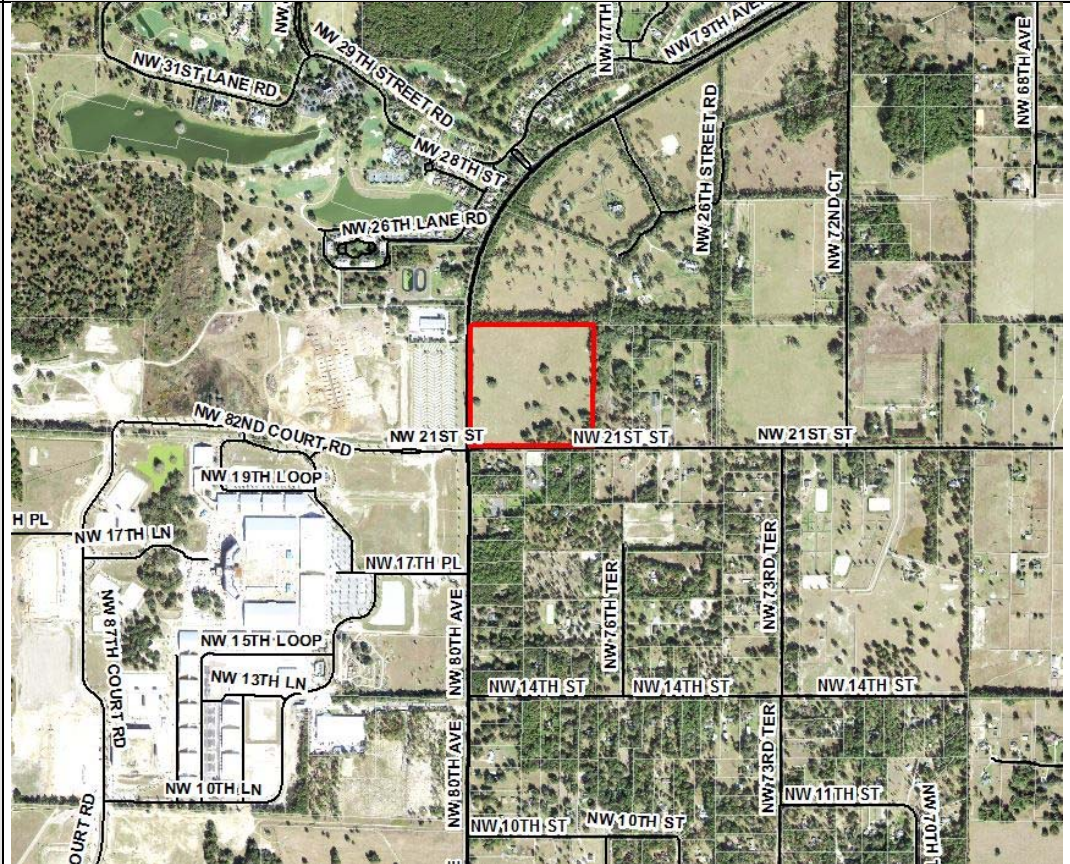
Ken Weyrauch, Senior Planner

**Code Enforcement**

**Action:**

None.

**Previous Rezoning Applications:**



## Item Summary

Staff is recommending **APPROVAL WITH DEVELOPMENT CONDITIONS** for a rezoning from A-3, Agricultural Estate to PUD (Planned Unit Development) on ±39.76 acres, in accordance with Marion County Land Development Code, Article 2, Division 7, *Zoning Change*. This request is proposing to add ±39.76 acres to the Golden Ocala Equestrian Lands PUD for eight (8) Single-family equestrian lots. The subject property is east of the Golden Ocala Equestrian Lands PUD, on the opposite side of NW 80<sup>th</sup> Avenue. Staff is recommending approval with a number of conditions because the proposed PUD is consistent with the land use and the Comprehensive Plan.

## Public Notice

Notice of the public hearing was mailed to 6 property owners within 300 feet of the subject property.

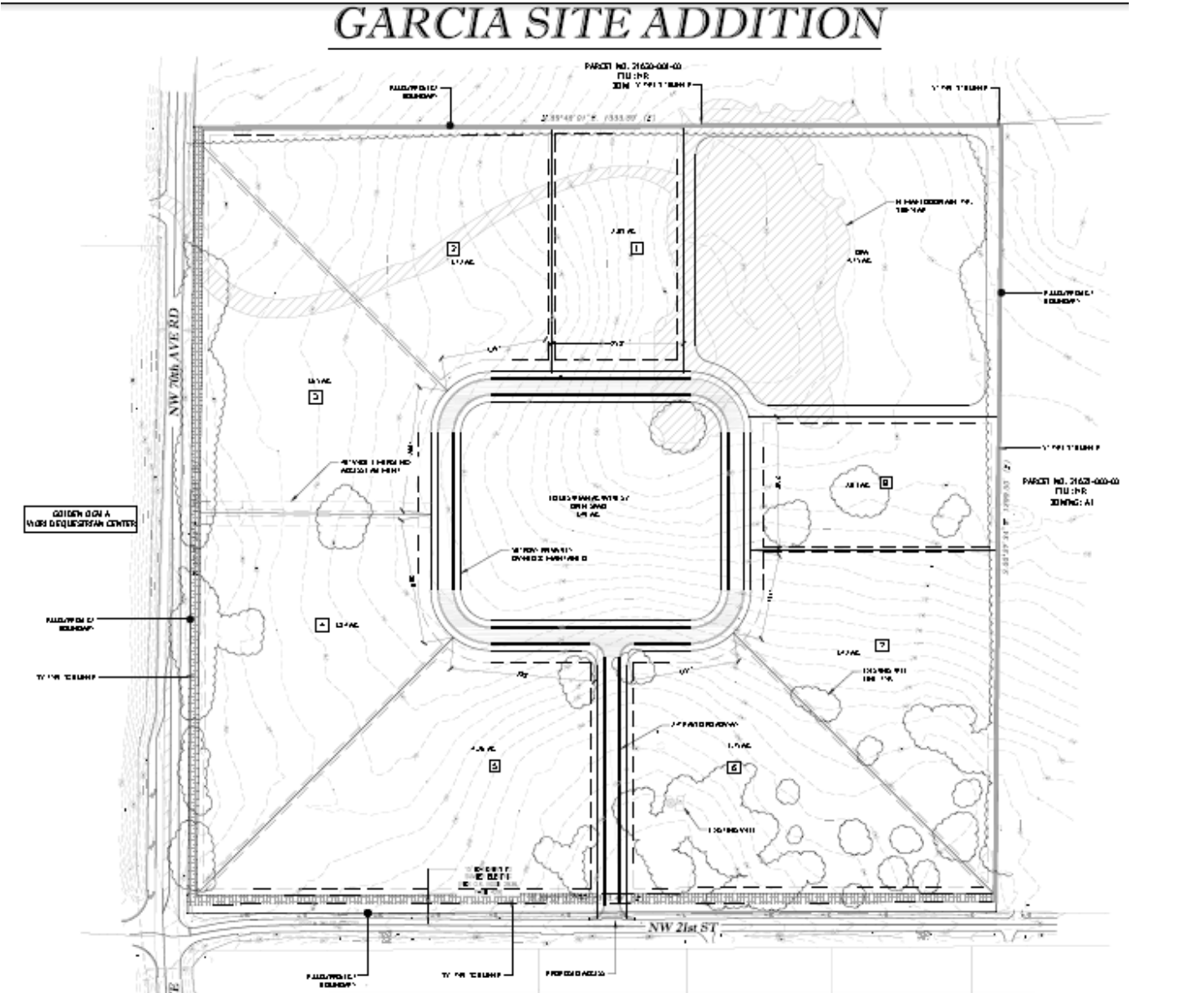
## Location

The property is on NW 21<sup>st</sup> Street and NW 70<sup>th</sup> Avenue Rd.

none	<p><b>Request</b></p> <p>The applicant is requesting to rezone the subject property from A-3 to PUD to allow for 39.76 acres to be added to the Golden Ocala WEC PUD. The eight dwelling units proposed will come from the previously approved PUD's allotment of residential units. The landuse from the subject property will add no addition units to the overall Golden Ocala WEC PUD.</p>
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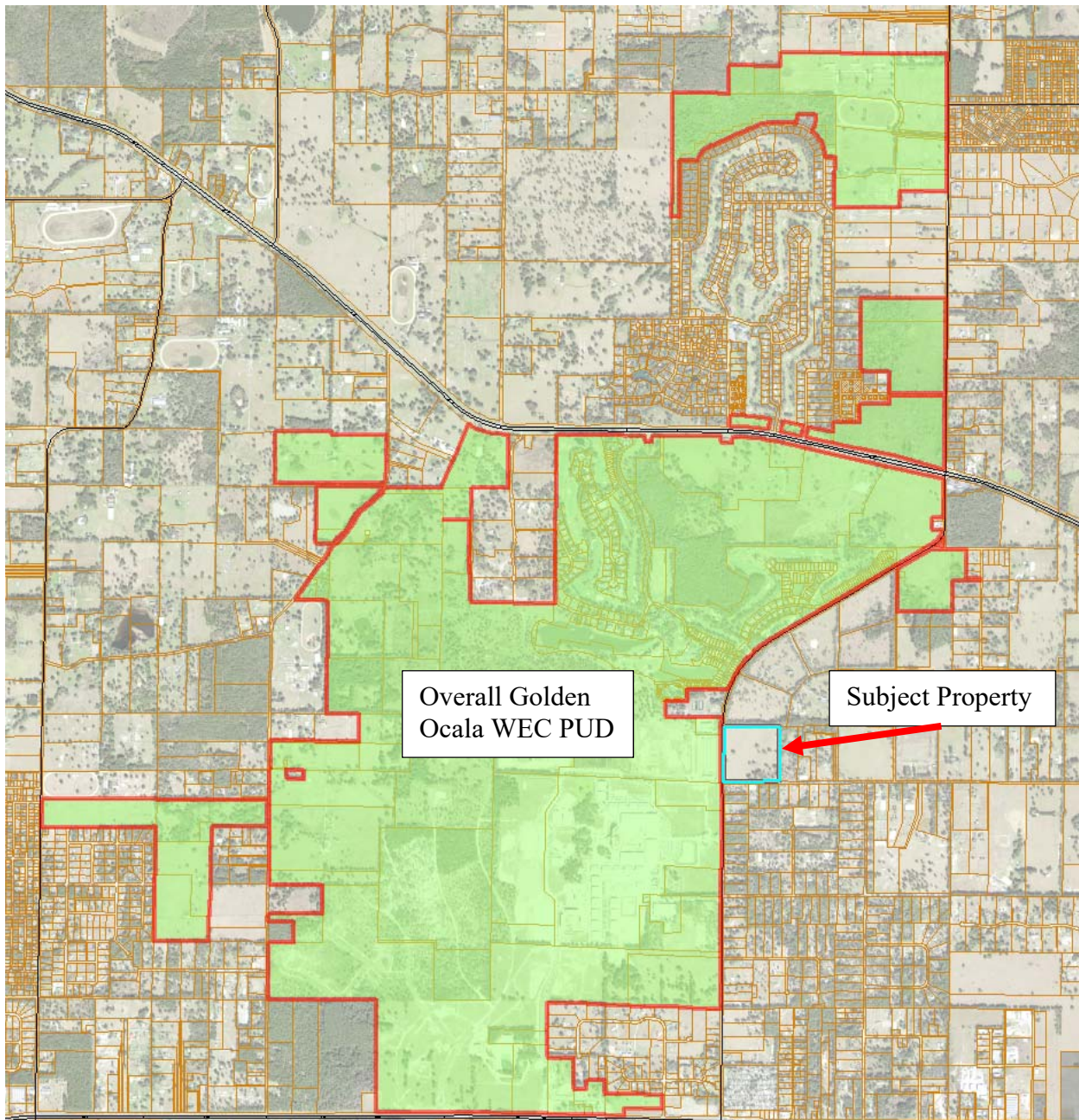
## Analysis

The proposed PUD is modifying the Golden Ocala WEC PUD (200201Z) to add 39.76 acres to the PUD. The eight dwelling units proposed will come from the previously approved PUD's allotment of residential units. The landuse from the subject property will add no addition units to the overall Golden Ocala WEC PUD. All development standards, entitlements, and conditions for this addition to the Golden Ocala WEC PUD will be the same as the residential units in 200201Z.



1: Concept Plan





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

- a. **Granting the proposed zoning change will not adversely affect the public interest.** Adding the subject property to the overall Golden Ocala WEC PUD 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 (39.76 acres). The proposed PUD is asking for 8 dwelling units on 39.76 acres, through the land use blending option allowed by the PUD, the proposed PUD will be consistent with the underlying land use
- c. **The proposed zoning change is compatible with land uses in the surrounding area.** The subject property is requesting to be added to the Golden

Ocala WEC PUD, which is a PUD centered around equestrian use. The proposed PUD, 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:

ADJACENT PROPERTY CHARACTERISTICS			
Direction	FLUM Designation	Zoning	Existing Use per MCPA Property Code
N	Medium Density Residential	A-1, General Agriculture	AG
S	Rural Land	A-1, General Agriculture	SFR/AG
E	Medium Density Residential	A-1, General Agriculture	AG/SFR
W	Commercial	PUD, Planned Unit Development	RV Park/COM

Access to the property is from NW 21<sup>st</sup> Street.

SURROUNDING ROADWAY CONDITIONS						
Road	Class	Maint.	Existing Conditions			
			Surface	No. Lanes	R/W Width	R/W Deficiency
NW 21 <sup>st</sup> Street	Minor Local	County	Paved	2	65'+	15'

### Infrastructure

The site is in the Marion County Utilities service area.

### Planning and Zoning Commission Recommendation:

TBD

### Staff Recommendation: Approval with the following conditions

1. The project shall be developed consistent with the application and LDC unless otherwise revised by these conditions and the conditions approved with the Golden Ocala WEC PUD (200201Z).
2. The proposed addition shall be limited to a maximum total of 8 dwelling units. The residential units shall be distributed from the Golden Ocala WEC PUD approved allotment of residential units.
3. 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.

### Conditions from 200201Z

## GOLDEN OCALA PUD MASTER PLAN CONDITIONS:

1. The PUD shall be developed consistent with the conditions outlined herein and the requirements of Marion County Comprehensive Plan Future Land Use Element Policy 10.5.1.
2. The project shall comply with the maximum development amounts as provided in Table #1, and the Project's Master Plan consisting of the Proposed PUD (Map 11) & the Overall Buffer Plan submitted [12/15/2020], and the conditions of this approval.
3. Development types and standards shall be conducted consistent with the types and minimum standards as provided in Tables #5 and #6.
4. No Equestrian Estate lot created shall be less than three (3) acres in size measured exclusive of any right-of-way or access easements (except to the extent such access easements provide access between lots and platted streets, are designed to permit the use of shared driveways to provide such access, or are designated easements for utilities or equestrian trails).
5. The commercial and other non-residential entitlements may be used for all non-residential uses allowed in the Commercial Land Use category of the Marion County Comprehensive Plan, which allows for development focused on retail, office and regional business.
6. Development amounts within the project may be adjusted (increased/decreased) subject to conformance with the Land Use Exchange Matrix Table below and the following provisions:



Land Use Trip Equivalency Matrix

A. LAND USE EQUIVALENCY RATES						
CHANGE FROM ↓	CHANGE TO →	Single-Family Housing (DU)	Residential Condominium/Townhouse (DU)	Hotel (Rooms)	General Office (1,000 SF)	Commercial Retail (1,000 SF)
Single-Family Housing (DU)		--	1.9434	1.3290	0.5351	0.3486
Residential Condominium/Townhouse (DU)		0.5146	--	0.6839	0.2753	0.1794
Hotel (Rooms)		0.7524	1.4623	--	0.4026	0.2623
General Office (1,000 SF)		1.8689	3.6321	2.4839	--	0.6514
Commercial Retail (1,000 SF)		2.8689	5.5755	3.8129	1.5351	--

B. EQUIVALENCY EXAMPLES
<b>EXAMPLE 1: ADD HOTEL ROOMS FROM RESIDENTIAL CONDOMINIUM/TOWNHOUSE</b>
Add 100 hotel rooms for ? DU of Residential Condominium/Townhouse
= 100 hotel rooms / 0.6839 DU of Residential Condominium/Townhouse
= 146.22 x (DU) Residential Condominium/Townhouse
= Reduce Residential Condominium/Townhouse by 146 dwelling units
<b>EXAMPLE 2: TRADE FROM COMMERCIAL RETAIL TO OFFICE</b>
Trade 10,000 SF of Commercial Retail for ? (1,000) SF of Office
= (10 KSF) Commercial Retail x 1.5351 (1,000 SF) of Office
= 15,351 x (1,000) SF Office
= 15,351 SF Office
<b>EXAMPLE 3: ADD SINGLE-FAMILY HOUSING FROM COMMERCIAL RETAIL</b>
Add 150 DU of Single-Family Housing for ? Commercial Retail
= 150 DU of Single-Family Housing / 2.8689 (1,000 SF) Commercial Retail
= 52.285 x (1,000) SF Commercial Retail
= Reduce Commercial Retail by 52.285 SF

C. SOURCE INFORMATION AND DOCUMENTATION FOR EQUIVALENCY RATES			
Land Use	Units	% New Trips [2]	Trips / Unit
Single-Family Housing (ITE 210)	1 (DU)	77.50%	0.618
Residential Condominium/Townhouse (ITE 230)	1 (DU)	77.50%	0.318
Hotel (ITE 310)	1 (Rooms)	77.50%	0.465
General Office (ITE 710)	1 (1,000 SF)	77.50%	1.155
Commercial Retail (ITE 820)	1 (1,000 SF)	51.15%	1.773

D. FOOTNOTES	
[1]: Trip Rate based upon ITE Trip Generation, Ninth Edition, p.m. peak-hour trip generation rates as follows:	
Single-Family	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 210.
Residential Condominium/Townhouse	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 230.
Hotel	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 310.
General Office	Obtained using the ITE Trip Generation, 9th Edition for ITE LUC 710.
Commercial Retail	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 820.
[2]: % New is based upon the Internal Capture and Pass-by Capture = (1 - IC%) * (1 - PB%). Internal capture percentage was applied based on the trip generation for the proposed development program. Pass-by was applied to the shopping center land use consistent with the trip generation approved for the proposed development program.	

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6.1. The land use conversion table allows for land use conversions to ensure there is no net increase in development impacts, without the requirement for a comprehensive plan amendment.

6.2. Land use conversion is not permitted within the area designated as Equestrian Truck/Trailer Parking as shown on the approved PUD Master Plan.

- Direct vehicular access to NW 100th Avenue south of the northwest quarter of the southwest quarter of Section 11, Township 15 Range 20 is prohibited.
- As set forth in Future Land Use Element Policy 10.5.1, a portion of the Project, but not the entire Project, has obtained full Concurrency Certification. To the extent that the Project lacks full concurrency, the PUD shall address and comply with Marion County's Concurrency Management System as consistent with Marion County Land Development Code (LDC Article 1, etc.), including providing for proportionate share for transportation improvements consistent with Section 163.3180 and 380.06, Florida Statutes, upon proceeding through Marion County's subsequent development review process as contained within the Marion County Land Development Code (LDC Article 1, etc.) including as set forth in FLUE Policy 10.5.1.
- The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes (entire project) shall utilize water conservation techniques.

Such techniques may include indoor, irrigation and landscaping practices as selected by the Developer, required certifications for irrigation contractors working within the development, wastewater contribution for municipal reuse, reuse water for irrigation of common areas, maximum irrigable areas, or other landscape and vegetative requirements. To the extent possible, these techniques will be identified in the development's documents related to covenants and restrictions and may be included in subsequent developer agreements with Marion County Utilities.

10. No structures are permitted in locations where FEMA designated special flood hazard areas or modified floodplain are privately owned and utilized as stormwater retention areas to meet Marion County Land Development Code Stormwater Standards. These areas must be identified on all final plats and reflected in owner's deeds. This condition may be waived on a case-by case basis when calculations are provided by a licensed professional demonstrating that compensating storage is accomplished, and approved by the County Engineer. Further, the applicant will be required to file a map amendment with FEMA.
11. All project development shall be served by central potable water and central sanitary sewer services, both of which shall be provided by Marion County Utilities and/or its successors/assigns, 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. The professional (sales center) office may be established using a temporary on-site treatment disposal system (OSTDS/septic); however the office shall be connected to central sanitary sewer service within ninety (90) days upon a determination and notice from the Marion County Utilities Department that central sanitary sewer is now available to the office. However, development of the lands designated World Equestrian Center in the Rural Area and lying between NW 100<sup>th</sup> Avenue and NW 110<sup>th</sup> Avenue shall comply with LDC water and sewer connection requirements based on the final plan of development. Further, the Low Residential (Area 1) lying north/northeast of the Golden Hills development shall conform to the final provisions of FLUE Policy 10.5.1 as noted previously.
12. For the World Equestrian Center, the following conditions apply:
  - 12.1. Parking in the Right of Way is prohibited. The applicant is responsible for ensuring adequate signage and directions to the Center's parking areas are visible to patrons along with providing supplemental signs to indicate parking in the right-of-way is not permitted in order to prevent such parking.
  - 12.2. Ingress/egress at NW 100th Avenue is prohibited for event traffic except through the northernmost entrance, specifically used for access to the Equestrian Truck/Trailer Parking Area.
  - 12.3. The facility will utilize centralized water for potable use and central sewer provided by Marion County Utilities. A non-potable water source may be implemented for ancillary uses such as fire flow and equestrian facility maintenance (e.g., animal wash stations, dust control, etc.).

- 12.4. The height of all buildings (other than non-occupied architectural features constructed of non-combustible materials and at a height of no more than 75 feet) shall be less than 65ft from the ground surface.
- 12.5. The following events are allowed: equine events (e.g., horse shows); household animal events (e.g., dog shows and cat shows); convention and auditorium usage (e.g. high school graduations, charity events, festivals, etc.); gun, knife, car and other consumer shows; athletic events, circuses, fairs or festivals, RV shows; performing arts, amateur musical events (e.g., Christmas carols); and uses that are similar in function and reasonably anticipated to have a similar impact on surrounding properties. Any other events will require a special event permit.
- 12.6. All facility lights shall be aimed toward the subject property and shielded to minimize glare and light trespass onto adjacent agricultural/residential properties as required by the LDC, and no LDC waivers for such requirements may be authorized.
- 12.7. Sound Amplification shall not exceed limits set forth in Section 13-7 of the Marion County Municipal Code of Ordinances (noise ordinance).
- 12.8. The site shall be designed and maintained to minimize erosion, wetland degradation and wasteful water use. This will be ensured through enrollment in Best Management Practices identified by a Notice of Intent, filed with the Department of Agricultural and Consumer Services, as periodically revised or, compliance with a Nutrient Management Plan prepared by a professional engineer that is a NRCS approved Technical Service Provider (if BMP enrollment is not required by FDACS).
- 12.9. Livestock waste (manure and bedding) shall be stored in a water-tight structure that will not allow stormwater discharge. At no time shall livestock waste be allowed to accumulate beyond the threshold of the livestock waste storage area. Waste storage may include roll-off containers, provided that they are water tight.
- 12.10. Jurisdictional wetlands and special flood hazard areas are to be delineated, agency-verified and included in the details of the Major Site Plan.
13. Project buffers shall be provided consistent with the Map 11A Overall Buffer Plan [dated 12/15/2020]. Buffers for the project may be established and maintained in easements or independent tracts separate from residential, commercial, or WEC complex properties, with the ownership and maintenance addressed with the final approval of their corresponding development phase or activity (e.g., Final Plat, Major Site Plan, etc.). No accessory structures for the residential, commercial, or WEC complex properties shall be placed in the buffers. Buffer support facilities and overall project community amenities (e.g., wells, irrigation pump house, equine trails, multi-modal paths, sidewalks, etc.) may be integrated with the buffers subject to ensuring the buffers achieve their intended purpose of screening light, noise, dust, and other similar effects, particularly in relation to the WEC complex. Trees and shrubs may be clustered, thereby creating a non- continuous but aesthetically pleasing screen to



adjacent properties, however, groundcover must be present in sufficient quantities and locations to prevent offsite erosion. Existing vegetation is eligible for inclusion to meet minimum requirements and native vegetation is encouraged. Equestrian or multi-use, unpaved trails and sidewalks are permitted within the buffer area.

14. The overall project may be developed in sections or phases, subject to providing an overall coordinated section or phase related plan to ensure each section or phase stands alone. Upon completion of the Development Review Committee's PUD Master Plan review, each PUD Master Plan, including the final architectural details, development phasing, amenity details shall be brought forward to the Marion County Board of County Commissioners for final review and approval consideration by the Board.
15. The PUD/WEC Master Sign Plan shall consist of four component parts:
  - 15.1. The Master Sign Plan as submitted by prior PUD Rezoning Applications 20170605Z, focused on the PUD's WEC and non-WEC entries such as subdivision walls, gates, etc., and
  - 15.2. The WEC complex Master Sign Plan applicable to the WEC arenas and barns (logo and title, lighted and unlighted; 20180611Z), and
  - 15.3. A total of five (5) gateway monument gang signs ("green stars" on Map 11; 2018061Z) are authorized as follows:
    - 15.3.1. Two gateway monument gang signs located at the two eastern W. Hwy 40 driveways – one being the entrance to and east of the Golden Ocala/WEC Sales Center (in proximity to the truck/trailer parking area), and one being the next driveway to the west providing the southern access approach to the WEC complex to the north (driveway along the west side of Sherman Oaks Hamlet);
    - 15.3.2. One gateway monument gang sign along the west side of NW 80th Avenue at the main central entrance to the WEC complex;
    - 15.3.3. One gateway monument gang sign for PUD's frontage along the south side of W. Hwy 27 with final placement coordinated the approval of companion development plans for that area (e.g., subdivision platting, Major Site Plan, etc.); and
    - 15.3.4. One gateway monument gang sign for PUD's frontage along the north side of W. Hwy 27 with final placement coordinated the approval of companion development plans for that area (e.g., subdivision platting, Major Site Plan, etc.).
  - 15.4. All other development signs that may be approved and permitted consistent with Land Development Code Division 4.4 *Advertising Signs*.

TABLE 5: GOLDEN OCALA 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 per FLUE Policy 10.5.1, but allowing for exchanges of land use per that same policy.</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>
EQUESTRIAN / EVENT FACILITIES	Equestrian and event operation facilities, primarily focused on equiretrian-related uses such as, but not limited to, polo fields, equestrian arenas, equestrian instruction facilities, veterinary clinics, farriers (non-mobile), stables and barns, feed stores & tack shops, and chapels; in the Urban Area may also include and blend with Commercial uses as listed above and in the accompanying PUD conditions.
<i>Maximum development amounts for Commercial &amp; Equestrian/Eent Facilities are: Commercial development is 4,000,000 GSF, Equestrian Facility is 13,500 seats, Hotel is 1,350 rooms, and RV Spaces/Lots is 280 units/spaces/lots, per FLUE Policy 10.5.1, but allowing for exchanges of land use per that same policy.</i>	
<b>All structure types, uses, and operation shall be subject to the “plainly audible” standard applicable to their use consistent with Marion County’s Noise Ordinance.</b>	

**TABLE 6: GOLDEN OCALA PUD - PROPOSED DEVELOPMENT STANDARDS**

STRUCTURE TYPE	Minimum Lot			Minimum Setbacks <sup>1, 2</sup>			Max Height
	Width	Depth	Area	Front	Rear	Side/Corner <sup>3</sup>	
Rural Eq. Estates (/10-Acre Single-Family Detached)*							
Principle	150'	150'	435,600 SF	20'	30'	5'/10'	60'
Accessory	N/A	N/A	N/A	20'	5'	5'/10'	50'
Mechanical	N/A	N/A	N/A	25'	5'	5'/10'	15'
Agricultural Eq. Estates (3-Acre Single-Family Detached)*							
Principle	40'	60'	130,680 SF	20'	25'	5'/10'	60'
Accessory	N/A	N/A	N/A	20'	5'	5'/10'	50'
Mechanical	N/A	N/A	N/A	20'	5'	5'/10'	15'
Single-Family Residential Detached*							
Principle	40'	60'	2,400 SF	20'	10'	5'/10'	40'
Accessory	N/A	N/A	N/A	25'	5'	5'/10'	25'
Mechanical	N/A	N/A	N/A	25'	5'	5'/10'	10'
Single-Family Residential Attached (Duplex)*							
Principle	35'	60'	2,100 SF	20'	10'	5'/10'	35'
Accessory	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. – 5'/10'	20'
Mechanical	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. – 5'/10'	10'
Multiple-Family Residential (Tri/Quad+, Apartment, Condominium, Townhome)* <sup>4</sup>							
Overall Principle Structure	40'	60'	1,600 SF	20'	10'	10/15'	65'
Principle Structure - Interior Unit	25'	N/A	1,200 SF	20'	10'	0'	65'
Principle Structure - Interior Lot	25'	N/A	1,200 SF	20'	10'	0'	65'
Principle Structure - End Unit	25'	N/A	1,200 SF	20'	10'	Int. - 0'/Ext. – 8'/10'	65'
Principle Structure - End Lot	35'	N/A	1,200 SF	20'	10'	Int. - 0'/Ext. – 8'/10'	65'
Accessory	N/A	N/A	N/A	25'	10'	Int. - 0'/Ext. – 10'	25'
Mechanical	N/A	N/A	N/A	25'	10'	Int. - 0'/Ext. – 10'	10'
*RESIDENTIAL STRUCTURE TERM DESCRIPTIONS							
Principal = Primary habitable occupied structure (e.g., residential unit/building, common recreation amenities (e.g. clubhouse, 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							
Principle	None	None	None	20'	10'	Int. – 0'/Ext. 0'/0'	75'
Accessory	N/A	N/A	N/A	20'	5'	Int. - 0'/Ext. – 0'/0'	30'
Mechanical	N/A	N/A	N/A	25'	5'	Int. - 0'/Ext. – 0'/0'	20'
Equestrian / Event Facilities							

Principle	None	None	None	20'	10'	Int. - 0'/Ext. 0'/0'	75'
Accessory	N/A	N/A	N/A	20'	5'	Int. - 0'/Ext. - 0'/0'	35'
Mechanical	N/A	N/A	N/A	25'	5'	Int. - 0'/Ext. - 0'/0'	35'

<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.

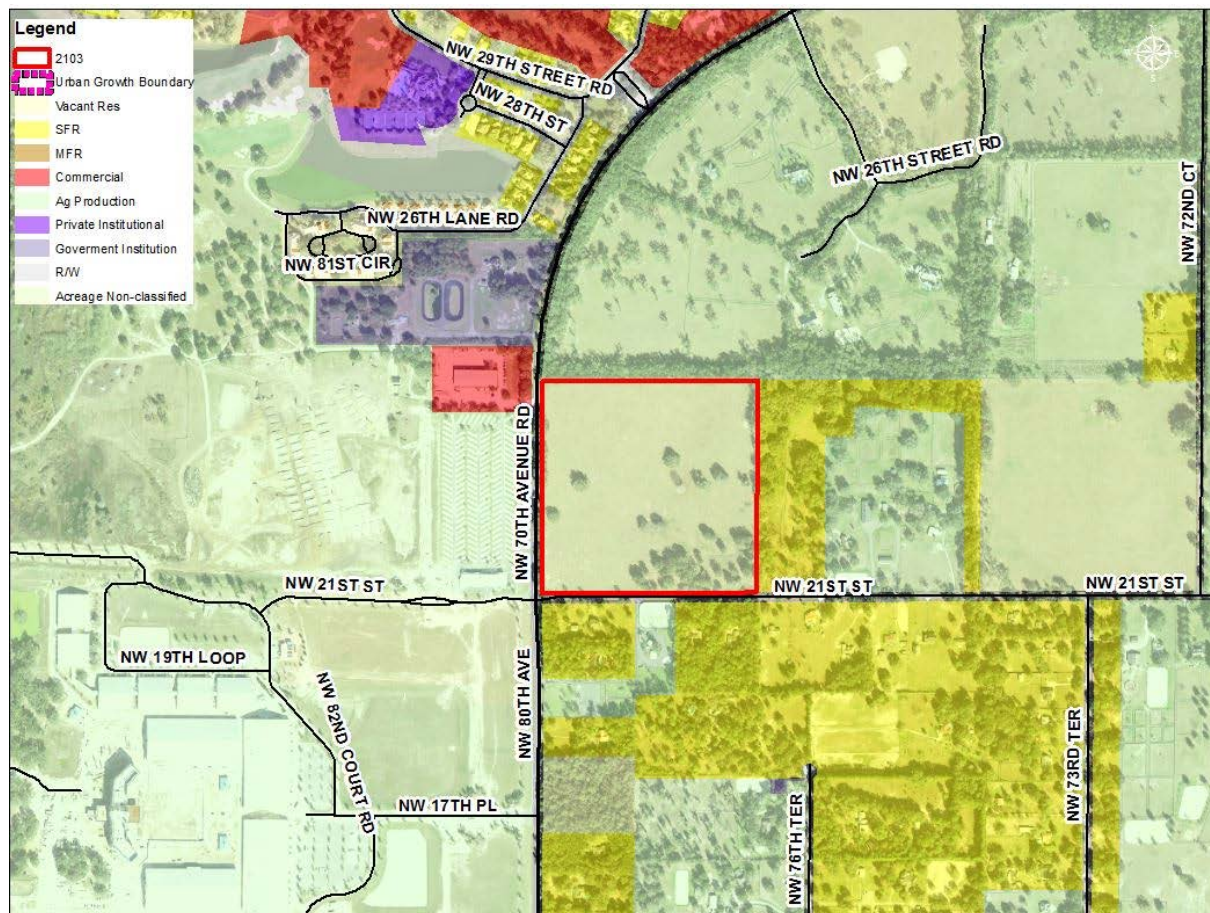
<sup>2</sup>LDC Commercial encroachment allowances for gasoline canopies, islands, and pumps shall also apply, subject to the compliance with the easement/buffer limitation listed in Footnote 1 above.

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

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

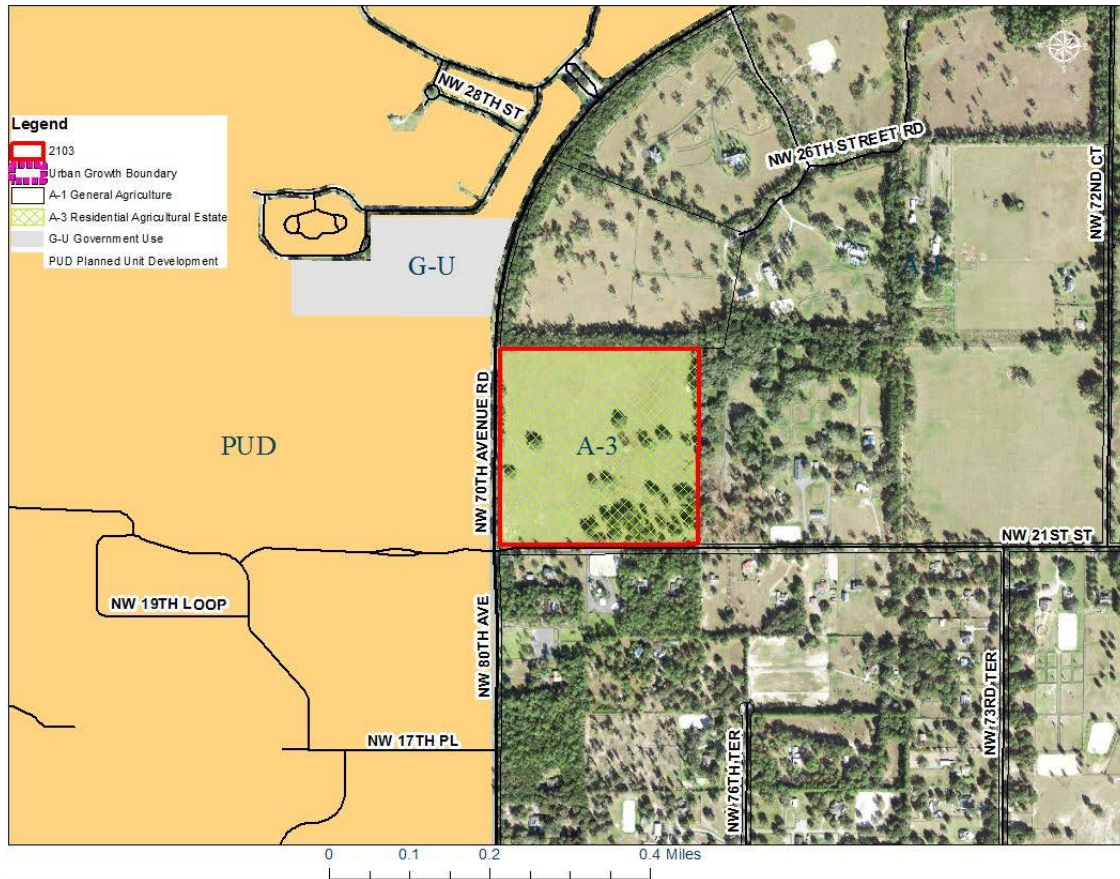
## PLANNING & ZONING COMMISSION RECOMMENDATION: TBD

### EXISTING USES PER MCPA PROPERTY CODE DATA

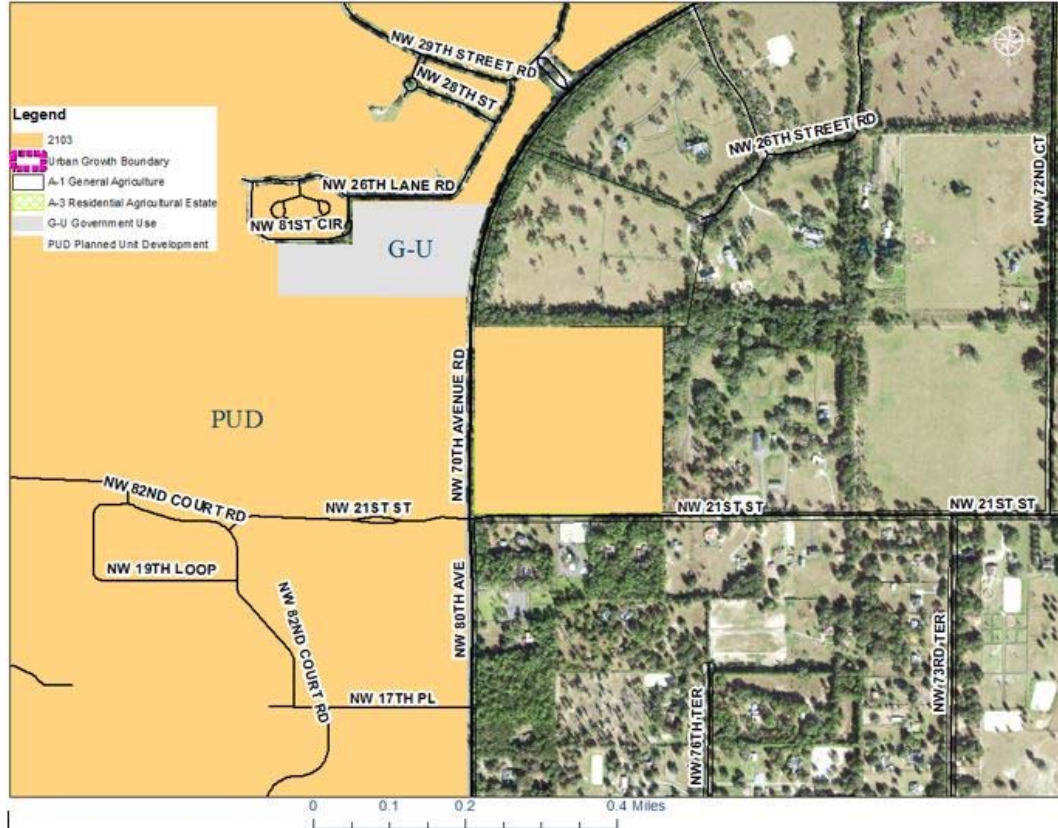


### CURRENT ZONING

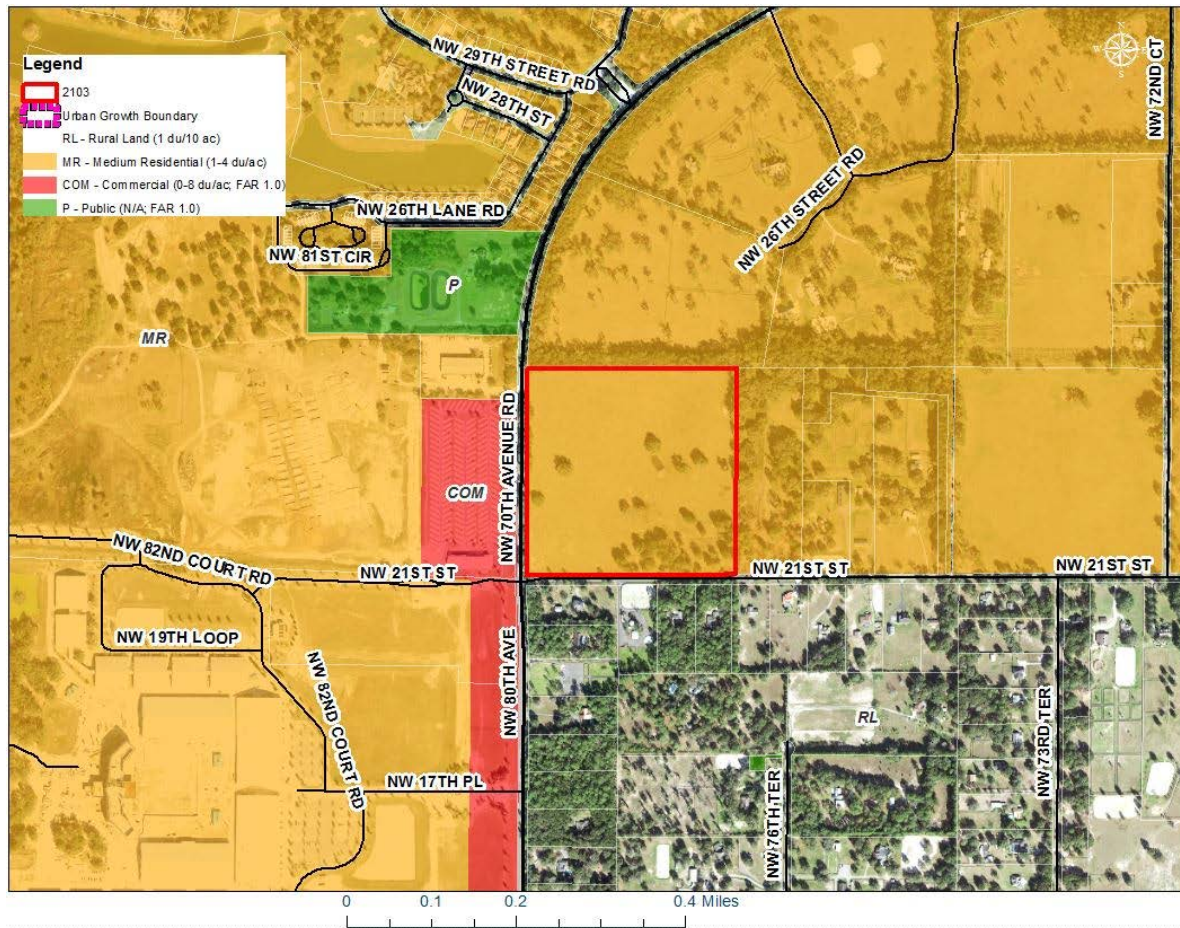




## PROPOSED ZONING

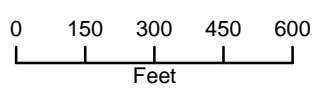
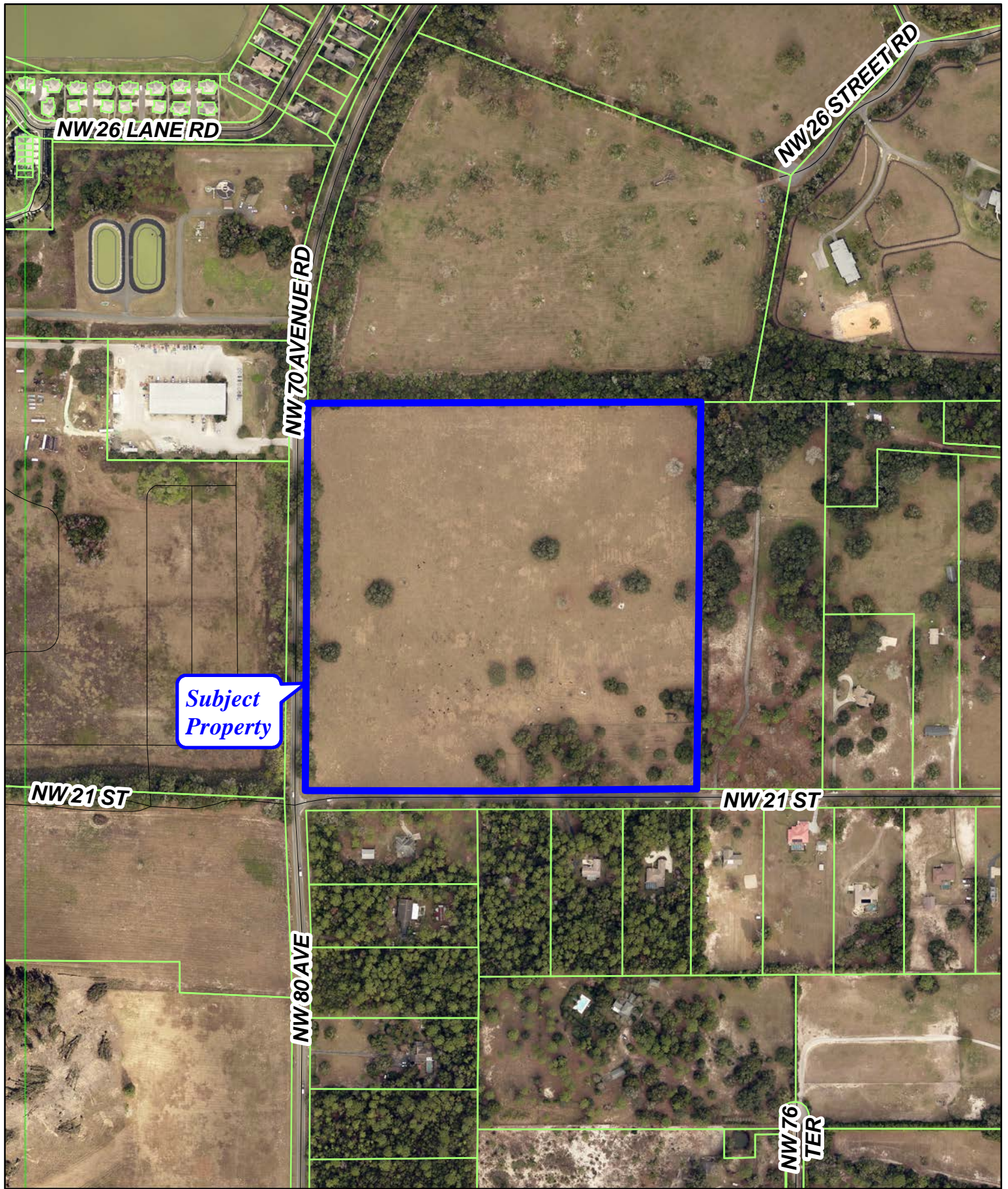


## CURRENT FUTURE LAND USE DESIGNATION



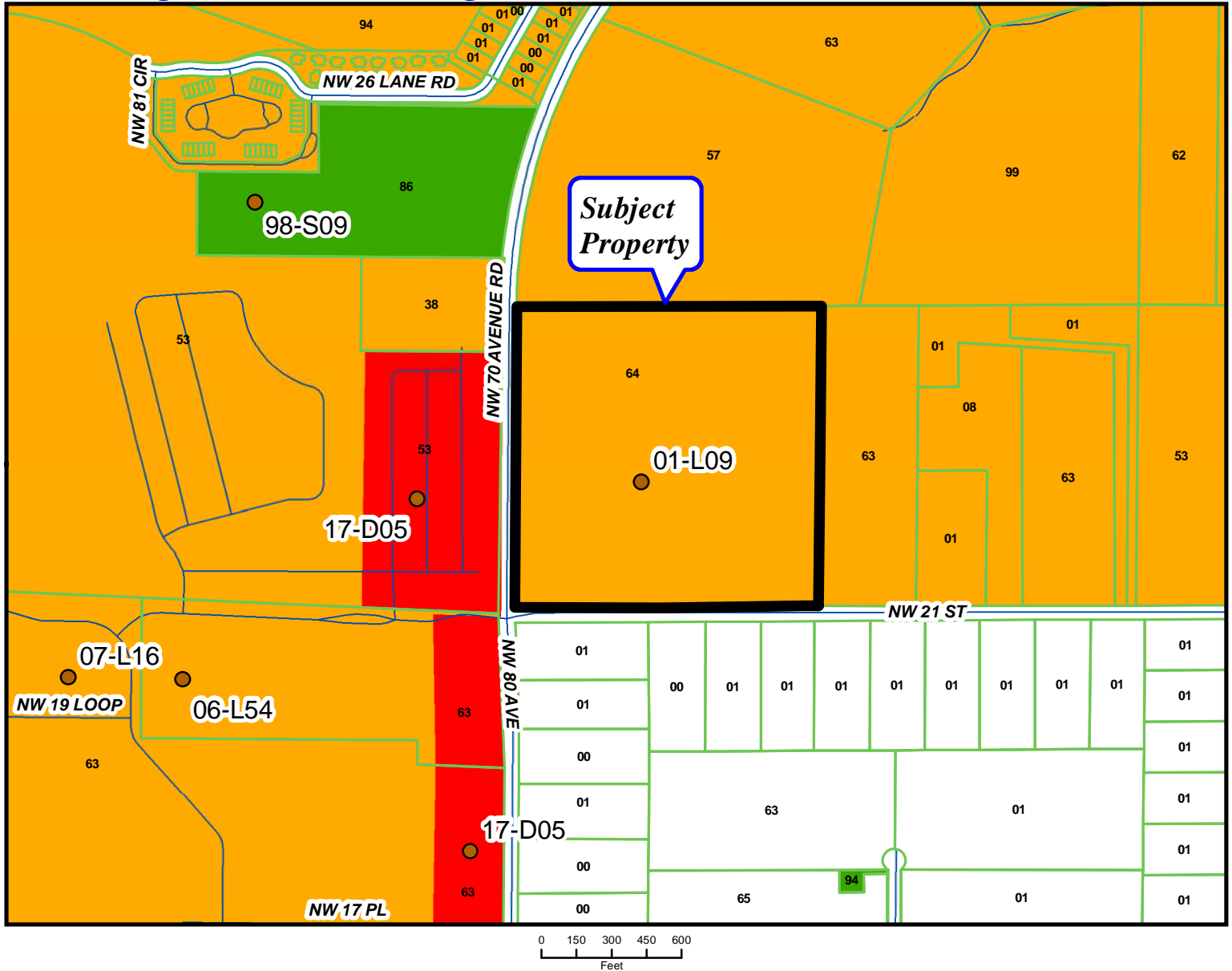




Aerial: 210302Z





# Existing Land Use Designation 210302Z



<b>Use per MC Property Appraiser</b>		<b>OWNER: Golden Ocala Equestrian Land, LLC.</b>	
01	Single Family Res	<b>AGENT: Tillman &amp; Associates Engineering, LLC. – David Tillman</b>	
50-69/99	Agricultural	<b>PARCEL(S): 21623-000-00</b>	
00/10/40/70	Vacant	<div>  <p>All provided GIS data is to be considered a generalized spatial representation, which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific visual information, contact the appropriate county department or agency. The information is provided visual representation only and is not intended to be used as legal or official representation of legal boundaries.</p> </div>	
71	Church		
02	Mobile Home		
06-07/11-39	Commercial		
41-49	Industrial		
83-98	Public		
82	Recreation		
03-05/08	Multi-Family	<div>  </div>	
77	Club/Lodge/Union Hall		
<b>Legend</b>			
• All Amendments	Rural Land (1 du/10 ac)	Urban Residential (8 - 16 du/ac)	Employment Center (0 - 12 du/ac; FAR 2.0)
<b>Policy 1.20</b>	Low Residential (0 - 1 du/ac)	Rural Activity Center (0 - 2 du/ac; FAR 0.35)	Commerce District (N/A; FAR 2.0)
☆	Medium Residential (1 - 4 du/ac)	Rural Community (0 - 3 du/ac; FAR 0.70)	Public (N/A; FAR 1.0)
	High Residential (4 - 8 du/ac)	Commercial (0 - 6 du/ac; FAR 1.0)	Preservation (N/A; N/A)
	Farmland Preservation Area	Environmentally Sensitive Overlay Zone (ESOZ)	Municipality



Marion County  
Board of County Commissioners

Growth Management • Zoning

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2675  
Fax: 352-438-2676

# 2103023  
AR #: 26035

PA # 21623-000-00

APPLICATION FOR REZONING

Application No.: 2103023

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 A-3

to PUD, for the intended use of:

Amending PUD approved 200201Z to include this parcel.

w/ proposed 8 SFR site built homes

Legal description: (please attach a copy of the deed and location map) "Garcia Site Additions"

Parcel account number(s): 21623-000-00

Property dimensions: \_\_\_\_\_ Total acreage: 40.0

Directions: Take SR 40 west to NW 80th Avenue. Turn R: continue to subject property on R.

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

Golden Ocala Equestrian Land, LLC. c/o R.L. Roberts, Jr.

Tillman & Associates Engineering, LLC.

Property owner name (please print)

Applicant or agent name (please print)

600 Gillam Rd

1720 SE 16th Avenue, Bldg 100

Mailing address

Mailing address

Wilmington, OH, 45177

Ocala, FL 34471

City, state, zip code

City, state, zip code

352-402-4368

352-387-4540

Phone number (please include area code)

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.

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FOR OFFICE USE ONLY

RECEIVED BY: C. Naughy DATE: 1-15-21 ZONING MAP NO.: 127

Rev. 07/02/2019

"Meeting Needs by Exceeding Expectations"

www.marioncountyfl.org

Proj. # 2021-01-0030

AR # 26035



# 2103023

**TYPICAL LOT DETAIL**

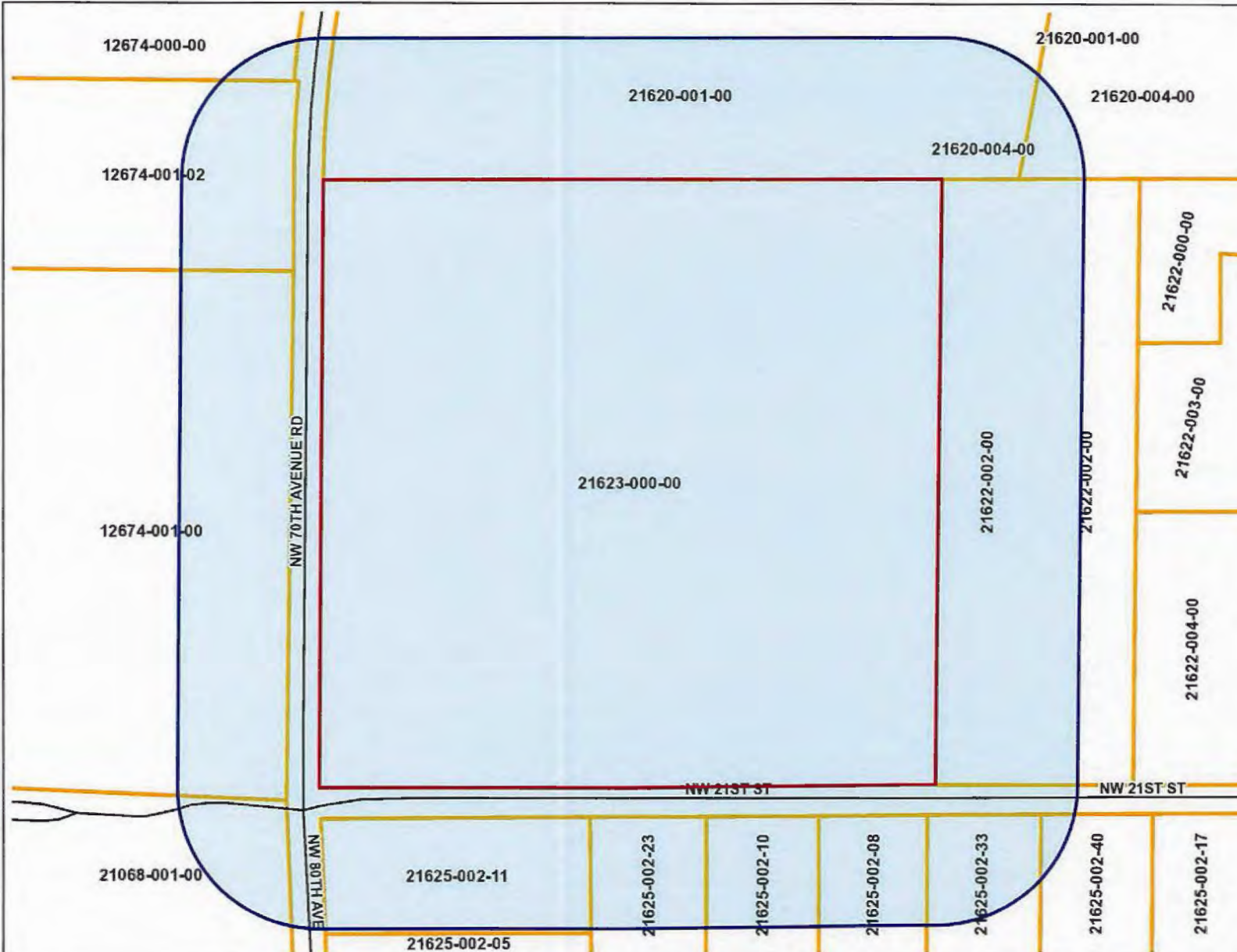
NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL

SEED P.U.D.  
N N OCALA - AMENDMENT TO 200201Z  
N COUNTY, FLORIDA  
GARCIA SITE ADDITION

DATE 12/21/2006  
DRAWN BY IA  
CHKD BY GH JB  
JOB NO 20-6122

01





**Legend**

- Urban Growth Boundary
- Address Search Results
- Streets
- Parcels
- Municipalities
- Marion County

1: 3,802

1 in = 0.06 Miles



**Notes**

c/o: R. L. Roberts

Agent: Tillman & Assoc. Eng. LLC

*"Garcia Site Addition"*

Creation Date: 1/11/2021

0.1 0 0.06 0.1 Miles

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

Created By: dp

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.