



**Marion County
Board of County Commissioners**

Growth Services

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

April 21, 2022

Mark Jank
Second Nine Partners, LLC.
2700 Trillium Ridge #4218
The Villages, FL 32163

RE: PUD Rezoning Case Application No. 220312Z
Application Request No. 27849

To Whom It May Concern:

We are sending this letter to inform you that your request for zoning change from B-4 (Regional Business) to PUD (Planned Unit Development) regarding the Foxwood Commons PUD Development project on a 25.66 acre portion of parcel 21509-000-00 was approved by the Board of County Commissioners on April 5, 2022.

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. 220312Z.

Sincerely,

Tracy Straub, PE
Assistant County Administrator

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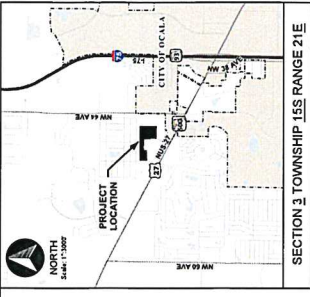
Enclosure: Development Conditions and Concept Plan

cc: Isabelle Albert, AICP, Halff Associates, Inc.

220312Z (Foxwood Commons) Development Conditions:

1. The PUD shall consist of a total of 396 dwellings units and accompanying accessory amenities (e.g., clubhouse, pool, sport court, playground, stormwater open space, dog park, and tree grove) consistent with the Marion County Land Development Code, the PUD Application, and PUD Concept Plan (Dated January 2022; attached).
2. Building heights shall be limited to 50'.
3. Prior to completion and approval of the final PUD Master Plan, the project Traffic Study shall be completed to the satisfaction of the County Engineer and Planning director, adequate provision shall be made for the coordination of the improvements with the PUD.
4. All roads, parking lots, and sidewalks shall meet the requirements of the Marion County Land Development Code.
5. The PUD shall provide 20% Open Space.
6. All project development shall be served by Marion County Utilities for central potable water and central sanitary sewer services. Adequate capacity shall be demonstrated prior to the approval of Improvement Plans.
7. The northern buffer shall be a no touch buffer of the existing treeline, any thin or bare spots shall be supplemented with additional trees. All other buffers shall comply with the Marion County Land Development Code.
8. All project-wide walls, fences, and buffers, including all vegetative plantings, shall be installed and maintained in perpetuity consistent with professionally accepted landscape practices, unless & until modified through the appropriate Land Development Code PUD Amendment Process.
9. Prior to any potential application to annex into the City of Ocala, the property owner must enter into a protection and maintenance agreement to the satisfaction of the Environmental Services Director concerning the on-site MCU well.
10. The final PUD Master Plan shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the Land Development Codes notice provisions at the applicant's expense.

FOXWOOD COMMONS MPUD CONCEPTUAL PLAN



SECTION 3 TOWNSHIP 15S RANGE 21E

DEVELOPMENT STANDARDS

FRONT: 20' MIN
 SIDE: 10' MIN
 REAR: 20' MIN
 MAX. BLDG. HEIGHT: 50' MAX
 BUILDING SEPARATION: 10' MIN

PD SITE DATA

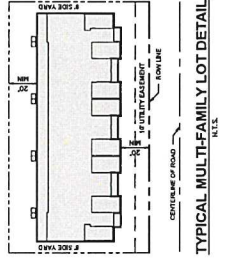
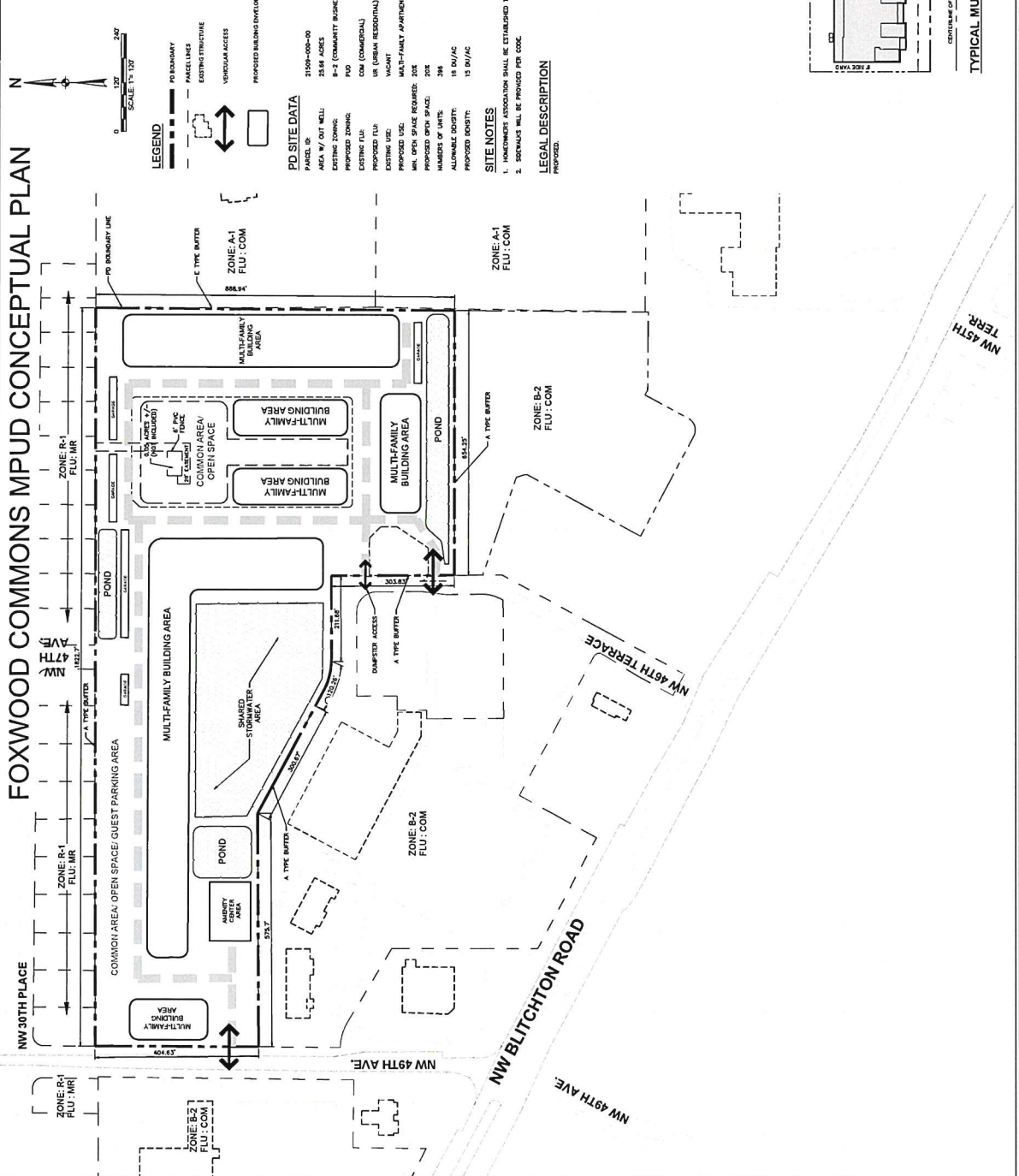
PANEL ID: 21509-000-00
 AREA W/ OUT WELLS: 25.84 ACRES
 EXISTING ZONING: R-2 (COMMUNITY BUSINESS)
 PROPOSED ZONING: PD
 EXISTING F.U.I.: COM (COMMERCIAL)
 EXISTING USE: VACANT
 PROPOSED F.U.I.: UR (URBAN RESIDENTIAL) PENDING APPROVAL
 PROPOSED USE: MULTI-FAMILY APARTMENTS
 MIN. OPEN SPACE REQUIRED: 50%
 PROPOSED OPEN SPACE: 304
 MAXIMUM OF UNITS: 304
 ALLOWABLE DENSITY: 15 DU/AC
 PROPOSED DENSITY: 15 DU/AC

SITE NOTES

1. LANDSCAPE ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN ALL STORM WATER, OPEN SPACE, AND PRIVATE ROADS.
2. SEPARATORS WILL BE PROVIDED PER CODE.

LEGAL DESCRIPTION

PROPOSED:



FOXWOOD COMMONS APARTMENTS
 NATION COUNTY, FLORIDA
 UNITED AMERICAN REALTY CORPORATION

HALFF
 1000 N. ASHLEY DRIVE, SUITE 800
 TAMPA, FLORIDA USA 33602
 Phone 813.620.4500 Fax 813.620.4980
 www.halff.com
 FL CA 33380 FL LC 2600645

Revision	Date	Description

Project No: 21509-000-00
 Date: JANUARY 2022
 Drawn By: JHM
 Scale: 1" = 100'
 Date: 1/11/22

CONCEPT PLAN
1 OF 1