



**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

**APPLICATION FOR REZONING**

**Application No.:** \_\_\_\_\_

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.

**Legal description:** (please attach a copy of the deed and location map)

**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.

**Property owner name (please print)**

600 Gillam Rd

**Mailing address**

Wilmington, OH, 45177

**City, state, zip code**

352- 402-4368

**Phone number (please include area code)**

*R. Z. Roberts*

**Signature**

Tillman & Associates Engineering, LLC.

**Applicant or agent name (please print)**

1720 SE 16th Avenue, Bldg 100

**Mailing address**

Ocala, FL 34471

**City, state, zip code**

352-387-4540

**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.

\*\*\*\*\*  
**FOR OFFICE USE ONLY**

RECEIVED BY: CG2 DATE: \_\_\_\_\_ ZONING MAP NO.: \_\_\_\_\_

Rev. 07/02/2019

"Meeting Needs by Exceeding Expectations"



**Marion County  
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

FEBRUARY 24, 2021

TILLMAN & ASSOCIATES ENGINEERING  
DAVID TILLMAN  
1720 SE 16TH AVENUE BLDG 100  
OCALA, FL 34471

**SUBJECT: REZONING TO PUD COMMENTS LETTER**  
PROJECT NAME: GOLDEN OCALA GARCIA SITE ADDITION  
PROJECT #2021010030 APPLICATION #26099 PARCEL #21623-000-00

Dear David:

This letter is in regard to your recent Conceptual Plan submittal for the above referenced project. During the process of reviewing the plans for sufficiency, some items were found which must be addressed. Your plan will be scheduled for review and recommendation for the rezoning by the Development Review Committee prior to meeting with the Planning/Zoning Commission.

Per Resolution 10-R-629, please resolve these items within fifteen (15) working days. During this fifteen (15) working day resolution period, the reviewers will be available in a group setting on Thursday mornings to discuss these comments. After meeting with staff, your plan will be scheduled for review by the Development Review Committee at the next available DRC meeting. If you choose not to meet with staff, you may request to be scheduled for DRC's consideration immediately.

**In either case, please contact me to arrange placement on the Thursday staff meeting agenda and/or the DRC agenda.**

1. DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Rezoning  
STATUS OF REVIEW: INFO  
REMARKS: n/a

2. DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Rezoning  
STATUS OF REVIEW: INFO  
REMARKS: Discussion Needed:  
1. Right-of-Way dedication for NW 70th Avenue RD will be required at this location to accommodate the future widening of the corridor. The needed width is unknown at this time as the Preliminary Engineering Report alignment alternative has not been selected or approved by Marion County.  
2. Right-of-Way/Easement dedication for a potential drainage retention area may be needed at this location. Will the property owner consider a shared DRA to serve both the private development and the future public 4-lane roadway?
3. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.C - Name, address, and phone number, of owner and applicant on front sheet  
STATUS OF REVIEW: INFO  
REMARKS: 2/20/21 - Not provided
4. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 4.2.31.F(2)(b)10 - Identify proposed phasing on the plan  
STATUS OF REVIEW: INFO  
REMARKS: 2/20/21 - No phasing shown
5. DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 4.2.31.F(2)(b)(14) - Preliminary sidewalk and multimodal circulation plan  
STATUS OF REVIEW: INFO  
REMARKS: No provisions for sidewalk or multimodal access are included.
6. DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 4.2.31.F(2)(b)(17) - Show any proposed land or right-of-way dedication  
STATUS OF REVIEW: INFO  
REMARKS: Right-of-Way dedication for NW 70th Avenue RD will be required at this location to accommodate the future widening of the corridor. The needed width is unknown at this time as the Preliminary Engineering Report alignment alternative has not been selected or approved by Marion County.
7. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant  
6.18.2 - Fire Flow/Fire Hydrant  
STATUS OF REVIEW: INFO  
REMARKS: Approved for ZC. Future discussions required on fire department water supply
8. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Proposed PUD Master Plan submitted for review?  
STATUS OF REVIEW: INFO  
REMARKS: Conceptual Plan provided not a Master Plan
9. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Developer's Agreement for LUA/Zoning completed?  
STATUS OF REVIEW: INFO  
REMARKS: Intention is for this PUD to have the same rights and allowances as the overall Golden Ocala Equestrian Estates PUD but no documentation was provided supporting that.

10. DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider  
STATUS OF REVIEW: INFO  
REMARKS: Marion County Utilities for water
11. DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider  
STATUS OF REVIEW: INFO  
REMARKS: Marion County Utilities for sewer
12. DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2.A - Water Connection Requirements  
STATUS OF REVIEW: INFO  
REMARKS: REJECT - Cover sheet indicates mains will be privately owned. Marion County Utilities shall provide potable water to each lot by individually metered connection via developer-extended water main to be dedicated to MCU prior to DEP Clearance. The water main will be required to extend to the east end of the parcel along NW 21st St.  
Requires plan note correction
13. DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements  
STATUS OF REVIEW: INFO  
REMARKS: REJECT - Cover sheet indicates mains will be privately owned. Marion County Utilities shall provides sewer to each lot through developer-extended sewer main to be dedicated to MCU prior to DEP Clearance. The sewer main may connect and tie in to property at noted 40' wide emergency access easement provided this will not have any restriction to access.  
Requires plan note correction
14. DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.5.D - Hydraulic Analysis  
STATUS OF REVIEW: INFO  
REMARKS: Will be reviewed under Improvement Plan
15. DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU  
STATUS OF REVIEW: INFO  
REMARKS: Will be reviewed under Improvement Plan
16. DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.15.1 - Potable Water Distribution System  
STATUS OF REVIEW: INFO  
REMARKS: Will be reviewed under Improvement Plan
17. DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity  
STATUS OF REVIEW: INFO  
REMARKS: Defer to MCFR
18. DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design  
STATUS OF REVIEW: INFO  
REMARKS: Will be reviewed under Improvement Plan

19. DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.16.5.A & B - Private Wastewater Pump Stations  
STATUS OF REVIEW: INFO  
REMARKS: Will be reviewed under Improvement Plan
20. DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)  
STATUS OF REVIEW: INFO  
REMARKS: Will be reviewed under Improvement Plan
21. DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 4.2.31.F(2)(b)(9) - Proposed zoning and development standards (setbacks, FAR, building height, ect.).  
STATUS OF REVIEW: INFO  
REMARKS: Proposed building height is 60', LDC normal for residential is 40' and 20' for accessory structures
22. DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: Additional Zoning comments  
STATUS OF REVIEW: INFO  
REMARKS: Requesting 8 units on 40 acres is not consistent with the Comprehensive plan due to minimum densities. This appears to be a modification of a bigger PUD but the additional data was not provided. Land Use for larger PUD is still in the appeals window.
23. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: Rezoning  
STATUS OF REVIEW: INFO  
REMARKS: no comments
24. DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: Rezoning  
STATUS OF REVIEW: INFO  
REMARKS: The parcel east of the project parcel has the incorrect PA# 21623-000-00 it should be PA# 21622-002-00. And the parcel numbers for the two most eastern parcels shown on the south side of NW 21st Street are incorrect. PA# 21625-002-10 should be 21625-002-08 and PA# 21625-002-23 should be 21625-002-33
25. DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale  
STATUS OF REVIEW: INFO  
REMARKS: Approved
26. DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 4.2.31.F(2)(b)(2) - Vicinity map that depicts relationship of the site to the surrounding area within a 1-mile radius.  
STATUS OF REVIEW: NO  
REMARKS: No callouts on the map to show what is around the proposed project.

27. DEPARTMENT: ZONE - ZONING DEPARTMENT  
 REVIEW ITEM: 4.2.31.F(2)(b)(3) - Drawing of the boundaries of the property showing dimensions of all sides.  
 STATUS OF REVIEW: NO  
 REMARKS: Application says amending PUD (200201Z) but the application does not show the entire PUD nor provide any information for the PUD.
28. DEPARTMENT: ZONE - ZONING DEPARTMENT  
 REVIEW ITEM: 4.2.31.F(2)(b)(7) - A list of proposed uses for the development.  
 STATUS OF REVIEW: NO  
 REMARKS: Use simply says Residential site built home but does not provide information if the intention is to allow horses or any sort of animals.
29. DEPARTMENT: ZONE - ZONING DEPARTMENT  
 REVIEW ITEM: 4.2.31.F(2)(b)(18) / 4.2.31.E(7) - Identify any proposed parks or open spaces.  
 STATUS OF REVIEW: NO  
 REMARKS: Site is proposing 17% open space and PUD requires 20%. Project is large residential lots
30. DEPARTMENT: ZONE - ZONING DEPARTMENT  
 REVIEW ITEM: Location of water and sewer facilities.  
 STATUS OF REVIEW: NO  
 REMARKS: Project does not show location of water and sewer facilities.
31. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
 REVIEW ITEM: Proposed PUD Uses & Densities are consistent with Land Use Designation?  
 STATUS OF REVIEW: NO  
 REMARKS: Current land use is Medium Residential with a minimum density of 1 unit per acre. Proposed plan has 8 units on 40 acres so the proposed plan does not meet minimum densities and is not consistent with the Comprehensive Plan
32. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
 REVIEW ITEM: Proposed PUD Uses are consistent with surrounding Land Use Designations?  
 STATUS OF REVIEW: NO  
 REMARKS: Most of the surrounding area is Med Residential but A-1 zoning. Difference is the rest of the area has not been redeveloped yet. Proposed development is not consistent with surrounding area Land Use Designations.

If you have any questions please contact me at (352) 671-8682 or [carla.sansone@marioncountyfl.org](mailto:carla.sansone@marioncountyfl.org).

Sincerely,



Carla Sansone  
 Development Review Coordinator

- |                                  |                                   |                                     |
|----------------------------------|-----------------------------------|-------------------------------------|
| 911 - (671-8460)                 | ENGSUR - Jerry Gowen (671-8686)   | LSCAPE - Susan Heyen (671-8556)     |
| DOH - Ed Brown (622-7744)        | ENGTRF - Chris Zeigler (671-8378) | LUCURR - Chris Rison (438-2600)     |
| ENGDRN - James Hulsey (671-8686) | ENRAA - Cheryl Weaver (671-8679)  | UTIL - Carrie Hyde (307-6168)       |
| ENGIN - Carla Sansone (671-8682) | FRMSH - Ken McCann (291-8000)     | ZONE - Zoning Department (438-2675) |
| ENGPJ - Bert Yancey (671-8683)   |                                   |                                     |

**GOLDEN OCALA GARCIA SITE ADDITION - REZONING TO PUD WITH CONCEPT PLAN**  
**Project #2021010030 #26099 Parcel #21623-000-00**  
**TILLMAN & ASSOCIATES ENGINEERING**





