



December 5, 2024

Growth Services
2710 East Silver Springs Blvd.
Ocala, FL 34471

RE: Estela Living- Sabana Farms
PARCEL: 13709-001-00

Enclosed please find the following items for the above-mentioned project:

- One (1) Traffic Study Approval Letter
- One (1) Amenity Design Proposal
- One (1) Amenity Area Plan Sheet
- One (1) Set Approved Plans- Signed & Sealed
- One (1) Ecological Due Diligence Report
- One (1) ALTA Survey

Pursuant to the conditional approval, please find the following responses:

Case # 240409ZP was approved with conditions. One of the conditions stated the project's final PUD Master Plan, or equivalent, shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the LDC's notice provisions at the applicant's expense. Please accept this letter as a request to be considered by the Board for final approval. Please provide the timing and cost of the advertisement. The approved Preliminary Plat as equivalent to Master Plan is in your records under AR # 31715. Please refer to comments below that demonstrate the conditions have been met, acknowledged, and/or in compliance.

Development Conditions – 240409ZP- Sabana Farms, LLC.

1. The PUD project on the 47.8-acre portion is restricted to a maximum of 205 Single Family Homes with guest homes or accessory dwelling units being prohibited inside of the PUD. Accompanying accessory amenities consistent with the PUD concept plan, provided that any proposed accessory structures will be compliant with the R-1 zoning permitted structures. Setbacks will be required to meet the standards as proposed under this PUD's conceptual layout plan.

There are a total of 202 single family home sites proposed with this development and is consistent with the maximum allowed 205 single family home sites allowed

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within this PUD. Setbacks are shown on the Preliminary plat and are consistent with the approved PUD.

2. The Buffers shall be provided as shown on the submitted conceptual plan.

Buffers are shown on the Preliminary Plat and are consistent with the approved PUD.

3. Prior completion and approval of the final PUD Master Plan, the projects Operational Traffic Study shall be completed the satisfaction of the County Engineer, and adequate provision shall be made for the coordination of improvements with the PUD.

The Traffic Impact Analysis has been reviewed and approved by Marion County staff and a copy of the approval is attached.

4. A minimum of two access point will be provided with all access points worked out to the satisfaction of the Development Review Committee during the time of Development Review.

The locations of the access points along NW 44th Avenue have been reviewed by Marion County staff and is consistent with the approved PUD approval.

5. Pedestrian connections from PUD area to all adjacent land uses must be shown on the project plans.

The internal sidewalks as shown w/ connection to adjacent public right of way (SE 44th Avenue) and is consistent with the approved PUD.

6. Sidewalks must be shown along at least one side of all internal roads and connections to multimodal paths.

The sidewalks along the internal roadways with connection to the amenity area walking trail are shown on the preliminary plat and are consistent with the approved PUD.

7. Overhangs such as building pop-outs, cantilevers, and/or extensions that project outward from the principal structure shall be reviewed consistent with the requirements for these items in the Single- Family Dwelling (R-1) zoning classification of the LDC.

Building setbacks are shown on the Preliminary Plat and are consistent with the approved PUD.

8. The PUD shall connect to the Marion County Utilities centralized water and sewer.

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The project has been designed to connect potable water and sanitary sewer to Marion County Utilities.

9. A Maximum height for the clubhouse will be 40', which would be consistent with the maximum height of other structures in place on the subject property.

The maximum building height within the amenity area will be 40'. Consistent with the requirements of the approved PUD.

10. A Major Site Plan or Plat submittal will need to be reviewed and approved through DRC for the proposed development of the site.

The approved Preliminary Plat as equivalent to Master Plan is in your records under AR # 31715. We've included a copy with this application for your convenience.

11. Stormwater review during the Development Review phase will determine the size and depth of the retention area needed to serve the entire development and ensure requirements of the LDC are being met with the Major Site Plan or Platting Process.

The Stormwater design for the project has been reviewed by Marion County staff and all comments have been addressed.

12. The final PUD Master Plan, or equivalent, 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.

The approved Preliminary Plat as equivalent to Master Plan is in your records under AR # 31715. We've included a copy with this application for your convenience. Please accept this letter as a request to be considered by the Board for final approval. Please provide the timing and cost of the advertisement.

Sincerely,


Jon Harvey

Planning Technician