

## ATTACHMENT C

### Development Review Comments Letter

8/5/2025 9:31:22 AM

#### HOMESTEAD VILLAS

#### REZONING TO PUD WITH CONCEPT PLAN #32957

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Rezoning to PUD with conceptual plan	APPROVED - Road names will be issued on future plat submittals.	INFO	911	
2	6.2.1.F - North arrow and graphic drawing and written scale	APPROVED	INFO	911	
3	Rezoning to PUD with conceptual plan	Central Sewer/ Central Water	INFO	DOH	
4	Rezoning to PUD with conceptual plan	Stormwater is not opposed to the rezoning. The applicant proposes to change the parcel's zoning from A-1 & R-4 to PUD for a residential subdivision. Parcels 23204-002-00 & 23303-000-04 are currently zoned A-1 while parcel 23204-002-00 is currently zoned R-4 and are collectively 12.77 acres. A Major Site Plan submittal will need to be reviewed and approved through DRC for the proposed development of the site. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Please ensure LDC 6.13 is met with the Major Site Plan.	INFO	ENGDRN	
5	Rezoning to PUD with conceptual plan	6/17/25 - CONDITIONAL APPROVAL – Project will generate fewer than 50 peak HR trips. Approved upon the condition that NW 73rd Terrace will be paved from existing pavement to the site entrance. NW 73rd Terrace extension shall be designed, constructed, and paved to County specifications; a related offsite improvement plan is required.	INFO	ENGTRF	
6	Rezoning to PUD with conceptual plan	Fire Review has been conditionally approved for the zone change. The plans will also need to show a secondary means of access for emergency	INFO	FRMSH	

		vehicles per Marion County LDC 6.11.4 Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access and water supply. Marion County Fire Rescue has reviewed the concept plan PUD as provided for the location. Approval of this concept PUD plan shall not be inferred or assumed that fire approval has been granted for the entire project. Project will be required to submit plans for review including site plans, improvement plans, building plans, etc. All plans submitted in the future will need to comply with national, state, and local fire codes as applicable to the project.			
7	Rezoning to PUD with conceptual plan	No tree removal prior to DRC approval of site plan	NO	LSCAPE	
8	Proposed PUD Uses & Densities are consistent with Land Use Designation?	land use amendment required, application submitted.	INFO	LUCURR	
9	Proposed PUD Uses are consistent with surrounding Land Use Designations?	Mostly surrounded by Low Residential. Smaller project attempting to piece meal develop this area	INFO	LUCURR	
10	Proposed PUD Master Plan submitted for review?	conceptual Plan only	INFO	LUCURR	
11	Developer's Agreement for LUA/Zoning completed?	No agreement submitted	INFO	LUCURR	
12	2.12.4.L(2 & 3)/3.2.3 - Use Consistent with FLU Designation & All Developer's Agreements?	land use amendment required to change the low residential	INFO	LUCURR	
13	3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?		INFO	LUCURR	

14	2.12.5/1.8.2.A - Concurrency - Is Capacity Available?	In order to obtain subsequent plan approval, Concurrency Certification must also be obtained. In lieu of Concurrency Certification, the applicant/developer may elect for Concurrency Deferral by placing the following note on the plan: "This proposed project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the property are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, Master Plan, Preliminary Plat, Improvement Plan, Final Plat, Site Plan, or Building Permit review."	INFO	LUCURR	
15	2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?	Concurrency approval and certification is not required for conceptual/rezoning actions, though an applicant may pursue certification if desired. Subsequent development applications, including the Final Master Plan or equivalent, will need to address concurrency certification or elect deferral by providing the following note on the plan(s): "This proposed project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the property are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, Master Plan, Preliminary Plat, Improvement Plan, Final Plat, Site Plan, or Building Permit review."	INFO	LUCURR	
16	2.12.4.L(5)/5.4 - Applicable Springs Protection Zone Listed?	Secondary Springs Protection	INFO	LUCURR	
17	2.12.4.L(5)/5.7 - Wellhead Protection -	Please show any public wells in the vicinity	INFO	LUCURR	

	1/2/3 Zones?				
18	[2.12.16/6.5 - Environmental Assessment for Listed Species (EALS) or EALS Exemption provided?]	An environmental assessment will need to be submitted	INFO	LUCURR	
19	[6.5 & 6.6 - Habitat Preservation/Mitigation Provided?]	If habitat for listed species and species on site, then preservation of habitat is required.	INFO	LUCURR	
20	[6.11.4.B & D/7.3.1 - Cross/Parallel Access Required/Suitable?]	stubouts to the west may be required for access for future development	INFO	LUCURR	
21	6.12.12 - Sidewalks Internal/External Provided?	sidewalks and pedestrian access required along at least one side of the roads	INFO	LUCURR	
22	Rezoning to PUD with conceptual plan	With the zoning change to PUD, development will need to connect to central water and sewer, Connections shown, on 4 Concept Plan, and listed as City of Ocala Utilities. See comment 6.14.2.A(1)	INFO	UTIL	
23	6.14.2.A(1) - Public water service area/provider	City of Ocala is currently listed on Cover Page as the Water & Sewer provider. Marion County Utilities will need documentation confirming that the parcels have been released from Marion County to the City of Ocala, during the Improvement Plan review.	INFO	UTIL	
24	6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider	If parcel is approved to be served by the City of Ocala for water and sewer, a letter of availability and intent to serve will be required.	INFO	UTIL	
25	6.14.2.A - Water Connection Requirements	Marion County Utilities water and sewer infrastructure is 12,000 +/- feet away, E on HWY 40. Capacity charge worksheet will need to be completed to confirm connection distance during the improvement plan stage.	INFO	UTIL	
26	6.14.3.B - Springs Protection Zone	Located within the secondary Springs Protection Zone, and within the Urban Growth Boundary.	INFO	UTIL	

27	6.14.5.D - Hydraulic Analysis	Will be required if MCU connection and extension is made.	INFO	UTIL	
28	6.15.3 - Fire Protection/Fire Flow Capacity	Water provider for fire hydrants will need to be determined by service provider. Currently listed as City of Ocala, but within the Marion County Utility service area.	INFO	UTIL	
29	Additional Utilities Comments	For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.	INFO	UTIL	
30	Rezoning to PUD with conceptual plan	Yes. This is a concept plan. If approved the PUD rezoning with concept plan is approved by Board of County Commissioners, the applicant will need to submit a master plan before continuing to plats and civil improvement plans for the PUD project.	INFO	ZONE	
31	4.2.31.F(2)(b) - Conceptual plan in compliance with Division 2.13 and 2.11.	Staff could not locate phasing information which is a requirement for concept plans (see Div. 2.11 and Sec. 2.12.20)	INFO	ZONE	
32	4.2.31.F(1)(b) - Front page requirements.	<p>Sec. 2.12.4.L.(9) - This information is not shown on the Site Data Table. Provide information listed in this code section.</p> <p>Sec. 2.12.4.L.(10) - Applicant provided this text in PUD Standards document but does not show parking standards in Site Data Table: "Parking and loading spaces shall be provided consistent with the requirements for developed uses as listed in Section 6.11.8; however, alternative parking. Parking and loading standards may be proposed, provided such standards are based on accompanying technical information and analysis provided by a qualified professional."</p> <p>Sec. 2.12.4.L.(11) - Not provided on the site data table.</p> <p>Sec. 2.12.4.L.(12) - Not provided on the site data table.</p>	INFO	ZONE	
33	4.2.31.F(2)(b)(1) - The name of the proposed	Yes, name is properly centered C01 Cover Sheet.	INFO	ZONE	

	PUD shall be centered at the top of the sheet along the long dimension of the sheet.				
34	4.2.31.F(2)(b)(2) - Vicinity map that depicts relationship of the site to the surrounding area within a 1-mile radius.	Shown on C01 Cover Sheet and a separate Vicinity Map figure.	INFO	ZONE	
35	4.2.31.F(2)(b)(3) - Drawing of the boundaries of the property showing dimensions of all sides.	Dimensions are provided with survey; however, add them to the concept plan for next plan submittal.	INFO	ZONE	
36	Location of water and sewer facilities.	Cover sheet states central water and sewer will be provided by City of Ocala. However, this is not located within the City of Ocala's Utility Territorial Boundary. Location of connections not shown on the concept plan.  Growth Services defers further review to Marion County Utilities.	INFO	ZONE	
37	Additional Zoning comments	On page 3 of PUD Standards document, there is a typo for "walking trials." Correct to "trails."	INFO	ZONE	
38	4.2.31.F(2)(b)(10) - Identify proposed phasing on the plan.	Staff could not locate any reference to phasing. Provide a note on the cover sheet that addresses phasing and show how phasing will work spatially on the concept plan.	INFO	ZONE	
39	4.2.31.F(2)(b)(11) / 4.2.31.E(6) / 6.8.6 - Identify proposed buffers.	Applicant proposes two types of buffers: a 20' natural, no touch buffer and a 20' planted buffer consisting of two shade trees and three ornamental trees per 100 linear feet with 50% of the buffer area to include shrubs or groundcover.  Natural buffer input: Staff supports the idea of using a no-touch buffer with existing vegetation as long as additional plantings fill any gaps in the no-touch buffer area.	INFO	ZONE	

		<p>Planted buffer input: Corrected Ordinance 24-30 states that when single-family / duplex residential (SFR) is proposed next to existing or permitted SFR or AG (agricultural) uses, then a type E buffer is required. Sec. 6.8.6.K.(5) describes the Type E buffer which states "shrubs shall be planted in a double-staggered and be capable of reaching a maintained height of six feet within three years."</p> <p>While the buffer widths exceed the required 5' Type E buffer by 15', the proposed planted buffer does not appear to meet the type E buffer 6' shrub height. Provide buffer standards stating that the shrub height will reach 6' in 3 years or justify this buffer code deviation.</p>			
40	4.2.31.F(2)(b)(12) - Identify access to the site.	<p>One access point required per LDC Sec. 6.11.4 because this residential project does not exceed 50 proposed lots.</p> <p>One access point proposed at NW 73rd Ter.</p> <p>Staff input: [1] While only one access point is required at this time, staff supports planning cross access connectivity to parcel 23303-000-02 owned by Ally Wazeer &amp; Abeda Living Trust to the south of the site which is currently designated Low Residential and zoned A-1. This cross access could be used to create future connectivity with the properties owned by Lew Robert Estate and JOCALBRO INC PROFIT SHARING PLAN TRUST to the west of the subject site.</p> <p>[2] Pedestrian circulation is not shown on C02 Conceptual PUD Plan, but the typical section shown on C03 Details labels 5' sidewalk on one side of the street. It is not clear residents would walk to the proposed community space discussed in the applicant's PUD Standards document (page 2) or walk to the potential cross access connectivity discussed in input comment [1]. The preliminary sidewalk location is a requirement for PUD</p>	INFO	ZONE	

		conceptual plan review (see 4.2.31.F(2)(B)14. Provide the location prior to Planning & Zoning Commissioner hearing date.			
41	4.2.31.F(2)(b)(16) - Show 100 year floodplain and on site.	FEMA Map indicates no floodplain on site. Marion County Flood Prone Areas are not located on site either.	INFO	ZONE	
42	4.2.31.F(2)(b)(18) / 4.2.31.E(7) - Identify any proposed parks or open spaces.	<p>Proposed community area/park is provided on C02 Conceptual PUD Plan. Renderings of potential park facilities shown on C03 Details. The "Project Background" document states 1.0-acre park size; however, the park size is not noted on the concept plan.</p> <p>[1] Add anticipated park acreage to the C02 Conceptual PUD Plan with next submittal. Also add the approximate calculations for expected DRAs as this is relevant for Sec 4.2.31.E.(7)(d)3.</p> <p>[2] Provide acreage break down of open space as DRA, Natural Buffer, Planted Buffer, Community Park/Open Space. This will be a part of the front-page requirements from Sec. 2.12.4.L</p>	INFO	ZONE	
43	4.2.31.F(2)(b)(20) - Architectural renderings or color photos detailing the design features, color pallets, buffering details.	<p>Renderings shown on C03 Details.</p> <p>Staff recommends providing landscape renderings that show the differences in height/appearance of the planted buffers at time of planting, 1 year of maturity, and 3 years of maturity. If the applicant chooses to provide these renderings, the applicant should provide the renderings to staff by 5 business days (8/18/25) before this application's expected Planning &amp; Zoning Commission hearing date on 8/25/2025.</p>	INFO	ZONE	
44	4.2.31.F(2)(b)(4) - Provide the acreage of the subject property along with a legal description of the property.	Acreage and legal descriptions are shown in the survey documents.	INFO	ZONE	
45	4.2.31.F(2)(b)(5) - Identify the Future	FLU designations shown on Land Use Map Site land use: LR on 7.71 acres and MR on 5.05	INFO	ZONE	



	Land Use and Existing Zoning of the subject property as well as all properties immediately adjacent to the subject property.	<p>acres</p> <p>Adjacent land use: LR to south, west, and north. MR to north and east. RL to north.</p> <p>Zoning classifications shown on Zoning Map, Site zoning: A-1 on 7.71 acres and R-4 on 5.05 acres</p> <p>Adjacent zoning: A-1 to south, west, and north. R-4 to north and east.</p> <p>Applicant did not provide existing land uses based on property appraiser land use codes in this submittal. Provide with next submittal.</p>			
46	4.2.31.F(2)(b)(6) - Identify existing site improvements on the site.	<p>For parcel 23204-002-00, the existing structures and driveway improvements are shown on 9f Boundary &amp; Topo Survey 2 of 4.</p> <p>For parcels 23303-002-00 &amp; 23303-000-04, there are no existing site improvements per 9g/h Boundary &amp; Topo Survey 3/4 of 4, respectively.</p>	INFO	ZONE	
47	4.2.31.F(2)(b)(7) - A list of proposed uses for the development.	<p>List of uses is provided in the development program table on C02 Conceptual PUD Plan:</p> <p>One &amp; two family dwelling units</p> <p>Public park, playground, or other recreational uses which make include a dog park, playground structures, usable open space, walking trails, or other outdoor neighborhood amenities.</p> <p>Staff questions:</p> <p>[1] What is the rationale for allowing one &amp; two-family dwelling units? The stated purpose in the "Project Background" document is to develop "up to 25 new duplexes for a total of 50 dwelling units." The applicant does not mention the possibility of developing single-family in the Project Background document.</p> <p>[2] Does the applicant propose allowing any accessory structures to the residential component such as sheds, storage buildings, single-family guest cottages/apartments (aka ADUs/in-law suites). If yes, provide accessory structure development standards (e.g., setbacks, heights)</p>	INFO	ZONE	

		and show corresponding setbacks in lot typical. Provide a note stating which accessory uses are allowed or no accessory structures are allowed.			
48	4.2.31.F(2)(b)(8) / 4.2.31.F(2)(13) - A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements and parking lot locations.	Shown on CO3 Details. If applicant proposes to allow any accessory structures, show the accessory structure setbacks on the lot typical for next submittal.	INFO	ZONE	
49	4.2.31.F(2)(b)(9) - Proposed zoning and development standards (setbacks, FAR, building height, ect.).	<p>Provided on C02 Conceptual PUD Plan and the document titled "Homestead Villas Planned Unit Development PUD Standards"</p> <p>Informational comparison of proposed standards to R-4 zoning with connection to central water &amp; sewer:  Proposed front setback matches R-4 (25').  Proposed side setback exceeds R-4 (10' versus 8').  Proposed side setback is less than R-4 (10' versus 20').  Proposed height maximum is less than R-4 (35' versus 40')  Proposed minimum lot area is greater than R-4 (9400SF versus 7700SF)  Proposed minimum lot width is less than R-4 (94' versus 100')  No FAR proposed.</p> <p>Staff input:  Per 4.2.31.E(4)(a)3., indicate the height of the proposed building on the provided typical building elevation. The applicant may wish to illustrate how the proposed building height compares to the height of neighboring residences to further support the applicant's claim of use/character compatibility.</p>	INFO	ZONE	