



**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

July 12, 2024

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

**SUBJECT: DRC INFORMATIONAL LETTER**

PROJECT NAME: ADENA GOLF & COUNTRY CLUB PUD SUBDIVISION (MASTER PJ)

PROJECT NUMBER: 2009070012

APPLICATION: REZONING TO PUD WITH CONCEPT PLAN #31749

Dear David:

The above referenced project was reviewed by Development Review staff and the following comments are for your review. Your plan will be scheduled for review by the Development Review Committee on July 15, 2024. This will be a scheduled item on the agenda. Please be here by 9:00 a.m.

- 1 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: Central water/Central Sewer
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: Stormwater is not opposed to the rezoning. The applicant proposes to rezone from the existing PUD to PUD for the intended purpose of residential development with 236 units. Parcels 14605-002-00, 14606-002-00, 1469-000-07, & 14699-001-00 are currently zoned PUD and are a total of 661.85 acres in size. A Major Site Plan Revision submittal will need to be reviewed and approved through DRC for the proposed development of the site. There are several County Flood Prone Areas and Wetlands across the project site. Please ensure LDC 6.13 is met with the Major Site Plan Revision.
- 3 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: It is understood that this is an amendment to allow for a variety of residential land uses instead of just single family homes. The total number of units will remain the same as the existing entitlements. By mixing the types of residential uses to include single family detached, single family attached, and multi-family, the total trip generation will decrease from what was previously approved.

- 4 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 4.2.31.F(2)(b)(14) - Preliminary sidewalk and multimodal circulation plan  
STATUS OF REVIEW: INFO  
REMARKS: Sidewalk should be provided along SR 326 and W. Anthony Road.
- 5 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: A right-of-way dedication may be needed on W. Anthony Road.
- 6 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access and water supply. All commercial structures shall be permitted to comply with the minimum requirements of the Florida Fire Prevention Code.
- 7 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant  
STATUS OF REVIEW: INFO  
REMARKS: A site improvement plan shall show fire department water supply within 400 feet from the closest point on commercial buildings. A site improvement plan shall show fire department water supply within 500 feet from the closest point on residential buildings. The measurement shall be taken by a stabilized roadway from the fire department water supply to the building.
- 8 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: NFPA 1 Chapter 18.2.3 Fire Dept Access Roads  
STATUS OF REVIEW: INFO  
REMARKS: Please ensure the site plan meets the minimum requirements per NFPA 1 Chapter 18 for fire department access. Need to show fire department access road with a minimum of 20 feet in width of a stabilized surface to support the weight of a fire truck.
- 9 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: Additional Fire Comments  
STATUS OF REVIEW: INFO  
REMARKS: Site improvement plan for town homes will need to clarify on the plans if the town home units will be individually owned by each occupant. If the units are not individually owned the structure will be reviewed accordingly per NFPA as apartments, triplexes, and or quad plexes, etc.
- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED - public water & sewer availability through MCU. Rezoning does not change the requirement to connect & no additional considerations necessary.
- 11 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: no comments

- 12 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED - Roads were previously named. See Adena Golf and Country Club Phase 1 Final Plat.
- 13 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
- 14 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
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:
- 15 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: NO  
REMARKS:
- 16 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 4.2.31.F(2)(b)10 - Identify proposed phasing on the plan  
STATUS OF REVIEW: NO  
REMARKS:

Feel free to contact us at (352) 671-8686 or [DevelopmentReview@marionfl.org](mailto:DevelopmentReview@marionfl.org) with questions.

Sincerely,

*Your Development Review Team*  
**Office of the County Engineer**