



Marion County Board of County Commissioners

Growth Services • Planning & Zoning
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

April 19, 2017

Sonoma Ridge Partners, LLC
James Lunsford, Manager
724 Broadway
Sonoma, CA 95476

Dear Mr. Lunsford:

We are sending this letter to inform you that renewal of your existing PUD on parcel # 02781-000-00 was approved by the Marion County Board of County Commissioners on April 18, 2017.

When contacting the Growth Services Department's Planning and Zoning Division about this action, please refer to file no. 170409Z.

Sincerely,

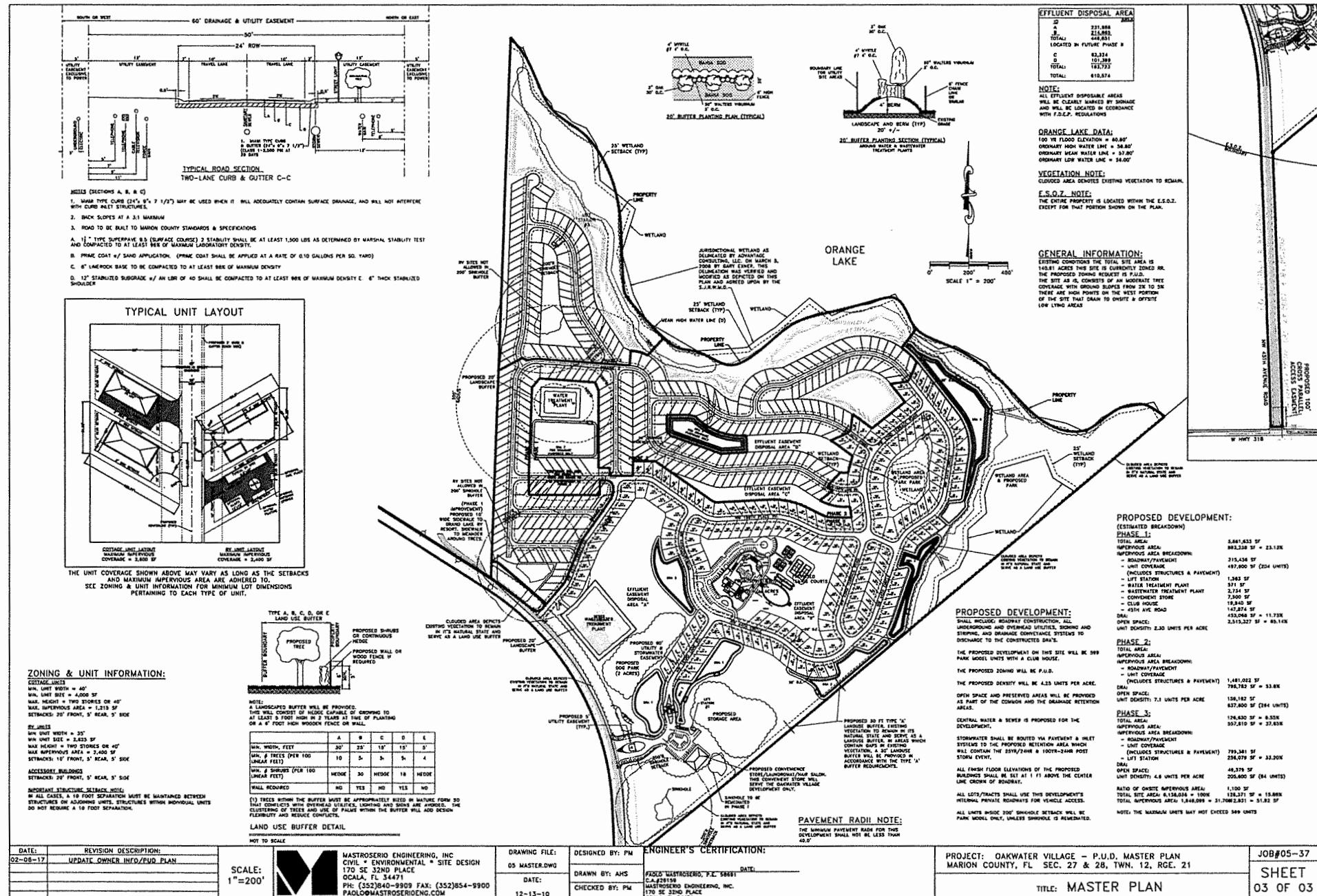
A handwritten signature in black ink, appearing to read "SDM".

Samuel D. Martsolf
Marion County Growth Services Director

ss

cc: Paolo Mastroserio, P.E.

Enclosure – Master Plan





Marion County Board of County Commissioners

Date: 3/29/2017

P&Z: 3/27/2017 **BCC:** 4/18/2017

Item Number

170409Z

Type of Application:
Renewal of prior PUD approval

Owner:
Sonoma Ridge Partners, LLC

Applicant: Paolo Mastroserio

Parcel #/Acreage:
02781-000-00
140.91 acres

Future Land Use:
Commercial

Granted Zoning:
PUD (Planned Unit Development) in 2011

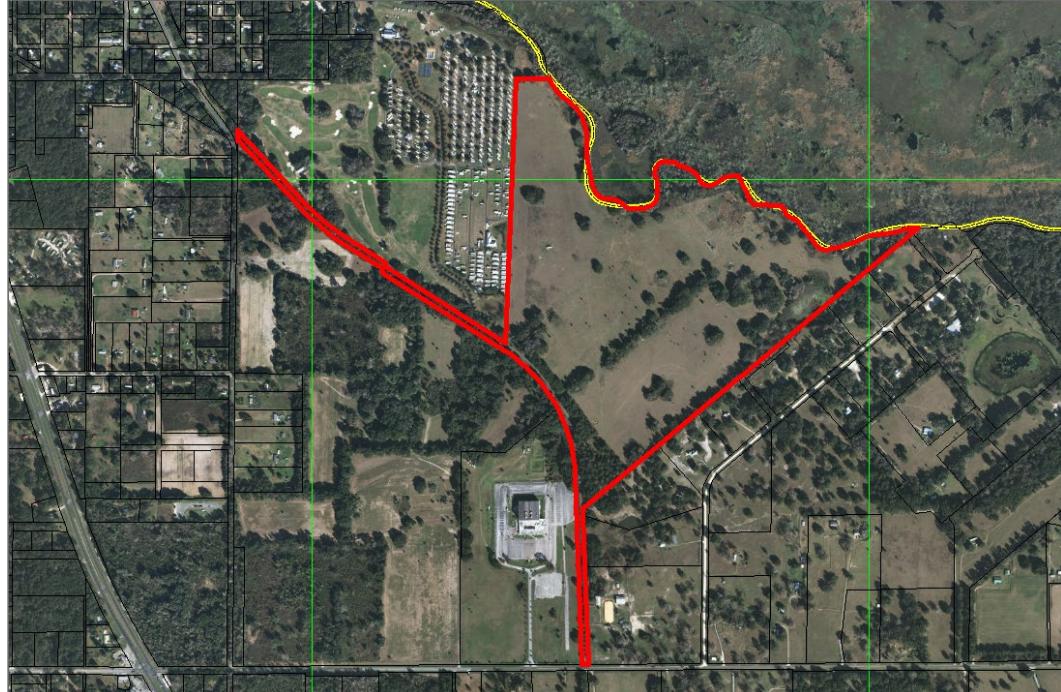
Existing Use:
Vacant Land

Location: 18365 NW 45th Avenue Rd.

Code Enforcement Action: N/A

Staff Recommendation:
Approve renewal of PUD

P&Z Recommendation:
Approve renewal of PUD (ON CONSENT)



Item Summary

Staff is recommending approval to renew a prior PUD approved by the Board of County Commissioners on February 15, 2011, Application #110210Z. However, a preliminary plat or major site plan was not submitted within the two calendar year window of the PUD approval, resulting in the expiration of the PUD designation. The applicant is therefore seeking to renew the PUD designation.

Public Notice

Notice of public hearing was mailed to 21 property owners within 300 feet of the subject property. No oral or written comments in opposition have been received at the time of this report's distribution.

Background

The Board of County Commissioners originally approved a rezoning of the property from A1 (General Agriculture) to RR (Recreational Resort) on 2/20/01, Item #010218Z. A Special Use Permit to construct and operate a wastewater treatment plant and wellfield/waterplant was approved by the Board of County Commissioners on 6/20/06, Resolution #06-R-250. The master plan for the site was approved by DRC on 10/30/06. Due to the market crash shortly thereafter, the developer at the time had funding issues. Rezoning of the property from RR (Recreational Resort) to PUD was approved by the Board of County Commissioners on 2/15/11. Sonoma Ridge Partners, LLC acquired the property in 2013. A Special Use Permit for cattle grazing on the property was approved on 2/18/14, Item #140202SU.

DRC PUD

Recommendation:
Approve granting PUD subject to staff review comments, and BCC requirements

Project Planner:
Roxann Read, Planner II

Location

The subject property is 140.91 acres and is located along the southwestern shore of Orange Lake, southeast of the Grand Lake RV and Golf Resort and north of the Ocala Jai Alai complex. The property is accessed from NW 45th Avenue Rd. with a physical address of 18365 NW 45th Avenue Rd.

The following table summarizes adjacent future land use designations, zoning districts, and existing uses:

ADJACENT PROPERTY CHARACTERISTICS			
Direction	Future Land Use Designation	Zoning	Existing Use per MCPA Property Code
North	N/A	N/A	Orange Lake
South	Rural Land	General Agriculture (A-1)/Regional Business (B4)	Grazing Land/Improved Residential/Enclosed Theater, Auditorium and Stadium (Ocala Jai Alai)
East	Rural Land/Public	General Agriculture (A-1)	Improved Residential/Right of Way
West	Rural Land/Public	General Agriculture (A-1)/Recreational Vehicle Park (P-RV)	Grazing Land/Camps and Campgrounds (Grand Lake RV Park)

Infrastructure**Access**

The subject property is accessed by NW 45th Avenue Rd, which is a shared drive with Grand Lake RV Park.

Road	Classification	Maintenance	Existing Conditions			
			Surface	No. Lanes	ROW Width	ROW Deficiency
NW 45 th Avenue Rd.	Local	Private	Paved	2	60'	0'

Utility Services

Water Treatment Plant and Wastewater Treatment Plant proposed on site.

Utility	Service Area
Water	Marion County Utilities
Sewer	Marion County Utilities

Request

The applicant has submitted a request to renew the PUD zoning classification that was previously approved by the Board of County Commissioners in 2011. Because a preliminary plat or major site plan was not submitted within two years after the PUD approval, the PUD has expired. The applicant has submitted the master plan to the DRC for re-approval.

Analysis

The subject property and the Grand Lake RV Resort site was designated Commercial Recreation by LSA 2000-Lo4 in 2000. The 2035 Comprehensive Plan adopted in 2014 shows that both areas now have a Commercial Future Land Use designation. This designation carries a maximum of 6 dwelling units per acre. The subject property is proposing 4.25 units per acre.

The PUD Master Plan submitted with the application depicts the location of the RV and cottage units. Additionally, the plan includes two typical unit layouts, which reflect onsite amenities for the RV unit layout which includes optional fire place, water feature, outdoor kitchen, and casita. The PUD zoning allows for the platting of the individual lots for sale.

According to the new FEMA flood zone map that will be effective April 19, 2017, this property is not in a floodplain area. The majority of the site is located within the Orange Lake Environmentally Sensitive Overlay Zone and is required to meet the additional setback, stormwater, and water and sewage disposal system requirements in the Land Development Code. The site is located within the Secondary Springs Protection Overlay Zone. The master plan shows several areas of existing vegetation to remain in its natural state and serve as a land use buffer. The master plan also shows wetland and sinkhole areas and their respective setbacks.

The development of the site as a PUD is compatible with the general character of the area and neighboring uses.

Staff Recommendation: Approval



SUBJECT PROPERTY





Looking North (NW 45th Avenue Rd.)



Looking South (NW 45th Avenue Rd.)



Neighboring property (Grand Lake RV Park)

