



**Marion County
Board of County Commissioners**

Office of the County Engineer

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FEBRUARY 1, 2022

KIMLEY-HORN & ASSOCIATES
JOE LONDON
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OCALA, FL 34470

SUBJECT: REZONING TO PUD COMMENTS LETTER
PROJECT NAME: PALM CAY TOWNHOMES & APARTMENTS
PROJECT #2021060062 APPLICATION #27858
PARCEL #35770-055-20, 35770-055-21, & 35770-055020, & 35770-055-15 (road)

Dear Joe:

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.

1. DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: n/a
2. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: INFO. Stormwater is not opposed to the rezoning. The applicant proposes to rezone from B-4 to PUD for the intended purpose of residential development. The parcels included in this concept plan are currently zoned B-4 and are a total of 38.56 acres in size. A Major Site Plan submittal will need to be reviewed and approved through DRC for the proposed development of the site. This site will be required to have a stormwater management system and the applicant proposes 3 DRAs. There are two County Flood Prone Areas (NAVD 90.1') on parcel 35770-055020. Please ensure LDC 6.13 is met with the Major Site Plan.
3. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)10 - Identify proposed phasing on the plan
STATUS OF REVIEW: INFO
REMARKS: 1/12/22 - no phasing shown

4. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: A traffic study is required. A traffic study methodology must be approved prior to conducting the methodology. Please resubmit the methodology after approval of the PUD when the land use and densities have been finalized.
5. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: Approved
6. 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: Fire protection in the building on the outside to be addressed in future improvement plans
7. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 Fire Dept Access Roads
STATUS OF REVIEW: INFO
REMARKS: To be addressed in future improvement plans
8. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed PUD Uses & Densities are consistent with Land Use Designation?
STATUS OF REVIEW: INFO
REMARKS: Staff understands a concurrent companion Small-Scale Plan Amendment to change the site's future land use designation to Urban Residential has been submitted. Any potential approval for the proposed PUD is contingent on obtaining the Amendment's approval; in the event the Amendment is not approved, this PUD would not be consistent with the Comp Plan or be eligible for approval.
9. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed PUD Uses are consistent with surrounding Land Use Designations?
STATUS OF REVIEW: INFO
REMARKS: The plan proposes multiple family adjoining single family development to the east and south - compliance with the specialty PUD height and setback standards will be required unless an alternative design is proposed and approved.
10. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed Mixed Use PUD Non-residential uses (if permitted) are internally focused and located within PUD?
STATUS OF REVIEW: INFO
REMARKS: Staff understands that while the PUD proposes various developments on different parcels, all proposed development is residential with its accompanying accessory facilities, and no commercial/non-residential development is proposed.
11. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
STATUS OF REVIEW: INFO
REMARKS: Final project densities will be required to comply with the site's final resulting future land use designations wherein revisions may be required in the event the Amendment is not approved.

12. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: INFO
REMARKS:
13. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided?
STATUS OF REVIEW: INFO
REMARKS: Subsequent development plans will be required to provide unique individual building and residential unit indicators for all proposed structures for development and address identifications.
14. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
STATUS OF REVIEW: INFO
REMARKS: Concurrency approval is not formally required for rezoning actions; however subsequent plans will be required to comply with Marion County Concurrency Management System provisions.
15. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Special Planning Items:
STATUS OF REVIEW: INFO
REMARKS: Staff notes the PUD does not encompass all of the existing parcels cited and will leave some remainder parcels (to the west along Hwy 200) - please verify the acreage of that un-included land and confirm whether or not that acreage is to be included in the companion Small-Scale Plan Amendment.
16. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - Public water and sewer available along parcels' side of SW Hwy 200 for standard connection when developed. Connection to both required. Not inside any springs protection zone.
17. 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: INFO
REMARKS: no vicinity map provided.
18. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(4) - Provide the acreage of the subject property along with a legal description of the property.
STATUS OF REVIEW: INFO
REMARKS: application is for 37.47 acres. actual project area is 36.3 acres.
19. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(7) - A list of proposed uses for the development.
STATUS OF REVIEW: INFO
REMARKS: Townhomes and apartments with recreational areas. 228 residential units total at 12.57 du/ac

20. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 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.
STATUS OF REVIEW: INFO
REMARKS: multifamily development does not have lots.
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: 32' building height, zero setback proposed. All buildings are interior to project (parking on exterior of site)
22. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(10) - Identify proposed phasing on the plan.
STATUS OF REVIEW: INFO
REMARKS: no phasing proposed
23. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(11) / 4.2.31.E(6) / 6.8.6 - Identify proposed buffers.
STATUS OF REVIEW: INFO
REMARKS: buffers proposed are consistent with the LDC
24. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Location of water and sewer facilities.
STATUS OF REVIEW: INFO
REMARKS: location not shown but all buildings will be connected to centralized water and sewer.
25. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: Property is wooded, tree mitigation to be considered
26. DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - Be sure to label State Road 200 as SW HWY 200 on any future submittals to avoid rejection.
27. DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
STATUS OF REVIEW: INFO
REMARKS: APPROVED

If you have any questions, please feel free to contact me at (352) 671-8682 or carla.sansone@marionfl.org.

Sincerely,



Carla Sansone
Development Review Coordinator

CONTACT INFORMATION FOR PLAN REVIEWERS

Department / Division	Point of Contact	Phone Number	Email
911 - 911 Management	Rotation	(352) 671-8460	N/A
DOH - Environmental Health	Dan Dooley	(352) 622-7744	Daniel.Dooley@flhealth.gov
ENGDRN - Stormwater	Joss Nageon de Lestang	(352) 671-8686	Jocelyn.Nageondelestang@marionfl.org
ENGIN - Development Review	Carla Sansone	(352) 671-8682	Carla.Sansone@marionfl.org
ENGPJ - Engineering Construction	Bert Yancey	(352) 671-8683	Bert.Yancey@marionfl.org
ENRAA - Right-of-Way Acquisition	Cheryl Weaver	(352) 671-8679	Cheryl.Weaver@marionfl.org
ENGSUR - Survey	Gerry Gowen	(352) 671-8686	Gerald.Gowen@marionfl.org
ENGTRF - Traffic	Chris Zeigler	(352) 671-8686	Christopher.Zeigler@marionfl.org
FRMSH - Fire Marshal	Ken McCann	(352) 291-8000	Ken.McCann@marionfl.org
LSCAPE - Landscaping (Parks)	Susan Heyen	(352) 671-8556	Susan.Heyen@marionfl.org
LUCURR - Planning	Chris Rison	(352) 438-2675	Christopher.Rison@marionfl.org
UTIL - Utilities	Carrie Hyde	(352) 307-6168	Carrie.Hyde@marionfl.org
ZONE - Zoning	Rotation	(352) 438-2675	N/A