

June 21, 2024

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

PROJECT NUMBER: 2009070012

APPLICATION: REZONING TO PUD WITH MASTER PLAN #31599

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Existing roads marked with official 9-1-1 road names
STATUS OF REVIEW: INFO
REMARKS: Roads were previously named. See Adena Golf And Country Club Phase 1 Final Plat.
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: N/A
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Rezoning to PUD with master 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.
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Rezoning to PUD with master plan
STATUS OF REVIEW: INFO
REMARKS:
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.14.2 - Master Plan fee of \$1,200.00 + (\$10.00 x per lot) made payable to Marion County BCC
STATUS OF REVIEW: INFO
REMARKS: 6/3/24-fee due with resubmittal
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 6/3/24-add waivers if requested in future
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.14.1 - Master Plans shall be submitted for multi-phase development projects unless specified otherwise herein
STATUS OF REVIEW: INFO
REMARKS:
- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS:
- 9 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO

REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.

- 10 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
STATUS OF REVIEW: NO
REMARKS: 6/3/24-Missing
- 11 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.D - Owner's certification with signature prior to plan approval
STATUS OF REVIEW: NO
REMARKS: 6/3/24-Missing
- 12 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
STATUS OF REVIEW: NO
REMARKS: 6/3/24-Missing
- 13 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval
STATUS OF REVIEW: NO
REMARKS: 6/3/24-Missing
- 14 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.
STATUS OF REVIEW: NO
REMARKS: 6/3/24-Missing
- 15 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
STATUS OF REVIEW: NO
REMARKS: 6/3/24-Missing North arrow
- 16 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: NO
REMARKS: Please provide a survey
- 17 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.13/14/15 - General Exhibits
STATUS OF REVIEW: NO
REMARKS: Please provide the following maps: NRCS soils map, National Wetland Inventory map, USGS Quadrangle Map
- 18 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map

STATUS OF REVIEW: NO

REMARKS: Please provide this item for this submittal

19 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity

STATUS OF REVIEW: NO

REMARKS: Please provide Owner's Certification on the cover sheet of the plans identifying the legal body responsible for the operation and maintenance of the stormwater management facility. Please include a signature line for the Owner's signature and the following certification: I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management facility and associated elements in accordance with the specifications shown herein and on the approved plan (this signature is not required until the final submittal).



**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

www.marioncountyfl.org

OFFICE USE ONLY:	
Project Number:	2009070012
App Request No.:	31599
Case Number:	
Received Date:	5/29/24
Received By:	[Signature]
Submission Complete Date:	5/29/24

PARCEL ACCOUNT NUMBERS: 14605-002-00, 14606-002-00, 1469-000-07, 14699-001-00

APPLICATION FOR PUD REZONING or PUD AMENDMENT

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article Four, Zoning, on the below described property and area, to **PUD (PLANNED UNIT DEVELOPMENT)** from:

Amend existing PUD (160711Z) to include the product of townhomes, villas, duplexes, condominiums and SFRs and revise development standards

Legal description: Attach a copy of the deed(s) with property legal description and demonstrating ownership.

Required documents: Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

Total PUD Acreage: 661.85 +/- **Maximum Proposed Residential Units:** 236

Maximum Non-Residential (Commercial or Industrial) Acreage: NA

Directions to property (from MC Growth Services): _____

Take SR 40 west to US 441, turn R to CR/SR 326, turn R to subject property on L.

The property owner must sign this application unless written authorization naming the listed applicant/agent to act on his/her behalf is attached.

Adena GC Holdings, LLC

Property owner name (please print)

15 First Commerce DR Unit 1

MAILING ADDRESS

Aurora Ontario, Canada L4G 0G2

City, state, zip code

NA- Defer to APPLICANT

Phone number (include area code)

NA- Defer to APPLICANT

e-Mail Address (include complete address)

Signature

[Handwritten signature]

Tillman & Associates Engineering, LLC

Applicant/agent name (please print)

1720 SE 16th Avenue, Bldg 100

MAILING ADDRESS

Ocala, FL 34471

City, state, zip code

352-387-4540

Phone number (include area code)

PERMITS@TILLMANENG.COM

e-Mail Address (include complete address)

Signature

[Handwritten signature for Tillman & Assoc.]

NOTE: A zoning change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the owner and/or applicant/agent must be correct and legible in order to be processed.

A) Application Fee:

NEW PUD or PUD Amendment Requiring Board of County Commissioners Approval	PUD Amendment that does NOT require Board of County Commissioners Approval
BASE FEE: \$1,000.00 AND PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).	BASE FEE: \$150.00 AND PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).
Fee Calculation Method Example: (Base Fee - \$1,000 or \$150.00) + (\$5.00 X Max DUs = \$ 1,180) + (\$5.00 X Max Non-Res AC = \$ _____) = \$ 2,180 Total Fee	

B) Conceptual Plan with Architectural information: At a minimum, the PUD Rezoning Application shall be accompanied by a Conceptual Plan, in compliance with Land Development Code Division 2.13 and Land Development Code Section 4.2.31, along with accompanying documentation for review by the County Growth Services Department and shall provide documentation addressing the following:

1. The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
2. Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius.
3. Drawing of the boundaries of the property showing dimensions of all sides.
4. Provide the acreage of the subject property along with a legal description of the property.
5. Identify the Comprehensive Plan future land use and existing zoning of the subject property (including acreage of each) and for all properties immediately adjacent to the subject property.
6. Identify existing site improvements on the site.
7. A list of the uses proposed for the development.
8. A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements. For residential development, the typical drawings will show a standard house size with anticipated accessory structure.
9. Proposed zoning and development standards (setbacks, FAR, building height, etc.).
10. Identify proposed phasing on the plan.
11. Identify proposed buffers.
12. Identify access to the site.
13. Preliminary building lot typical(s) with required yard setbacks and parking lot locations. *(This information must address all possible principle and accessory structures for all uses.)*
14. Preliminary sidewalk locations.
15. Proposed parallel access locations.
16. Show 100 year floodplain on the site.
17. Show any proposed land or right of way dedication.
18. Identify any proposed parks or open spaces.
19. A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete
20. Architectural renderings or color photos detailing the design features, color pallets, buffering details.
21. Any additional information that may be deemed appropriate for the specific project (e.g., documentation and/or presentation material by the owner or applicant/agent, or information identified as required or recommended by County staff in the pre-application meeting conducted prior to submitting the application).

Tillman & Associates

ENGINEERING, LLC.

May 29, 2024

Attention:
Mr. Chuck Varadin, Growth Services Director
2710 E Silver Springs Blvd
Ocala, FL 34470

RE: Amendment to previously approved PUD (160711Z)

Dear Mr. Varadin,

Please accept this application to amend the previously approved PUD. The primary change is to allow additional product types. Previously approved PUD allowed for Single Family Homes detached and Condos. Our client seeks to add townhomes, duplexes, and villas. The maximum density allowed per the previous PUD approval (236 units) will not be exceeded. Also, please note that the development standards have been modified to include the new product type. The following items are included in this submittal for your review.

1. Signed application
2. Deed
3. Sunbiz for Adena GC Holdings LLC
4. Traffic Statement
5. Architectural Renderings
6. MCPA Property Cards
7. Previously Approved Traffic Study
8. Concept Plan

Should you have any questions or concerns that need to be addressed, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink that reads "David Tillman". The signature is written in a cursive style with a large initial "D" and "T".

David Tillman, P.E.
Project Manager

LEGAL DESCRIPTION:

14699-000-07:
 SEC 18 TWP 14 RGE 22
 S 1/2 OF SW 1/4
 EX S 240.2 FT OF W 454.6 FT &
 EX N 208.71 FT OF W 417.42 FT &
 EX SR 25-A R/WAY
 & INCLUDE S 1/2 OF SE 1/4, THE E 66 FT

SEC 19 TWP 14 RGE 22
 E 3/4 OF N 1/2
 EXC S 50 FT
 EXC SR 326 ROW AS DESC IN OR 2159/1525
 AKA PARCEL #135
 EXC ANY PT LYING WITHING THE ADD ROW TAKING BEING MORE PARTICULARLY DESC AS
 COM AT THE SE COR OR NE 1/4 OF SEC 19 TH N 50 FT TO THE POB TH N 89-45-29 W 3648.69 FT
 TH N 00-07-29 W 10.04 FT TH N 84-10-41 W 164.12 FT TH N 00-19-34 E 10.05 FT TH S 84-10-41 E
 174.10 FT TH S 00-07-29 E 9.12 FT TH S 89-45-29 E 3638.68 FT TH S 89-35-56 E 1277.24 FT TH
 S 00-32-27 W 10 FT TH N 89-35-56 W 1277.12 FT TO THE POB

SEC 20 TWP 14 RGE 22
 W 1/2 OF NW 1/4
 EXC CR ROW
 EXC S 50 FT BEING MORE DESC AS:
 EXC COM AT SW COR OF S 1/2 OF SW 1/4 OF SEC 18 TH N 89-56-38 E 100 FT
 TH N 00-21-52 E 1117.82 FT FOR POB TH S 89-56-03 E 160.50 FT TH S 00-21-52 W
 27 FT TH N 89-56-03 W 160.50 FT TH N 00-21-52 E 27 FT TO TH POB

EXC ANY PT LYING WITHING THE ADD ROW TAKING BEING MORE PARTICULARLY DESC AS
 COM AT THE SE COR OR NE 1/4 OF SEC 19 TH N 50 FT TO THE POB TH N 89-45-29 W 3648.69 FT
 TH N 00-07-29 W 10.04 FT TH N 84-10-41 W 164.12 FT TH N 00-19-34 E 10.05 FT TH S 84-10-41 E
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 S 00-32-27 W 10 FT TH N 89-35-56 W 1277.12 FT TO THE POB &

SEC 17 TWP 14 RGE 22
 SW 1/4 OF SW 1/4
 EXC WEST ANTHONY RD

BEGINNING AT THE SW COR OF S 1/2 OF THE SW 1/4 OF SEC 18
 TH N 240.2 FT TH E 454.6 FT TH S 240.2 FT TH W 454.6 FT TO THE POB
 EXC S 210 FT TO THE W 420
 EXC SR 25

14699-001-00:
 SEC 18 TWP 14 RGE 22
 N 1/2 OF SW 1/4
 EXC S 455 FT OF W 1057 FT
 EXC W 100 FT FOR US HWY 441/301 ROW
 EXC COM AT THE S 1/4 COR OF SEC 18 TH S 89-46-42 E 100.16 FT TO THE POB
 TH CONT N 89-46-42 E 621.97 FT TH S 00-22-024 W 210 FT TH N 89-46-42 W
 621.97 FT TH N 00-22-24 E 210 FT TO THE PO

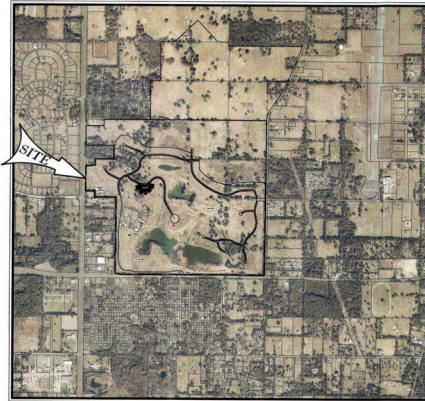
14606-002-00:
 SEC 18 TWP 14 RGE 22
 N 1/2 OF SE 1/4

14605-002-00:
 SEC 17 TWP 14 RGE 22
 NW 1/4 OF SW 1/4 EX CTY RD

ADENA SPRINGS P.U.D. AMENDMENT

MARION COUNTY, FLORIDA
 PARCEL # 14605-002-00, 14606-002-00, 14699-000-07, 14699-001-00
 PROJECT AREA: 661.85 ACRES

FUTURE LAND USE: LOW RESIDENTIAL
 EXISTING ZONING: PUD (160711Z)
 PROPOSED ZONING: PUD



VICINITY MAP
 SCALE: 1" = 2,000'

INDEX OF SHEETS

- 1 COVER SHEET
- 2 DETAILS
- 3 CONCEPT PLAN
- 4 RENDERINGS

PUD REZONING REQUIREMENTS

AT A MINIMUM, THE PUD REZONING APPLICATION SHALL BE ACCOMPANIED BY A CONCEPTUAL PLAN, IN COMPLIANCE WITH DIVISION 2.13 AND THIS SECTION, ALONG WITH ACCOMPANYING DOCUMENTATION FOR REVIEW BY THE COUNTY GROWTH SERVICES DEPARTMENT AND SHALL PROVIDE DOCUMENTATION ADDRESSING THE FOLLOWING:

1. THE NAME OF THE PROPOSED PUD SHALL BE CENTERED AT THE TOP OF THE SHEET ALONG THE LONG DIMENSION OF THE SHEET: SEE COVER SHEET - SHEET 1.
2. VICINITY MAP THAT DEPICTS RELATIONSHIP OF THE SITE TO THE SURROUNDING AREA WITHIN A 1 MILE RADIUS: SEE VICINITY MAP - SHEET 1.
3. DRAWING OF THE BOUNDARIES OF THE PROPERTY SHOWING DIMENSIONS OF ALL SIDES: SEE P.U.D. CONCEPT PLAN - SHEET 3.
4. PROVIDE THE ACREAGE OF THE SUBJECT PROPERTY ALONG WITH A LEGAL DESCRIPTION OF THE PROPERTY: SEE COVER SHEET - SHEET 1.
5. IDENTIFY THE COMPREHENSIVE PLAN FUTURE LAND USE AND EXISTING ZONING OF THE SUBJECT PROPERTY AND FOR ALL PROPERTIES IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY: SEE DETAILS - SHEET 2.
6. IDENTIFY EXISTING SITE IMPROVEMENTS ON THE SITE: NO EXISTING IMPROVEMENTS ON SITE.
7. A LIST OF THE USES PROPOSED FOR THE DEVELOPMENT: SEE SITE DATA - SHEET 3.
8. PROPOSED ZONING AND DEVELOPMENT STANDARDS (SETBACKS, FAR, BUILDING HEIGHT, ETC.): SEE TABLE ON SHEET 2.
9. IDENTIFY PROPOSED PHASING ON THE PLAN: TO BE DETERMINED.
10. IDENTIFY ACCESS TO THE SITE: SEE P.U.D. CONCEPT PLAN - SHEET 3.
11. PROPOSED PARALLEL ACCESS LOCATIONS: SEE P.U.D. CONCEPT PLAN - SHEET 3.
12. SHOW 100 YEAR FLOODPLAIN ON THE SITE: SEE FLOODPLAIN MAP - SHEET 2.
13. SHOW ANY PROPOSED LAND OR RIGHT OF WAY DEDICATION: NOT TO DEDICATED.
14. IDENTIFY ANY PROPOSED PARKS OR OPEN SPACES: SEE P.U.D. CONCEPT PLAN - SHEET 3.
15. ARCHITECTURAL RENDERINGS OR COLOR PHOTOS DETAILING THE DESIGN FEATURES: SEE ARCHITECTURAL STYLES - SHEET 4.

Tillman & Associates
 ENGINEERING, LLC.
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545

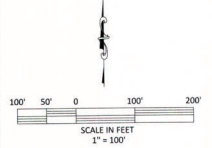
DATE	REVISIONS

ADENA SPRINGS
 MARION COUNTY, FLORIDA
 PUD AMENDMENT
COVER

DATE: 5/21/24
 DRAWN BY: CAD
 CHKD. BY: FM
 JOB NO.

SHT. **01**

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SITE DATA

PARCELS:
 14699-00-07
 14699-00-08
 14699-00-09
 14699-00-10

SET:
 TOTAL PHASE 1 AREA 661.85 ± AC

LAND USE & ZONING:
 CURRENT LAND USE: LR
 CURRENT ZONING: PUD

PROPOSED USES: GPR, TOWNHOMES, VILLAS, DUPLEX, CONDO

UNITS PROVIDED:
 197 UNITS (GPR)
 28 UNITS (TOWNHOUSE)
 TOTAL: 225*

* NOT TO EXCEED 226 UNITS BASED ON PREVIOUSLY APPROVED CASE 180712

REQUIRED:
 MINIMUM OPEN SPACE: 132.35 ± AC (20% OF 661.74 AC)
 MINIMUM LOS: 13.24 ± AC (10% OF 132.35 AC)

PROVIDED:
 BUFFERS: 8.32 AC
 OTHER OPEN SPACE: 239.71 AC
 LOS: 34.16 AC
 TOTAL OPEN SPACE: 282.19 AC

UTILITIES:
 ELECTRIC BY: DUKE
 POTABLE WATER BY: MARION COUNTY
 SANITARY SEWER BY: MARION COUNTY

Tilman & Associates
 ENGINEERING, LLC.
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545

NO.	DATE	REVISIONS

ADENA SPRINGS
 MARION COUNTY, FLORIDA
 PUD AMENDMENT

DATE: 5/21/24
 DRAWN BY: CAD
 CHKD. BY: PM
 JOB NO.:

SHT. 03

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

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