



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
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NOVEMBER 7, 2016

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

PROJECT NAME: 110TH STREET SUBDIVISION
PROJECT NUMBER: 2010030021
APPLICATION: REZONING TO PUD #19493

Dear David:

The proposed Planned Unit Development for the above referenced project was reviewed by the Development Review Committee on November 7, 2016. There were no objections to the rezoning.

If you have any questions, please feel free to call.

Sincerely,

A handwritten signature in cursive script that reads "Carla Sansone".

Carla Sansone
Development Review Coordinator

Enclosure

"Meeting Needs by Exceeding Expectations"



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NOVEMBER 1, 2016

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

SUBJECT: **REZONING COMMENTS LETTER**
PROJECT NAME: 110TH STREET SUBDIVISION
PROJECT NUMBER: 2010030021
APPLICATION #19493

Dear David:

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.

Per Resolution 10-R-629, please resolve these items within fifteen (15) working days. During this fifteen (15) working day resolution period, the reviewers will be available in a group setting on Thursday mornings to discuss these comments. After meeting with staff, your plan will be scheduled for review by the Development Review Committee at the next available DRC meeting. If you choose not to meet with staff, you may request to be scheduled for DRC's consideration immediately.

In either case, please contact me to arrange placement on the Thursday staff meeting agenda and/or the DRC agenda.

1. DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Rezoning

STATUS OF REVIEW: INFO

REMARKS: Rezoning from R-1 & B-2-to PUD.

The area consists of type "A" soils.

For Parcel #35308-000-00 there are FEMA flood zones in the northeast corner and center of the parcel. These areas will need to be accounted for with the site design. There is flood-prone area in the northeast corner of the parcel. According to the County's effective karst feature data there are karst features in the northwest corner, and the center of the parcel.

For Parcel #35334-008-00 there are FEMA Flood Zones, a flood-prone area, and a karst feature in the south of the parcel.

"Meeting Needs by Exceeding Expectations"

Please satisfy the LDC's stormwater criteria found in LDC section 6.13 during the design phase. Include compensation for any work within Flood Plains and Flood-Prone areas.

2. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Rezoning
STATUS OF REVIEW: INFO
REMARKS: 1. A traffic study is required. Please submit a traffic study methodology for review and approval prior to preparation of the traffic study. The final driveway locations and configurations along with any offsite improvements will be determined from the traffic study.
2. Sidewalk will be required on CR 484, SW 110th Street and along the internal streets.
3. Provide two access points for the residential area to the public roadway network.
4. Parallel access will be required from the commercial area along CR 484 to the adjacent parcels.
3. 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: Approved for zoning change application. Will need to discuss placement of fire hydrants throughout the development on future plan submittals
4. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 Fire Dept Access Roads
STATUS OF REVIEW: INFO
REMARKS: Please identify primary and emergency egress roads on future plan submittals
5. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Additional Fire Comments
STATUS OF REVIEW: INFO
REMARKS: Approved for zoning change process. If the development contains gates will need to be siren activation
6. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed PUD Uses & Densities are consistent with Land Use Designation?
STATUS OF REVIEW: INFO
REMARKS: A Comprehensive Plan Amendment is under review for the site. In the event the Amendment is not granted as requested, the proposed plan will likely require revisions to comply with the subsequently existing future land use designations.
7. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed PUD Uses are consistent with surrounding Land Use Designations?
STATUS OF REVIEW: INFO
REMARKS: Staff understands alternative buffers have been proposed for the project. Final approval of the buffers will be subject to the PUD review and revisions may be required.
Staff's understanding is the modification to the "Modified 'B' Buffer is shifting the wall to the exterior property boundary rather than along interior-side of the buffer.
8. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Developer's Agreement for LUA/Zoning completed?
STATUS OF REVIEW: INFO
REMARKS: A Developer's Agreement is on file regarding the site. Staff is evaluating the status of the Agreement to determine if a Agreement Termination Approval is formally required.

9. 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: If the requested Amendment is not granted, the plan will likely require revision.
10. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
STATUS OF REVIEW: INFO
REMARKS: If the requested Plan Amendment is not granted, the plan will likely require revision.
The applicant may wish to group SNF & ALF beds into a single "pool" for general planning purposes, with specific allocations occurring as the project site develops; however the listed amounts may be used as the specific estimates for initial traffic study analysis requirements with the final Master Plan.
11. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: INFO
REMARKS: The final Master Plan will need to identify all environmentally sensitive lands by habitat, acreage, and location (wetlands, unique uplands/hammocks, flood plain, etc.), including how such lands are to be developed, which may affect potential development amounts.
12. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.4 - Applicable Springs Protection Zone Listed?
STATUS OF REVIEW: INFO
REMARKS: The final Master Plan will need to list that the site is in the Countywide Secondary Springs Protection Zone.
13. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [2.12.16/6.5 - Environmental Assessment for Listed Species (EALS) or EALS Exemption provided?]
STATUS OF REVIEW: INFO
REMARKS: An EALS will be required to accompany the final Master Plan, including identifying unique habitat areas on the site, which is in proximity to, and may include portions of, Adams Hammock which has been identified as a unique habitat area.
14. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [6.5 & 6.6 - Habitat Preservation/Mitigation Provided?]
STATUS OF REVIEW: INFO
REMARKS: See above comment.
15. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [2.12.9 - All Existing & Surrounding & Intersecting R/Ws are shown?]
STATUS OF REVIEW: INFO
REMARKS: The final Master Plan and its supporting documents will need to identify and verify the SW 110th Street R/W widths.
16. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [6.12.2.A - R/W for Access Improvements Provided (decel lane, accel lane, left-turn, by-pass)?]
STATUS OF REVIEW: INFO
REMARKS: The final Master Plan will be required to identify overall access improvements necessary to support the project, particularly along SW 110th Street and W. Hwy 484 based on the project's traffic study analysis.

17. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [2.12.9/6.12.2.B - Thoroughfare Road Right-of-Way Provided (TE Map)?]
STATUS OF REVIEW: INFO
REMARKS: W. Hwy 484 is designated an Urban Minor Arterial, additional R/W may be required for the project's frontage.
18. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [6.11.4.C - Additional/Interconnected Access (S/QS-L) Provided?]
STATUS OF REVIEW: INFO
REMARKS: SW 110th Street is classified as a Major Local/Section Line Collector that provides alternative access connections between Hwy 200 and Hwy 484 including the MRMC Timber Ridge Medical Campus which is an existing emergency room and future hospital site. Additional R/W may be necessary for the roadway to accommodate the site's development and the overall area development.
19. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [6.11.2, 4 & 5 - Internal Access Street System Provided?]
STATUS OF REVIEW: INFO
REMARKS: Staff acknowledges that a central 60' R/W is indicated; however the project's final traffic study analysis will need to determine if the width is adequate and/or if additional R/W widths are necessary where the roadway connects to W. Hwy 484 and SW 110th Street.
20. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [6.11.4.B & D/7.3.1 - Cross/Parallel Access Required/Suitable?]
STATUS OF REVIEW: INFO
REMARKS: Staff acknowledges that a potential parallel access connection to the Timber Ridge Medical Campus is indicated related to SW 110th Street ; however it will also be required along Hwy 484, and both must be reflected accordingly in the final Master Plan.
21. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks Internal/External Provided?
STATUS OF REVIEW: INFO
REMARKS: Given the proposed development amounts and the site's general location at the regional Hwy 200/Hwy 484 intersection, external and internal sidewalks will be necessary for the project - along Hwy 484, SW 110th Avenue and along the central proposed roadway at a minimum. The final Master Plan will need to demonstrate sidewalk places, design, and time of improvements, particularly if the project is phased by geographic area and/or over time.
22. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency - Is Capacity Available?
STATUS OF REVIEW: INFO
REMARKS: As a rezoning/Conceptual PUD Master Plan, capacity appears to be available in regard to the proposed project; however a final traffic study analysis must accompany the final Master Plan for concurrency evaluation.
23. 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: At the time the final Master Plan is submitted, the owner/applicant will need to identify how concurrency analysis will be addressed. The owner/applicant may elect Concurrency Deferral at that time by placing the following note on the final Master 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, Preliminary Plat, Improvement Plan, Final Plat, Site Plan, or Building Permit review.”

24. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.6, 35, & 36/6.14 - Concurrency/Water Provided?
STATUS OF REVIEW: INFO
REMARKS: Connection to central water service will be required given the project's proposed development densities.
25. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.6, 35, & 36/6.14 - Concurrency/Sewer Provided?
STATUS OF REVIEW: INFO
REMARKS: Connection to central sewer service will be required given the project's proposed development densities.
26. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Rezoning
STATUS OF REVIEW: INFO
REMARKS: Comments - no response required
Project will be required to connect to Marion County Utilities. Please contact MCU to discuss with Utility Engineering Mgr and Utility engineer.
27. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.6.E(1)(a)6 - Maximum commercial gross leasable areas (GLA) for individual lots or tracts and project wide.
STATUS OF REVIEW: INFO
REMARKS: GLA not listed.
28. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.6.E(1)(a)8 - Minimum size and general location of common open space including buffer areas or zones and method of ownership and maintenance.
STATUS OF REVIEW: INFO
REMARKS: The intent of green/open/common space is to provide a linked and integrated system to the areas. Individual parcel development for open space does not meet this intent. Suggest refining concept plan or adding language to the plan reflecting design criteria in Sec. 4.2.6.C(3)(c).
29. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.6.E(1)(a)9 -Conservation open space areas with intended method of preservation ownership or maintenance.
STATUS OF REVIEW: INFO
REMARKS: Maintenance entity will need to be identified prior to development.
30. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.6.E(1)(a)10 - Location of water and sewage facilities.
STATUS OF REVIEW: INFO
REMARKS: Connection required.

31. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Rezoning

STATUS OF REVIEW: INFO

REMARKS: Approved.

32. DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Rezoning

STATUS OF REVIEW: INFO

REMARKS: Approved

If you have any questions please contact me at (352) 671-8682 or carla.sansone@marioncountyfl.org.

Sincerely,



Carla Sansone

Development Review Coordinator

911 - (671-8460)

DOH - Dan Dooley (622-7744)

ENGDRN - Todd Crosby (671-8686)

ENGIN - Carla Sansone (671-8682)

ENGSR - Jerry Gowen (671-8686)

ENGTRF - Masood Mirza (671-8378)

ENRAA - Shawn Hubbuck (671-8699)

FRMSH - Ken McCann (291-8000)

LSCAPE - Jim Couillard (671-8559)

LUCURR - Chris Rison (438-2600)

UTIL - Susan Heyen (671-8540)

ZONE - Jon Harvey (438-2675)

SITE DATA:

SITE: +/- 70.0 AC (PID# 35334-008-00, 35308-000-00)
Existing Future Land Use: High Density Residential Commercial
Existing Zonings: A-1, R-1, B-2

GENERAL STANDARDS:

ALLOWABLE USES / DENSITY:

1. These uses are allowable within the 20 acre Future Land Use designation of Employment Center and shall be allowable uses within the proposed Planned Unit Development (P.U.D.):

Independent Living Facility - Max. 12 dwelling units (DU) per ac.
Assisted Living Facility - 12 DU / AC x 6 beds per DU = 72 beds / ac max.
Skilled Nursing Facility - 12 DU / AC x 6 beds per DU = 72 beds / ac max.
Medical / Dental Office
Health Care Facilities (including but not limited to Surgical Center, Urgent Care, etc.)
Office
Retail / Commercial
Hotel
Single and Multi-family Residential - 12 DU / AC

Note: Employment Center lot layout is conceptual in nature and shall be considered flexible to allow changes throughout the development of the project. So as long as the allowable uses and densities are within the above listed requirements, a modification to the P.U.D. shall not be required.

2. The 10 acres of Commercial Land Use area within the P.U.D. shall adhere to the uses defined in the B-2 zoning criteria of the Marion County Land Development Code.

3. The 20 acres of Urban Residential Land Use area within the P.U.D. shall be allowed a maximum of 16 du / ac. This yields a maximum of 320 units.

4. The 20 ac of High Density Residential land use area within the P.U.D. shall be allowed a maximum of 8 du / ac. This yields a maximum of 160 units.

BUILDING STANDARDS:

Setbacks:

The following setbacks shall apply to all types of uses within the P.U.D.

Front: 20 ft.

Rear: 20 ft.

Side: 10 ft.

(Criteria for Eaves, awnings, overhangs, etc. shall be no closer than 2 ft. from property line.)

Building Height:

Max. Height - Commercial / Employment Center - 60 ft.

Urban Residential - 50 ft.

High Density Residential - 35 ft.

Impervious Surface Ratio (ISR):

Maximum ISR - 85 %

Landscape Buffers:

The following buffers shall apply to the boundary of the P.U.D. Buffers between internal uses are not required.

-Type 'C' Buffer : 15 ft. wide, 2 shade trees and 3 understory trees per 100 l.f. Shrubs and groundcover shall comprise 50 % of the required buffer.

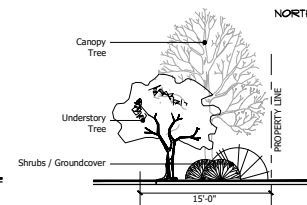
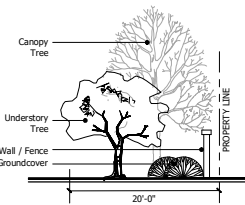
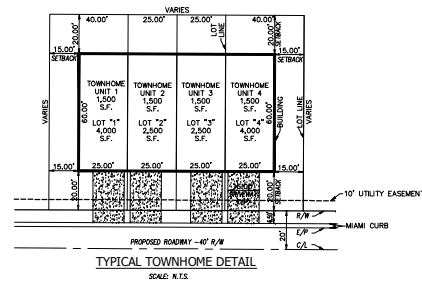
-Modified Type 'B' Buffer : 20 ft. wide, 2 shade trees and 3 understory trees per 100 l.f. Shrubs and groundcover shall comprise 25 % of the required buffer. 6 ft. wall or fence required.

Open Space:

Open space for each parcel shall meet the requirements of the Marion County LDC. Open space shall be demonstrated on a parcel by parcel basis at time of site plan submittal.

PROJECT PROGRAM ELEMENTS:

1. Townhome Gated Entrance
2. Townhome Clubhouse / Pool
3. Townhome Emergency Access
4. Condominium Gated Entrance
5. Condominium Clubhouse / Pool
6. Condominium Active Recreation (Playground, Volleyball)
7. Condominium Emergency Access
8. Water Feature / Stormwater Retention Area
9. Stormwater Retention Area



110th Street Mixed Use P.U.D.

MARION COUNTY, FLORIDA