



**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

May 7, 2024

RED JACKET DEVELOPMENT GROUP  
CLAY FRANKEL  
625 WALTHAM AVE  
ORLANDO, FL 32809

**SUBJECT: REZONING TO PUD COMMENTS LETTER**

**PROJECT NAME: BASEDEV LAND TRUST**

**PROJECT #2022100091      APPLICATION #29265      PARCEL #37515-004-00**

Dear Clay:

This letter is in regard to your recent Master 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..

DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: Rezoning to PUD with master plan  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED

DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: 2.12.28 - Existing roads marked with official 9-1-1 road names  
STATUS OF REVIEW: INFO  
REMARKS: Street A is SE 94th Street. The part of Street B that runs North and South at Lots 57 & 58 is SE 60th Ter. The part of Street B that runs East & West, from Lot 56 to the SE corner of lot 47 is SE 94th Place. The part of Street B that runs North and South at Lots 20 & 47 is SE 63rd Ter. If SE 64th Ave connects North of 150 North then it will also need to be named. Be sure to add the road names to all applicable sheets of any future submittals.

DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: Additional 911 comments  
STATUS OF REVIEW: INFO  
REMARKS: Sheet CO – Cover Concept Plan BasDev has incorrect information on the left side of the sheet under Project Description/Proposed Uses regarding the units/lots. It states Proposed # of MFR Units is 162 and 59 lots but the Development Information on the right side has 304 units and 58 lots.

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: Rezoning to PUD with master plan  
STATUS OF REVIEW: INFO

REMARKS: The site improvement plan shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access and water supply.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.4.4 - Sign (provisions for advertising signage), if it is a multi-occupancy complex like shopping centers they must submit a master sign plan.

STATUS OF REVIEW: INFO

REMARKS: Will there be signs for the development?

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: INFO

REMARKS:

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval

STATUS OF REVIEW: INFO

REMARKS: 11/3/22 - add waivers if requested in the future

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:

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Additional Development Review Comments

STATUS OF REVIEW: INFO

REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements

STATUS OF REVIEW: INFO

REMARKS: Please verify that final design includes adequate drainage easements and/or right of way widths; 20-ft minimum for conveyance culverts and 30-ft for DRA maintenance access, per LDC.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements

STATUS OF REVIEW: INFO

REMARKS:

Proposed stormwater management system will be reviewed as part of the Improvement Plan/Major Site Plan stage. Final plat shall reflect the location of the proposed infrastructure with proper easements.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.32 - Stormwater Analysis Map

STATUS OF REVIEW: INFO

REMARKS:

Please note that pre- and post-development drainage maps will be required with the Improvement Plan/Major Site Plan.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13 - Stormwater Management

STATUS OF REVIEW: INFO

REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas

STATUS OF REVIEW: INFO

REMARKS:

Please provide a Karst Analysis with the Improvement Plan/Major Site Plan.

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: NO

REMARKS: Environmental assessment has not been provided.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?

STATUS OF REVIEW: NO

REMARKS: Environmental assessment has not been provided.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency - Is Capacity Available?

STATUS OF REVIEW: NO

REMARKS: Calculations are not included in submitted documentation.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?

STATUS OF REVIEW: NO

REMARKS: Calculations are not included in submitted documentation.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?

STATUS OF REVIEW: NO

REMARKS: Note not included on Cover page, "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) 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, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.6, 35, & 36/6.14 - Concurrency/Water Provided?

STATUS OF REVIEW: NO

REMARKS: The proposed project will be required to connect to water service provided through the City of Bellevue. Please include water usage calculations based on service availability.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.6, 35, & 36/6.14 - Concurrency/Sewer Provided?

STATUS OF REVIEW: NO

REMARKS: The proposed project will be required to connect to sewer service provided through the City of Bellevue. Please include sewage production calculations based on service availability.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.6/4.1.4.I - Location of water and sewer

STATUS OF REVIEW: NO

REMARKS: Could not locate this information on the site plan. Please provide.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.16/6.5.4 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation.

STATUS OF REVIEW: NO

REMARKS: No environmental assessment or exemption provided.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.14.2 - Master Plan fee of \$355.00 + (\$5.00 x per lot) made payable to Marion County BCC

STATUS OF REVIEW: NO

REMARKS: 4/18/24 - fee due with resubmittal

1/24/24 - Fees due with resubmittal - WM

11/3/22 - fee due with resubmittal

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions

STATUS OF REVIEW: NO

REMARKS: 1/24/24 - include title block with appropriate information - WM

11/3/22 - include title block with appropriate information

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp

STATUS OF REVIEW: NO

REMARKS: 1/24/24 - Please include - WM

11/3/22 - please include

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.I - Index of sheets and numbering

STATUS OF REVIEW: NO

REMARKS: 1/24/24 - Please add all sheets to index

11/3/22 - please include

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Rezoning to PUD with master plan

STATUS OF REVIEW: NO

REMARKS: A traffic impact study was completed for the proposed PUD. This development is expected to generate 162 peak hour trips. All of the roadway segments and intersections within the study area will operate at or above adopted Level of Service standards including the intersection of Baseline Road at SE 92nd Loop. It should also be noted that the master plan indicates that a single clubhouse and pool will be constructed on the north side of SE 92nd Place to serve the entire development. This will create external trips between each part of the PUD that would normally be internal trips. It will also increase the likelihood of pedestrians crossing a busy four-lane arterial roadway. Consideration should be given to requiring the same amenities for each side of the PUD or providing a safe pedestrian crossing which may require a pedestrian signal.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.4 - Access management

STATUS OF REVIEW: NO

REMARKS: 1. Provisions need to be made for the dedication of the right-of-way at the eastern end of the northern portion of the development to allow other developments to connect to it ahead of this development, if necessary. 2. The western connection on the northern component needs to provide a public cross access easement to the west. 3. It is currently proposed for the southern portion of the development to have a second driveway access through a driveway constructed on the property to the west. This driveway must be constructed before the southern portion is developed or along with it as the southern portion includes over 50 lots requiring two access points.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.2 - Right-of-way

STATUS OF REVIEW: NO

REMARKS: The plans show a 50' right-of-way width but no easements. 5' easements are required on each side of the roadway or 60' feet of right-of-way.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: The master plan indicates that all the amenities will be located in the northern portion of the PUD. This will likely generate pedestrian traffic crossing SE 92nd Loop, but no pedestrian accommodations have been included for this potential crossing. It is recommended for amenities be provided in each portion of the PUD.

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

Sincerely,  
Development Review

### 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              |                  | (352) 671-8686 |                                  |
| ENGIN - Development Review       |                  | (352) 671-8686 | developmentreview@marionfl.org   |
| ENGPI - 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       |
| ENGSR - Survey                   |                  | (352) 671-8686 |                                  |
| 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                            |