



Marion County Board of County Commissioners

Date: 10/4/2021

P&Z: 9/27/2021 BCC: 10/19/2021

Item Number
211013Z

Type of Application
Rezoning

Request
Applicant requests to
change zoning from A-
1 to PUD.

Owner/ Applicant
Longreen Farm Inc.

Agent
Daily, Austin
Klein & Klein LLC

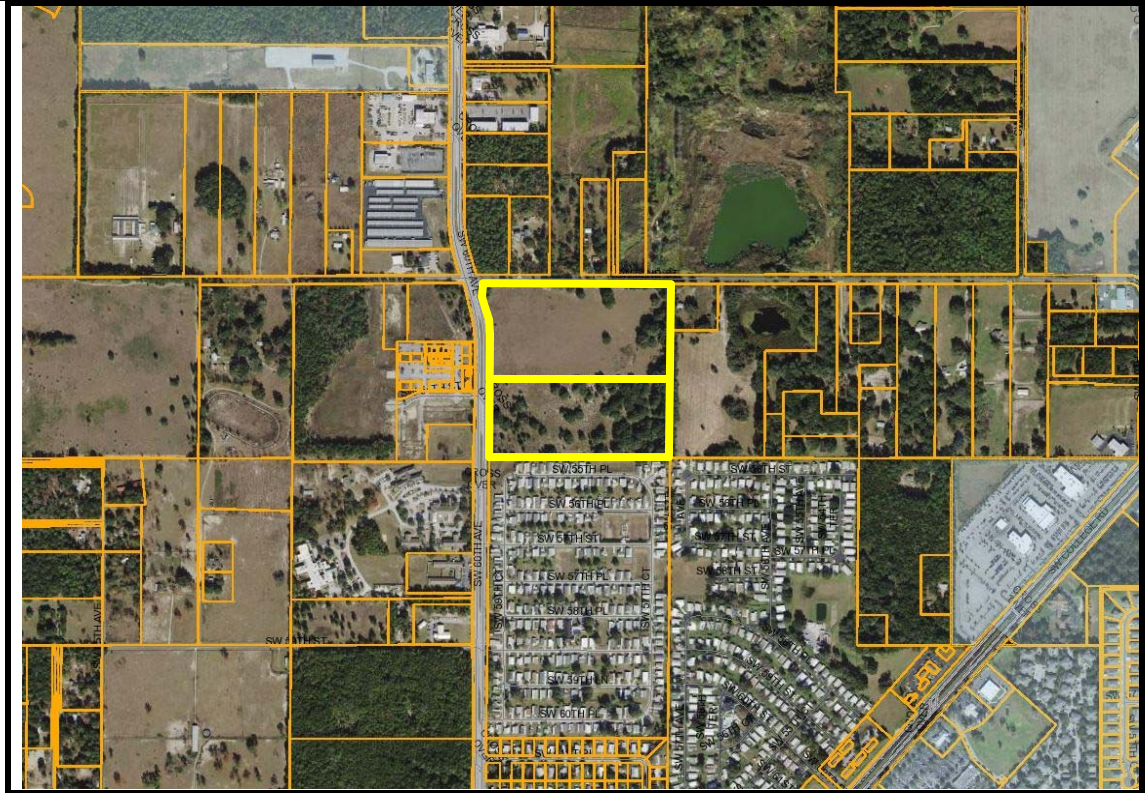
Parcel #/Acreage
35369-027-01/20.00
35369-027-02/16.09
TOTAL/36.09

Future Land Use
High Density
Residential

Existing Zoning
R-1: Single Family
Residential

**Staff
Recommendation**
Approval with
Development
Conditions

**P&Z
Recommendation:**
Approval with
Development
Conditions



Item Summary

Staff is recommending **Approval with Development Conditions** of the rezoning of this property from A-1: General Agriculture to PUD: Planned Unit Development in order to establish a multi-family townhome community.

Location

The subject parcel is located on the east side of SW 60th Ave and south of SW 52nd Street, approximately one mile north of SR 200.

Public Notice

Notice of public hearing was mailed to 18 property owners within 300 feet of the subject property. One letter of opposition was received from within 300 feet or 6%.

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

Project Planner
Kenneth Odom,
Transportation Planner

Additional Information

N/A

Comprehensive Plan Amendment:

N/A

Code Case: None

ADJACENT PROPERTY CHARACTERISTICS			
Direction of Adjacency	Future Land Use Designation	Zoning	Existing Use/MCPA Property Class
North	Medium Density Residential & Commercial	A-1 General Agriculture	(01) Improved Residential
South	High Density Residential	P-MH Mobile Home Park	(01) Improved Residential
East	High Density Residential	A-1 General Agriculture	(51-53) Cropland & (01) Improved Residential
West	High Density Residential & Commercial	R-O Residential Office & B-2: Community Business	(18) Multi-Story Office

Request

The applicant is requesting that the property be rezoned from A-1: General Agriculture to PUD, Planned Unit Development, in order to establish a multi-family, all ages, “build-for-rent” community of up to two-hundred and eighty-eight attached town home units within the Urban Growth Boundary. The site will marketed as economic “cottage style” housing that will consist of 3/2 and 2/2 townhome layouts.

The community will be on-site managed and include amenities such as a pool and grill area, on-site walking and exercise trails, an outdoor exercise studio (with workout classes facilitated on-site), a “Bark Park”, on-site climate controlled storage units (tenants use only), Community Pavilion and a discount to tenants who are members of any locally owned fitness center or gym. The current conceptual plan exceeds the PUD open space requirement with the aforementioned amenities and 7.22 acres as open space which amounts to approximately twenty-nine percent (29%) of the total area of the project.

Utilities

City of Ocala water and sewer service are within connection distance to the north on SW 60th Ave. Any development of the subject parcel will be required to hook up those services. The subject parcel lies within the service area of SECO Energy Company.

Traffic & Transit

The proposed development is projected to generate 2,644 daily trips which will access the local roadway network at points on SW 52nd Street and SW 60th Avenue. Current daily traffic counts on SW 60th Avenue are approximately 18,800 trips per day at this location. Only fifty-two percent of the daily corridor capacity is currently used as the capacity of the corridor is 35,820 trips per day. Traffic counts are not currently recorded on SW 52nd Avenue.

The City of Ocala is the current administrative coordinator of the SunTran fixed route bus service and have recently extended the Silver Route south on the SW 60th Avenue corridor. This extension will allow for transit service to be accessible to the proposed development.

Analysis

In reaching its decision, the Board of County Commissioners will find:

a. Granting the proposed Zoning change will not adversely affect the public interest.

Rezoning this property to a multi-family PUD residential zoning type is consistent with the underlying High Density Residential land use for the subject parcels.

b. The proposed Zoning Change is consistent with the current Comprehensive Plan.

The FLU Map 1: Marion County 2035 Future Land Use Map of the Comprehensive Plan designates this property as High Density Residential. The proposed rezoning is consistent with the Comprehensive Plan.

c. The proposed Zoning Change is compatible with land uses in the surrounding area.

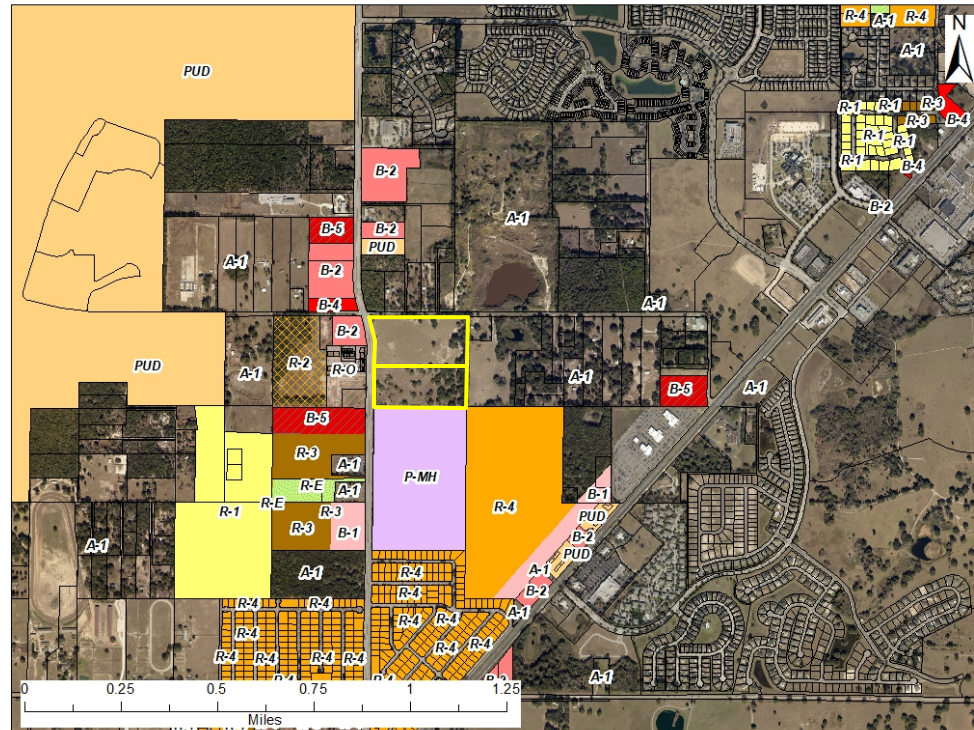
The site is High Density Residential surrounded by High Density Residential, Medium Density Residential and Commercial land uses. The proposed use is consistent with the High Density Residential land use. The project is also within the Urban Growth Boundary.

Staff Recommendation: APPROVAL WITH DEVELOPMENT CONDITIONS

1. The project shall be developed consistent with the PUD Application, the approved PUD Concept Plan, and the conditions as provided in this approval.
2. The project shall contain up to 288 “cottage style” economic rental housing units of 3/2 and 2/2 layouts.
3. Project buffers shall be provided consistent with those in the approved Concept Plan, including the incorporation of an 8’ walking trail, within the buffers, that circumnavigates the proposed development.
4. Open space within the project shall constitute at least twenty percent of the total area of the subject parcels. Amenities and partial percentages for DRA inclusion are admissible.
5. A traffic study will be required, pursuant to Land Development Code standards.
6. All project-wide walls, fences, berms, and buffers, including all vegetative plantings, shall be installed and maintained in perpetuity consistent with professionally accepted landscape practices, unless & until modified through the appropriate Land Development Code (LDC) PUD Amendment Process.
7. All project development shall be served by central potable water and central sanitary sewer services prior to the issuance of any project Certificates of Occupancy or equivalent final inspection; with the services installed and/or developed consistent with the LDC. Adequate capacity shall be demonstrated prior to approval of Improvement Plans.
8. The project’s final PUD Master Plan, or equivalent, shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the LDC’s notice provisions at the applicant’s expense.

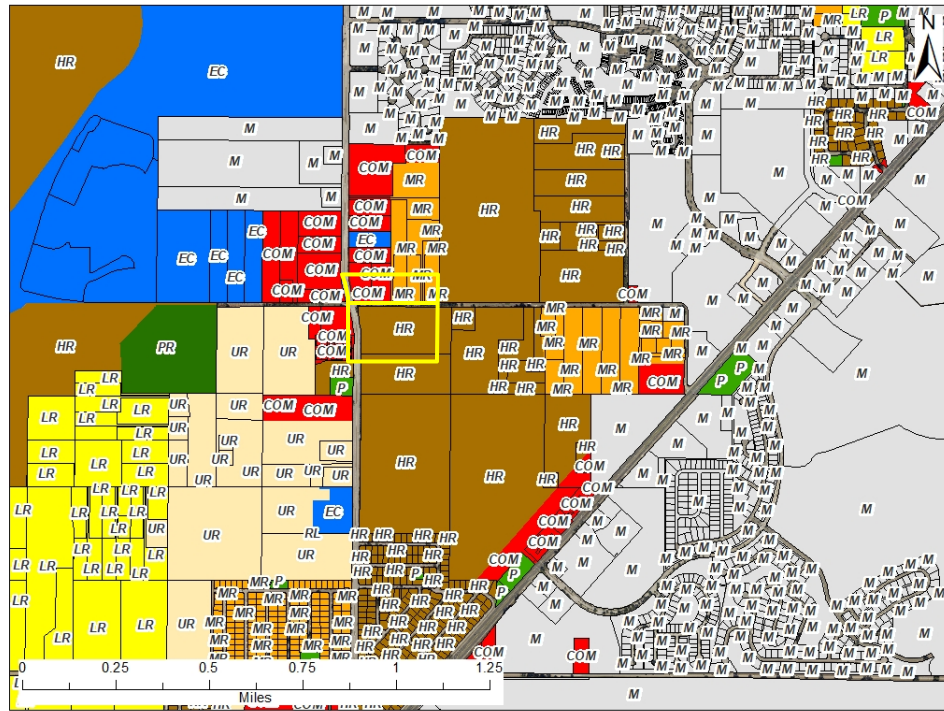
Zoning

The subject parcel is A-1: General Agriculture. It is surrounded by A-1, P-MH, B-2 and R-O.



Land Use

The subject parcel is High Density Residential. It is bordered by High Density Residential, Medium Density Residential, Commercial land uses and is located within the Urban Growth Boundary



Date: 8/25/2021



Ocala South Townhomes





Ocala South Townhomes





Ocala South Townhomes



Ocala South Townhomes

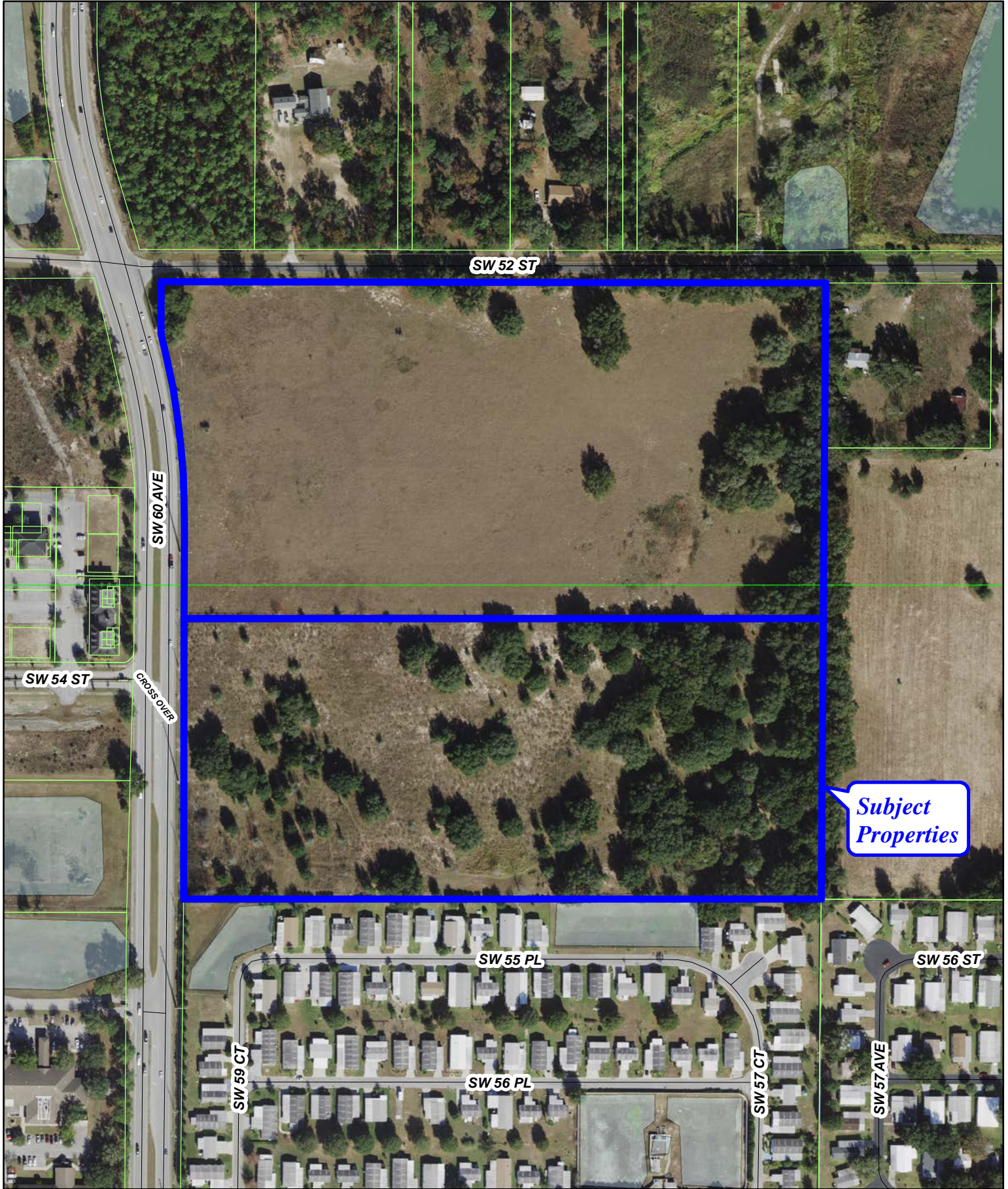


SW 52nd Street

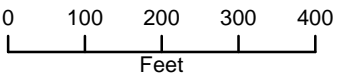


Subject Parcel From SW 52nd Street

Aerial: 211013Z



Subject Properties





**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:	
App Request No.:	# 27184
Case Number:	# 2110133
Received Date:	8-4-21
Received By:	KO
Submission Complete Date:	

PARCEL ACCOUNT NUMBERS: 35369-027-01 & 35369-027-02

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:
A-1 General Agriculture "Ocala South Townhomes"

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: 36.09 ✓ **Maximum Proposed Residential Units:** 280 ✓

Maximum Non-Residential (Commercial or Industrial) Acreage: 0

- Directions to property (from MC Growth Services):**
1. Head south on W Anthony Rd and drive 1.4 miles;
 2. Turn right onto FL-326 W and drive 3.9 miles;
 3. Use the right lane to merge onto I-75 S via the ramp to Tampa and drive 5.8 miles;
 4. Take exit 352 toward FL-40 W/W Silver Springs Blvd and drive 0.4 miles;
 5. Keep right at the fork, follow signs for FL-40 W and merge onto FL-40 W/W Silver Springs Blvd and drive 2.0 miles
 6. Turn left onto SW 60th Ave and drive 3.5 miles to arrive at the intersection of SW 60th Ave and SW 52nd St

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

Longreen Farm Inc. ✓ c/o: David Hopper
Property owner name (please print)
419 Leedsville Rd
MAILING ADDRESS
Amenia, NY 12501-5830
City, state, zip code
914-474-7175
Phone number (include area code)
dhhorsebuy@aol.com

SWC Management, LLC c/o: Ray Mazzie
Applicant/agent name (please print)
831 NE 20th Avenue
MAILING ADDRESS
Fort Lauderdale, FL 33304
City, state, zip code
(239) 404-1432
Phone number (include area code)
Ray@southernwaterscapital.com

e-Mail Address (include complete address)
DocuSigned by:
David Hopper ✓
Signature 155140EBD3EB451... 7/24/2021

e-Mail Address (include complete address)
Signature

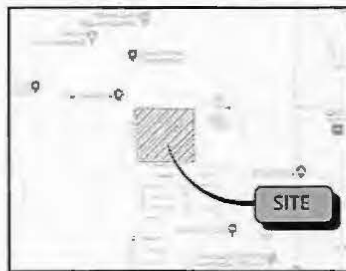
NOTE: A zoning change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no 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.

Primary Agent * Austin T. Deiley, Esq.
c/o: Klein & Klein, LLC
see attached per KO. 8-18-21

2110133

PUD REZONING PLANS FOR OCALA SOUTH TOWNHOMES PUD

SW 60TH AVE AND SW 52ND ST
OCALA, MARION COUNTY, FLORIDA
TAX PARCEL: 35369-027-01 & 35369-027-02



VICINITY MAP



FEMA MAP



AERIAL MAP

OCALA SOUTH TOWNHOMES PUD
TOTAL SITE AREA: 76.99 AC.
ZONING: PUD

DEVELOPMENT TEAM

DEVELOPER SVC MANAGEMENT LLC 831 NE 20TH AVENUE FORT LAUDERDALE, FL 33304 PHONE: (229) 404-1432 CONTACT: RAY MAZZIE	CIVIL ENGINEER ATWELL, LLC 130 S. ORANGE AVE., SUITE 2008 ORLANDO, FL 32801 PHONE: (704) 351-5327 CONTACT: DAVID GASTEL, P.E.	SURVEYOR ATWELL, LLC 130 S. ORANGE AVE., SUITE 2008 ORLANDO, FL 32801 PHONE: (407) 743-1524 CONTACT: TRAJ AVERY
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GOVERNING AGENCIES AND UTILITY CONTACTS

ENTITY MARION COUNTY GROWTH SERVICES 2710 E. SILVER SPRINGS BLVD. OCALA, FL 34470 PHONE: (352) 438-2860 CONTACT: MARY ELIZABETH BURGESS	ENTITY CITY OF OCALA WATER RESOURCES 1805 NE 30TH AVE., BLDG 600 OCALA, FL 34470 PHONE: (352) 381-8790 CONTACT: RICHARD RAGOSTA
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SUBMITTAL DATE

SUBMITTAL - AUGUST 4, 2021

PROJECT NARRATIVE

THIS IS A PUD REZONING REQUEST ON PARCELS 35369-027-01 & 35369-027-02. THE PROPOSED REZONING IS TO CHANGE FROM THE CURRENT ZONING A-1 GENERAL AGRICULTURAL TO PUD.

THE OWNER IS SUBMITTING A PLANNED UNIT DEVELOPMENT APPLICATION TO DEVELOP OCALA SOUTH, A 280-UNIT BUILD-FOR-RENT WORKFORCE HOUSING TOWNHOME COMMUNITY WITH A FULL AMENITY PACKAGE THAT WILL REWARD A HEALTHY AND ACTIVE LIFESTYLE. OCALA SOUTH IS A UNIQUE MULTI-FAMILY HOUSING CONCEPT WITH A "COTTAGE STYLE" FEEL THAT WILL CONSIST OF 1/2 AND 2/2 TOWNHOME LAYOUTS. THE AMENITIES WILL INCLUDE A POOL AND GRILL AREA, WALKING AND BIKING TRAIL, OUTDOOR EXERCISE STUDIO (WITH WORKOUT CLASSES PERIODICALLY FACILITATED), A "BARK PARK", ON-SITE CLIMATE-CONTROLLED STORAGE UNITS (FOR TENANT USE ONLY), COMMUNITY PAVILION OR SHADE AREA AND A DISCOUNT TO TENANTS WHO ARE MEMBERS OF ANY LOCALLY OWNED FITNESS CENTER OR GYM.

THE MISSION OF OCALA SOUTH IS TO PROVIDE WORKFORCE HOUSING FOR TENANTS THAT SERVE THE MARION COUNTY COMMUNITY. OCALA SOUTH WILL SERVICE THE WORKING CLASS OF MARION COUNTY THROUGH ITS ALL-AGE COMMUNITY AND PROVIDE AN AFFORDABLE OPTION TO ITS TENANTS THAT MIRRORS THE HEALTHY LIFESTYLE OFFERED BY LUXURY NEIGHBORHOODS.

WITHIN CLOSE PROXIMITY ARE MANY LOCAL BUSINESSES, COMMUNITIES, AND NATIONAL ENTERPRISES, INCLUDING BUT NOT LIMITED TO THE WEST MARION COMMUNITY HOSPITAL, VETERAN AFFAIRS OUTPATIENT CLINIC, FLORIDA CROSSROADS COMMERCE PARK, OCALA INTERNATIONAL AIRPORT, ON TOP OF THE WORLD, CALESA, AND THE WORLD BOUTIQUE CENTER. THE COMMUNITY IS PERFECTLY LOCATED FOR OUR RESIDENTS TO SERVICE THESE INDUSTRIES AND OTHERS AHEAD. THE ADDITIONAL SUPERAN ROUTES (COMING SOON) WILL ASSIST OCALA SOUTH'S TENANTS WITH ACCESSIBLE ADA COMPLIANT TRANSIT SERVICES AND VIABLE MEANS OF MOBILITY.

THE OWNER INTENDS ON CONTRACTING WITH AS MANY LOCALLY SOURCED BUSINESSES AS POSSIBLE. AN EXPERIENCED CONSTRUCTION MANAGEMENT FIRM WILL COORDINATE ALL ASPECTS OF DEVELOPMENT, INCLUDING THE CONSTRUCTION OF ALL PRIVATE ROADS, PARKING AREAS, DETENTION AREAS, COMMON AREAS, ETC. AN EXPERIENCED PROPERTY MANAGER WILL BE ONBOARDED DURING THE CONSTRUCTION PHASE TO BE WELL PREPARED FOR THE LEASE UP PHASE OF THE PROJECT, AND WILL CONTINUE TO BE CONTRACTED OVER THE LIFE OF THE COMMUNITY TO COORDINATE ALL ASPECTS OF RESIDENTIAL LIVING, INCLUDING MAINTENANCE OF ALL PRIVATE ROADS, PARKING AREAS, DETENTION AREAS, COMMON AREAS, ETC. ESPECIALLY AFTER THE SITE IS COMPLETE. AMONG THESE TWO GROUPS, THE AFOREMENTIONED SITE FEATURES WILL BE UNDER CONSTANT PERMANENT PROFESSIONAL MANAGEMENT.

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C100	EXISTING CONDITIONS PLAN
C101	LAND USE PLAN
C200	SITE PLAN

811
Know what's below.
Call before you dig.
24 HOUR EMERGENCY CONTACT

ATWELL
INCORPORATED
MARION COUNTY, FLORIDA

SECTION / TOWNSHIP IS / RANGE 21
SW 60TH AVE AND SW 52ND ST
OCALA
MARION COUNTY, FLORIDA

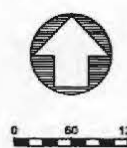
OCALA SOUTH TOWNHOMES PUD
SVC MANAGEMENT LLC
PUD REZONING PLANS
COVER SHEET

AUGUST 4, 2021

Scale: 1" = 100'
Date: 8/4/21
Project: Ocala South
Sheet: C000

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LEGAL DESCRIPTION FOR TITLE COMMITMENT

PARCEL NO. 1: (2389) 027-01:
 For a part of reference, see record of the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 6, Township 35 South, Range 21 East, Polk County, Florida, Merita Court Survey 90' Wide, 20.00 feet to the Point of Beginning, and given also being on the South right of way line of County Road No. 4 (1.00 feet wide); thence according to and as a right-of-way line, thence South 89°15'00" West, 204.79 feet; thence South 89°15'00" West, 1272.63 feet to a point on the East right of way line of County Road No. 3 to (1.00 feet wide); thence North 89°15'00" West, 204.79 feet to the Point of Beginning; thence along the East right of way line, North 89°15'00" East, 124.14 feet to the point of a curve, on curve Southwesterly, having a central angle of 17°00'00" and a radius of 2106.28 feet; thence along said arc and said part of curve, a distance of 587.96 feet to the point of tangency; thence along the straight right-of-way line, North 89°15'00" East, 222.82 feet to a point on the South right of way line of the aforementioned County Road; thence along said line, North 89°15'00" East, 1124.51 feet to the Point of Beginning.

PARCEL NO. 2: (2389) 027-02:
 A portion of the Northeast 1/4 of the Southwest 1/4 of Section 6, Township 35 South, Range 21 East, Polk County, Florida, being more fully described as follows:
 For a Part of Reference, see record of the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 6, Township 35 South, Range 21 East, Polk County, Florida, Merita Court Survey 90' Wide, 20.00 feet to the Point of Beginning, and given also being on the South right of way line of County Road No. 4 (1.00 feet wide); thence according to and as a right-of-way line, thence South 89°15'00" West, 204.79 feet; thence South 89°15'00" West, 1272.63 feet to a point on the East right of way line of County Road No. 3 to (1.00 feet wide); thence North 89°15'00" West, 204.79 feet to the Point of Beginning; thence along the East right of way line, North 89°15'00" East, 124.14 feet to the point of a curve, on curve Southwesterly, having a central angle of 17°00'00" and a radius of 2106.28 feet; thence along said arc and said part of curve, a distance of 587.96 feet to the point of tangency; thence along the straight right-of-way line, North 89°15'00" East, 222.82 feet to the South boundary of the aforementioned County Road; thence along said line, North 89°15'00" East, 1124.51 feet to the Point of Beginning.

NOTE:

1. THERE ARE NO EXISTING SITE IMPROVEMENTS ON THE PROJECT SITE.
2. EXISTING CONDITIONS ARE BASED UPON CBS AND MIGHT NOT BE ACCURATE. ALTA AND TOPOGRAPHIC SURVEY IS IN THE PROCESS OF PREPARING.

811
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 Call 811 to report a problem or to request a utility locate. Call 811 to report a problem or to request a utility locate. Call 811 to report a problem or to request a utility locate.

24 HOUR
 EMERGENCY CONTACT

ATWELL
 AN ASSOCIATE OF
 THE ATWELL GROUP

1111 S. W. 10th Ave., Suite 100
 Ocala, FL 34476
 Phone: 352.237.1111
 Fax: 352.237.1112
 Email: info@atwell.com

SECTION / TOWNSHIP / RANGE 21	SW 60TH AVE AND SW 52ND ST
COUNTY	POLK
MAJORITY COUNTY, FLORIDA	

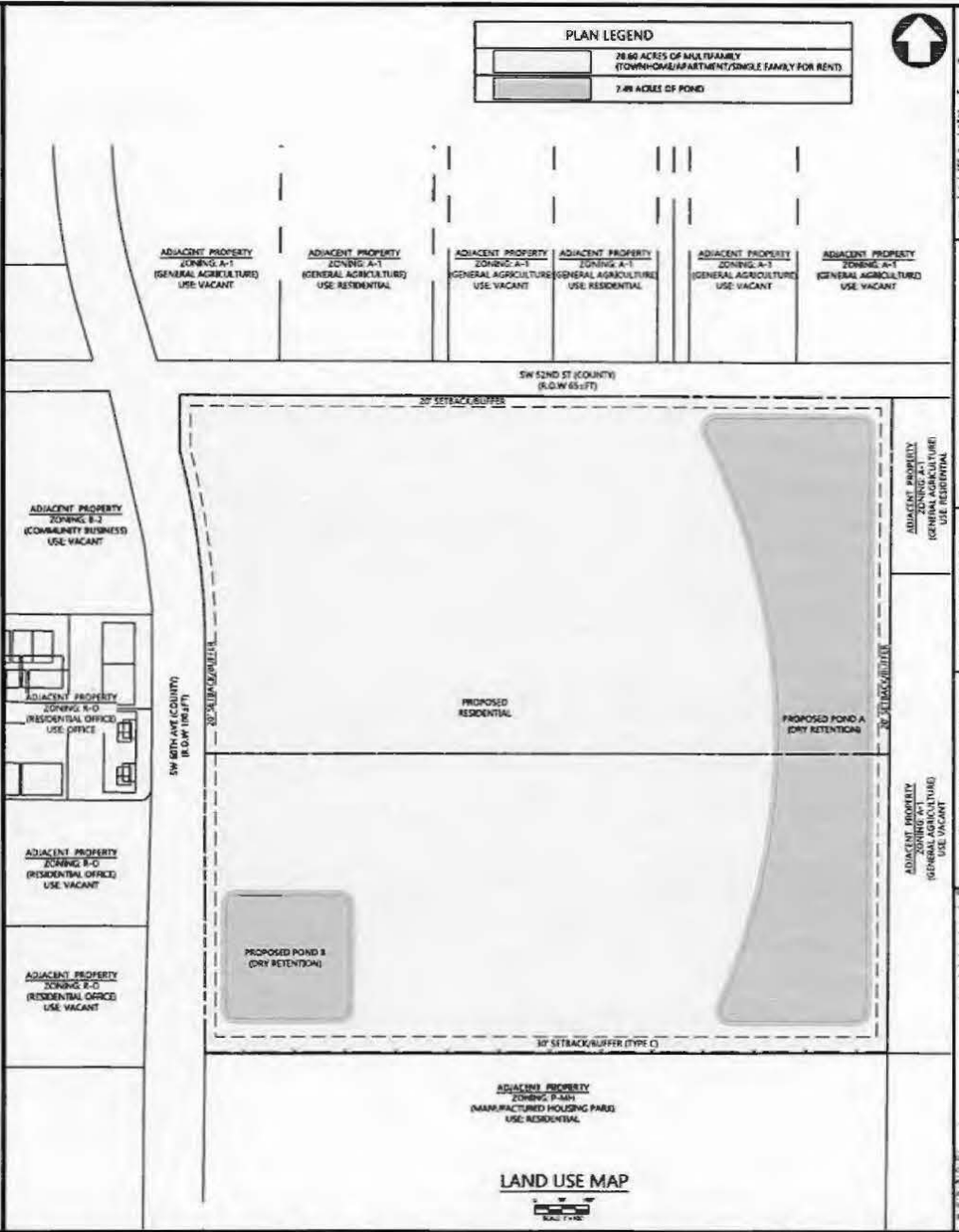
OCALA SOUTH TOWNHOMES PUD	SWC MANAGEMENT LLC
PUD REZONING PLANS	EXISTING CONDITIONS PLAN

DATE	AUGUST 4, 2021
PROJECT	
REVISIONS	
NO. 1	
NO. 2	
NO. 3	
NO. 4	
NO. 5	
NO. 6	
NO. 7	
NO. 8	
NO. 9	
NO. 10	

DRAWN BY	DL
CHECKED BY	PHS
PROJECT MANAGER	DLG
DATE	8/4/21
SCALE	AS SHOWN
PROJECT NO.	2389
DATE	8/4/21
PROJECT NO.	2389
PROJECT NO.	2389



AERIAL MAP



PLAN LEGEND	
[Light Gray Box]	28.66 ACRES OF MULTIFAMILY (TOWNHOME/APARTMENT/SINGLE FAMILY FOR RENT)
[Dark Gray Box]	7.48 ACRES OF POND



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 811 is a free service that connects you to the utility companies that have lines in your area. They will mark the location of their lines before you dig. This helps prevent accidents and damage to property. Call 811 at least 48 hours before you dig. For more information, visit www.811.com.



SEC 04 / TOWNSHIP 16 / RANGE 21
 SW 60TH AVE AND SW 52ND ST
 Ocala
 HARRISON COUNTY, FLORIDA

OCALA SOUTH TOWNHOMES PUD
 SWC MANAGEMENT LLC
 PUD REZONING PLANS
 LAND USE PLAN

AUGUST 4, 2021

REVISION

DESIGNED BY: [Blank]
 CHECKED BY: [Blank]
 PROJECT MANAGER: [Blank]
 DATE: [Blank]
 DRAWING NO.: [Blank]
 SHEET NO.: [Blank]

C101

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Ocala South Townhomes





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#211013Z - LONGREEN F/ X

Public Notification

