



December 14, 2023

Growth Services Director
Office of the County Engineer
412 SE 25th Avenue
Ocala, FL 34471

**RE: Board of County Commissioners Agenda Request
SW 100th St. PUD – East
PUD East - Preliminary Plat / Master PUD Plan: AR# 28951
PUD East - Improvement Plans: AR# 30222
Offsite 100th St. – Improvement Plans: AR# 30253**

To Whom It May Concern:

Upon approval of the Preliminary Plat / Master PUD Plan by staff we request the Preliminary Plat / Master PUD Plan be approved by DRC then subsequently presented to BCC for approval.

This Preliminary Plat / Master PUD Plan, along with the submitted Amenity Details, meets or exceeds the PUD Conceptual Plan conditions of approval as noted listed below with compliance noted in ***bold italics***:

1. The PUD shall consist of a total of 180 single-family detached dwellings units and accompanying accessory amenities (e.g., clubhouse, pool, sport field, open space with trail) consistent with the PUD application and PUD concept plan (dated 7/29/2021: attached).

180 residential lots and associated amenities are proposed on the Preliminary Plat / Master PUD Plan.

2. The developer shall be required to fully construct SW 100th Street, including sidewalks, from SW 49th Avenue road westward to SW 62nd Avenue road in conjunction with the companion PUD (211008Z) and/or up to and including the SW 54th Court intersection and the Woods & Meadows East subdivision at a minimum. The PUD shall not be developed and/or constructed as a gated community and shall accommodate reciprocating interconnected streets with the adjoining surrounding subdivisions as proposed to be used by this PUD.

Per previously submitted draft developer's agreement, approved traffic study, and offsite 100th Street Improvement Plans (AR#30253), SW 100th Street with 12' multimodal path (sidewalk) shall be constructed from SW 49th Ave to SW 62nd Ave Rd. No gate or access restrictions are proposed per the Preliminary Plat / Master PUD Plan.

3. The PUD shall have two vehicle access points to SW 100th Street.

Two vehicle access points are proposed per the Preliminary Plat / Master PUD Plan.

4. No PUD project vehicle access shall be allowed to the south to SW 51st Terrace in the Emerald Point subdivision.

Per the Preliminary Plat / Master PUD Plan, no access is proposed to SW 51st Terrace.

5. Gated emergency vehicle access is permitted to the west to SW 101st Place in the Woods and Meadows East subdivision. Full vehicle access and connectivity to the west to SW 101st Place in the Woods and Meadows East subdivision shall be evaluated as part of the PUD's traffic study and a final access management plan (e.g., vehicle, bicycle, pedestrian, etc.) shall be provided as part of the project's final PUD master plan for Board of County Commissioners review and consideration as listed in condition #12.

Per condition #2, the PUD shall not be gated. No access restrictions are proposed to SW 101st Place. Access and connectivity were addressed in the traffic study. Access management components are shown on site layout sheet C004 of the Preliminary Plat / Master PUD Plan.

6. Construction access for the initial development of the subdivision infrastructure and PUD residential dwelling units shall be provided via SW 100th Street.

Per the proposed developer's agreement, approved traffic study, and offsite 100th Street Improvement Plans, SW 100th Street shall be constructed to provide PUD subdivision access.

7. Residential lots along the project's west boundary shared with the Woods & Meadows East subdivision shall comply with the R-1 zoning classification's minimum 70' wide lot width requirement.

Proposed lots along the western boundary are 70' wide.

8. A type "A" buffer (minimum 30' wide, three shade trees and five accent trees per 100 lineal feet, with shrubs and ground cover for at least 50% of the buffer to be three feet within one year of planting) shall be provided along the west and south boundaries in the "remainder open space area" wherein existing vegetation is maintained, with supplemental plantings provided when existing vegetation is insufficient to meet the vegetation requirements.

A type "A" buffer with existing vegetation and supplemental plantings is proposed along the south and west boundaries.

9. The PUD master plan (or equivalent) shall demonstrate compliance with the project's open space requirements of 9.82 acres.

Per the Preliminary Plat / Master PUD Plan, 10.69 acres of open space is proposed.

10. PUD community recreation and amenity facilities shall be provided as follows:

- a. The final PUD master plan submittal shall be accompanied by documentation demonstrating current national home builder association residential community amenity package practices and rates.

Amenity details have been submitted in conjunction with this Preliminary Plat / Master PUD Plan.

- b. Amenities for the PUD shall then conform to the greater of either the cited builder practices and rates noted previously, or shall include at a minimum the following: 2,500 square foot clubhouse, pool, playground, and ball/play field (e.g., soccer) that may be provided as a component of the PUD's drainage retention area design acceptable to the county engineer, whichever is greater.

Amenity details have been submitted in conjunction with this Preliminary Plat / Master PUD Plan.

- c. The amenity details and locations shall be provided as part of the PUD's subdivision infrastructure improvements, and the project's final PUD master plan shall establish the schedule for construction and completion of the amenities in coordination with the PUD's development (e.g., thresholds for initiating construction, thresholds for completing construction, etc.).

As noted on plan sheet C005, amenities shall be constructed during the initial PUD construction phase.

10. Any lighting provided for the PUD's community recreation and amenity facilities, including the proposed play/ball fields, shall comply with the provisions of LDC division 6.19, outdoor lighting, particularly in regards to preventing direct glare and light spillage on to adjacent streets and properties.

No multipurpose field lighting is proposed. Normal lighting will be provided for the PUD's community recreation and amenity facilities which are internally located within the project to avoid light spillage on to adjacent properties.

11. 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.

This letter of request is intended to meet this requirement.

Sincerely,

Michael W. Radcliffe Engineering, Inc.



Michael W. Radcliffe, P.E.

cc: Dawson Ransome
File