



**Marion County
Board of County Commissioners**

Growth Management ♦ Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

APPLICATION FOR REZONING

Application No.: _____

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from A-1 (General Agriculture)

to PUD (Planned Unit Development), for the intended use of:

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 21615-000-00

Property dimensions: _____ **Total acreage:** 59.11

Directions: Take SR 40 west to NW 60th Avenue; turn R to subject property on L @ 2900 NW 60th Avenue

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

George Debenedicty/ Adrian W Bell III

Property owner name (please print)

5685 W Hwy 40

Mailing address

Ocala, FL 34482

City, state, zip code

352-629-4504 895-8900

Phone number (please include area code)

George Debenedicty *Adrian W. Bell III*

Signature

Tillman & Associates Engineering LLC

Applicant or agent name (please print)

1720 SE 16th AVE, Bldg 100

Mailing address

Ocala, FL 34471

City, state, zip code

352-387-4540

Phone number (please include area code)

[Signature]

Signature

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. 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 applicant or agent must be correct and legible to be processed. The filing fee is \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

FOR OFFICE USE ONLY

RECEIVED BY: EM DATE: 2/3/21 ZONING MAP NO.: 127

Rev. 07/02/2019

“Meeting Needs by Exceeding Expectations”

PRJ. 2021 020098
AR 26222



**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

MARCH 1, 2021

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

SUBJECT: REZONING TO PUD COMMENTS LETTER
PROJECT NAME: DEBENEDICTY PROPERTY, GEORGE @ NW 60TH AVENUE
PROJECT #2021020028 APPLICATION #26222 PARCEL #21615-000-00

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: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Rezoning
STATUS OF REVIEW: INFO
REMARKS: n/a
2. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Rezoning
STATUS OF REVIEW: INFO
REMARKS: INFO. The project proposes 207 single family residential lots, 5 drainage retention areas, and a clubhouse/park tract. Please be advised there may be offsite drainage contributing to eastern most DRA. Please ensure LDC 6.13 is met with the Improvement Plans.

3. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Rezoning
STATUS OF REVIEW: INFO
REMARKS: A traffic study will be required for this development. A traffic study methodology must be submitted and approved prior to conducting the study.
4. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)(14) - Preliminary sidewalk and multimodal circulation plan
STATUS OF REVIEW: INFO
REMARKS: 1. Sidewalk placed at the back of the curb needs to be 6 feet wide. 2. The plans calls for the construction of sidewalk on one side of the street as required by the code, but it also provides for a building setback of 20 feet with the right-of-way line at the back of the sidewalk. This will only leave about 20 feet from the home to the sidewalk. Code requires the driveway to measure a minimum of 25 feet from the face of the garage to the sidewalk. 25 feet is the standard design length for a passenger car. 3 Sidewalk is also required along NW 60th Avenue.
5. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)(15) - Proposed parallel access locations
STATUS OF REVIEW: INFO
REMARKS: A subdivision of this size is required to have at least two access points. Also, it is located along two quarter section lines. Stubouts should be provided to the adjacent unplatted lands to provide for an alternative access in the future.
6. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)(17) - Show any proposed land or right-of-way dedication
STATUS OF REVIEW: INFO
REMARKS: 1. The existing right-of-way on NW 60th Avenue is approximately 100 feet wide. The minimum width for a collector roadway is 120 feet. If the traffic study determines that additional improvements are needed on NW 60th Avenue, a right-of-way dedication will be needed. 2. The standard right-of-way width for a private subdivision street is 50 feet with 5' easements on each side. This plan only shows 40 feet.
7. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: INFO
REMARKS: When providing formal improvement plans. The plans shall indicate fire department water supply through out the development.
8. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 Fire Dept Access Roads
STATUS OF REVIEW: INFO
REMARKS: Due to the number of lot the development will need to provide a 2nd emergency access for emergency vehicles.
9. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Additional Fire Comments
STATUS OF REVIEW: INFO
REMARKS: Please ensure all items in the Florida Fire Prevention Code Chapter 18 for Fire Department access are met.

10. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed PUD Master Plan submitted for review?
STATUS OF REVIEW: INFO
REMARKS: 1) Table 1 requires expansion to fully address each development form and its primary and accessory structures, along with internal versus corner lots.
2) Table 1 lists "Villa Standards" but no typical diagram is provided and the form of the unit is not clear. Is this a one-side zero-lot-line form or a "shared common wall" (duplex) form? Further information is required along with the necessary detail in Table 1 for the units as noted in the prior remark.
11. 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: Staff notes the plan indicates "proposed" and "provided" dwelling units - it appears that the plan is request "approval" of the maximum number of units possible for the property. Please note that that development amount will be subject to traffic and any potential flood zones on the property as noted in other review remarks.
12. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: INFO
REMARKS: Portions of the site are identified as flood prone by Marion County, and likely to be identified a flood zone in the future, development density of the site will be required to reduce should a flood zone designation be in place when formal developed is initiated, unless suitable engineering and/or LOMAR studies are completed.
13. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency - Is Capacity Available?
STATUS OF REVIEW: INFO
REMARKS: A suitable traffic methodology and subsequent study for the site will be required to ensure all necessary site access improvements are identified and appropriately ensured and coordinated with development as the project progresses.
14. 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: Concurrency approval and certification is not required for conceptual/rezoning actions, though an applicant may pursue certification if desired. Subsequent development applications, including the Final Master Plan or equivalent, will need to address concurrency certification or elect deferral by providing the following note on the plan(s):
"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, Master Plan, Preliminary Plat, Improvement Plan, Final Plat, Site Plan, or Building Permit review."
15. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Special Planning Items:
STATUS OF REVIEW: INFO
REMARKS: Staff notes the surrounding properties are identified as "ag exempt" qualifying as "Sustainable Agricultural Land" pursuant to Section 163.3163, FS, which will require suitable advisory notices on the project's future subdivision final plat [LDC Section 6.3.1.C(15)(j)].

16. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities; water within 3,100' +/-
17. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities; sewer force main within 3,000' +/-
18. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Water Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: ERC calculation will determine connection distance; unknown based on information provided at this time in this submittal.
19. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: ERC calculation will determine connection distance; unknown based on information provided at this time in this submittal.
20. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.C(2)(e) - Grease Trap, FOG Worksheet
STATUS OF REVIEW: INFO
REMARKS: Connection requirements and use will determine applicability of this review item.
21. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.C - Industrial Pretreatment
STATUS OF REVIEW: INFO
REMARKS: Connection requirements and use will determine applicability of this review item.
22. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.D - Hydraulic Analysis
STATUS OF REVIEW: INFO
REMARKS: Connection requirements and property development will determine applicability of this review item.
23. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
STATUS OF REVIEW: INFO
REMARKS: Connection requirements and property development will determine applicability of this review item.
24. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.1 - Potable Water Distribution System
STATUS OF REVIEW: INFO
REMARKS: Connection requirements and use will determine applicability of this review item.

25. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity
STATUS OF REVIEW: INFO
REMARKS: defer to MCFR; Connection requirements may impact this review item.
26. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design
STATUS OF REVIEW: INFO
REMARKS: Connection requirements and property development will determine applicability of this review item.
27. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)
STATUS OF REVIEW: INFO
REMARKS: Connection requirements and property development will determine applicability of this review item.
28. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b) - Conceptual plan in compliance with Division 2.13 and 2.11.
STATUS OF REVIEW: INFO
REMARKS:
29. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(1)(b) - Front page requirements.
STATUS OF REVIEW: INFO
REMARKS: Update front page to meet requirements.
30. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(2) - Vicinity map that depicts relationship of the site to the surrounding area within a 1-mile radius.
STATUS OF REVIEW: INFO
REMARKS: not in plan set
31. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(5) - Identify the Future Land Use and Existing Zoning of the subject property as well as all properties immediately adjacent to the subject property.
STATUS OF REVIEW: INFO
REMARKS: FLU and Zoning of property provided, but not surrounding properties.
32. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(7) - A list of proposed uses for the development.
STATUS OF REVIEW: INFO
REMARKS: it is not clear which lots are planned to correspond to the various tract layouts. Please indicate location of tract types.
33. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(10) - Identify proposed phasing on the plan.
STATUS OF REVIEW: INFO
REMARKS: Is phasing planned?

- 34. DEPARTMENT: ZONE - ZONING DEPARTMENT
 REVIEW ITEM: 4.2.31.F(2)(b)(18) / 4.2.31.E(7) - Identify any proposed parks or open spaces.
 STATUS OF REVIEW: INFO
 REMARKS: Please clearly indicate open space areas. Plan states 7.47 ac, is general open space but it is not shown on plan.

- 35. DEPARTMENT: ZONE - ZONING DEPARTMENT
 REVIEW ITEM: Location of water and sewer facilities.
 STATUS OF REVIEW: INFO
 REMARKS: Please provide

- 36. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
 REVIEW ITEM: Rezoning
 STATUS OF REVIEW: INFO
 REMARKS: no comments

- 37. DEPARTMENT: 911 - 911 MANAGEMENT
 REVIEW ITEM: Rezoning
 STATUS OF REVIEW: INFO
 REMARKS: APPROVED - Sheet 2 has an incorrect parcel number of 21615-000-00 for the existing DRA out at the road. It should be 21615+000-00. This must be corrected on any future plats to avoid rejection.

- 38. DEPARTMENT: 911 - 911 MANAGEMENT
 REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
 STATUS OF REVIEW: INFO
 REMARKS: APPROVED - Sheet 2 is missing the North Arrow. It must be added on any future plats to avoid rejection.

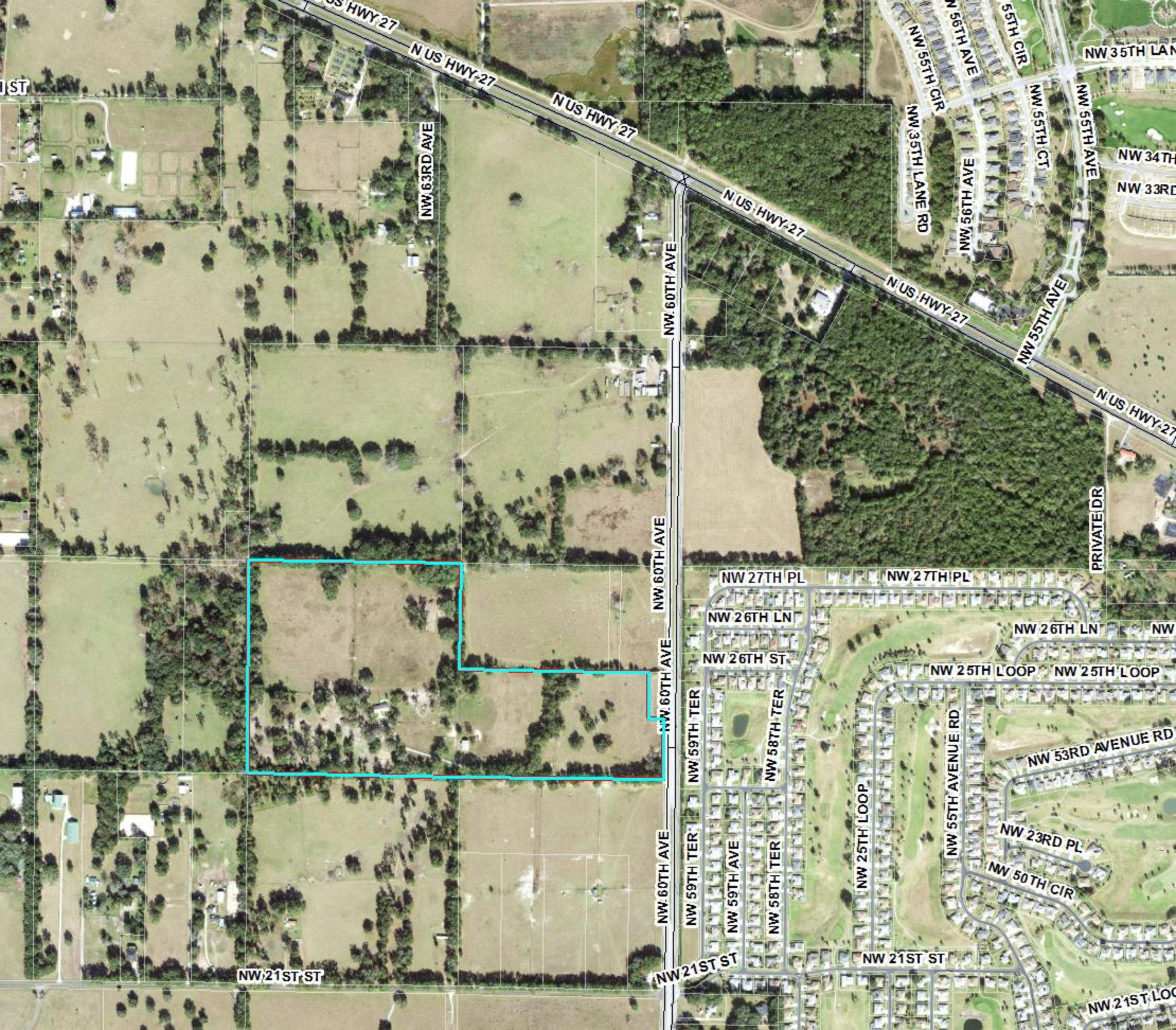
If you have any questions please contact me at (352) 671-8682 or carla.sansone@marioncountyfl.org.

Sincerely,



Carla Sansone
 Development Review Coordinator

- | | | |
|----------------------------------|-----------------------------------|-------------------------------------|
| 911 - (671-8460) | ENGSUR - Jerry Gowen (671-8686) | LSCAPE - Susan Heyen (671-8556) |
| DOH - Ed Brown (622-7744) | ENGTRF - Chris Zeigler (671-8378) | LUCURR - Chris Rison (438-2600) |
| ENGDRN - James Hulsey (671-8686) | ENRAA - Cheryl Weaver (671-8679) | UTIL - Carrie Hyde (307-6168) |
| ENGIN - Carla Sansone (671-8682) | FRMSH - Ken McCann (291-8000) | ZONE - Zoning Department (438-2675) |
| ENGPJ - Bert Yancey (671-8683) | | |



ST

N US HWY 27

N US HWY 27

N US HWY 27

NW 63RD AVE

NW 60TH AVE

N US HWY 27

N US HWY 27

NW 55TH AVE

N US HWY 27

PRIVATE DR

NW 27TH PL

NW 27TH PL

NW 26TH LN

NW 26TH LN

NW 26TH ST

NW 25TH LOOP

NW 25TH LOOP

NW 58TH TER

NW 59TH TER

NW 55TH AVENUE RD

NW 53RD AVENUE RD

NW 25TH LOOP

NW 23RD PL

NW 50TH CIR

NW 21ST ST

NW 21ST ST

NW 21ST ST

NW 21ST LOOP

