

June 21, 2024

PROJECT NAME: ARMSTRONG - WHISPER WOODS

PROJECT NUMBER: 2022070114

APPLICATION: REZONING TO PUD WITH MASTER PLAN #31600

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Existing roads marked with official 9-1-1 road names
STATUS OF REVIEW: INFO
REMARKS: The roads have already been named and I have labeled them on the Concept Plan. Please label accordingly on all future submittals.
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: N/A
- 3 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: INFO
REMARKS: To be addressed on future improvement plans
- 4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.3 - Gated Communities/Properties
STATUS OF REVIEW: INFO
REMARKS: To be addressed on future improvement plans
- 5 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants
STATUS OF REVIEW: INFO
REMARKS: To be addressed on future improvement plans
- 6 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
STATUS OF REVIEW: INFO
REMARKS: To be addressed on future improvement plans
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Rezoning to PUD with master plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - water & sewer mains are proposed within the development already - the only change will be SFRs are billed at 1 ERC vs. townhomes at 0.8 ERC at time of MCU Permitting review of the building permit & utility account setup.
- 8 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Rezoning to PUD with master plan
STATUS OF REVIEW: INFO
REMARKS: 1. will need to supply HOA Documents showing Florida Friendly Landscape included
- 9 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.6 - Tree removal submittal requirements
STATUS OF REVIEW: INFO REMARKS:

- 10 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: INFO
REMARKS: previously approved
- 11 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Rezoning to PUD with master plan
STATUS OF REVIEW: INFO
REMARKS:
- 12 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.14.2 - Master Plan fee of \$1,200.00 + (\$10.00 x per lot) made payable to Marion County
BCC
STATUS OF REVIEW: INFO
REMARKS: 6/3/24-fee due with resubmittal
- 13 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 6/3/24-add waivers if requested in future
- 14 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.
- 15 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.
- 16 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.
- 17 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.B - Project name centered at top of front page
STATUS OF REVIEW: NO
REMARKS:

- 18 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.D - Owner's certification with signature prior to plan approval
STATUS OF REVIEW: NO
REMARKS:
- 19 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.
STATUS OF REVIEW: NO
REMARKS:
- 20 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
STATUS OF REVIEW: NO
REMARKS: 6/3/24-missing north arrow
- 21 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: 6/3/24-space not available
- 22 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.I - Index of sheets and numbering
STATUS OF REVIEW: NO
REMARKS:
- 23 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity
STATUS OF REVIEW: NO
REMARKS: Please provide Owner's Certification on the cover sheet of the plans identifying the legal body responsible for the operation and maintenance of the stormwater management facility. Please include a signature line for the Owner's signature and the following certification: I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management facility and associated elements in accordance with the specifications shown herein and on the approved plan (this signature is not required until the final submittal).



**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:	2022070114
App Request No.:	31600
Case Number:	
Received Date:	5/29/24
Received By:	OCB
Submission Complete Date:	5/29/24

PARCEL ACCOUNT NUMBERS: 9007-0000-12

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:
Amend existing PUD (221111ZP) to modify product from town homes to single family detached units.

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: 10.33 **Maximum Proposed Residential Units:** 82

Maximum Non-Residential (Commercial or Industrial) Acreage: None

Directions to property (from MC Growth Services): _____
Take SE Maricamp Road southeasterly, turn L on Pine Road, subject property on R just before Bahia Road.

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

Armstrong Land, LLC

Property owner name (please print)
4600 W Cypress ST STE 200

MAILING ADDRESS
Tampa, FL 33607

City, state, zip code

Phone number (include area code)

e-Mail Address (include complete address)

[Signature]

Signature

Tillman & Associates Engineering, LLC

Applicant/agent name (please print)
1720 SE 16th Avenue, Bldg 100

MAILING ADDRESS
Ocala, FL 34471

City, state, zip code
352-387-4540

Phone number (include area code)
PERMITS@TILLMANENG.COM

e-Mail Address (include complete address)

[Signature]

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.

Tillman & Associates

ENGINEERING, LLC.

May 29, 2024

Attention:
Mr. Chuck Varadin, Growth Services Director
2710 E Silver Springs Blvd
Ocala, FL 34470

RE: Amendment to previously approved PUD (221111ZP)

Dear Mr. Varadin,

Please accept this application to amend the previously approved PUD. The primary change is going from attached single-family housing to detached single-family housing. The previous rezoning was approved for 82 units. This amendment seeks to allow single family detached units as the product. The following items are included in this submittal for your review.

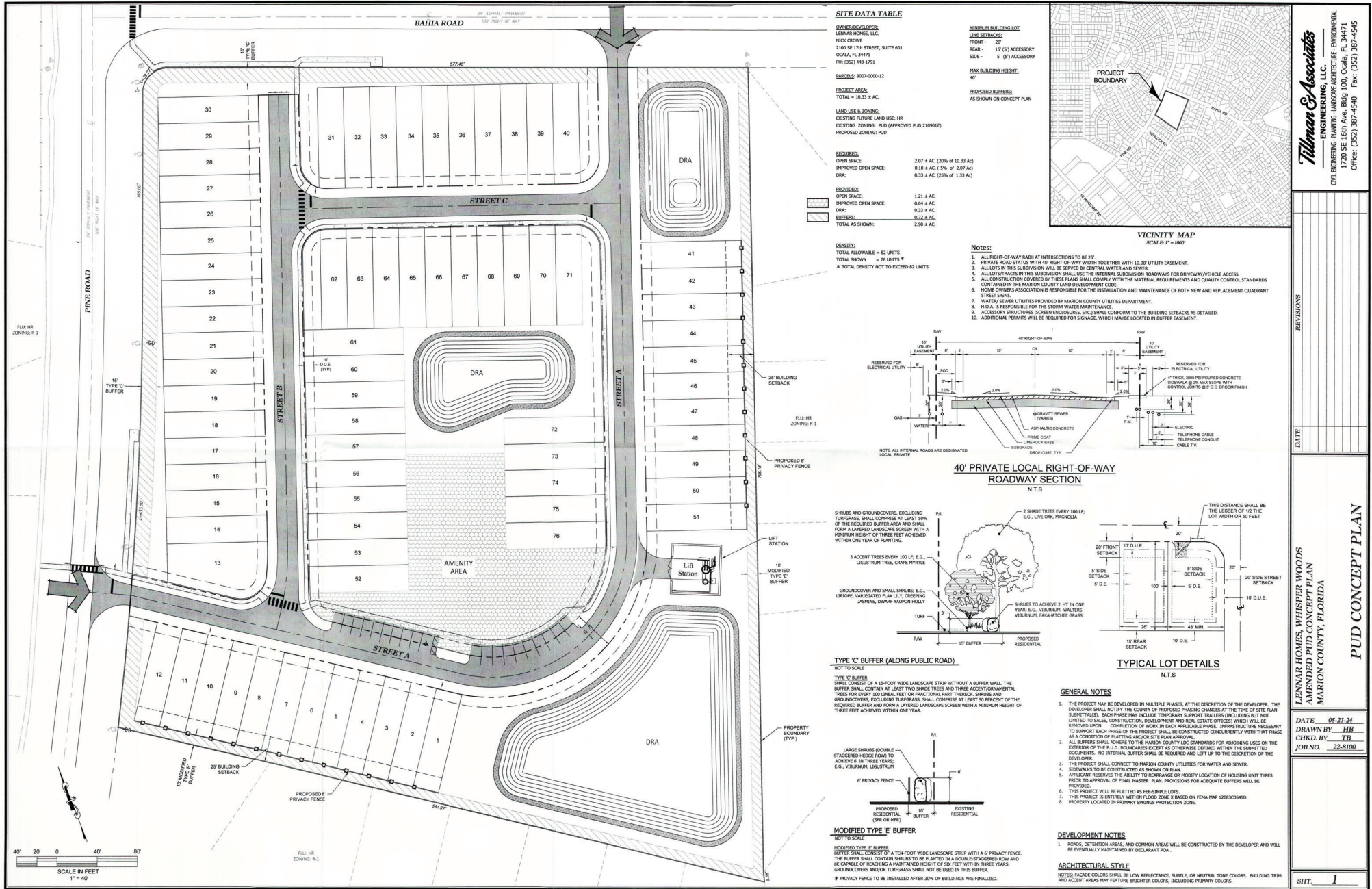
1. Signed application
2. Deed
3. Sunbiz for Armstrong Land LLC
4. Traffic Analysis
5. Architectural Renderings
6. Amenity Package
7. Concept Plan

Should you have any questions or concerns that need to be addressed, please do not hesitate to contact our office.

Sincerely,



Tim Brooker, P.E.
Project Manager



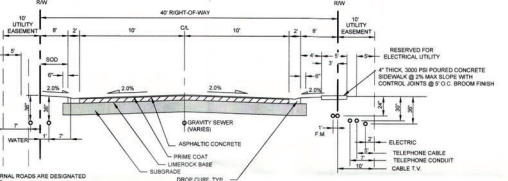
SITE DATA TABLE

OWNER/DEVELOPER:	LENNAR HOMES, LLC.
TRAC:	2100 SE 17th STREET, SUITE 601 OCCALA, FL 34747 PIN: 0212-468-1291
PARCELS:	9007-0000-12
PROJECT AREA:	TOTAL = 10.33 ± AC.
LAND USE & ZONING:	EXISTING FUTURE LAND USE: HR EXISTING ZONING: PUD (APPROVED PUD 210901Z) PROPOSED ZONING: PUD
REQUIRED:	
OPEN SPACE:	2.07 ± AC. (20% OF 10.33 AC)
IMPROVED OPEN SPACE:	0.10 ± AC. (1% OF 2.07 AC)
DRA:	0.33 ± AC. (25% OF 1.33 AC)
PROPOSED:	
OPEN SPACE:	1.21 ± AC.
IMPROVED OPEN SPACE:	0.64 ± AC.
DRA:	0.33 ± AC.
TOTALS:	
TOTAL AS SHOWN:	2.90 ± AC.

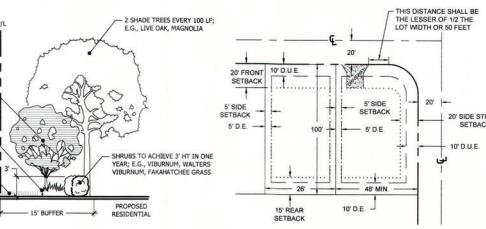
DENSITY:
TOTAL ALLOWABLE = 82 UNITS
TOTAL SHOWN = 78 UNITS ±
* TOTAL DENSITY NOT TO EXCEED 82 UNITS

Notes:

1. ALL RIGHT-OF-WAY RADI AT INTERSECTIONS TO BE 25'.
2. PRIVATE ROAD STAYS WITH 40' RIGHT-OF-WAY WIDTH TOGETHER WITH 10.0' UTILITY EASEMENT.
3. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
4. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL BE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
5. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
6. HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
7. WATER/SEWER UTILITIES PROVIDED BY MARION COUNTY UTILITIES DEPARTMENT.
8. P.O.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
9. ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILLED.
10. ADDITIONAL PERMITS WILL BE REQUIRED FOR SIGNAGE, WHICH MAYBE LOCATED IN BUFFER EASEMENT.



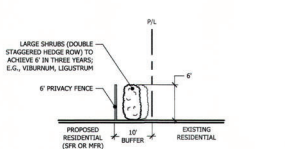
40' PRIVATE LOCAL RIGHT-OF-WAY ROADWAY SECTION
N.T.S.



TYPICAL LOT DETAILS
N.T.S.

TYPE 'C' BUFFER (ALONG PUBLIC ROAD)
NOT TO SCALE

TYPE 'C' BUFFER SHALL CONSIST OF A 15'-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, INCLUDING TURFGRASS, SHALL COMPOSE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MAXIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.



MODIFIED TYPE 'E' BUFFER
NOT TO SCALE

MODIFIED TYPE 'E' BUFFER SHALL CONSIST OF A TEN-FOOT WIDE LANDSCAPE STRIP WITH A 6' PRIVACY FENCE. THE BUFFER SHALL CONTAIN SHRUBS TO BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF PROVIDING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.
* PRIVACY FENCE TO BE INSTALLED AFTER 30% OF BUILDINGS ARE FINALIZED.

GENERAL NOTES

1. THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER SHALL NOTIFY THE COUNTY OF PROPOSED PHASING CHANGES AT THE TIME OF SITE PLAN SUBMITTALS. EACH PHASE MAY INCLUDE TEMPORARY SUPPORT TRAILERS (INCLUDING BUT NOT LIMITED TO SALES, CONSTRUCTION, DEVELOPMENT AND REAL ESTATE OFFICES) WHICH WILL BE REMOVED UPON COMPLETION OF WORK IN EACH APPLICABLE PHASE. INFRASTRUCTURE NECESSARY TO SUPPORT EACH PHASE OF THE PROJECT SHALL BE CONSTRUCTED CONCURRENTLY WITH THAT PHASE AS A CONDITION OF PLATTING AND/OR SITE PLAN APPROVAL.
2. ALL BUFFERS SHALL COMPLY WITH THE MARION COUNTY LDC STANDARDS FOR ADJACENT USES ON THE EXTERIOR OF THE P.O.A. BOUNDARIES EXCEPT AS OTHERWISE DEFINED WITHIN THE SUBMITTED DOCUMENTS. NO INTERNAL BUFFER SHALL BE REQUIRED AND LEFT UP TO THE DISCRETION OF THE DEVELOPER.
3. THE PROJECT SHALL CONNECT TO MARION COUNTY UTILITIES FOR WATER AND SEWER.
4. SIDEWALKS TO BE CONSTRUCTED AS SHOWN ON PLAN.
5. APPLICANT RESERVES THE ABILITY TO REARRANGE OR MODIFY LOCATION OF HOUSING UNIT TYPES PRIOR TO APPROVAL OF FINAL MASTER PLAN. PROVISIONS FOR ADEQUATE BUFFERS WILL BE PROVIDED.
6. THIS PROJECT WILL BE PLATTED AS PER-SHARE LOTS.
7. THIS PROJECT IS ENTIRELY WITHIN FLOOD ZONE X BASED ON FEMA MAP 13083C0450D.
8. PROPERTY LOCATED IN PRIMARY SPRINGS PROTECTION ZONE.

DEVELOPMENT NOTES

1. ROADS, DETENTION AREAS, AND COMMON AREAS WILL BE CONSTRUCTED BY THE DEVELOPER AND WILL BE ESSENTIALLY MAINTAINED BY DISCREETARY FOR.

ARCHITECTURAL STYLE

NEUTRAL PALETTE COLORS SHALL BE LOW REFLECTANCE, MUTE OR NEUTRAL TONE COLORS. BUILDING TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.

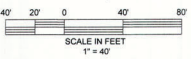
Tilman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. - 800g - 100, Ocala, FL 34747
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS	
DATE	

LENNAR HOMES WHISPER WOODS
AMENDED PUD CONCEPT PLAN
MARION COUNTY, FLORIDA
PUD CONCEPT PLAN

DATE: 05-23-24
DRAWN BY: HB
CHKD. BY: TB
JOB NO.: 22-8100

SHT. 1



Proposed Renderings for Whisper Woods



Proposed Renderings for Whisper Woods



Proposed Renderings for Whisper Woods



Proposed Renderings for Whisper Woods



Proposed Renderings for Whisper Woods

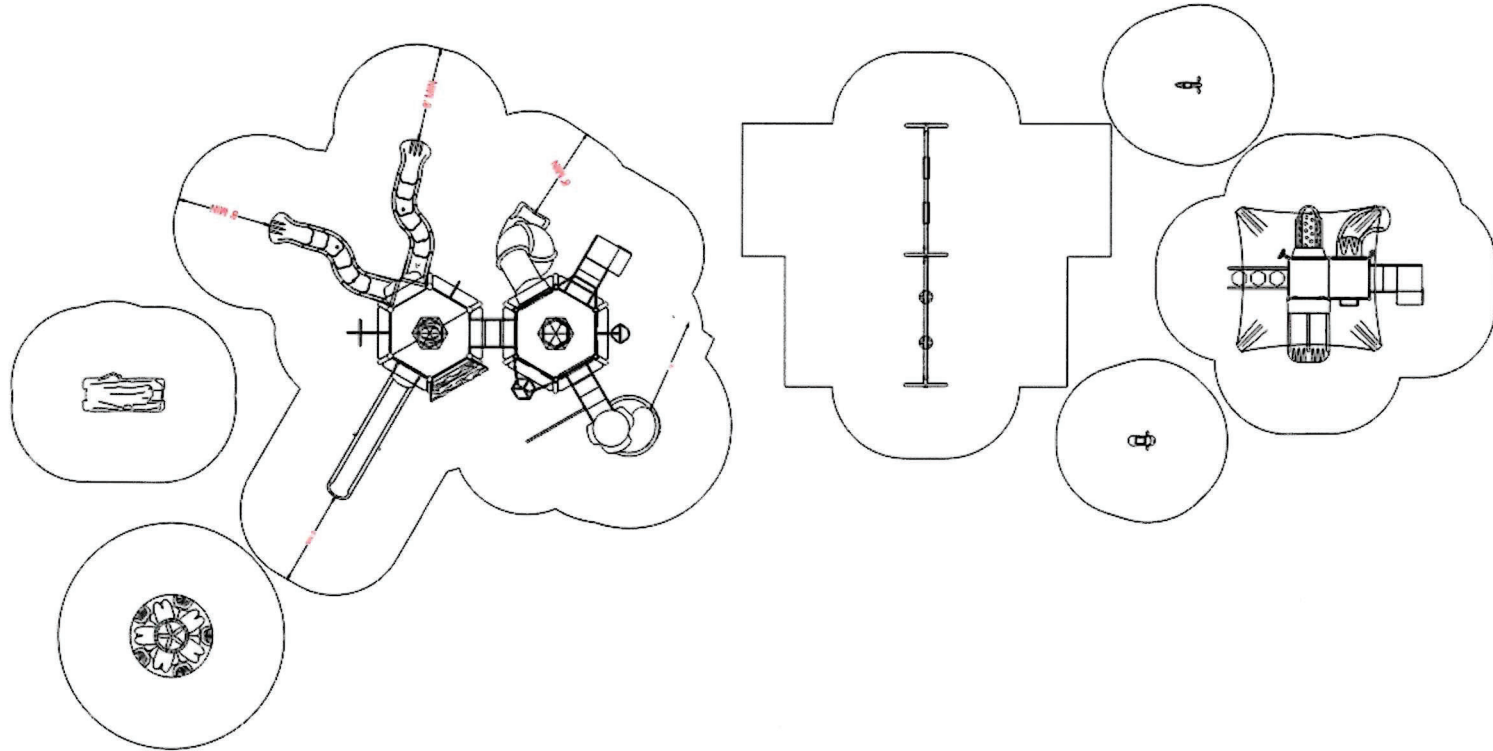


Proposed Renderings for Whisper Woods



Proposed Amenity Layout for Whisper Woods

Amenities to be installed prior to issuance of the 35th certificate of occupancy.



Proposed Amenity Layout for Whisper Woods



Proposed Amenity Layout for Whisper Woods

