

**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 R-1

to PUD, for the intended use of:
Residential Subdivision

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

Parcel account number(s): 31865-000-00

Property dimensions: _____ **Total acreage:** 33.99

Directions: Take Baseline Rd south to SE 8th Street RD; turn L to SE 66th Terrace; turn L to subject property at end.

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

HTM Developers LLC

Property owner name (please print)

4349 SE 20th Street

Mailing address

Ocala, FL 34471

City, state, zip code

Phone number (please include area code)

Signature

Tillman & Associates Engineering, LLC

Applicant or agent name (please print)

1720 SE 16th Avenue, Bldg 100

Mailing address

Ocala, FL 34471

City, state, zip code

352-387-4540

Phone number (please include area code)

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: AM DATE: 2/3/2021 ZONING MAP NO.: 232

Rev. 07/02/2019

"Meeting Needs by Exceeding Expectations"

project 2008 07 0033



**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 2, 2021

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

SUBJECT: REZONING TO PUD COMMENTS LETTER

PROJECT NAME: DEER PATH NORTH PHASE 2

PROJECT #2008070033 APPLICATION #26219 PARCEL #31865-000-00

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. Stormwater is not opposed to the Rezoning for this new SFR subdivision. The rear setback of 10' may be an issue if storm pipes will be located in rear yards. 20' drainage easement width is needed by code.

3. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)1 - The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet
STATUS OF REVIEW: INFO
REMARKS: 2/27/21 - Project name is not along top of page
4. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
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: 2/27/21 - Provide surrounding street names
5. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.C - Name, address, and phone number, of owner and applicant on front sheet
STATUS OF REVIEW: INFO
REMARKS: 2/27/21 - not provided
6. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.L(1) - Parcel number
STATUS OF REVIEW: INFO
REMARKS: 2/27/21 - not provided
7. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Rezoning
STATUS OF REVIEW: INFO
REMARKS: The existing traffic study for Deer Path North Phase I will need updating to include the additional traffic from this Phase.
8. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)(14) - Preliminary sidewalk and multimodal circulation plan
STATUS OF REVIEW: INFO
REMARKS: 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 curb. This will only leave about 14 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.
9. 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: The proposed right-of-way for the subdivision street appears to be only 30ft wide with 10ft easements on each side. The requirement is 50ft wide with 5ft easements on each side.
10. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: INFO
REMARKS: APPROVED subject to showing fire hydrants on future improvement plans
11. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 Fire Dept Access Roads
STATUS OF REVIEW: INFO
REMARKS: APPROVED

12. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed PUD Uses & Densities are consistent with Land Use Designation?
STATUS OF REVIEW: INFO
REMARKS: Less than 4 du/ac is proposed (with exception of note about "8 allowable units" under proposed zoning description which may be in error).

13. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed PUD Master Plan submitted for review?
STATUS OF REVIEW: INFO
REMARKS: There may be typos: "8 allowable units" and "proposed future land use MR-High Residential".

14. 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: INFO
REMARKS: Info not yet provided.

15. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [6.12.2.A - Local Road right-of-Way Provided?]
STATUS OF REVIEW: INFO
REMARKS: Roadway width does not appear to meet minimum widths (especially with sidewalk on one side) but will defer to Engineering/Traffic.

16. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [6.12.2.A - R/W for Access Improvements Provided (decel lane, accel lane, left-turn, bypass)?]
STATUS OF REVIEW: INFO
REMARKS: Unknown at this time - traffic study will be needed.

17. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [6.11.4.C - Additional/Interconnected Access (S/QS-L) Provided?]
STATUS OF REVIEW: INFO
REMARKS: LDC Sec 6.11.4 requires two access pts for more than 50 lots. Only one access is proposed, with an additional one proposed for emergency access to the north.

18. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks Internal/External Provided?
STATUS OF REVIEW: INFO
REMARKS: Sidewalks are proposed on one-side of roadway but not delineated, and unclear if this is for all roadways.

19. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency - Is Capacity Available?
STATUS OF REVIEW: INFO
REMARKS: Info not provided- will need to add note if deferring.

20. 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: Unknown at this time.

21. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.6, 35, & 36/6.14 - Concurrency/Water Provided?
STATUS OF REVIEW: INFO
REMARKS: Information not yet provided.
22. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.6, 35, & 36/6.14 - Concurrency/Sewer Provided?
STATUS OF REVIEW: INFO
REMARKS: Information not yet provided.
23. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Special Planning Items:
STATUS OF REVIEW: INFO
REMARKS: Staff has asked for clarification/justification from applicant re reduced open space, water/sewer connection, amenities, sidewalk placement, landscape plan/tree removal, and northwest buffer placement.
24. 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: Engineer needs to prove water system will support increased density off the dead end water main before any improvement plan will be approved by Utilities.
25. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(1) - The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
STATUS OF REVIEW: INFO
REMARKS: Name to be at top of sheet, centered.
26. 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: Locator map extends about .3 miles.
27. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(3) - Drawing of the boundaries of the property showing dimensions of all sides.
STATUS OF REVIEW: INFO
REMARKS: Boundary dimensions not shown.
28. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(8) / 4.2.31.F(2)(13) - A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements and parking lot locations.
STATUS OF REVIEW: INFO
REMARKS: Interior lot typicals provided. Need corner lot and cul-de-sac lot typicals.
29. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(9) - Proposed zoning and development standards (setbacks, FAR, building height, ect.).
STATUS OF REVIEW: INFO
REMARKS: Setbacks shown. Will there be a separate setback for accessories? Is there a height limit?

30. 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: Park areas not identified. Open space less than required.
31. DEPARTMENT: ZONE - ZONING DEPARTMENT
 REVIEW ITEM: 4.2.31.F(2)(b)(20) - Architectural renderings or color photos detailing the design features, color pallets, buffering details.
 STATUS OF REVIEW: INFO
 REMARKS: Black & White photo included; no design details.
32. DEPARTMENT: ZONE - ZONING DEPARTMENT
 REVIEW ITEM: Location of water and sewer facilities.
 STATUS OF REVIEW: INFO
 REMARKS: Not provided.
33. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
 REVIEW ITEM: Rezoning
 STATUS OF REVIEW: INFO
 REMARKS: Property is heavily wooded - tree mitigation should be considered
34. DEPARTMENT: 911 - 911 MANAGEMENT
 REVIEW ITEM: Rezoning
 STATUS OF REVIEW: INFO
 REMARKS: APPROVED - Please be aware that on the Conceptual Plan there are two parcel labels for 31864-007-00. The northern one is incorrect and should be 31864-004-00. This must be corrected on any future plats to avoid rejection.
35. DEPARTMENT: 911 - 911 MANAGEMENT
 REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
 STATUS OF REVIEW: INFO
 REMARKS: APPROVED

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

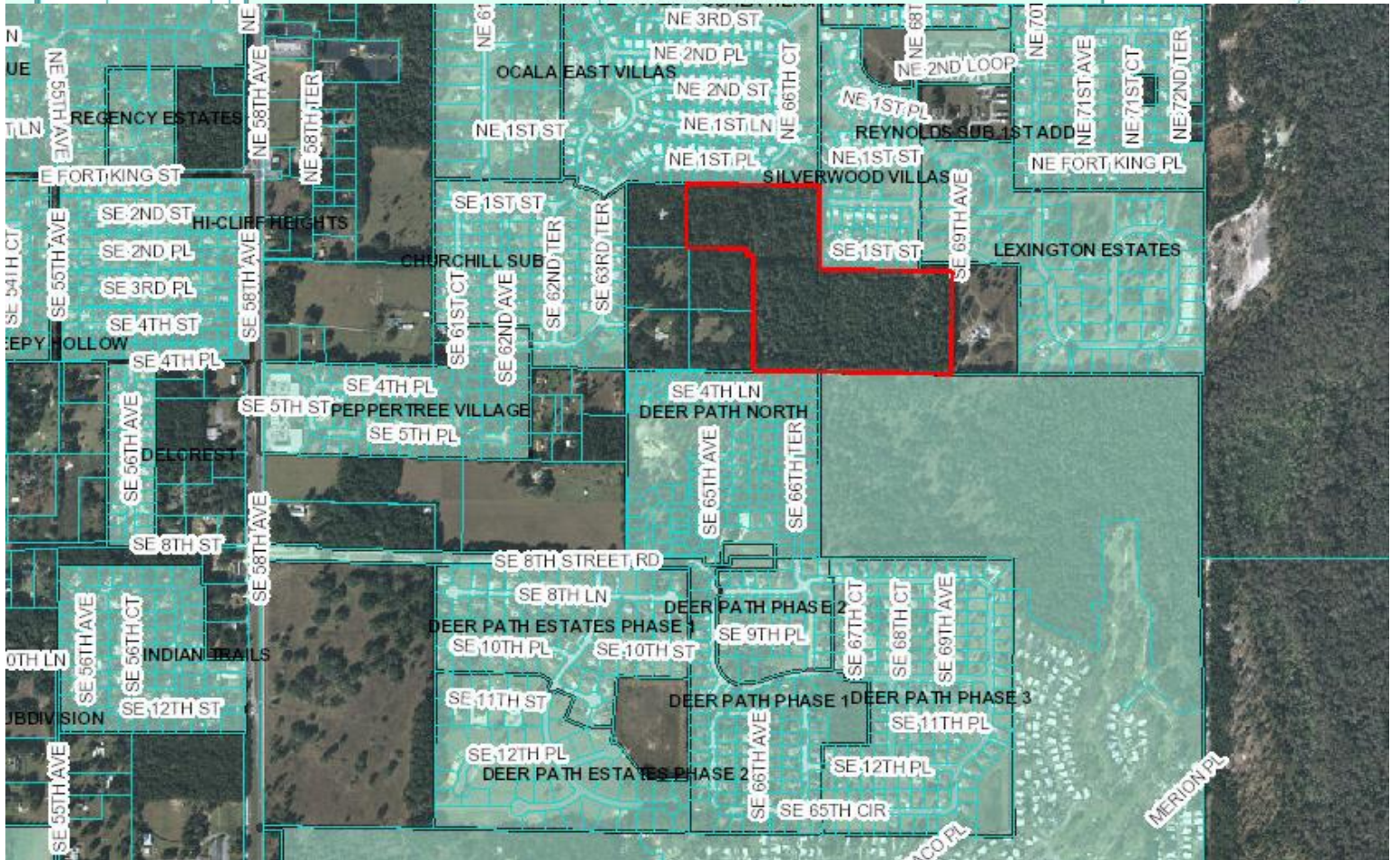
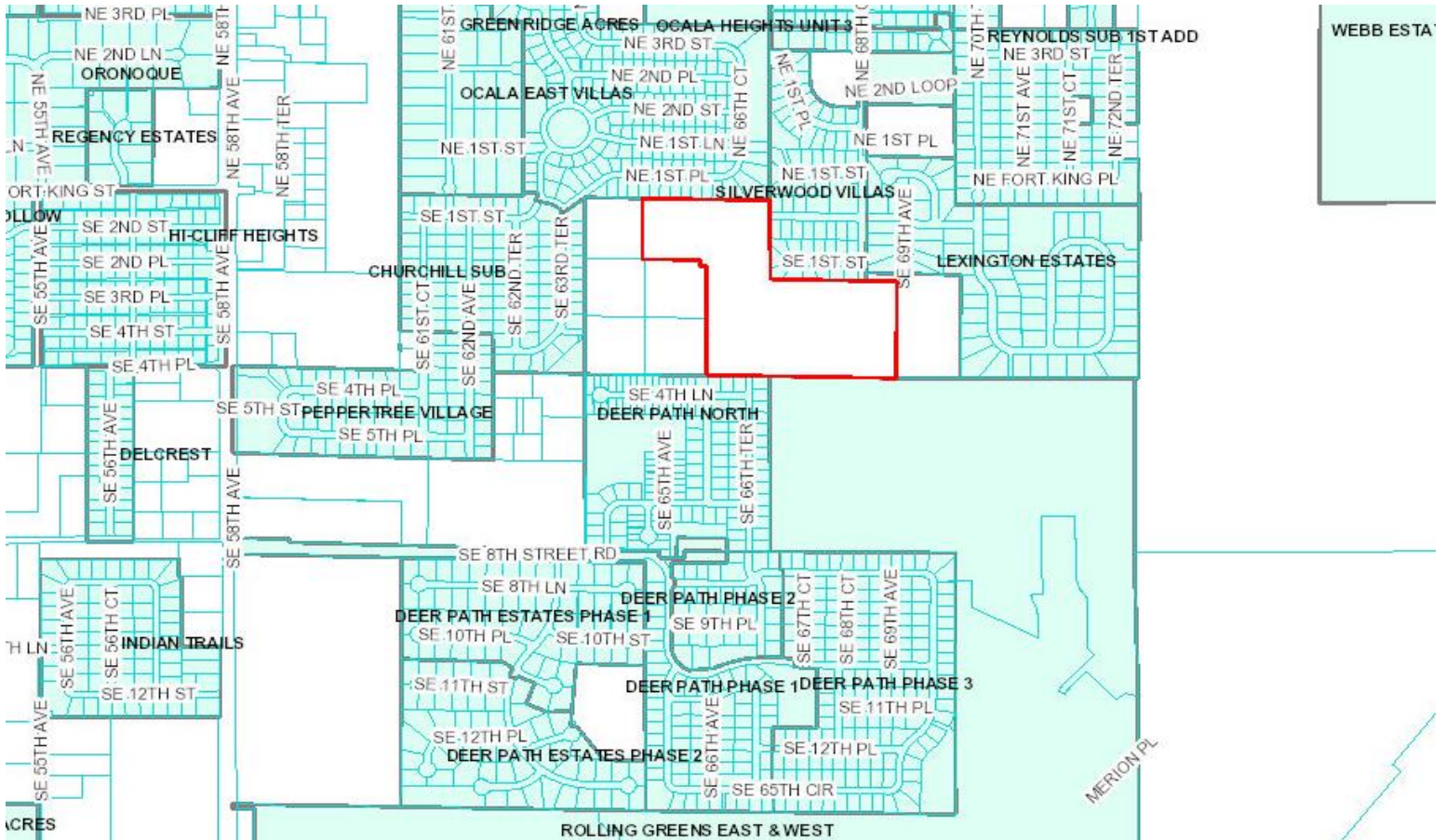
Sincerely,

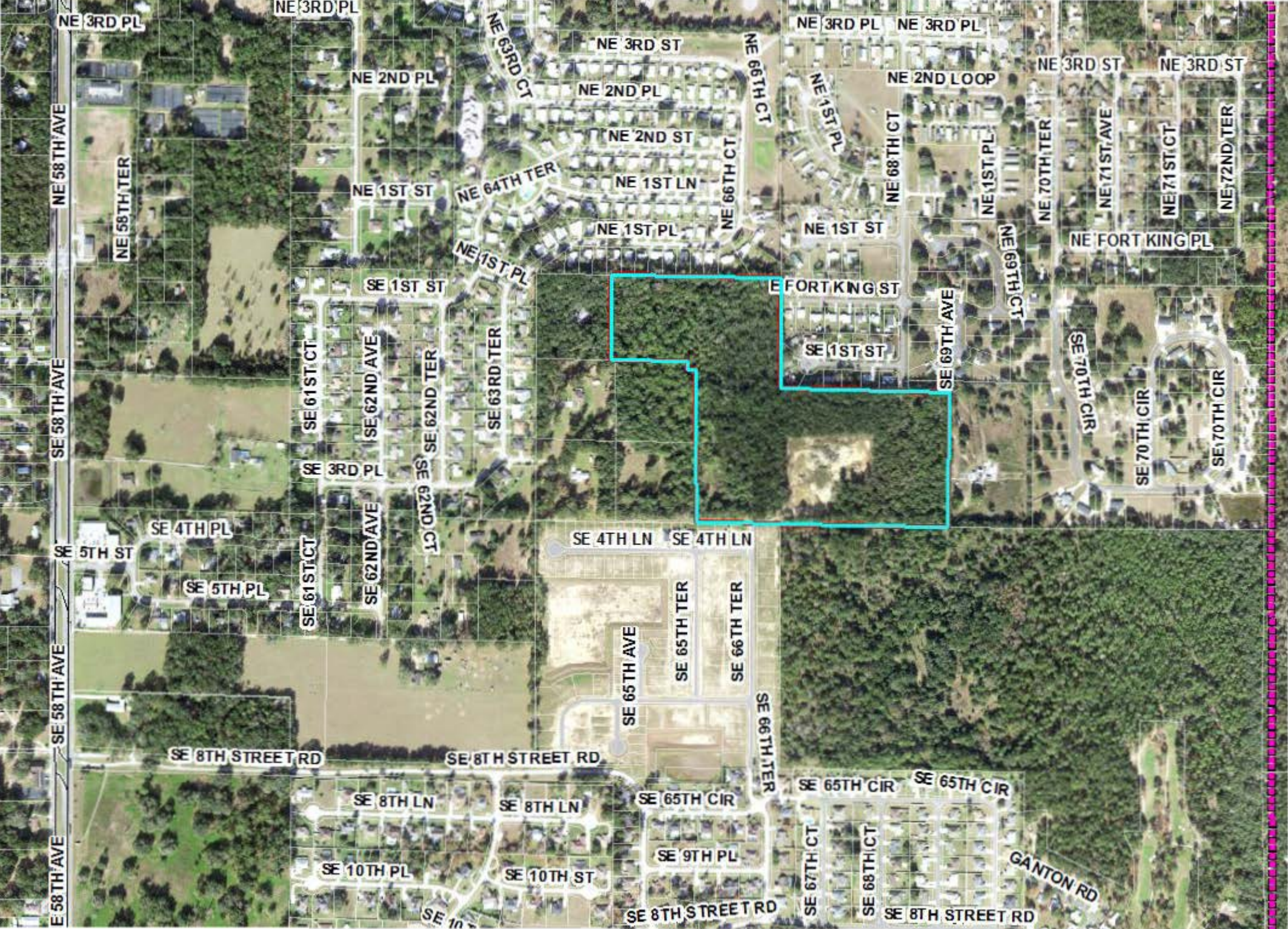


Carla Sansone
 Development Review Coordinator

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)		

DEER PATH NORTH PHASE 2 - REZONING TO PUD WITH CONCEPT PLAN
HTM DEVELOPERS LLC
Project #2008070033 #26219 Parcel #31865-000-00
TILLMAN & ASSOCIATES ENGINEERING





NE 3RD PL

NE 3RD PL

NE 3RD PL NE 3RD PL

NE 58 TH AVE

NE 58 TH TER

NE 2ND PL

NE 3RD ST

NE 66 TH CT

NE 2ND LOOP

NE 3RD ST

NE 3RD ST

NE 1ST ST

NE 64TH TER

NE 2ND PL

NE 2ND ST

NE 1ST LN

NE 1ST PL

NE 1ST ST

NE 68TH CT

NE 1ST PL

NE 70TH TER

NE 71ST AVE

NE 71ST CT

NE 72ND TER

NE 1ST PL

SE 1ST ST

E FORT KNG ST

NE FORT KING PL

SE 1ST ST

SE 69TH AVE

NE 69TH CT

SE 70TH CIR

SE 70TH CIR

SE 70TH CIR

SE 58 TH AVE

SE 61ST CT

SE 62ND AVE

SE 62ND TER

SE 63RD TER

SE 3RD PL

SE 62ND CT

SE 4TH PL

SE 4TH LN

SE 4TH LN

SE 5TH ST

SE 5TH PL

SE 61ST CT

SE 62ND AVE

SE 65TH AVE

SE 65TH TER

SE 66TH TER

SE 66TH TER

SE 8TH STREET RD

SE 8TH STREET RD

SE 8TH LN

SE 8TH LN

SE 65TH CIR

SE 65TH CIR

SE 65TH CIR

SE 58 TH AVE

SE 10TH PL

SE 10TH ST

SE 9TH PL

SE 67TH CT

SE 68TH CT

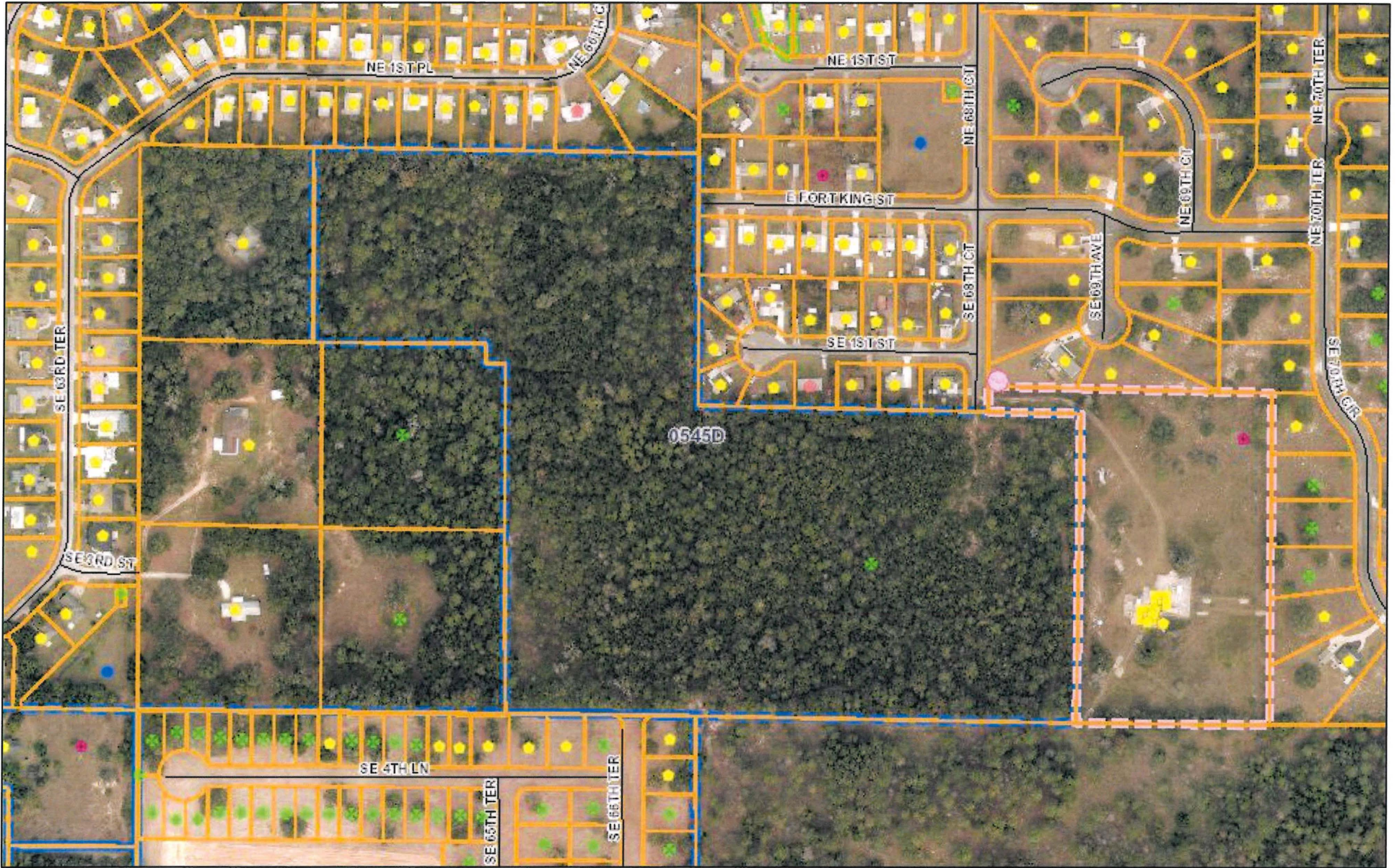
GANTON RD

E 58 TH AVE

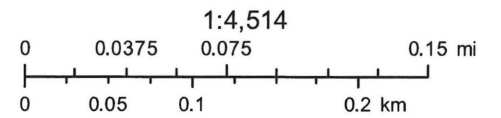
SE 8TH STREET RD

SE 8TH STREET RD

MAP TITLE



2/4/2021, 9:06:30 AM



Marion County IT/GIS, E911, and Office of the County Engineer
Marion County School Board

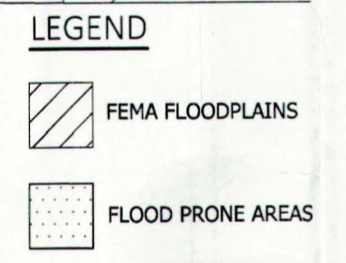
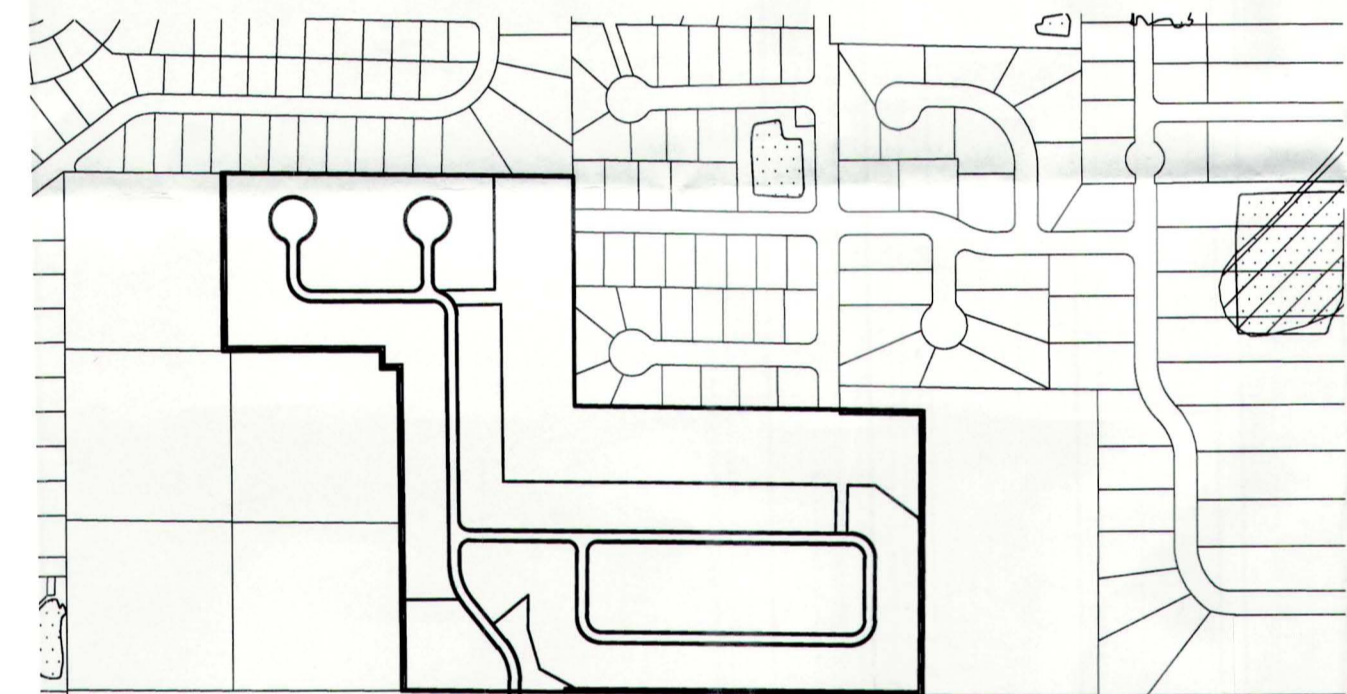
MAP AUTHOR

P.U.D. REZONING REQUIREMENTS

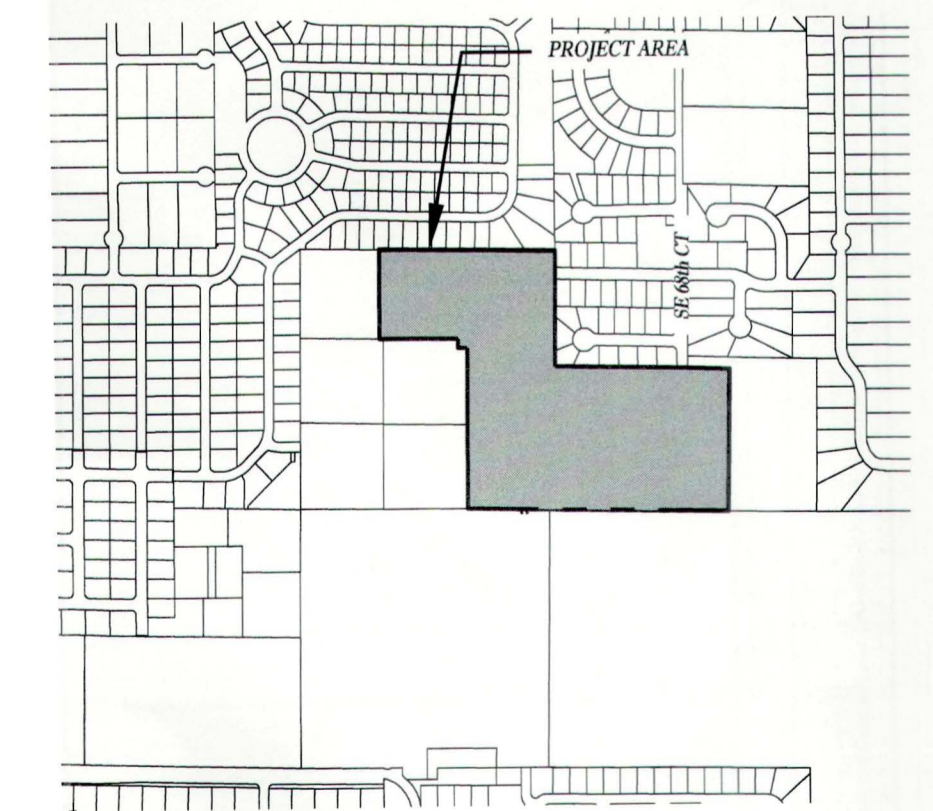
- A MINIMUM, THE P.U.D. REZONING APPLICATION SHALL BE ACCOMPANIED BY A CONCEPTUAL PLAN, IN COMPLIANCE WITH DIVISION 2.13 AND THIS SECTION, ALONG WITH COMPANION DOCUMENTATION FOR REVIEW BY THE COUNTY GROWTH SERVICES DEPARTMENT AND SHALL PROVIDE DOCUMENTATION ADDRESSING THE FOLLOWING:
1. THE NAME OF THE PROPOSED P.U.D. SHALL BE CENTERED AT THE TOP OF THE SHEET ALONG THE LONG DIMENSION OF THE SHEET; SEE P.U.D. CONCEPT PLAN.
 2. VICINITY MAP THAT DEPICTS RELATIONSHIP OF THE SITE TO THE SURROUNDING AREA WITHIN A 1 MILE RADIUS; SEE VICINITY MAP.
 3. DRAWING OF THE BOUNDARIES OF THE PROPERTY SHOWING DIMENSIONS OF ALL SIDES; SEE P.U.D. CONCEPT PLAN.
 4. PROVIDE THE ACREAGE OF THE SUBJECT PROPERTY ALONG WITH A LEGAL DESCRIPTION OF THE PROPERTY; SEE SITE DATA.
 5. IDENTIFY THE COMPREHENSIVE PLAN FUTURE LAND USE AND EXISTING ZONING OF THE SUBJECT PROPERTY AND FOR ALL PROPERTIES IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY; SEE P.U.D. CONCEPT PLAN.
 6. IDENTIFY EXISTING SITE IMPROVEMENTS ON THE SITE; SEE P.U.D. CONCEPT PLAN.
 7. A LIST OF THE USES PROPOSED FOR THE DEVELOPMENT; SEE SITE DATA.
 8. A TYPICAL DRAWING OF AN INTERIOR LOT, CORNER LOT, AND CUL-DE-SAC LOT NOTING SETBACK REQUIREMENTS. FOR RESIDENTIAL DEVELOPMENT, THE TYPICAL DRAWINGS WILL SHOW A STANDARDS HOUSE SIZE WITH ANTICIPATED ACCESSORY STRUCTURE; SEE LOT DETAILS.
 9. PROPOSED ZONING AND DEVELOPMENT STANDARDS (SETBACKS, FAR, BUILDING HEIGHT, ETC.); SEE LOT DETAILS.
 10. IDENTIFY PROPOSED PHASING ON THE PLAN; PROJECT SHALL BE CONSTRUCTED IN A SINGLE PHASE.
 11. IDENTIFY PROPOSED BUFFERS; SEE P.U.D. CONCEPT PLAN.
 12. IDENTIFY ACCESS TO THE SITE; SEE P.U.D. CONCEPT PLAN.
 13. PRELIMINARY BUILDING LOT TYPICAL WITH REQUIRED YARD SETBACKS AND PARKING LOT LOCATIONS; SEE LOT DETAILS.
 14. PRELIMINARY SIDEWALK LOCATIONS; SIDEWALKS WILL BE PROVIDED ON ONE SIDE OF THE ROAD.
 15. PROPOSED PARALLEL ACCESS LOCATIONS; SEE P.U.D. CONCEPT PLAN.
 16. SHOW 100 YEAR FLOODPLAIN ON THE SITE; SEE FLOODPLAIN MAP.
 17. SHOW ANY PROPOSED LAND OR RIGHT OF WAY DEDICATION; SEE P.U.D. CONCEPT PLAN.
 18. IDENTIFY ANY PROPOSED PARKS OR OPEN SPACES; SEE P.U.D. CONCEPT PLAN.
 19. ARCHITECTURAL RENDERINGS OR COLOR PHOTOS DETAILING THE DESIGN FEATURES, COLOR PALETTES, BUFFERING DETAILS; SEE ARCHITECTURAL STYLE.

TABLE 1
LOT AND BUILDING STANDARDS

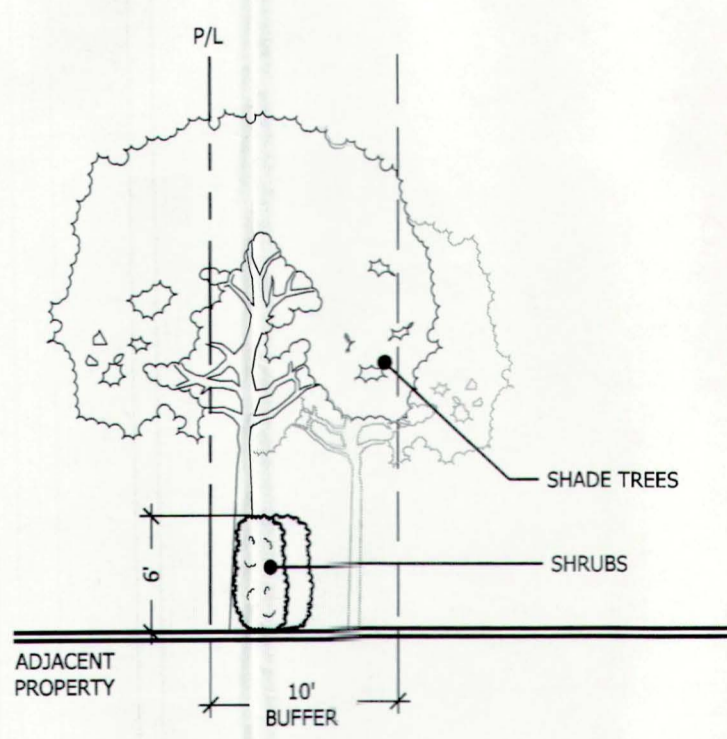
SETBACK	BUILDING
FRONT	20'
REAR	10'
SIDE	5'
BUILDING HEIGHT	40'
ACCESSORY STRUCTURE	5' SIDE, 5' REAR



FLOODPLAIN MAP
NOT TO SCALE

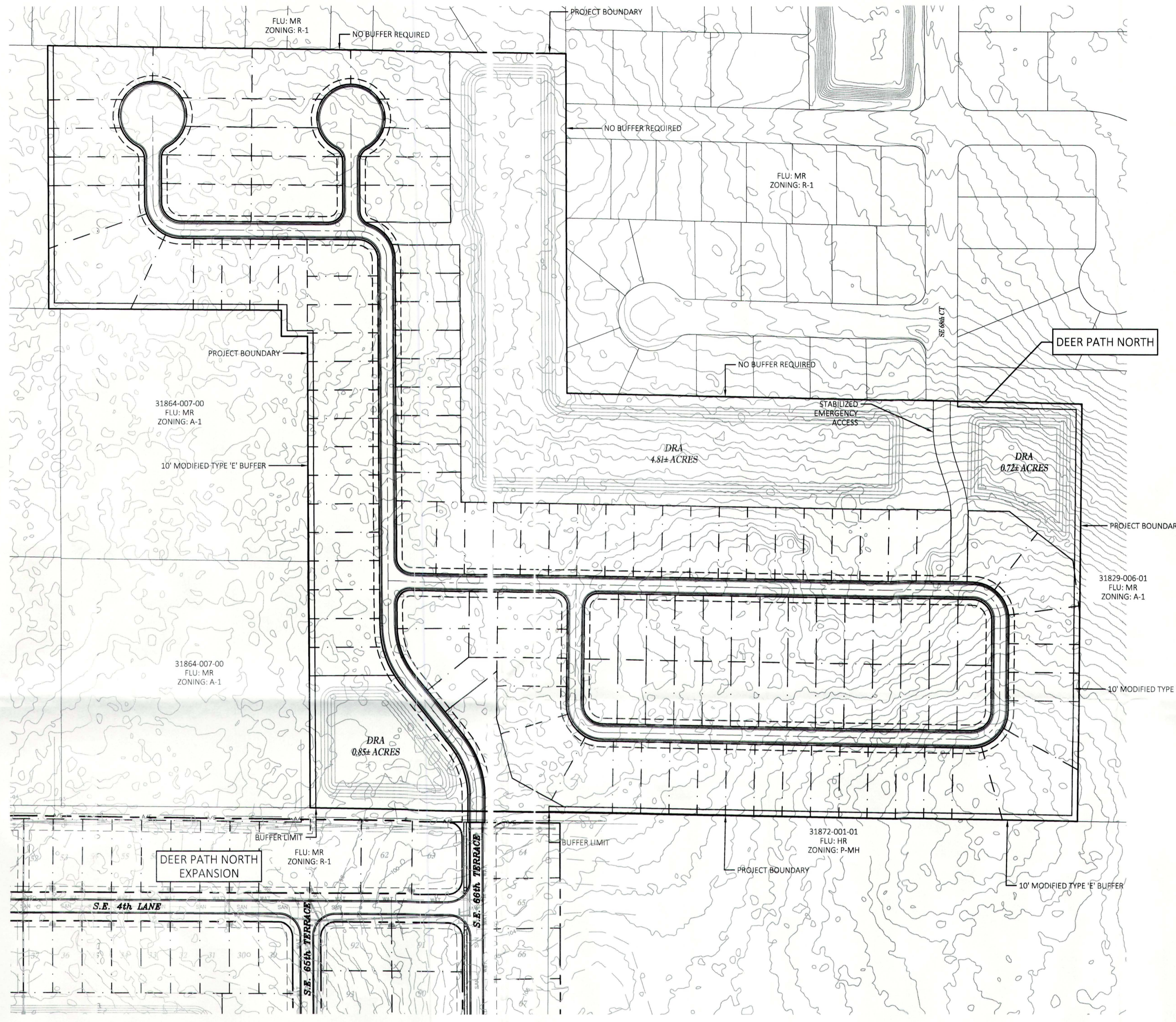


VICINITY MAP
NOT TO SCALE



MODIFIED TYPE 'E' BUFFER DETAIL
NOT TO SCALE

NOTES: MODIFIED TYPE 'E' BUFFER: 10-FOOT WIDE LANDSCAPE STRIP BUFFER. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS.



SITE DATA

PROJECT AREA:
34.07 +/- AC.

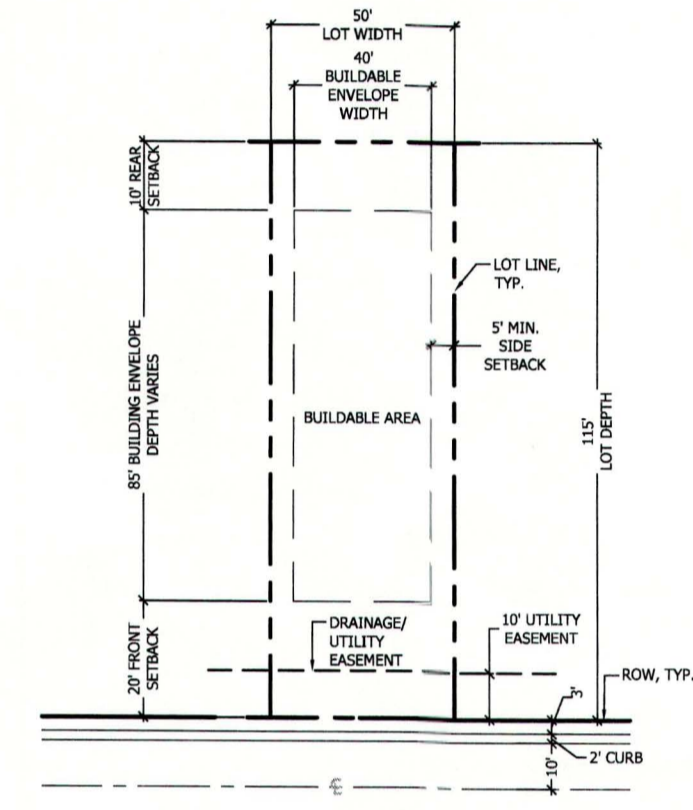
DRA AREA:
PROVIDED: 6.38 ± AC

LAND USE:
EXISTING LAND USE: MR (1 - 4 DU / AC.)
PROPOSED FUTURE LAND USE: MR - HIGH RESIDENTIAL (4 DU / AC.)
EXISTING ZONING: R-1 (SINGLE FAMILY DWELLING)
PROPOSED ZONING: P.U.D. (WITH 8 ALLOWABLE UNITS)

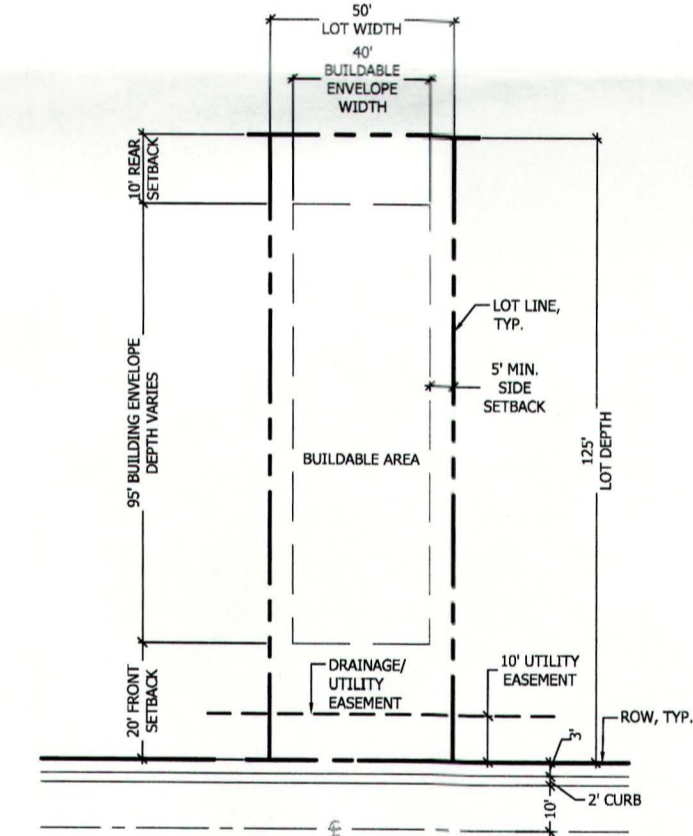
OPEN SPACE:
REQUIRED: 6.81 ± AC (34.07 X 0.20)
PROVIDED: 6.44 ± AC, 18.90% (INCLUDES BUFFER, OPEN SPACE, SIDEWALKS, AND 25% OF DRA AREA)
BUFFERS: 0.82 ± AC
OPEN SPACE: 3.56 ± AC
SIDEWALKS: 0.47 ± AC
25% OF DRA AREA: 1.59 ± AC

LOT TABULATION:

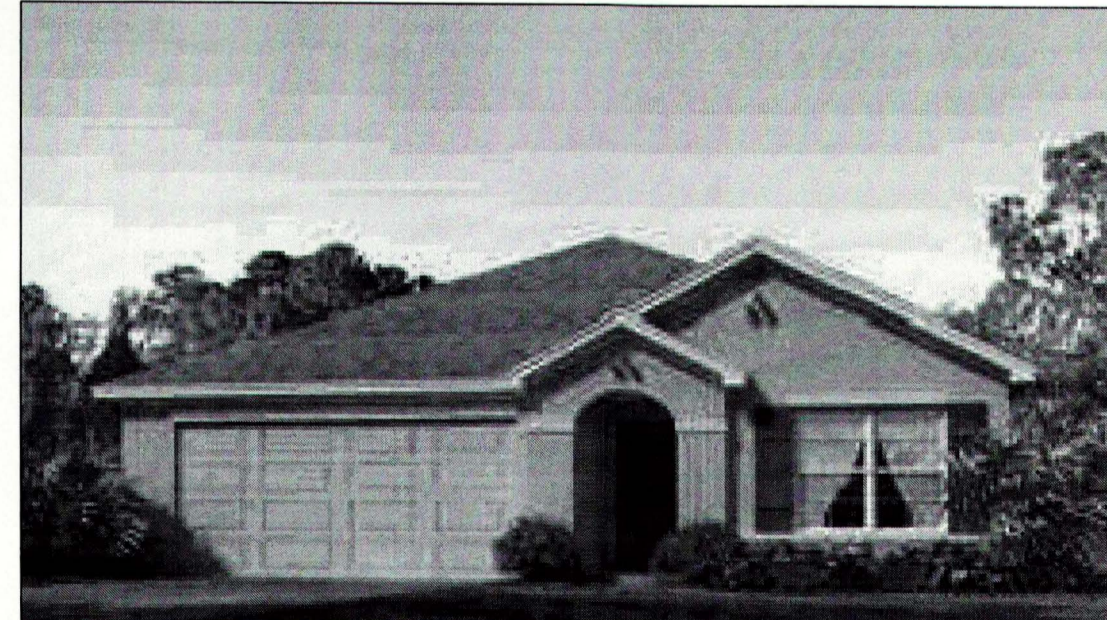
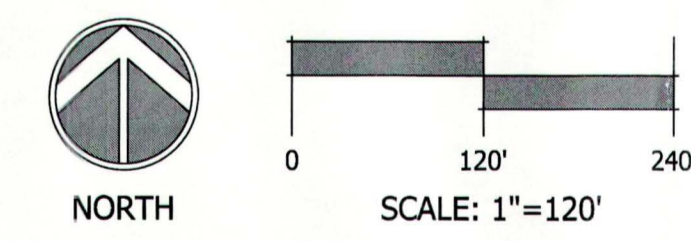
Lot Count	
115' Lot Count	44
125'+ Lot Count	83
Total	127



TYPICAL 50' X 115' LOT
N.T.S.



TYPICAL 50' X 125' LOT
N.T.S.



ARCHITECTURAL STYLE

NOTES: FAÇADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, OR NEUTRAL TONE COLORS. BUILDING TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.

Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

Deer Path North Phase 2
Residential Concept
MARION COUNTY, FLORIDA