

Development Review Comments Letter

10/6/2025 9:12:50 AM

DRAKE RANCH, LLC**REZONING TO PUD WITH CONCEPT PLAN #33323**

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Rezoning to PUD with conceptual plan	APPROVED - Please correct State Road 200 to read SW Hwy 200 on Sheets 3a, 3b, 03, and 04 on any future submittals.	INFO	911
2	6.2.1.F - North arrow and graphic drawing and written scale	APPROVED	INFO	911
3	Rezoning to PUD with conceptual plan	Stormwater is not opposed to the rezoning. The applicant proposes to change the zoning of the affected parcels from A-1 to PUD for a 44-unit residential subdivision with agricultural amenities. Parcels 41109-015-00, 40866-000-00, 41109-005-00, 41109-006-00, & 41109-017-01 are currently zoned A-1 and are collectively 1,410.34 acres. A Major Site Plan submittal will need to be reviewed and approved through DRC for the proposed development of the site. There are several County Flood Prone areas on these parcels as well as a FEMA Special Flood Hazard Area. Please ensure LDC 6.13 is met with the Major Site Plan.	INFO	ENGDRN
4	Rezoning to PUD with conceptual plan	The PUD application proposes a 44 unit residential subdivision. A traffic statement was provided with the application. The traffic statement shows that the development will generate 47 peak hour trips. All the trips will be placed on SR 200 with approximately 80% heading toward the northeast on SR 200. This section of SR 200 is a two-lane rural arterial roadway with an adopted Level of Service standard of C. The TPO's 2023 Congestion Management Plan Update indicates that SR 200 is currently exceeding the Adopted Level of Service standard and is operating at LOS E. The PUD proposes 44 units over 446.72 acres. Residential uses are allowed within A-1 zoning at densities of 1 unit/10 acres. This proposal is under that density. They can develop a 44 unit acre residential development under the existing zoning without going through the PUD process and generate the same traffic impacts without having to directly mitigate for them. The submitted traffic statement also indicates that a left turn lane is warranted on SR 200 at the project entrance. This will be addressed at the time of development plan	INFO	ENGTRF

		submittal and permitted with FDOT. The PUD proposes that the larger lots on SR 200 have direct access to SR 200. These lots should be required to access the internal subdivision street like the other lots. The proposed right-of-way width does not meet the Land Development Code requirements of 50 feet of right-of-way with 5' easements on each side. However, it proposed 40 feet of right-of-way with 10' easements on each side providing the same total width. There is less of a need for the right-of-way as sidewalk is not being proposed on the street. Off-street paths are being provided instead. CONDITIONS FOR APPROVAL: 1. Construct a left turn lane at the project entrance as identified in the traffic statement. 2. All lots shall access the internal subdivision street.		
5	4.2.31.F(2)(b)(14) - Preliminary sidewalk and multimodal circulation plan	No sidewalks are proposed adjacent to the sidewalk; however, there are other multimodal trails proposed outside of the roadway network which is encouraged by the Land Development Code.	INFO	ENGTRF
6	Rezoning to PUD with conceptual plan	Marion County has reviewed the concept plan as provided for the location. Approval of this concept plan shall not be inferred or assumed that fire approval has been granted for the entire project. Project will be required to submit plans for review including site plans, improvement plans, building plans, etc. All plans submitted in the future will need to comply with national, state, and local fire codes as applicable to the project.	INFO	FRMSH
7	6.18.2 - Fire Flow/Fire Hydrant	Per NFPA 1, Chapter 18.5.2 Fire hydrants shall be provided for detached one- and two-family dwellings in accordance with both of the following: (1) The maximum distance to a fire hydrant from the closest point on the building shall not exceed 600 ft (183 m). (2) The maximum distance between fire hydrants shall not exceed 800 ft (244 m). Per NFPA 1, Chapter 18.5.3 Fire hydrants shall be provided for buildings other than detached one- and two-family dwellings in accordance with both of the following: (1) The maximum distance to a fire hvdrant from	INFO	FRMSH

		the closest point on the building shall not exceed 400 ft (122 m). (2) The maximum distance between fire hydrants shall not exceed 500 ft (152 m).		
8	NFPA 1 Chapter 18.2.3 Fire Dept Access Roads	Please ensure the site plan meets the minimum requirements per NFPA 1 Chapter 18 for fire department access. Need to show fire department access road with a minimum of 20 feet in width of a stabilized surface to support the weight of a fire truck within 50 feet of the access door. Fire department access roads shall be provided such that any portion of an exterior wall of the building is located not more than 150 feet from the fire department access road (Per Florida Fire Prevention Code Chapter 18.2.3.2.2). When buildings are protected throughout by a fire sprinkler system that distance is permitted to be increased by 450 feet. Per NFPA 1 Chapter 18 for fire department access. Where fire department access roads exceed 150 feet a fire department turnaround shall be required.	INFO	FRMSH
9	Additional Fire Comments	Please pay special attention to the SE road extending from lots 27-40 and the parking lot near the caretaker home. These two roads appear to exceed 150 ft and thus will require turnaround.	INFO	FRMSH
10	Rezoning to PUD with conceptual plan	No tree removal prior to DRC site plan approval	INFO	LSCAPE
11	[2.12.16/6.5 - Environmental Assessment for Listed Species (EALS) or EALS Exemption provided?]	An environmental study is required for this site.	NO	LUCURR
12	[6.5 & 6.6 - Habitat Preservation/Mitigation Provided?]	An environmental study is required for this site.	NO	LUCURR
13	6.14.2.A(1) - Public water service area/provider	Marion County Utilities	INFO	UTIL
14	6.14.2.A(1) - Public sewer service area/provider	Marion County Utilities	INFO	UTIL
15	6.14.2.A - Water Connection Requirements	The minimum connection distance for this development with 44 SFR units is 17,600 feet. Parcel 40866-000-00, is approximately 7,700 feet from the nearest Marion County water main. This site falls within the connection distance and will be	INFO	UTIL

		required to connect to MCU water by means of an off-site extension. Additional utility improvements may be required to facilitate connection.		
16	6.14.2.A - Sewer Connection Requirements	The minimum connection distance for this development with 44 SFR units is 17,600 feet. Parcel 40866-000-00 is approximately 12,135 feet from the nearest Marion County wastewater infrastructure. This site falls within the connection distance and will be required to connect to MCU water by means of an off-site extension. Additional utility improvements may be required to facilitate connection.	INFO	UTIL
17	6.14.5.D - Hydraulic Analysis	The Hydraulic Analysis has not been provided for this site.	INFO	UTIL
18	6.15.3 - Fire Protection/Fire Flow Capacity	Based on the connection distance calculated from the submitted concept plan, this site will be served by Marion County Utilities. Please defer to Marion County Fire Rescue for any additional fire protection related requirements.	INFO	UTIL
19	Additional Utilities Comments	For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.	INFO	UTIL
20	Rezoning to PUD with conceptual plan	Planning review will be conducted during staff analysis process. Final decision (approval/denial) shall be voted by the Board of County Commissioners.	INFO	ZONE