

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

MAY 5, 2021

HALFF ASSOCIATES ISABELLE ALBERT 1000 N ASHLEY DR SUITE 900 TAMPA, FL 33602

SUBJECT: REZONING TO PUD COMMENTS LETTER

PROJECT NAME: FALLS OF OCALA UNIT 2

PROJECT #2005040074 APPLICATION #26565 PARCEL #23304-001-00

Dear Isabelle:

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: REVIEWER DID NOT RESPOND

2. DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Rezoning STATUS OF REVIEW: INFO

REMARKS: INFO. The project proposes 89 single family residential lots, 3 drainage retention areas, and a sewage treatment plant tract. Please be advised there may be offsite drainage contributing to Drainage Pond 1 and that FEMA Special Flood Hazard Areas are indicated along SW 80th Ave at the entrance of Falls of Ocala Unit 1. Please ensure LDC 6.13 is met with the Improvement Plans.

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: 5/5/21 - This plan is titled "Falls of Ocala". Isn't this submittal for "Falls of Ocala Unit 2"?

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: 5/5/21 - Street names illegible

5. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.L(1) - Parcel number

STATUS OF REVIEW: INFO REMARKS: 5/5/21 - Not provided

6. DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Rezoning STATUS OF REVIEW: INFO

REMARKS: A traffic study is required. A methodology has been submitted and is under review. The traffic study must be approved prior to approval of a preliminary plat. Based on the traffic methodology, this development is expected to generate 94 new peak hour trips with all those trips entering and exiting the development from SW 80th Avenue. SW 80th Avenue is currently operating at about 50% capacity. This development will have a less than 5% impact on the capacity of SW 80th Avenue. The most significant traffic concerns with this development is to ensure the existing turn lanes are sufficient for the new traffic.

7. DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 4.2.31.F(2)(b)(14) - Preliminary sidewalk and multimodal circulation plan

STATUS OF REVIEW: INFO

REMARKS: Internal sidewalks will be required along one side of the internal roadways.

8. DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 4.2.31.F(2)(b)(15) - Proposed parallel access locations

STATUS OF REVIEW: INFO

REMARKS: The plan indicates primary access will be provided through the original phase of this development with a future second connection to SW 8th Street. A development of this size is required to have two access points at the time of development; however, SW 8th Street is currently a non-County maintained unpaved roadway which lies within a 30' wide ingress/egress easement and not public right-of-way. In order to make a connection to SW 8th Street, the roadway is required to be paved to the project entrance. Since the road lies within an easement and not right-of-way, it is unclear if it can be paved

without the property owners permission. It is recommended that the "future access" be stabilized and a connection made to SW 8th Street to allow for a second emergency access subject to providing a paved connection should SW 8th Street ever get paved.

9. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant

6.18.2 - Fire Flow/Fire Hydrant

STATUS OF REVIEW: INFO

REMARKS: Hydrants shall be provided for water supply and shall be tested and installed per NFPA 291

10. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: NFPA 1 Chapter 18.2.3 Fire Dept Access Roads

STATUS OF REVIEW: INFO

REMARKS: A secondary emergency exit shall be provided at a minimum of 20ft width and must be stabilized to support the weight of a fire department engine.

11. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Proposed PUD Uses & Densities are consistent with Land Use Designation?

STATUS OF REVIEW: INFO

REMARKS: Staff understands this PUD Rezoning Application will increase the number of dwelling units in the project and reduce the proposed individual lot development standards; along with revitalizing the PUD.

12. 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: The Sheet 2 Project Summary table lists 89 lots but Sheet 3 identifies 92 lots. While both densities will comply with the site's future land use designation, clarification as to the maximum proposed units in the PUD is required.

13. 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 purse 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."

14. DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider

STATUS OF REVIEW: INFO

REMARKS: Project is within Marion County Utilities water service area, but provider does not have mains within connection distance. The City of Ocala has water in the area; if connection is required to the City, developer shall submit annexation agreement to MCU to clear relevant checklist item(s) for any forthcoming Improvement Plan.

15. DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider

STATUS OF REVIEW: INFO

REMARKS: Project is within Marion County Utilities water service area, but provider does not have mains within connection distance.

16. DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity

STATUS OF REVIEW: INFO

REMARKS: Defer to MCFR - MCU will not supply water to this development

17. DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)

STATUS OF REVIEW: INFO

REMARKS: Developer shall provide proof of effluent quality requirements within LDC before approval of the onsite sewer plant site can be approved. Applicant shall demonstrate the number of proposed lots in Unit 2 supports the original design of this sewer plant.

18. 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: Clarify the maximum number of units/lots proposed for the PUD - sheet 2 states 89 while sheet 3 show 92 lots.

19. DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.2.31.F(1)(b) - Front page requirements.

STATUS OF REVIEW: INFO

REMARKS: The final Master Plan or subsequent plan must include all appropriate plan and application data per the LDC.

20. 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: The final Master Plan or subsequent plan must note the plans are for Falls of Ocala Phase 2

21. 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: Staff notes 2 typical lot dimension sets (50' wide and 60' wide) are proposed.

22. DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.2.31.F(2)(b)(11) / 4.2.31.E(6) / 6.8.6 - Identify proposed buffers.

STATUS OF REVIEW: INFO

REMARKS: Staff understands the applicant is proposing modified buffers as follows:

North - modified E-Type Buffer

West - No buffer.

South - No buffer.

West - No buffer.

An internal buffer to the WWTP site is proposed, however no details on the design are provided.

23. DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.2.31.F(2)(b)(16) - Show 100 year floodplain and on site.

STATUS OF REVIEW: INFO

REMARKS: Flood zone and Flood Prone areas are present and will need to be addressed by any site

development per the LDC.

24. 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 confirm if this project will be utilizing the existing amenities in Falls of Ocala Phase

1. If not, what amenities will be provided related to this project?

25. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Rezoning STATUS OF REVIEW: INFO REMARKS: no comments

26. DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Rezoning STATUS OF REVIEW: INFO REMARKS: APPROVED

27. 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)

DOH - Ed Brown (622-7744)

ENGDRN - James Hulsey (671-8686)

ENGIN - Carla Sansone (671-8682)

ENGPJ - Bert Yancey (671-8683)

ENGSUR - Jerry Gowen (671-8686)

ENGTRF - Chris Zeigler (671-8378)

ENRAA - Cheryl Weaver (671-8679)

FRMSH - Ken McCann (291-8000)

LSCAPE - Susan Heyen (671-8556)

LUCURR - Chris Rison (438-2600)

UTIL - Carrie Hyde (307-6168)

ZONE - Zoning Department (438-2675)



Marion County Board of County Commissioners

Growth Services ■ Planning & Zoning

2106073 AR#: 26565 PA#: 23304-001-00

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

Fax: 352-438-2676

ADDITION FOR DEZONING

APPLICATION FOR REZUNING	
Application No.: 3106073	
The undersigned hereby requests a zoning change of the M	arion County Land Development Code, Article 4,
Zoning, on the below described property and area, from 0.2	6 miles east of SW 80th Avenue PVD (PD06)
to north of SW 75th Ave	, for the intended use of:
89 single-family residential units Falls of Oca-	Qa"
Legal description: (please attach a copy of the deed and le	ocation map)
Parcel account number(s): 23304-001-00	
Property dimensions:	Total acreage: 28.58
Directions: The property is located on SW 8th Street and immediate	ely east of Falls of Ocala residential development.
Situs: 7745 SW 6th Place, Ocal	
The property owner must sign this application unless he has attache	
behalf.	
CMH PARKS INC / CLAYTON PROPERTIES GROUP ().	Isabelle Albert, AICP, Halff Associates, Inc.
Property owner name (please print) D. Joel Alams	Applicant or agent name (please print) 1000 N ASHLEY DRIVE, SUITE 900
Mailing address MARYVILLE, TN 37804	Mailing address TAMPA, FL 33602
City, state, zip code	City, state, zip code (813) 620-4500
Phone number (please include area code)	Phone number (please include area code)
SEE AFFIDAVIT	Chaballe alberto
Please note: the zoning change will not become effective until 14 Board of County Commissioners. The owner, applicant or ager application will be discussed. If no representative is present and the postponed or denied. Notice of said hearing will be mailed to the applicant or agent must be correct and legible to be process. For more information, please contact the Zoning Division at 352-45 ************************************	nt is encouraged to attend the public hearing where this he board requires additional information, the request may be the above-listed address(es). All information given by sed. The filing fee is \$1,000.00, and is non-refundable. 38-2675.
RECEIVED BY: 4 DATE: 47121 ZONING	G MAP NO.: 128 Rev. 01/11/2021
MDR, PUD, 18/15/21/	
AR: 26565 Project: 2005040	
Empowering Marion	for Success



#2106073

April 5, 2021

Kimberleigh Dinkins Senior Planner Growth Services Department 2710 East Silver Springs Blvd. Ocala, FL 34470 Sent via Email: kimberleigh.dinkins@marionfl.org

Dear Ms. Dinkins,

The applicant is seeking to rezone approximately 28.58 acres (parcel number 23304-001-00) to a Planned Unit Development (PUD) zoning district to allow for an 89-unit single-family residential community. The developable acreage of the site consists of 24.4 acres without the existing Wastewater Treatment Plant (WWTP) and 30-foot right-of-way dedication on SW 8th Street.

The subject area is located to the north of SW 8th Street and immediately east of the Falls of Ocala residential development. The property was originally phase II of the Falls of Ocala PUD. Phase I, adjacent to the west of the subject site, was constructed in 1985 with single-family residential units. The subject site, Phase II, had construction plans permitted in 2003 that have since expired. The subject site is currently vacant with an existing access to the west through the existing Falls of Ocala residential development.

Adjacent zoning to the north, south and east of the subject site is General Agriculture (A-1). The property to the north has a Low Residential (LR) future land use category with one existing mobile home residence located more than 840 feet west from the subject site property boundary. The development is proposing a 5-foot-wide buffer with a 6-foot opaque fence and 2 shade trees for every 100 linear feet (LF) to the north as part of the platted lots to meet the buffering requirement intent per Section 6.8.6. in the Land Development Code. To the northeast adjacent to the wastewater treatment plant has a land use category of LR and is currently vacant land. There is an existing buffer along the site for this portion. To the east has a future land use category of Public (P) and is in use as a recycling center owned by Marion County. To the south across SW 8th Street has a land use category of LR and is developed with single-family residential units.

There is an existing WWTP with an existing chain-link fence buffer on the northeast corner of the subject site servicing the Falls of Ocala development to the west. The WWTP will also be servicing the proposed new development. The future land use category for this site is Medium Residential (MR) which allows for four (4) dwelling units per one (1) gross acre. Our request for 89 single-family units is compatible with the MR category.

The applicant has submitted a Traffic Assessment Methodology to the County and the Traffic Study is currently in progress. The site will be accessed through the existing Falls of Ocala development on the west which leads to SW 80th Avenue. The development will also have an emergency access only to the south on SW 8th Street where the applicant is proposing a 30-foot right-of-way dedication. For non-vehicular/pedestrian access, the site will provide internal sidewalks, as well as walking paths around the



drainage areas for residents to use recreationally and for walking their dogs. Adding the walking paths, as well as the landscape buffer throughout the development, provides 3.01 acres of open space which is 12.34 percent of the total acreage. Although it is required in the LDC to provide a minimum of 20 percent open space, we believe the applicant has in the best of their ability met the intent by working closely with Marion County growth services staff to provide as much open space as possible within the developments limitations due to the WWTP on site and stormwater requirements.

The project will be built in compliance with all applicable regulations of the Land Development Code and other applicable regulations, unless shown otherwise by this PUD.

Sincerely,

Isabelle Albert

Isabelle Albert, AICP

AFFIDAVIT TO AUTHORIZE AGENT

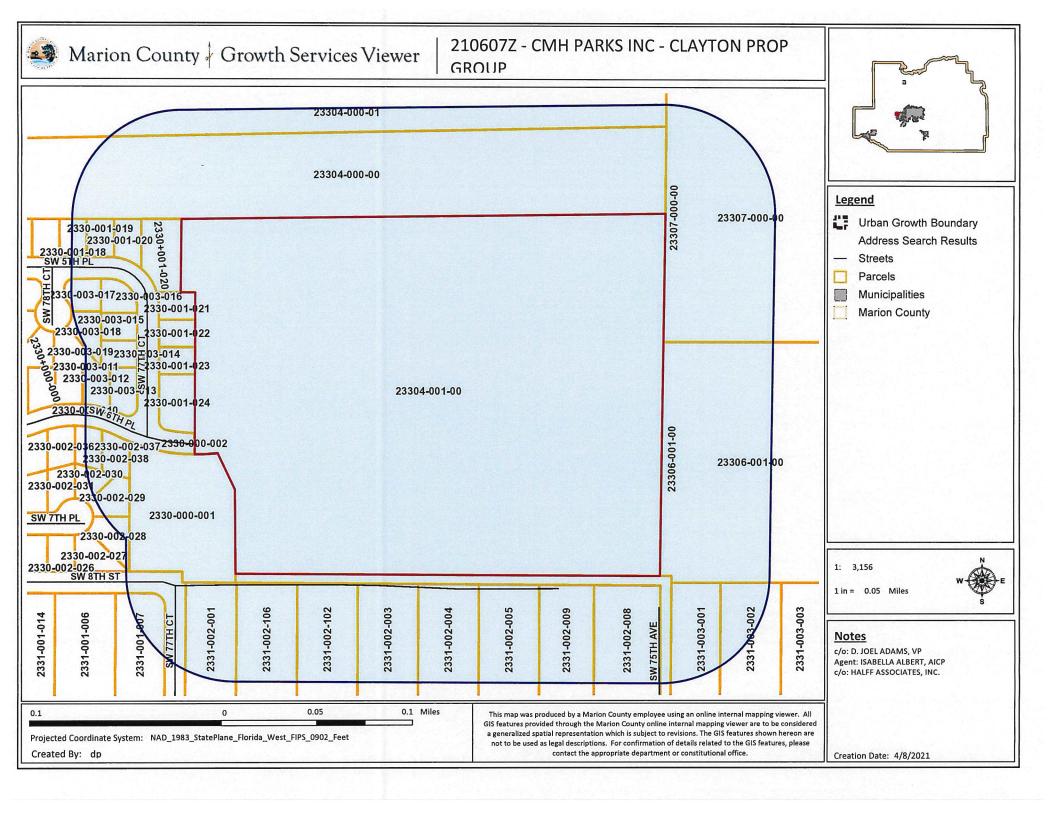
STATE OF FLORIDA COUNTY OF MARION

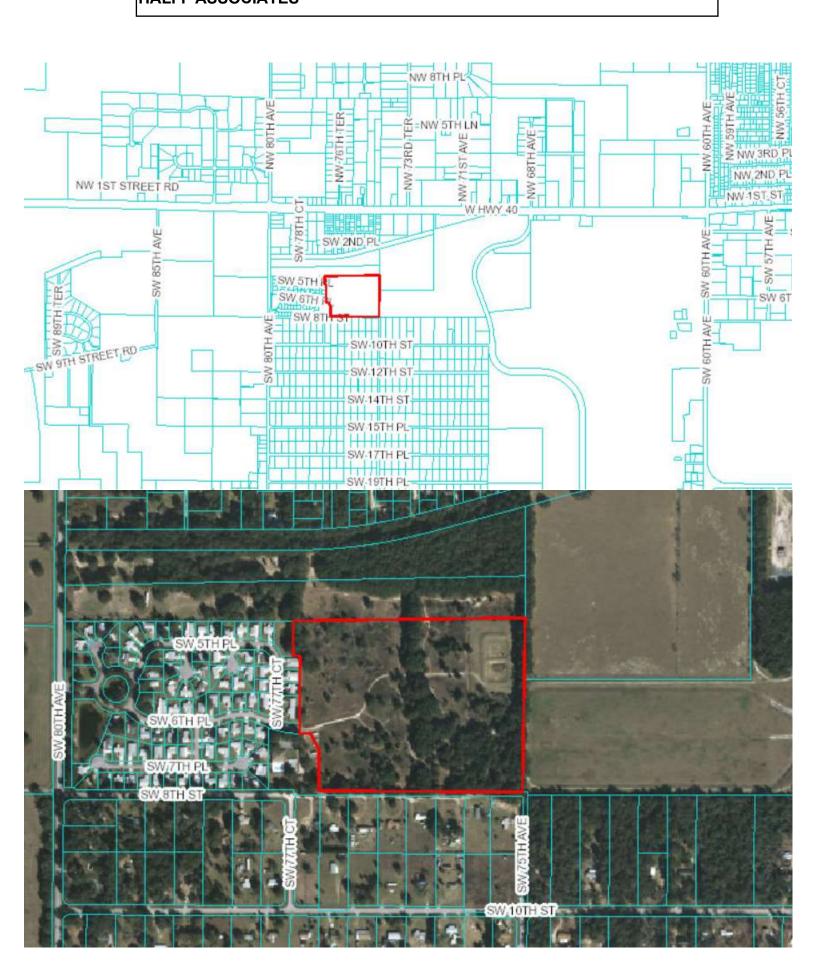


D. JOCI Adams, V. Pres, Clarks ?	on Gov. Inc.
(NAME OF ALL PROPERTY OWNERS), being first duly	sworn, depose(s) and say(s):
1. That (I am/we are) the owner(s) and record title hold	er(s) of the following described property, to wit:
ADDRESS OR GENERAL LOCATIONS: 7745 SW 6th	Parcel ID: 23304-001-00
2. That this property constitutes the property for which Rezoning to a Planned Unit Development zoning	a request for a: (NATURE OF REQUEST)
is being applied to the Board of County Commissioners, M	THE TOTAL OF THE COLDI
3. That the undersigned (has/have) appointed	f & Halff Associates as
(his/their) agent(s) to execute any permits or other document	nts necessary to affect such permit.
4. That this affidavit has been executed to induce Marie described property;	on County, Florida, to consider and act on the above-
5. That (I/we) se undersigned authority, hereby certify the	hat the foregoing is true and correct.
IGNED (PROPERTY OWNER)	SIGNED (PROPERTY OWNER)
GIGNED (PROPERTY OWNER) V. P. CCAYLOW Por. Gov. De	
CONTINUE LAL STOP IN	
STATE OF FLORIDA COUNTY OF MARION	STATE OF FLORIDA COUNTY OF MARION
The foregoing instrument was acknowledged before me this (DATE) 3/30/2021 by D. Joel Adams	The foregoing instrument was acknowledged before me this
by D. Joel Adams	(DATE)
who: (Property Owner) Personally known to me Florida driver's license	who: (Property Owner)
Personally known to me Florida driver's license Other type of identification:	☐ Personally known to me ☐ Florida driver's license
and who: \(\square\) did \(\square\) did not take an oath.	☐ Other type of identification: and who: ☐ did ☐ did not take an oath.
C C W	and who, in the interaction of the
(Signature of Notary taking acknowledgment)	(Signature of Notary taking acknowledgment)
Car R Market Market	(Signature of Notary taking acknowledgment)
Type or Print Name of Notary Public	Type or Print Name of Notary Public
Commission Number Expiration Date	Commission Number Expiration Date



Page 2 of 2





#2106073

PUD CONCEPTUAL PLAN FOR FALLS OF OCALA

SECTION 18 TOWNSHIP 15S RANGE 21E

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

THE SOUTH 694 OF FEET OF THE SW 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARBON COUNTY, FLORIDA, LESS AND EXCEPT THE FALLS OF OCALA UNIT NO, 1, RECORDED IN PLAT BOOK Y, PAGE 8, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND ALSO LESS AND EXCEPT THE WESTERLY SOLOF FEET FOR COUNTY ROAD RIGHT OF WAY.

CONTAINING 28,58 ACRES, MORE OR LESS

SITE SITE

VICINITY MAP



INDEX OF SHEETS

1 COVER SHEET 2 PUD MASTER PLAN

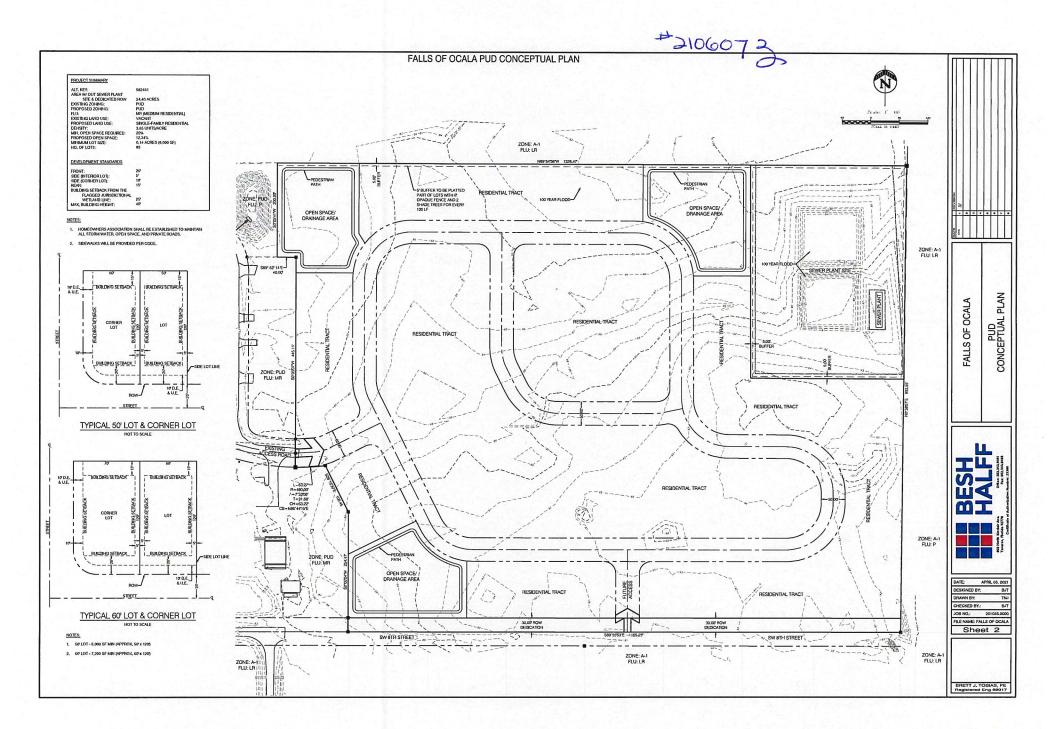
OWNER/DEVELOPER/APPLICANT:

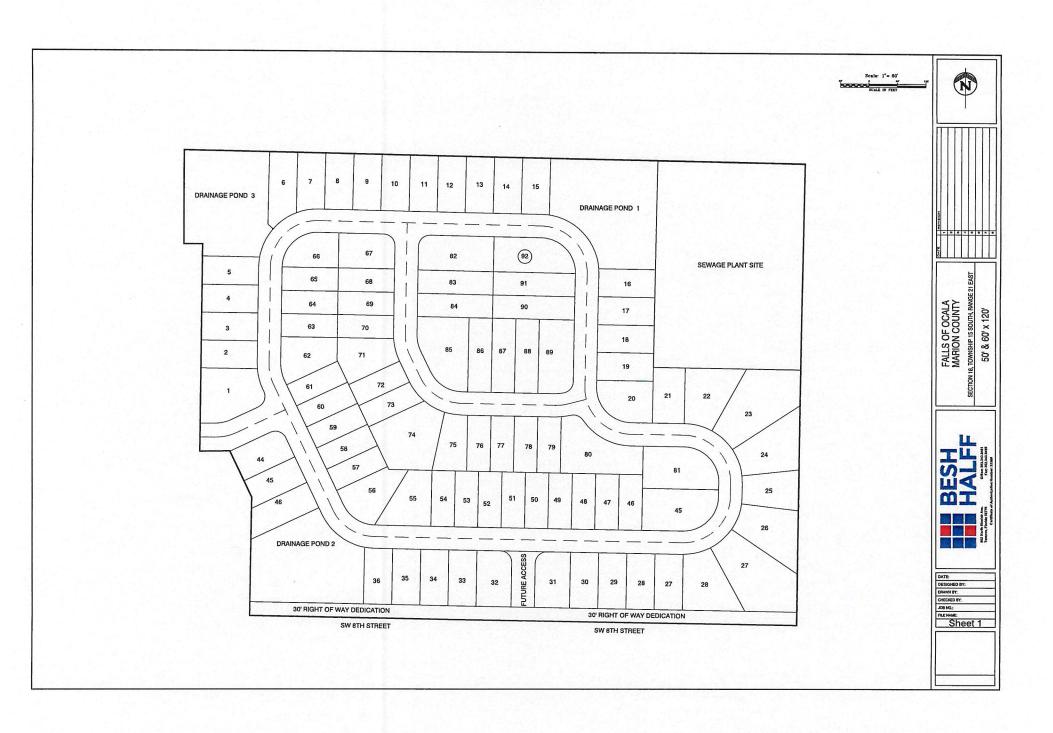
HIGHLAND HOMES
3020 S. FLORIDA AVENUE
SUITE 101
LAKELAND, FL 33803
MILTON ANDRADE, DIRECTOR OF LAND DEVELOPMENT
PHONE: (863) 619-7103 EXT. 334
MANDRADE@HIGHLANDHOMES.ORG

ENGINEER/SURVEYOR:

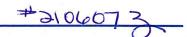
BESH HALFF 902 SINCLAIR AVENUE TAVARES, FL. 32778 BRETT TOBIAS, P.E. (352) 343-8481 BTOBIAS@HALFF.COM











Falls of Ocala PUD Architectural Renderings









