

# Development Review Comments Letter

6/11/2025 8:46:07 AM

## WESTWOOD TRAILS PUD (FKA VILLA VERDE PUD) MASTER PLAN MASTER PLAN #30991

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Additional Health comments	N/A	INFO	DOH
2	2.12.8 - Topographical Contours	Survey was within the 12-month date requirement at the time of submittal of the master plan. At the time of the improvement plan submission, a waiver or recertification of the survey may be necessary to meet the requirements of the LDC. If no construction activity occurs, a waiver would be supported by staff.	INFO	ENGDRN
3	2.12.9/10 - Proposed Drainage Right-of-Way/Easements	The master plan includes a lot typical detail that labels typical drainage easements. Approval of the master plan with this typical detail does not constitute approval of these easement widths in all locations for the development. Individual easement widths will be evaluated in conjunction with the proposed infrastructure at improvement/site plan and/or final plat submittals.	INFO	ENGDRN
4	2.12.19 - Proposed Drainage Improvements	(1) Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet.	INFO	ENGDRN
5	2.12.20 - Stormwater Infrastructure Supports Phasing	Criteria to be reviewed with improvement plan.	INFO	ENGDRN
6	2.12.32 - Stormwater Analysis Map	Criteria to be reviewed with improvement plan.	INFO	ENGDRN
7	6.13 - Stormwater Management	Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans. Stormwater staff has a checklist of items that we can send as guidance for your improvement/site development plan. If you would like a copy, please contact the reviewer.	INFO	ENGDRN

8	6.10 - Karst Topography and High Recharge Areas	Please provide a signed and sealed Karst Analysis with the improvement/site plan.	INFO	ENGDRN
9	Additional Stormwater comments	If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.	INFO	ENGDRN
10	2.12.4.K - List of approved waivers, conditions, date of approval	1/30/24 - add waivers if requested in the future	INFO	ENGIN
11	Additional Development Review Comments	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.	INFO	ENGIN
12	Master Plan	<p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health safety or welfare of the public is</p>	INFO	ENRAA

deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements  
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)  
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements  
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –  
If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]"

13	Additional Landscape comments	HOA documents showing compliance with Florida Friendly Landscape Principles to be submitted prior to first building CO	INFO	LSCAPE
14	Additional Planning Items:	<p>5/29/25: All other rejections have been cleared. Once applicant is prepared to go back to BCC for master plan approval, notify Planning to request.</p> <p>Master Plan will require BCC final approval before DRC can approve it. Once all rejections are resolved with the exception of this rejection then the applicant should email or send a letter to Planning to ask to go back to the BCC for Master Plan Approval. This item will be noticed and advertised at the cost of the applicant. With this letter, please submit documents for amenities and buffers plus any other items discussed for return items with the BCC during the PUD approval.</p>	NO	LUCURR
15	Additional Zoning comments	Master Plan will require BCC final approval before DRC can approve it. Once all rejections are resolved with the exception of this rejection then the applicant should email or send a letter to Planning to ask to go back to the BCC for Master Plan Approval. This item will be noticed and advertised at the cost of the applicant	NO	ZONE