

Development Review Comments Letter

8/29/2025 10:30:37 AM

**MARTINGALE PUD (AKA: GOLDEN HILLS)
 REZONING TO PUD WITH MASTER PLAN #33148**

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	2.12.28 - Existing roads marked with official 9-1-1 road names	On Sheet 003 of the Master Plan Set NW 38th PL has been changed to NW 38th LN and the north end of NW 67th Ave has been changed to NW 38th PL. Please update the road names on all future submittals	NO	911	
2	Rezoning to PUD with master plan	N/A	INFO	DOH	
3	Additional Health comments	Central Sewer/Central Water	INFO	DOH	
4	2.12.8 - Topographical Contours	Review of the survey as it relates to the drainage improvements will be performed with the improvement/site plan review.	INFO	ENGDRN	
5	2.12.9/10 - Existing Drainage Right-of-Way/Easements	Review of the survey as it relates to existing drainage easements and ROW will be performed with the improvement/site plan review.	INFO	ENGDRN	
6	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	
7	2.12.19 - Existing Drainage Improvements	Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.	INFO	ENGDRN	
		(1) Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site			

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8	2.12.19 - Proposed Drainage Improvements	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	
9	2.12.20 - Stormwater Infrastructure Supports Phasing	Phasing implications to be reviewed with the improvement/site plan.	INFO	ENGDRN	
10	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	
11	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	
12	2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions	8/5/25-Title block shall be shown on ALL sheets denoting type of application;(PUD rezoning or PUD Amendment)	NO	ENGIN	
13	2.12.4.K - List of approved waivers, conditions, date of approval	8/5/25-add waivers if requested in future	INFO	ENGIN	
		After approval, plans will be electronically stamped by the county. The applicant will receive an email			

14	Additional Development Review Comments	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	
15	Rezoning to PUD with master plan	8/21/25 - A traffic study for this site was formerly approved under different development conditions and a traffic methodology for the updated master plan proposal has been approved, requiring updates to the previously approved traffic study. The former traffic study concluded that extended green time for the signal of the intersection of CR 225A/NW 70th Ave at US 27 was required in addition to some additional turn lanes or an extension to the length of existing turn lanes. That traffic study for the site contemplated 7,063 net new trips daily with 288 occurring during the AM peak hour and 656 occurring in the PM peak hour with no significant and adverse impact on the surrounding transportation network, provided the recommended updates in the conclusionary remarks are implemented. The updated methodology anticipates 9,629 net new daily with 293 occurring during the AM peak hour and 762 occurring in the PM peak hour.	INFO	ENGTRF	
16	6.11.3 - Traffic Impact Analysis	8/21/25 - A traffic study is required. A traffic methodology has been submitted and approved.	NO	ENGTRF	
17	6.11.5 - Driveway access	8/21/25 - Driveway locations and configurations will be finalized when traffic study is complete.	NO	ENGTRF	
18	6.11.9.A - Traffic signals	8/21/25 - The traffic study will determine the need for traffic signals and traffic signal modifications.	NO	ENGTRF	

Attachment F

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
19	6.12.9 - Subdivision roads and related infrastructure	8/24/25 - NW 68th Avenue is proposed to end in a dead end. It previously connected to NW 38th Place. Dead end streets are required to have a cul-de-sac.	NO	ENGTRF	
20	6.12.11 - Turn lanes	8/21/25 - The extent to which turn lanes are required will be clarified with approved traffic study.	NO	ENGTRF	
21	6.18.2 - Fire Flow/Fire Hydrant	Per NFPA 1 Chapter 18.5.3 the maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 feet. The measurement shall be taken by a fire department access roadway from the fire department water supply to the building.	INFO	FRMSH	
22	6.18.5 - Access Control Box	Any commercial building which contains a fire sprinkler system and or fire alarm system must install an access control box. The access control box must be ordered on a specific form signed by MCFR to ensure the correct box is ordered for the jurisdiction. Please contact our office to obtain the form 352-291-8000.	INFO	FRMSH	
23	6.18.2.D - Fire Department Connections	If the proposed project contains a fire sprinkler system. The fire department connection must be out of the collapse zone which is defined as a minimum of 1 and ½ times the height of the highest portion of the building. A fire hydrant is required to be within 100 feet of a fire department connection (Per NFPA 14 Chapter 6.4.5.4.1).	INFO	FRMSH	
24	NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength	All new buildings and buildings which conduct renovations increasing the total floor space by greater than 50 percent of the floor area must comply with NFPA 1 Chapter 11.10.1. NFPA 1 Chapter 11.10.1 provides for the AHJ to establish minimum standards for in building public safety radio communications. Please be aware that your building will be required to conduct a test for the minimum radio signal strength to determine coverage. If the minimum radio signal strength is	INFO	FRMSH	

Attachment F

		deemed insufficient then a radio signal enhancement system must be installed and the building retested to ensure it meets the minimum criteria. Please plan for this early in your project and contact Marion County Fire Rescue with any questions 352-291-8000.			
25	6.18.2.G - Painting and Marking of Fire Hydrants	Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector.	INFO	FRMSH	
26	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.	INFO	FRMSH	
27	Additional Fire comments	Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access and water supply. All commercial structures shall be permitted to comply with the minimum requirements of the Florida Fire Prevention Code. Site improvement plan shall include maximum building height.	INFO	FRMSH	
28	Additional Landscape comments	Trees in buffers should be majority evergreen or semi-deciduous, small percentage may be deciduous	INFO	LSCAPE	
29	2.12.16/6.5 - Environmental Assessment for Listed Species (EALS) or EALS Exemption provided?	Provided with initial PUD Master Plan approval AR 31944	INFO	LUCURR	
30	6.5 & 6.6 - Habitat Preservation/Mitigation Provided?	Provided with initial PUD Master Plan approval AR 31944	INFO	LUCURR	

Attachment F

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
31	Additional Planning Items	kathleen.brugnoli@marionfl.org	INFO	LUCURR	
32	6.14.2.A(1) - Public water service area/provider	Marion County Utilities service area - Water immediately available. Water mains located on US HWY 27 and NW 70th Ave Rd.	INFO	UTIL	
33	6.14.2.A(1) - Public sewer service area/provider	Marion County Utilities service area - Sewer Force Main immediately available. Sewer mains located on US HWY 27 and NW 70th Ave Rd.	INFO	UTIL	
34	6.14.2.A - Water Connection Requirements	MCU has water mains on the north and east sides of this development. The master plan shows connections on the north side along US 27. The project engineer is responsible for confirming that adequate capacity can be provided to serve the proposed development.	INFO	UTIL	
35	6.14.2.A - Sewer Connection Requirements	MCU has sewer force mains on the north and east sides of this development. The project engineer is responsible for confirming that adequate capacity is available to serve the proposed development.	INFO	UTIL	
36	6.14.2.C(2)(e) - Grease Trap, FOG Worksheet	May be required for clubhouses, amenity centers, community halls, etc. MCU staff will review improvement plans and site plans through Development Review, to determine if grease traps or additional industrial pre-treatment are required.	INFO	UTIL	
37	6.14.2.C - Industrial Pretreatment	See previous comment.	INFO	UTIL	
38	6.14.3.B - Springs Protection Zone	Located in the Secondary Springs Protection Zone	INFO	UTIL	
39	6.14.5.D - Hydraulic Analysis	Water modeling will be required during the improvement plan review.	INFO	UTIL	
40	6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design	Required. The master plan shows sanitary sewer throughout the development, feeding to an MCU lift station.	INFO	UTIL	

Attachment F

41	6.16.5.C - Public Wastewater Pump Stations (MCU Standards)	The Engineer of Record will be required to ensure the existing lift station has the capacity to pump wastewater from the development. Any improvements needed to meet the capacity requirements for the development will be at the developer's expense.	INFO	UTIL	
42	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	
43	Additional Utilities Comments	Located within the Urban Growth Boundary.	INFO	UTIL	
44	2.12.4.L(4)/4.2 - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios), and parking. Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements.	External setbacks established as item 1 / table 2 in Res. 24-R-547. See supplemental folder. Lot typical is shown for SFR. Lot typical is not shown for townhomes. The interior side setback would be 0', but what about external from the development's internal streets? What about front/rear setbacks for townhomes? Coordinate this information with the planner assigned to this PUD Master Plan Rezoning case: Kathleen Brugnoli.	INFO	ZONE	
45	2.12.24 - Landscape requirements/6.8.6 - Buffering	Buffers Established as item 4 / table 3 in Res. 24-R-547. See supplemental folder.	INFO	ZONE	

Attachment F

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46	2.12.16/6.5.4 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation.	Defer to Land Use review.	INFO	ZONE	