



**Marion County
Board of County Commissioners**

Office of the County Engineer

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October 3, 2025

BRIAN LAMB
INFRAMARK LLC
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

VIA EMAIL
brian.lamb@inframark.com

SUBJECT: STAFF REVIEW COMMENTS LETTER

PROJECT NAME: CANTERWOOD ACRES (EAST & WEST) SW 100TH ST LLC

PROJECT #2021120080

APPLICATION: COMMUNITY DEVELOPMENT DISTRICT - NEW #33211

Dear Brian Lamb:

Thank you for your submission of the initial draft Canterwood Acres Community Development District (CWACDD) Petition. Below are the reviewers' comments for the above referenced application resulting from the staff review:

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Community Development District - New

STATUS OF REVIEW: INFO

REMARKS: Please provide break down of Trees, Shrubs and Irrigation estimate for East and West Communities

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Community Development District - New

STATUS OF REVIEW: INFO

REMARKS:

1) Parcels 35695-011-01 and 35695-033-00 are located within the Marion County Utilities service area, with both water and sewer available. Both PUDs have Marion County-approved improvement plans that include utility infrastructure, and construction has begun.

2) The SW 100th Street West PUD is proposing 204 lots, and the SW 100th Street East PUD is proposing 180 lots. Both PUDs will be required to connect to Marion County Utilities for water and sewer service.

3) Please clarify whether the utility costs provided apply only to onsite improvements within the planned CDD boundary, or if they also include offsite improvements such as the SW 100th Street right-of-way. In addition, we request that the water and wastewater utilities cost breakdown be provided separately for each PUD, rather than combined.

4) All proposed and required water and wastewater utilities will remain the developer's responsibility to fund, permit, construct, and install in accordance with public water and wastewater standards.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Community Development District - New

STATUS OF REVIEW: INFO

REMARKS:

1) The CDD consists of two Planned Unit Development (PUD) projects, wherein each project developer is responsible for the construction of portions of SW 100th Street. Please clarify and state if the construction costs, etc. for the construction of their respective portions of SW 100th Street are included in the cost estimates provided.

2) A condition of each PUD approval(s) prohibits using the local roadways for construction of each PUD wherein the SW 100th Street routes would be used for the construction; this has been a significant concern and issue with frequent resident complaints and observations by staff. The applicant may be expected to address the ongoing concerns in relation to this request.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: PETITION ROUTED FOR REVIEW

STATUS OF REVIEW: INFO

REMARKS:

1) The proposed CDD encompasses two separate Planned Unit Development (PUD) projects with accompanying development conditions, including the construction of respective portions of SW 100th Street to provide both initial construction access and future general access to the sites. As each of the PUD's formally stand-alone, revise the construction/cost estimates to separate the costs based on each PUD and its accompanying respective portion of SW 100th Street for record purposes.

2) Staff notes the CDD's proposed boundary does NOT appear to include the SW 100th Street right-of-way. Clarify if the construction/cost estimates for the roadway are part of the construction/costs included within the CDD's financing, AND if those costs are to be included, revise the construction/cost estimates to list the roadway costs separately from the main body of each respective PUD.

3) The Marion County Attorney's Office has provided revisions regarding the proposed CDD Advertisement and the proposed CDD Ordinance. These documents are being sent by separate email and are provided in a underline & strike-out format for reference, including some revisions to conform with Marion County's format standards as follows:

- a. Draft Ordinance
- b. Draft Advertisement

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: BCC WORKSHOP SET

STATUS OF REVIEW: INFO

REMARKS: Upon receipt of the applicant's final updated/revised CDD Petition materials, staff will coordinate the BCC workshop, if determined necessary, and the accompanying final public hearing.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: BCC PUBLIC HEARING SET

STATUS OF REVIEW: INFO

REMARKS: Upon receipt of the applicant's final updated/revised CDD Petition materials, staff will coordinate the BCC workshop, if determined necessary, and the accompanying final public hearing.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: Community Development District - New

STATUS OF REVIEW: INFO

REMARKS: Written legal description the length of line L12 is 377.76', in the line table on the sketch of legal description the length is 309.14'. Please change to correct length.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Community Development District - New

STATUS OF REVIEW: INFO

REMARKS:

1. This subdivision along with SW 100th Street are under construction. The construction costs for the roadway infrastructure should be backed up by a construction contract reflecting those costs.

2. Regarding the proposed CDD, a formal letter regarding the following questions for the existing development agreement is needed:

- Regarding 1.18.1, per the agreement the developer is responsible for constructing improvements. Is this conditions still being meet if it is being structured as a CDD?
- Condition 6 has not been completed to my knowledge.
- Formal letter needs to be received to clarify and correct section 7 of the development agreement. The county is now constructing some portions of the required mitigation and previously contemplated credits and proportionate shares need to be revisited/corrected.
- Same comment for bullet above, section 8, 9, and 10 of the agreement.
- Agreement contemplates developer maintaining all stormwater facilities. Are repair costs being accounted for by the CDD?

At this time, please review the comments and remarks, and submit the final/revised CWACDD Petition as one final paper document/set with appropriately executed documents, and one complete electronic copy (letter, 8.5" x 11" format) to Christopher Rison, Senior Planner. As discussed with Eric Davidson, staff anticipates requesting the Board of County Commissioners schedule the public hearing date on October 21, 2025. The final/revised CWACDD Petition must be received on or before October 20, 2025, to be available for reference for the Board's scheduling consideration. Tentatively, a

If you have any questions, please feel free to contact me at (352) 438-2625 or Christopher.Rison@marionfl.org.

Sincerely,

Christopher D. Rison, AICP, FRA-P

Senior Planner

CC: Eric J. Davidson, Inframark LLC (Eric.Davidson@inframark.com)

ATTACHMENTS:

1. Deputy County Attorney Dana Olesky, Draft Ordinance LRM Review Sheet as PDF document.
2. Deputy County Attorney Dana Olesky, Draft Ordinance ULSO edits as MSWord document.
3. Deputy County Attorney Dana Olesky, Draft Advertisement LRM Review Sheet as PDF document.
4. Deputy County Attorney Dana Olesky, Draft Advertisement ULSO edits as MSWord document.
5. Ocala SW 100th LLC Development Agreement, OR Book/Pages: 8160/1862-1895.