

Development Review Comments Letter

6/4/2025 6:00:11 PM

WHISPER WOODS - REVISION TO AR# 28899 PRELIMINARY PLAT #32301

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Additional Health comments	Central Sewer/ Central Water	INFO	DOH
2	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
3	6.10 - Karst Topography and High Recharge Areas	Please provide a signed and sealed Karst Analysis with the improvement/site plan.	INFO	ENGDRN
4	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
5	2.12.32 - Stormwater Analysis Map	Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan.	INFO	ENGDRN
6	2.12.22 - Stormwater Tract/Right-of-Way	The need for drainage tracts/ROW will be reviewed with the improvement/site plan and/or final plat submittal.	INFO	ENGDRN
7	2.12.19 - Proposed Drainage Improvements	Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts.	INFO	ENGDRN
8	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
9	2.12.9/10 - Proposed Drainage Right-of-Way/Easements	(1) The preliminary plat includes a lot typical detail that depicts typical drainage easements. Approval of the preliminary plat 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 the improvement/site plan and/or final plat submittals. (2) The necessary drainage easements will be reviewed with the improvement/site plan and/or final plat submittal. Please note that code requires that all retention/detention areas within subdivision developments shall have direct access to a right-	INFO	ENGDRN

		of-way. A drainage right-of-way may be necessary to establish this access. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.		
10	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
11	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
12	Additional Development Review Comments	1/6/25-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
13	2.12.4.K - List of approved waivers, conditions, date of approval	1/6/25-add waivers if requested in future	INFO	ENGIN
14	6.4.3.D - The quadrant number (as assigned by Marion County 911 Management)	Please update when assigned by 911.	INFO	ENGSR
15	Preliminary Plat	IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way	INFO	ENRAA

		<p>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 deemed to be at risk."</p> <p>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]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[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."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[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."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <p>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."</p> <p>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."</p> <p>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</p>		
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		<p>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."</p> <p>Sec.6.3.1.D(f) –</p> <p>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]."</p>		
16	Additional Planning Items:	<p>[04/29/2025] Remain as No until BCC approval. [Original Comments]The project's Master Plan, or equivalent, must be brought back before the Board of County Commissions for final review and approval in a duly noticed public hearing with costs to be funded by the applicant/developer. Once this is plan ready for final DRC Review/Approval, but prior to, the applicant must submit a letter to Growth Services Director Chuck Varadin requesting that the final Master Plan or equivalent be scheduled for the consideration by the Board - the letter must be accompanied by the final revised plan set, the final architectural details for residential units (all views/elevations) and the amenity details & timing, in BOTH a paper (1 copy) and electronic form (formatted to 8.5' x 11" sizing - in a legible format when enlarged for viewing purposes). [Staff notes this condition was accidentally omitted from Resolution No. 24-R-332, and scrivener's correction to that Resolution is currently being processed. Please reference the BCC Hearing on 8/20/2024 - Timestamp 3:51]</p>	NO	LUCURR
17	2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?	<p>DISCUSSION NECESSARY: Growth Services Staff is not aware that a traffic methodology and/or assessment has been properly submitted for review through OCE's Development Review Division. The recent Rezoning Application (AR 31750; 240815ZP) for this site was accompanied by a traffic assessment, wherein OCE-Traffic's review remarks stated: "7/3/24 - The change from multi-family homes to single-family homes will increase the trip generation from this site to 82 peak hour trips. A traffic assessment is required.</p>	INFO	LUCURR

		A traffic methodology must be submitted and approved prior to conducting the assessment. The traffic methodology and traffic assessment must be submitted as separate review applications and not as a part of any other application."		
18	6.12.12 - [Sidewalks Provided?]	Staff recommends the developer confer with the Ocala Marion County Transportation Planning Organization, along with OCE-Traffic regarding the final design and placements for the proposed bus/transit stop locations on Pine and Bahia Roads.	INFO	LUCURR
19	6.5 & 6.6 - Habitat Preservation/Mitigation Provided?	See EALS/Exemption item remarks.	INFO	LUCURR
20	2.12.16/6.5 - [EALS or EALS-ER provided?]	Staff has routed the EALS provided for agency review; however, the EALS is now 2-years old - and an update to the EALS may be required by the agency. Staff will forward any comments received from the agency upon receipt.	INFO	LUCURR
21	2.12.6 - Location of water and sewer supply systems with size and capacity (is a SUP needed?)	Cover indicates City of Ocala Water/Sewer. Within MCU service area. Defer to MCU	INFO	ZONE
22	2.12.24 - Preliminary buffer plan/6.8.6 - Buffering	Original: Modified Type A buffer approved with PUD was 20' wide, the buffer referenced in this prelim. is 10' wide. 4/28/25: PUD Resolution 24-R-332 contains condition that buffers "shall remain unchanged from the existing buffer requirements for this PUD. See Resolution 22-R-577." Modified Type A buffers were approved along southwest and southeast boundaries of property that abut the existing single-family zoned properties.	NO	ZONE
23	2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown	Please indicate zoning/FLU designation for adjacent properties on sheet 03.01	NO	ZONE