



February 14, 2025

Development Review
Marion County Office of the County Engineer
412 SE 25th Avenue
Ocala, FL 34471

RE: ***Bay Laurel PUD at OTOW – Master Plan Rezoning to PUD with Master Plan (#32319);
Response to Comments
Kimley-Horn Project No. 242248009***

Dear Development Review Team:

Kimley-Horn and Associates, Inc. received comments dated February 10, 2025, for the above referenced project. Attached are the comments and associated responses:

We trust these responses, along with the attachments listed below, will provide the additional information as requested. Please feel free to contact our office if you have any questions.

Sincerely,
KIMLEY-HORN

A handwritten signature in blue ink that reads "Gene Losito".

Gene B. Losito, PE
Vice President

Attachments: Response to comments

cc: File

K:\OCA_Civil\242248009-Melody Preserve\doc\RLdr250204gbl.docx

ID	DESCRIPTION	REMARK	STATUS	DEPT	RESPONSE
1	Rezoning to PUD with master plan	N/A	INFO	DOH	Comment noted.
2	Additional Health comments	Central Sewer/Central Water	INFO	DOH	Comment noted.
3	6.10 - Karst Topography and High Recharge Areas	Please provide Karst analysis or provide pertinent reference if this documentation has been submitted	NO	ENGDRN	See attached Karst Analysis for the area being added to the PUD. Additional analysis will be provided with the preliminary plat and improvement plans.
4	2.12.38 - Stormwater Maintenance Entity	The cover sheet needs an owner's certification that states: "I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan".	NO	ENGDRN	See revised cover sheet with owner certification.

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5	Additional Stormwater comments	If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.	INFO	ENGDRN	Comment noted.
6	6.13-Stormwater Management	Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.	INFO	ENGDRN	Comment noted.
7	6.11.3 - Traffic Impact Analysis	2/5/25 - Traffic methodology was approved - traffic study to include proposed addition to development based upon approved methodology is required.	NO	ENGTRF	Traffic Study has been submitted based on the approved methodology.
8	Additional Traffic comments	2/5/25 - Waivers listed on cover sheet are not referenced to current Code and should be reviewed and clarified for applicability.	INFO	ENGTRF	Comment noted.

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9	Rezoning to PUD with master plan	2/4/25 - Traffic methodology was approved. Traffic study must include proposed addition to development based upon approved methodology. Based upon approved methodology, this site will generate 98 peak hour trips and 1,400 daily trips. Most of the traffic will be exiting onto SW 80th Ave. CONDITIONS FOR APPROVAL: 1) Access to 80th Ave shall not be full access; the final access type and location shall be approved by the Office of the County Engineer. 2) Additional right-of-way shall be dedicated along SW 80th St. The "50' roadway reservation" needs to be a 50' right-of-way dedication. 3) Need to realign SW 80th St at SW 77th Court to match existing roadway east of SW 77th Court. 4) Provide a multi-use path along SW 80th St., connecting to existing location east of development site and extending to SW 77th Court.	INFO	ENGTRF	<p>1) The approved SW 80th Ave Widening PER included a full access to the west side of SW 80th Ave at this location. The previously approved Bay Laurel PUD showed an access point to the east at this location. This project is proposing to line up the access point to the east with the proposed access to the west from the PER.</p> <p>2) The 50' area has been revised to be shown as being reserved for future dedication. The right of way dedication will occur at the final plat stage of the project.</p> <p>3) This improvement is shown on the PUD plan and will be included with the improvement plans.</p> <p>4) The multi-use path along SW 80th Street is private and will connect to the Melody Preserve development. It is not planned to extend to SW 77th Court.</p>
10	6.11.4 - Access management	2/5/25 - Provide a multi-use path along SW 80th St., connecting to existing location east of development site and extending to SW 77th Court.	NO	ENGTRF	The multi-use path along SW 80th Street is private and we do not plan on extending the path to SW 77th Court as it is not required by the LDC.

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11	6.11.5 - Driveway access	2/5/25 - Access to 80th Ave shall not be full access; the final access type and location shall be approved by the Office of the County Engineer.	NO	ENGTRF	The approved SW 80th Ave Widening PER included a full access to the west side of SW 80th Ave at this location. The previously approved Bay Laurel PUD showed an access point to the east at this location. This project is proposing to line up the access point to the east with the proposed access to the west from the PER.
12	6.12.2 - Right-of-way	2/5/25 - 1) Development standards listed in Table 2 are not compliant to Code. 2) Development standards, Section 2 6.d.2 indicates commercial access to alleys; this should be an exceptional condition, approved on a case-by-case basis.	NO	ENGTRF	1) Development standards in Table 2 are consistent with the previous PUD approval and Overall Waivers for the OTOW DRI. 2) Comment noted.
13	6.12.9 - Subdivision roads and related infrastructure	2/5/25 - Dead ends do not terminate in a cul-de-sac design as required by Code.	NO	ENGTRF	Proposed dead ends are less than 150 ft and do not require a turnaround per the NFPA. A waiver will be requested to allow this condition.
14	6.12.11 - Turn lanes	2/5/25 - Turn lane requirements and design specifications will be determined by Traffic Study.	NO	ENGTRF	Comment noted.

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15	6.12.12 - Sidewalks	2/5/25 - Sidewalks are required along one side of the road for internal streets.	NO	ENGTRF	A waiver will be requested for this requirement.
16	6.18.2 - Fire Flow/Fire Hydrant	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	Comment noted. Note has been added to the plans.
17	6.18.3 - Gated Communities/ Properties	The project contains a gate for access to the property. Per Marion County Land Development Code Section 6.18.3 a siren activated gate shall be provided for emergency vehicular access. Please note on the plans the gate will be siren activated. The gate will need to be a minimum of 20 feet in width.	INFO	FRMSH	Comment noted. Note has been added to the plans.
18	6.18.2.G - Painting and Marking of Fire Hydrants	Fire hydrant locations shall be indicated by placement of a blue reflector in the middle of the roadway lane closest to the hydrant.	INFO	FRMSH	Comment noted.

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19	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.	INFO	FRMSH	Comment noted.
20	Rezoning to PUD with master plan	Marion County has reviewed and approved the concept plan as provided for the location. Approval of this concept plan shall not be inferred or assumed that fire approval has been granted for the entire project. Project will be required to submit plans for review including site plans, improvement plans, building plans, etc. All plans submitted in the future will need to comply with national, state, and local fire codes as applicable to the project.	INFO	FRMSH	Comment noted.
21	6.8.6 - Buffers	1. Type C-1 and Type E buffer details do not meet LDC requirements	NO	LSCAPE	The Type E buffer has been revised to comply with the LDC requirements. OTOW has an approved wavier to allow a Type C-1 buffer. In addition, existing trees and vegetation will be preserved in areas of the buffer to enhance screening and aesthetics.
22	6.7.3 - Tree protection	Provide method for tracking tree mitigation	NO	LSCAPE	OTOW has an approved methodology that allows tracking tree mitigation for the entire development. Pre and post development tree counts and surveys will be provided with the improvement plans.

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23	2.12.25 - Marion Friendly Landscape Areas	Provide MFLA Calculations	NO	LSCAPE	MFLA areas will be provided with improvement plans.
24	Rezoning to PUD with master plan	1) Staff acknowledges that an updated Master Plan and Development Standards Manual have been submitted for the PUD, and the PUD will expand to area of the PUD to included additional lands that are not currently part of the OTOW DRI. Units to be developed in the revised and expanded PUD will be units of the OTOW DRI and the potential "units" from the lands based on those lands' Medium Residential future land use will be foregone in lieu of the OTOW DRI units that eligible for development under the OTOW DRI. 2) Master Plan and Development Standards "Book" submitted - please see staff comments regarding both items following.	NO	LUCURR	1) Comment noted. 2) We are coordinating with staff to receive the comments on the Development Standards and will address them when received.
25	Proposed PUD Uses are consistent with surrounding Land Use Designations?	The site's east boundary fronts on SW 77th Court while the PUD only proposes a 5-foot-wide Type C-1 Buffer to that roadway. Staff notes that SW 77th Court is an active roadway for the adjoining Hibiscus Park neighborhood and an emergency access to Liberty Village to the north additionally the SW 77th Court right-of-way is a	NO	LUCURR	The Type C-1 buffer is 10 ft in width. It will include a double staggered hedge row. Existing trees and vegetation will be preserved where possible. In addition, the proposed development at this location will be age restricted single family residential units. The buffer on the north side of Melody Preserve has been revised to Type E per code requirements.

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		substandard width at 25-feet wide. Staff is concerned the proposed Type C-1 Buffer will not adequately buffer the proposed development from that roadway, particularly as it is a substandard right-of-way.			
26	6.12.2.A - Local Road right-of-Way Provided?	OCE-Traffic must determine if additional R/W (as fee simply or easement) is required along SW 77th Court as that right-of-way is a substandard 25' wide publicly dedicated right-of-way.	NO	LUCURR	This project is not proposing a connection on SW 77th Court. There is no proposed right-of-way dedication along this boundary.
27	6.12.12 - Sidewalks Internal/External Provided?	See the additional remarks listed under "Additional Planning Items."	NO	LUCURR	Comment noted.
28	Additional Planning Items	1) Please see the change marks provided for the Development Standards Manual. Please note that one key item is adjusting the listed setbacks (in the table) and typical lot illustrations to reflect if/when townhouse style residential unit "lots" will have a 0-foot setback for both sides to reflect they are internal units with common walls. 2) As the PUD proposes to add new lands to the project, prior PUD specific design waivers and "blanket" OTOW waivers will need to be re-requested through the LDC Waiver application process to apply to this now proposed revised/updated/expanded PUD project.	NO	LUCURR	1) We are coordinating with staff to receive the comments on the Development Standards and will address them when received.

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29	6.11.5 - Driveways to Driveways Separated/Coordinated?	Defer to OCE-Traffic.	INFO	LUCURR	Comment noted.
30	6.11.5 - Driveways to Intersections Separated/Coordinated?	Defer to OCE-Traffic.	INFO	LUCURR	Comment noted.
31	6.11.4.B & D/7.3.1 - Cross/Parallel Access Required/Suitable?	Cross/parallel access will need to be addressed as individual development areas, primarily along SW 80th Avenue, are proposed.	INFO	LUCURR	Comment noted.
32	6.11.4.C – Additional/ Interconnected Access (S/QS-L) Provided?	Defer to OCE-Traffic.	INFO	LUCURR	Comment noted.
33	2.12.9/6.12.2.B - Thoroughfare Road Right-of-Way Provided (TE Map)?	Defer to OCE-Traffic	INFO	LUCURR	Comment noted.
34	6.12.2.A - R/W for Access Improvements Provided (decel lane, accel lane, left-turn, by-pass)?	OCE-Traffic must determine if additional R/W (as fee simply or easement) is required along SW 77th Court as that right-of-way is a substandard 25' wide publicly dedicated right-of-way.	NO	LUCURR	This project is not proposing a connection on SW 77th Court. There is no proposed right-of-way dedication along this boundary.
35	5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain	Please provide Springs Protection Overlay Zone on cover page.	NO	ZONE	Cover page has been revised to include the Springs Protection Overlay Zone.
36	2.12.16/6.5.4 - Modified environmental assessment or exemption if information is available to the	Please provide environmental assessment or exemption.	NO	ZONE	An environmental report has been included for Melody Preserve, additional reports will be included with each improvement plan.

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	county to indicate no habitat or existence of endangered species or vegetation.				
37	2.12.32 - Show 100yr flood zone	Cover page does not include the area designated "AE" in flood comment as is shown on survey.	NO	ZONE	Cover page has been revised to include the flood designation.
38	2.12.6/4.1.4.I - Location of water and sewer	Please provide location.	NO	ZONE	Water and sewer points of connection have been added to sheet C02.
39	2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan	What development is being proposed on this particular 44.25 acres? Are these single family? multi family? attached? detached? Please provide more information	NO	ZONE	The 44.25 acres will include 161 age-restricted detached single-family units with amenities.
40	2.12.24 - Landscape requirements/6.8.6 - Buffering	A buffer rendering page was provided but no aerial showing project area with buffers labeled around perimeter was provided. Please provide.	NO	ZONE	Buffers are shown on sheet C02 of the PUD Plan. In addition, the buffer call outs have been added to the rendering.
41	2.12.4.L(1) - Parcel number	Please include parcel number(s) on cover page.	NO	ZONE	Parcel numbers have been added to the cover sheet.
42	2.12.27 - Show location of outside storage areas	No outside storage.	INFO	ZONE	Comment noted.
43	4.4.4 - Sign (provisions for advertising signage), if it is a multi-occupancy	Will there be signs?	INFO	ZONE	Comment noted. Sign locations will be included with improvement plans.

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	complex like shopping centers they must submit a master sign plan.				
44		Architecture style/rendering/examples of structures: single family houses and amenities		DRC	See attached architectural renderings and examples of single-family houses.
45		Elevations/max. height of structure		DRC	Building heights have been added to Table 1 of the Development Standards.
46		Breakdown list of acreage and percentage of open space (OS) and improved open space (IOS) for Melody Preserve PUD – Please note that total Open Space needs to meet 20% requirement (no less than 20% of total PUD area). Please refer to calculation methodology per LDC		DRC	75. 6 ac of Park/Open Space will be provided for the area west of SW 80 th Avenue consistent with the prior approval of the Bay Laurel PUD from March 2005. An additional 13.9 ac (20%) of open space will be provided for the Melody Preserve project area.