

Development Review Comments Letter

11/5/2025 2:07:40 PM

CAPOZZOLI, LINDA

REZONING TO PUD WITH MASTER PLAN #33384

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Additional 911 comments		INFO	911
2	2.12.28 - Existing roads marked with official 9-1-1 road names	Roads have been named on Sheet 04. Please label accordingly on all future submittals.	INFO	911
3	Additional Health comments	Central Sewer/Central Water	INFO	DOH
4	6.13 - Stormwater Management	Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.	INFO	ENGDRN
5	6.10 - Karst Topography and High Recharge Areas	This item will be reviewed at the with the Improvement Plans/Major Site Plan	INFO	ENGDRN
6	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
7	2.12.13/14/15 - General Exhibits	Provide The following maps: FEMA flood map, Soil survey, USGS Quad, Wetland Map.	NO	ENGDRN
8	2.12.32 - Stormwater Analysis Map	Please provide	NO	ENGDRN
9	2.12.4.K - List of approved waivers, conditions, date of approval	9/24/25-add waivers if requested in future	INFO	ENGIN
10	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
11	2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all		NO	ENGIN

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	sheets prior to plan approval			
12	2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.		NO	ENGIN
13	2.12.4.I - Index of sheets and numbering		NO	ENGIN
14	Rezoning to PUD with master plan	A traffic methodology was provided and approved for this application. The traffic methodology indicates that the development will generate 79 PM peak hour trips based on the maximum development potential for the proposed land use. At the proposed density of 72 single family dwelling units, the development will generate 73 pm peak hour trips. This development will only require a Traffic Assessment. The assessment will only include SW 80th Street, the proposed access points, and the intersections of SW 80th Avenue at SW 80th Street and SR 200 at SW 80th Street. The methodology indicates that 68% of the development traffic will head east to SR 200 while 32% of the traffic will head west to SW 80th Avenue. This amounts to a maximum impact of 31 peak hour trips on SW 80th Street, 29 peak hour trips on SR 200, and 11 peak hour trips on SW 80th Avenue. There is sufficient capacity on SR 200 and SW 80th Avenue to meet the current Level of Service standard of D on SR 200 and E on SW 80th Avenue. There is also sufficient capacity to meet the proposed future Level of Service standard of D on SW 80th Avenue. SW 80th Street is currently a Major Local roadway, and the County does not have an adopted Level of Service standard for Major Locals. However, if a Maximum Service Volume for SW 80th Street is assumed at 540 directional peak hour trips, there is sufficient capacity on SW 80th Street. The previously approved Traffic Impact Analysis for Melody Preserve indicates that the intersections of SW 80th Avenue at SW 80th Street and SR 200 at SW 80th Street will operate with an overall Level of Service of C and B, respectively with the traffic from the adjacent Melody Preserve and Villa Verde developments. Therefore, all impacted road segments and intersections are expected to operate acceptably with this approval of	INFO	ENGTRF

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		this development, The traffic assessment will further address these Level of Service impacts in addition to providing a detailed operational of the two signalized intersections and the driveway connections. The main access for the subdivision is proposed on SW 80th Street. SW 80th Street is a two-lane County maintained Major Local roadway with approximately 50 feet of right-of-way. Future unfunded plans in the area include realigning SW 80th Street at SR 200 and potentially widening to 4-lanes. This will require 120 feet of right-of-way. This development will need to dedicate at least 35 feet of right-of-way to aid in those future plans. There is also a proposed connection to SW 72nd Court. SW 72nd Court is a non-County maintained unpaved roadway with approximately 40 feet of right-of-way. The development will need to dedicate at least 10 feet of right-of-way to help bring the right-of-way width up to the minimum 60 feet for subdivision streets. Also, the road needs to be paved just past the proposed driveway connection meeting the County design standards for a subdivision street. The development should also accept maintenance of that section of roadway once it is paved.		
15	2.12.38 - Maintenance of improvements	9/15/24 - The master plan needs to note that SW 72nd Court will be maintained by the HOA up to the project entrance once paved.	NO	ENGTRF
16	6.11.9.A - Traffic signals	9/15/25 - Any modifications to the traffic signal on SW 80th Avenue at SW 80th Street will be determined by the traffic assessment.	INFO	ENGTRF
17	6.12.11 - Turn lanes	9/15/25 - The need for turn lanes at the project driveways or at the nearby intersections will be determined by the traffic assessment.	INFO	ENGTRF
18	6.11.3 - Traffic Impact Analysis	9/15/25 - A traffic methodology has been approved. A traffic assessment is required and must be approved prior to approval of the master plan.	NO	ENGTRF
19	6.12.2 - Right-of-way	9/15/25 - A 10' right-of-way dedication is needed along SW 72nd Court to bring it up to the minimum standard for a Local Subdivision street.	NO	ENGTRF
20	6.12.9 - Subdivision roads and related infrastructure	9/15/25 - An entrance is proposed on SW 72nd Court. SW 72nd Court will need to be paved up to the subdivision entrance.	NO	ENGTRF
21	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	INFO	FRMSH

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		stabilized surface		
22	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
23	6.18.2 - Fire Flow/Fire Hydrant	Please show fire hydrants on the improvement site plan in accordance with NFPA 1 Chapter 18.5.2	INFO	FRMSH
24	Rezoning to PUD with master plan	The site improvement plan shall ensure all the minimum requirements are met per Florida Fire Prevention Code 1 Chapter 18 for fire department access and water supply	INFO	FRMSH
25	6.8.6 - Buffers	1. North and West buffers shall be type E or a 6' high opaque fence. Confirm with Zoning	NO	LSCAPE
26	6.5 & 6.6 - Habitat Preservation/Mitigation Provided?	Please include environmental assessment documentation.	NO	LUCURR
27	2.12.16/6.5 - Environmental Assessment for Listed Species (EALS) or EALS Exemption provided?	Please include environmental assessment documentation.	NO	LUCURR
28	Additional Utilities Comments	There is no amenity center, pool, dog park, walking trail, or other amenities proposed that would require water or sewer service.	INFO	UTIL
29	Additional Utilities comments	The proposed development for parcel 35460-039-00 is located within the Marion County Utilities service area and will be served by MCU water and sewer. The Master Plan (Sheet C1, Plan Note #11) states that MCU will provide central utility service to this project. All utility connections will be reviewed and addressed during the improvement plan stage	INFO	UTIL
30	6.16.5.C - Public Wastewater Pump Stations (MCU Standards)	Pending improvement plan and proposed design. No tract or space for a public lift station is identified on the current plans. If a public lift station is proposed, a 50' x 50' tract must be dedicated and shown on both the plats and the improvement plan	INFO	UTIL
31	6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design	Pending improvement plan and proposed design.	INFO	UTIL
32	6.15.3 - Fire Protection/Fire Flow Capacity	Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection.	INFO	UTIL
33	6.14.5.D - Hydraulic Analysis	The Hydraulic Analysis has not been provided for this site. (LDC 6.14.5.C)	INFO	UTIL

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34	6.14.2.A - Water Connection Requirements	Connections and connection methods will be reviewed in detail during the improvement plan review stage. If utilities are shown on the Master Plan, no connections will be approved prior to improvement plan review	INFO	UTIL
35	6.14.2.A(1) - Public sewer service area/provider	Marion County Utilities Service Area	INFO	UTIL
36	6.14.2.A(1) - Public water service area/provider	Marion County Utilities Service Area	INFO	UTIL
37	2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading areas/6.11.6 - Construction access/route	include parking spaces proposed and required.	NO	ZONE
38	2.12.24 - Landscape requirements/6.8.6 - Buffering	Proposed buffering modification along Westwood Trails requires approval, required buffer is a type E or opaque fence. North parcel abutting A-1 parcels require a type E buffer.	NO	ZONE
39	Additional Zoning comments	Plan notes state the land use is low density residential, needs to be corrected.	INFO	ZONE
40	2.12.27 - Show location of outside storage areas	Verify no outside storage proposed.	INFO	ZONE
41	2.12.6/4.1.4.I - Location of water and sewer	Defer to MC	INFO	ZONE