



**Marion County
Board of County Commissioners**

Office of the County Engineer

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July 28, 2025

KIMLEY-HORN AND ASSOCIATES
GENE B. LOSITO, P.E.
1700 SE 17TH STREET, STE 200
OCALA, FL 34471

SUBJECT: PLAN APPROVAL LETTER
PROJECT NAME: MELODY PRESERVE
PROJECT #2024100025 APPLICATION #32350 PARCEL #35300-000-15

Dear Gene:

The above referenced Preliminary Plat was approved by the Development Review Committee on July 28, 2025. The approval of this plan will expire on July 28, 2025. If an extension is needed in the future, please submit a written request to be considered by the Development Review Committee prior to the expiration date. The following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard:

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO

REMARKS: (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-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.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Existing Drainage Improvements
STATUS OF REVIEW: INFO

REMARKS: Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements

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STATUS OF REVIEW: INFO

REMARKS: (1) Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site 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.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing

STATUS OF REVIEW: INFO

REMARKS: Phasing implications to be reviewed with the improvement/site plan.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way

STATUS OF REVIEW: INFO

REMARKS: Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13 - Stormwater Management

STATUS OF REVIEW: INFO

REMARKS: 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.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Additional Stormwater comments

STATUS OF REVIEW: INFO

REMARKS: 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.

DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.3.D - The quadrant number (as assigned by Marion County 911 Management)

STATUS OF REVIEW: INFO

REMARKS: Please update when assigned by 911.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Lot Size

STATUS OF REVIEW: INFO

REMARKS: Lots are too small for septic systems. Must be on central sewer/central water.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Lots are too small for septic systems. Must be on central sewer/central water.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.2 - Right-of-way

STATUS OF REVIEW: INFO

REMARKS: 7/21/25 - Latest drawings are generally in agreement with what was approved by the County Engineer. Additional details may be required during improvement plan review.

5/13/25 - Condition of approved PUD formalized the requirement to reserve right-of-way such that existing right-of-way plus reserved right-of-way along SW 80th St. and north of the existing northern right-of-way

boundary totals 120'. This reserved right-of-way must be shown on preliminary plat in its entirety and must illustrate existing area plus reserved area.

2/6/25 - 1) Sheet C002 Typical Section: Private local subdivision roads require 50' + 5' ROW easement each side. Waiver must be obtained, or evidence of an existing, applicable waiver must be sufficiently provided for 30' right-of-way proposed. 2) Right-of-way dedication of 50' along SW 80th St. is required or as specified by PUD under review. 3) INFO: SW 80th St at SW 77th Court is expected to realign to match existing roadway east of SW 77th Court or as otherwise specified by PUD under review. Adjust drawing as needed.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: INFO

REMARKS: 7/21/25 - Reservation of the right-of-way needed for the multimodal path is shown; detailed review of the multimodal path based upon the TIA-related operational analysis and any fee in-lieu-of construction considerations will be conducted as part of the improvement plan.

5/13/25 - Multimodal path detail required. Primary connection to the multimodal path must be adjacent to entrance along SW 80th St. OCE Traffic has no objections to a secondary connection.

2/6/25 - 1) Sidewalks are required along one side of internal streets unless otherwise stated by PUD. 2) Provide a multi-use path along SW 80th St., connecting to existing location east of development site and extending to SW 77th Court unless otherwise stated by approved PUD.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval

STATUS OF REVIEW: INFO

REMARKS: 1/24/25-add waivers if requested in future

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Additional Development Review Comments

STATUS OF REVIEW: INFO

REMARKS: Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?

STATUS OF REVIEW: INFO

REMARKS: Defer to MCU.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?

STATUS OF REVIEW: INFO

REMARKS: Defer to OCE.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?

STATUS OF REVIEW: INFO

REMARKS: Please provide Traffic Study. Defer to OCE.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: Marion County Utilities reserves the right to provide additional comments or requests during the Final Plat review. Further comments and adjustments will be made during the review of Improvement Plan AR#32515.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering

STATUS OF REVIEW: INFO

REMARKS: Type C buffer along SW 77th Court is missing.

7/10/25 - Ensure no structures are constructed within SW 77th Court Type C buffer. Easement at northeastern corner?

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.4.4 - Provision for subdivision signs

STATUS OF REVIEW: INFO

REMARKS: The plan does not show any subdivision signs, monument signs, etc. Please note the locations and the setbacks of proposed signs. Please be advised such signs will require separate additional permitting at a later date.

5/6/25 - Signs not indicated on site plans. Location of signs, as a type of site improvement, should be included in preliminary plans, per Sec. 2.12.19

7/10/25 - All signs will require a separate sign permit.

If you have any questions, please feel free to call (352) 671-8686 or DevelopmentReview@marionfl.org.

Sincerely,

Your Development Review Team
Office of the County Engineer