



Marion County Board of County Commissioners

Office of Environmental Services

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Memorandum

To: Christopher D. Rison, AICP, Senior Planner

From: Jody C. Kirkman, P.E., Environmental Services Director

Date: April 16, 2021

Re: Review Request – Proposed Community Development District (CDD):
Ocala Preserve Community Development District

Understanding that a preliminary petition to create the Ocala Preserve Community Development District (“CDD”) has been submitted on behalf of the developer. The proposed CDD coincides with the currently undeveloped portions of the Ocala Preserve development project – lying along the north and northeast portions of the project boundary adjoining currently developed portions of the project.

As requested, Environmental Service – Utilities is offering the following comments:

- As submitted, the required water and wastewater exhibits, required by Florida Status, are included.
- As submitted, the proposed CDD will only finance the on-site and off-site water and wastewater improvements required for the development. Once the installation is complete on both the water and wastewater systems and the systems are certified and accepted by the regulatory agencies and the County; the water and wastewater systems shall be conveyed to the County for which the ownership and maintenance shall transfer from the CDD to the County. It is understood that the CDD will not be required to fund the future maintenance of the water and wastewater systems, but rather the County will maintain under the required service agreement(s).
- The Developer shall be required to enter into a Standard Utility Agreement to outline the specific requirements associated with the utility improvements, to include but not be limited to, identifying the required on-site and off-site water and wastewater improvements, identifying the required utility capital charges associated with the demands of the CDD for both water and wastewater service, defining the required conveyance methods of the improvements, and general terms associated with the project.

- The Developer shall be required to pay all utility capital fees associated with both the water and wastewater connections. The approval of the CDD does not constitute a reservation of capacity within both the water and wastewater systems. The Developer must pre-pay any and all capital fees to reserve capacity in the utility systems.