

Development Review Comments Letter

10/6/2025 9:03:07 AM

OCALA FREEDOM INVESTMENTS LLC
ZO SUP #33230

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Special Use Permit	N/A	INFO	911
2	Special Use Permit	N/A	INFO	DOH
3	Special Use Permit	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of storing materials & equipment. Parcel # 3578-017-030 is currently zoned R-1 and is 0.41 acres in size. There are no FEMA Flood Zones or County Flood Prone Areas on this site. Per the MCPA, this site currently has 3,307 SF of impervious coverage. This site will be subject to a Major Site Plan or waiver when its existing and proposed impervious coverage exceeds 35% impervious coverage (6,250 sf).	INFO	ENGDRN
4	Special Use Permit	It is unclear how much traffic will be generated with this commercial use. However, it appears it will be more than 10 trips per day which is typical for a single-family home. Additionally, the applicant shows multiple pieces of equipment that will be stored on the site, but they don't list any equipment required to move the listed equipment like trucks and long trailers. Standard residential driveways are not well designed for frequent use by trucks and long trailers towing equipment. If this application is approved the following conditions are recommended: 1. A site plan shall be submitted for approval through the Development Review process. 2. A driveway meeting commercial driveway standards shall be constructed for the storage area and shed unless otherwise approved by the Office of the County Engineer.	INFO	ENGTRF
5	Special Use Permit	Approved	INFO	FRMSH
6	Special Use Permit	Screening of the storage area needed	INFO	LSCAPE
7	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	LUCURR
8	Special Use Permit	APPROVED — Parcel 3578-017-030 is within the Marion County Utilities (MCU) service area and is currently served by MCU water. During permitting, MCU may recalculate capacity charges if the additional building includes plumbing fixtures or	INFO	UTIL

ATTACHMENT B

		otherwise increases flows. Parcel is outside the Urban Growth Boundary and the Primary Springs Protection Zone.		
9	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	ZONE