

# Development Review Comments Letter

## COUNTRY CLUB OF OCALA -TRACTS A-D, G GOLF COURSE COMP PLAN SMALL SCALE MAP AMENDMENT #32716

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Comp Plan Small Scale Map Amendment	N/A	INFO	911
2	Comp Plan Small Scale Map Amendment	Stormwater is not opposed to the small-scale comprehensive plan amendment. The applicant proposes to change the future land use of the portion of parcel 3634-000-001 from rural lands to medium residential for the purpose of establishing an additional buildable lot. The applicant would need to either verify that the existing DRA has sufficient capacity for the additional impervious for this additional lot or to expand upon the existing DRA to provide sufficient capacity as either a part of an improvement plan or as a part of a waiver to a major site plan. Additionally, this parcel has a CMP pipe which discharges onto the parcel that would require a drainage easement to allow runoff to flow to the DRA once this portion of parcel 3634-000-001 has been replatted. Please ensure LDC 6.13 is met with the Improvement Plans	INFO	ENGDRN
3	Comp Plan Small Scale Map Amendment	4/28/25 – RECOMMEND APPROVAL: Zoning and land use consistent with adjoining properties and would not be expected to have a significant impact on traffic.	INFO	ENGTRF
4	Comp Plan Small Scale Map Amendment	Approved	INFO	FRMSH
5	Comp Plan Small Scale Map Amendment	no comments	INFO	LSCAPE
6	Comp Plan Small Scale Map Amendment	The review will be conducted at the time of the reporting process.	INFO	LUCURR

7	Comp Plan Small Scale Map Amendment	Parcel 3634-000-001 is within Marion County Utility Service Area, but outside connection distance for the proposed residence. Closest MCU Utilities are over 17,000' away. Defer to The Department of Health in Marion County for well and septic regulations. Parcels are located within a Primary Springs Protection Zone and outside the Urban Growth Boundary.	INFO	UTIL
8	Comp Plan Small Scale Map Amendment	The review will be conducted at the time of the reporting process.	INFO	ZONE