

Development Review Comments Letter

SADDLEWOOD OAKS FOR LORI BUSCH DEVELOPMENT ZO ZONING CHANGE #28868

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Rezoning (non-PUD)	APPROVED - "Saddlewood Estates" is listed on the application for Zoning Change, is already being used, so it can't be used for this project. The County Routing plan has "Saddlewood Oaks," which is a name that has not been used in the county.	INFO	911	
2	Rezoning (non-PUD)	N/A	INFO	DOH	
3	Rezoning (non-PUD)	INFO. Stormwater is not opposed to the rezoning. The applicant proposes to rezone from PUD to R-3. Parcels #23813-008-00 and #23813-009-00 are currently zoned PUD and are a total of 5.8 acres in size. There are no FEMA Special Flood Hazard Zones or County Flood Prone Areas on this site. Per the MCPA, both parcels currently have 0 SF of impervious coverage. This site will be required to have a stormwater management system and the applicant proposes 1 ORA.	INFO	ENGDRN	
4	Rezoning (non-PUD)	This development will generate less than 50 peak hour trips. There are no traffic concerns with development as proposed.	INFO	ENGTRF	
5	Rezoning (non-PUD)	No Comments	INFO	ENRAA	
6	Rezoning (non-PUD)	Approved Zoning Change. Fire department items such as fire hydrants, access roads, gates, etc to be addressed on future plans	INFO	FRMSH	
7	Rezoning (non-PUD)	No tree removal prior to site plan approval from DRC	INFO	LSCAPE	
8	Rezoning (non-PUD)	REVIEW WILL BE CONDUCTED DURING REPORT WRITING PROCESS	INFO	LUCURR	

ATTACHMENT F

9	Rezoning (non-PUD)	Marion County Utilities service area and currently outside calculated connection distance of 14,080' Closest water is 17,200 and closest sewer force main is 18,549' however MCU public utility improvements between now and site plan application may trip a connection requirement, by owner funded offsite main construction - additional comments based on current conditions will be made when site plan is ready to present through Development Review. DO NOT ASSUME connection to the City of Ocala as the closest public utility will be made. IF connection to the City is allowed by MCU, a pre-annexation agreement will be required by the City prior to connection, and eventual annexation on the City's timeline. Not in any primary springs protection zone.	INFO	UTIL
10	Rezoning (non-PUD)	REVIEW WILL BE CONDUCTED DURING REPORT WRITING PROCESS	INFO	ZONE

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