

Development Review Comments Letter

9/25/2024 4:31:22 PM

**CASTRO PLAZA LLC
REZONING TO PUD WITH MASTER PLAN #31944**

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Additional 911 comments	On Sheets C001, C002, and C004 parcel number 13675-000-00 is listed incorrectly as 13675-001-00. On Sheet 3 the address is incorrectly listed as 6850 N US HWY 27 it should be TBD N US HWY 27. New road names have been added to Sheet C003.	NO	911	
2	Additional Health comments	Central Sewer/Central Water	INFO	DOH	
3	DEP Water Approval	Central Water	INFO	DOH	
4	6.13 - Stormwater Management	Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.	INFO	ENGDRN	
5	Additional Stormwater comments	If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.	INFO	ENGDRN	
6	Additional Development Review Comments	After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued.	INFO	ENGIN	

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ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
7	2.12.4.K - List of approved waivers, conditions, date of approval	9/3/24-add waivers if requested in future	INFO	ENGIN	
8	6.11.9.A - Traffic signals	9/13/24 - The traffic study will determine if signal modifications are required.	INFO	ENGTRF	
9	6.12.11 - Turn lanes	9/13/24 - The traffic study will determine the need for turn lanes or turn lane modifications.	INFO	ENGTRF	
10	Rezoning to PUD with master plan	A traffic study is required to be approved prior to master plan approval. This application should be denied until the traffic study is complete.	NO	ENGTRF	
11	2.12.20 - Phases of development	9/13/24 - Please show any proposed phasing.	NO	ENGTRF	
12	6.11.3 - Traffic Impact Analysis	9/13/24 - A traffic study is required to be approved prior to approval of the master plan. A traffic methodology has been reviewed and approved, but the traffic study has not been submitted.	NO	ENGTRF	
13	6.11.4 - Access management	9/13/24 - The proposed driveways do not meet spacing requirements. The existing driveway at the intersection of US 27 at NW 80th Avenue shall be closed. A connection shall also be made to NW 35th Street where Golden Ocala has a proposed PUD containing additional residential and commercial uses. This connection is needed to allow travel between these adjacent developments without traveling onto the major roadway. The full access connection on US 27 needs to be moved further to the east as well.	NO	ENGTRF	
14	6.11.5 - Driveway access	9/13/24 - The driveways on 80th Avenue do not meet spacing requirements. This will be reviewed in the traffic study to determine if a deviation is warranted.	NO	ENGTRF	
		9/13/24 - Section C-C states that it is a rear alley access several lots front directly on it with no other			

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15	6.12.2 - Right-of-way	street access. This cross section does not provide for a sidewalk nor space for all the required drainage and utilities.	NO	ENGTRF	
16	Additional Fire comments	Fire Review has been approved for the zone change. The site will be required to comply with the minimum Florida Fire Prevention Code 1 Chapter 18 for site access and water supply.	INFO	FRMSH	
17	Additional Landscape comments	Meeting with applicant and Jim Couillard to discuss 9/10/24	INFO	LSCAPE	
18	6.8.6 - Buffers	1. Add fence along north boundary where possible with existing trees to be preserved 2. Fence along east boundary is existing on adjacent property	INFO	LSCAPE	
19	6.7.3 - Tree protection	Preserve trees where possible	INFO	LSCAPE	
20	Rezoning to PUD with master plan	APPROVED - Marion County Utilities service area with public water & sewer available to serve any new development as a result of the approved zoning change, as applicable.	INFO	UTIL	
21	2.12.10 - Show any known existing or proposed easements (i.e. ingress or egress, landscape or conservation)	Please show easements on the plan.	NO	ZONE	

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ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
22	2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan	Please list land use including floor area of particular uses on plan.	NO	ZONE	
23	2.12.4.L(4)/4.2 - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios), and parking. Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements.	Please show zoning requirements on plan. Please provide dimensions of all site improvements. Please provide dimensions and location for all proposed easements.	NO	ZONE	
24	2.12.21 - Land use and zoning on project and on adjacent properties shown	Please show land use and zoning information on adjacent properties.	NO	ZONE	
25	2.12.4.L(1) - Parcel number	Parcel numbers on the cover sheet and other sheets are wrong. The second parcel is 13675-000-00, not 001.	NO	ZONE	
26	2.12.4.C - Owner and applicants name	Please show applicant's name on the cover sheet.	NO	ZONE	
	PUD / Amendment				

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27	fee payable to Marion County BCC	Please pay fee.	INFO	ZONE	
28	Rezoning to PUD with master plan	Existing Zoning: B-1, RAC, A-1 Request rezoning to PUD (Commercial and Residential)	INFO	ZONE	
29	Additional Zoning comments	Parcel 13676-001-00 has a Policy 120 Letters: existing use of structures.	INFO	ZONE	
30	2.12.27 - Show location of outside storage areas	Please show location of outside storage areas if applicable.	INFO	ZONE	
31	2.12.4.L(6) - Acreage of tract	Please list acreage of tract.	INFO	ZONE	
32	5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain	The subject property is located in Secondary Spring Zones and Urban Growth Boundry. Portions of it are within Flood Zones, and Flood Prone Areas.	INFO	ZONE	
33	2.12.16/6.5.4 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation.	Environmental Assessment is submitted. According to the ESLA report, a preservation plan or mitigation plan of trees and species shall be provided at a later stage of this project. Please follow the recommendations in the report and regulatory requirements. The applicant shall coordinate with FWC to acquire relevant permits.	INFO	ZONE	
34	2.12.32 - Show 100yr flood zone	Portions of the property are within the Flood Zones and Flood Prone Areas. Please show them on the plan.	INFO	ZONE	