

## Development Review Comments Letter

4/2/2025 1:17:40 PM

LAKE LOUISE APARTMENT DEVELOPMENT SW 7TH AVENUE  
REZONING TO PUD WITH MASTER PLAN #32481

| ID | DESCRIPTION                                                       | REMARK                                                                                                                                                                                                                                                                                                                                                                                                          | STATUS | DEPT   | APPLICANT RESPONSE |
|----|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------|--------------------|
| 1  | Rezoning to PUD with master plan                                  | Rezoning is APPROVED, but Master Plan is REJECTED                                                                                                                                                                                                                                                                                                                                                               | INFO   | 911    |                    |
| 2  | 2.12.28 - Existing roads marked with official 9-1-1 road names    | A label for SW 26th St needs to be added on the east side of SW 7th Ave. The label for SW 7th Ave on the east side of the project needs to be removed as this road has not yet been named. Also, a label for SW 42nd Street needs to be added and the label for SW 32nd St needs to be moved further east since the road name of SW 32nd Street changes to SW 42nd Street at the intersection of SW 7th Avenue. | NO     | 911    |                    |
| 3  | Additional Health comments                                        | Central Sewer/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  | 2.12.13/14/15 - General Exhibits                                  | All but the soils map appears to be mostly blank beyond the project area outline                                                                                                                                                                                                                                                                                                                                | NO     | ENGDRN |                    |
| 7  | 2.12.4.K - List of approved waivers, conditions, date of approval | 2/12/25-add waivers if requested in future                                                                                                                                                                                                                                                                                                                                                                      | INFO   | ENGIN  |                    |
|    |                                                                   | After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for                                                                                                                                                                                                                                                        |        |        |                    |

|    |                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |      |        |  |
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| 8  | Additional Development Review Comments                                                      | 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  |  |
| 9  | 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet | 2/12/25-Missing phone number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | NO   | ENGIN  |  |
| 10 | 2.12.4.I - Index of sheets and numbering                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | NO   | ENGIN  |  |
| 11 | Rezoning to PUD with master plan                                                            | <p>2/27/25 Conditional Approval:</p> <ol style="list-style-type: none"> <li>1. Southbound left turn lane of 180' for the northern full access driveway along SW 7th Ave is required prior to full buildout.</li> <li>2. Prior to construction, phase 1 improvements need to be completed, including signalized intersection at SW 7th Ave and SW 32nd St and the extended left turn lane along SW 42nd / SW 32nd St at SW 7th Ave.</li> <li>3. Northern full access driveway along SW 7th Ave at SW 26th St must align with existing SW 26th St roadway on opposite side of SW 7th Ave.</li> <li>4. Right-of-Way dedication of 25' is required along SW 7th Ave.</li> <li>5. Sidewalks are required on east side of SW 7th Ave.</li> </ol> | INFO | ENGTRF |  |

## Attachment D

| ID | DESCRIPTION                                           | REMARK                                                                                                                                                                                                                                                                                                                     | STATUS | DEPT   | APPLICANT RESPONSE |
|----|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------|--------------------|
| 12 | 2.12.20 - Phases of development                       | 2/27/25 - Show phases of development and specify associated offsite improvements to be included as determined by approved Traffic Study. Include phases of development approved through the City of Ocala for reference and coordination purposes.                                                                         | NO     | ENGTRF |                    |
| 13 | 6.11.5 - Driveway access                              | 2/27/25 - Northern full access driveway along SW 7th Ave at SW 26th St must align with existing SW 26th St roadway on opposite side of SW 7th Ave.                                                                                                                                                                         | NO     | ENGTRF |                    |
| 14 | 6.12.2 - Right-of-way                                 | 2/27/25 - 25' right-of-way dedication along entire project adjoining SW 7th Ave is required.                                                                                                                                                                                                                               | NO     | ENGTRF |                    |
| 15 | 6.12.9 - Subdivision roads and related infrastructure | 2/27/25 - 1) Notes must indicate that all roads and related infrastructure within the proposed subdivision shall be designed, constructed, and paved to County specifications.                                                                                                                                             | NO     | ENGTRF |                    |
| 16 | 6.12.11 - Turn lanes                                  | 2/27/25 - 1) Southbound left turn lane of 180' for the northern full access driveway along SW 7th Ave is required for Phase 2 and should be shown on plans.                                                                                                                                                                | NO     | ENGTRF |                    |
| 17 | 6.12.12 - Sidewalks                                   | 2/27/25 Sidewalks are to be added on east side of SW 7th Ave. along frontage of project.                                                                                                                                                                                                                                   | NO     | ENGTRF |                    |
| 18 | 6.18.2 - Fire Flow/Fire Hydrant                       | Buildings shall have a fire hydrant within 400 feet of the building and within 100 feet of the FDC connection.                                                                                                                                                                                                             | INFO   | FRMSH  |                    |
| 19 | 6.18.5 - Access Control Box                           | Any commercial building which contains a fire sprinkler system and or fire alarm system must install an access control box. The access control box must be ordered on a specific form signed by MCFR to ensure the correct box is ordered for the jurisdiction. Please contact our office to obtain the form 352-291-8000. | INFO   | FRMSH  |                    |
| 20 | 6.18.2.D - Fire Department                            | If the proposed project contains a fire sprinkler system. The fire department connection must be out of the collapse zone which is defined as a minimum of 1 and ½ times the height of the highest                                                                                                                         | INFO   | FRMSH  |                    |

## Attachment D

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|    | Connections                                                                                                   | portion of the building. A fire hydrant is required to be within 100 feet of a fire department connection (Per NFPA 14 Chapter 6.4.5.4.1).                                                                                                                                                                                                                                                                                                                           |      |        |  |
| 21 | 6.18.2.G - Painting and Marking of Fire Hydrants                                                              | Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector.                                                                                                                                                                                                                                                                  | INFO | FRMSH  |  |
| 22 | NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads                                                                | Fire department access roads shall be a minimum of 20 feet in width.                                                                                                                                                                                                                                                                                                                                                                                                 | INFO | FRMSH  |  |
| 23 | 6.8.6 - Buffers                                                                                               | Type A detail does not appear to show 50% shrubs and Groundcover                                                                                                                                                                                                                                                                                                                                                                                                     | NO   | LSCAPE |  |
| 24 | 6.14.2.A(1) - Public water service area/provider                                                              | 2.13.25 - City of Ocala                                                                                                                                                                                                                                                                                                                                                                                                                                              | INFO | UTIL   |  |
| 25 | 6.14.2.A(1) - Public sewer service area/provider                                                              | 2.13.25 - City of Ocala                                                                                                                                                                                                                                                                                                                                                                                                                                              | INFO | UTIL   |  |
| 26 | 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider | 2.13.25 - Parcel is within MCU territory, but has water and sewer available from City of Ocala. A letter from City of Ocala, stating service availability and connection requirements shall be submitted prior to building permit issuance. Insure City of Ocala has seen and approved utility connections, as they are not part of MCU's review process. (2) If City of Ocala does not have availability, MCU will review possible connections for water and sewer. | INFO | UTIL   |  |
| 27 | 6.14.2.A - Water Connection Requirements                                                                      | 2.13.25 - Will be determined based on the utility provider.                                                                                                                                                                                                                                                                                                                                                                                                          | INFO | UTIL   |  |
| 28 | 6.14.2.A - Sewer Connection Requirements                                                                      | 2.13.25 - Will be determined based on the utility provider.                                                                                                                                                                                                                                                                                                                                                                                                          | INFO | UTIL   |  |
|    | 4.4.4 - Sign (provisions for advertising signage),                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |      |        |  |

## Attachment D

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| 29 | if it is a multi-occupancy complex like shopping centers they must submit a master sign plan.                                                                                     | Will there be signs?                                                                                             | INFO | ZONE |  |
| 30 | 2.12.27 - Show location of outside storage areas                                                                                                                                  | No outside storage.                                                                                              | INFO | ZONE |  |
| 31 | 2.12.10 - Show any known existing or proposed easements (i.e. ingress or egress, landscape or conservation)                                                                       | Will there be any easements for maintenance of roads, bufferings, etc?                                           | INFO | ZONE |  |
| 32 | 2.12.6/4.1.4.I - Location of water and sewer                                                                                                                                      | Please indicate where connections are located.                                                                   | NO   | 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. | Document provided is a proposal for EALS report writing services and is not the actual environmental assessment. | NO   | ZONE |  |

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| 34 | 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading areas/6.11.6 - Construction access/route | Please provide. | NO     | ZONE |                    |