



**Marion County  
Board of County Commissioners**

Office of the County Engineer

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Ocala, FL 34471  
Phone: 352-671-8686  
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August 9, 2024

MAZEN RAYAN  
7646 MODICA ST

CLERMONT, FL 34714

**SUBJECT: REZONING TO PUD COMMENTS LETTER**

**PROJECT NAME: BRISEUS FITO**

**PROJECT #2024060035      APPLICATION #31670      PARCEL #9044-0000-09**

Dear MAZEN RAYAN:

This letter is in regard to your recent Conceptual OR Master Plan submittal for the above referenced project. During the process of reviewing the plans for sufficiency, some items were found which must be addressed. Your plan will be scheduled for review and recommendation for the rezoning by the Development Review Committee prior to meeting with the Planning/Zoning Commission.

**FOR MASTER PLANS ONLY:** Following approval by the Board of County Commissioners, please use these formatted comments to provide responses, including an explanation of the comment and on what page of the plan the corrections were made, with the resubmittal.

**DEPARTMENT: ENGDRN - STORMWATER REVIEW**

**REVIEW ITEM: Rezoning (non-PUD)**

**STATUS OF REVIEW: INFO**

**REMARKS:** Stormwater is not opposed to the rezoning. The applicant proposes to rezone from R-1 to R-E. Parcel# 9044-0000-09 is currently zoned R-1 and is a total of 1.06 acres in size. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Per the MCPA, this parcel currently has 0 SF of impervious coverage. This site will be subject to a Major Site Plan when its existing and proposed impervious coverage exceeds 9,000 SF.

**DEPARTMENT: ENRAA - ACQ AGENT ENG ROW**

**REVIEW ITEM: Rezoning (non-PUD)**

**STATUS OF REVIEW: INFO**

**REMARKS: No Comments**

**DEPARTMENT: 911 - 911 MANAGEMENT**

**REVIEW ITEM: Rezoning (non-PUD)**

**STATUS OF REVIEW: INFO**

**REMARKS: N/A**

**DEPARTMENT: DOH - ENVIRONMENTAL HEALTH**

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: N/A

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: Approved

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: n/a

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: APPROVED - MCU service area but outside connection distance to closest public-serving water or sewer mains at this time. Connection required within 365 days' notice of availability.

If you have any questions, please feel free to contact development review at (352) 671-8682 or [developmentreview@marionfl.org](mailto:developmentreview@marionfl.org).

Sincerely,

Development Review Coordinator