

Development Review Comments Letter

7/29/2025 2:00:12 PM

HOMESTEAD VILLAS COMP PLAN SMALL SCALE MAP AMENDMENT #32926

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Comp Plan Small Scale Map Amendment	N/A - NO REVIEW REQUIRED	INFO	911	
2	Comp Plan Small Scale Map Amendment	Central Sewer/Central Water	INFO	DOH	
3	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 parcels 23303-002-00 & 23303-000-04 from low residential to medium residential. Stormwater has no objections. Please ensure LDC 6.13 is met with the Improvement Plans.	INFO	ENGDRN	
4	Comp Plan Small Scale Map Amendment	6/17/25 - CONDITIONAL APPROVAL – Project will generate fewer than 50 peak HR trips. Approved upon the condition that NW 73rd Terrace will be paved from existing pavement to the site entrance.	INFO	ENGTRF	
5	Comp Plan Small Scale Map Amendment	Approved	INFO	FRMSH	
6	Comp Plan Small Scale Map Amendment	No tree removal prior to DRC approval of site or mass grading plan	INFO	LSCAPE	
7	Comp Plan Small Scale Map Amendment	The review will be conducted at the time of the reporting process.	INFO	LUCURR	
8	Comp Plan Small Scale Map	Parcels 23303-002-00 and 23303-000-04 are located within the Marion County Utility Service	INFO	UTIL	

ATTACHMENT B

	Amendment	Area. The connection distance will be determined based on the development of these parcels. The current application package indicates that the City of Ocala will supply Central Well and Sewer services. Marion County Utilities will need documentation confirming that the parcels have been released from Marion County to the City of Ocala. During the review stage for improvements, Marion County will require either connections to MCU infrastructure or a Letter of Availability and Capacity to Serve from the City of Ocala. The parcels are situated within the Urban Growth Boundary and the Secondary Springs Protection Zone. Parcel 23204-002-00, although not included in the application package, is displayed within the project boundary. This parcel is likely to serve as a point of utility connection for water and/or sewer services.			
9	Comp Plan Small Scale Map Amendment	The review will be conducted at the time of the reporting process.	INFO	ZONE	

B 2