

Development Review Comments Letter

5/29/2025 4:43:54 PM

NOVARISE INVESTMENTS LLC
ZO ZONING CHANGE #32715

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Rezoning (non-PUD)	N/A	INFO	911	
2	Rezoning (non-PUD)	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from R-3 to R-PUD. Parcel# 8004-0433-18 is currently zoned R-3 and is a total of 0.55 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 35% impervious coverage (8,385 sf).	INFO	ENGDRN	
3	Rezoning (non-PUD)	4/28/25 – CONDITIONAL APPROVAL: Driveway does not meet minimum spacing requirements. Cross-access must be provided to improve opportunities for meeting driveway spacing requirements along Marion Oaks Blvd and should be included prior to presentation to BCC. Sidewalks are required along Marion Oaks Blvd and should be included or indicated as being subject to waiver review and approval by DRC.	INFO	ENGTRF	
4	Rezoning (non-PUD)	approved	INFO	FRMSH	
5	Rezoning (non-PUD)	no comments	INFO	LSCAPE	
6	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	LUCURR	
7	FUTURE LAND USE DESIGNATION CORRECT		INFO	LUCURR	

Attachment C

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
8	IS CONSISTENT WITH COMP PLAN		INFO	LUCURR	
9	IS COMPATIBLE WITH SURROUNDING USES		INFO	LUCURR	
10	WILL NOT BE ADVERSE TO THE PUBLIC INTEREST		INFO	LUCURR	
11	Rezoning (non-PUD)	Parcel 8004-0433-18 is located within the Marion County Utilities service area. MCU water is immediately available to the site. The proposed eight (8) unit dwelling will require a sewer force main extension and connection. The parcel is currently located approximately 510 feet from the nearest Marion County Utilities sewer force main. This connection will require an extension from Marion Oaks Manor, including a service crossing under Marion Oaks Boulevard. Additionally, the installation of a private lift station or grinder pump will be necessary to complete the connection to the sewer force main. MCU will review and comment on requirements and connections when Site Plan is submitted. For further information, please contact Marion County Utilities Development Review Officer, Heather Proctor, at Heather.Proctor@marionfl.org or (352) 438-2846.	INFO	UTIL	
12	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	ZONE	