

Development Review Comments Letter

11/18/2024 11:43:49 AM

**FERNANDEZ ALF OR COMM RES HOME 6 OR LESS
ZO SUP #32155**

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Special Use Permit	N/A	INFO	911	
2	Special Use Permit	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of increasing the capacity of an assisted living facility. Parcel # 21384-000-00 is currently zoned R-4 and is 3.85 acres in size. There is a FEMA Flood Zone and County Flood Prone Area on this site. Per the MCPA, this site currently has 15,584 SF of impervious coverage. This site will be subject to a Major Site Plan or waiver when its existing and proposed impervious coverage exceeds 9,000 SF.	INFO	ENGDRN	
3	Special Use Permit	APPROVED - The increase from 6 residents to 16 residents for this Assisted Living Facility is estimated to increase traffic from 1 peak hour trip to 4 peak hour trips. The amount of traffic generated is not a significant amount. There are no traffic concerns with this request.	INFO	ENGTRF	
4	Special Use Permit	Fire Review conditionally approved for a special use permit. Any site improvements and building construction shall comply with the minimum requirements of the Florida Fire Prevention Code. A separate change of use permit shall be required to change from a Board & Care to an Assisted Living Facility.	INFO	FRMSH	
5	Special Use Permit	no comments	INFO	LSCAPE	
		PROPOSED CONDITION: MCU service area, but City of Ocala utility connection would be permitted since they have mains within distance to parcel. Water connection (if not already connected to the			

Attachment C

6	Special Use Permit	<p>City) would be required. Increasing the residents from 6 to 16 triggers a mandatory sewer connection. Verify with the City of Ocala, but it appears there is a sewer force main available for connection at NW 35th St (approx 1,115' to the north). Connection to a sewer forcemain also requires the installation of a private pump station to be costed out by applicant, and to be maintained privately, inside the property boundary. Connecting to the city also subjects the property owner to future parcel annexation by the City of Ocala, changing the rules regulating property development from the County's Land Development Code to the City's regulations. Contact 352-629-8404 for more information on annexation requirements/questions.</p>	INFO	UTIL	
7	Special Use Permit	<p>Review will take place during report writing phase.</p>	INFO	ZONE	