

# Development Review Comments Letter

## SOUTHERN BEAUTY REAL ESTATE LLC ZO ZONING CHANGE #31394

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Rezoning (non-PUD)	N/A	INFO	911
2	Rezoning (non-PUD)	Per MCU property must connect to public utility. Must abandon septic system with permit through the Department of Health in Marion County Well must be abandoned or disconnected and used only for irrigation purposes. Abandonment permit must be applied through the Department of Health in Marion County	INFO	DOH
3	Rezoning (non-PUD)	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from R-1 to R-O. Parcel# 29959-000-00 is currently zoned R-1 and is a total of 0.62 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 4,287 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.	INFO	ENGDRN
4	Rezoning (non-PUD)	The B-2 zoning could allow for a number of different commercial uses in the future including high traffic generating uses like convenience stores. However, the size of the parcel significantly limits the size of any development. It is likely that any future development allowed under the B-2 zoning would generate less than 50 peak hour trips. An expansion of the current medical office use will generate much less than 50 peak hour trips.	INFO	ENGTRF
5	Rezoning (non-PUD)	No Comments	INFO	ENRAA
6	Rezoning (non-PUD)	Approved	INFO	FRMSH
7	Rezoning (non-PUD)	no comments	INFO	LSCAPE
8	Rezoning (non-PUD)	SPECIAL CONDITION - MCU service area, but no water or sewer mains within connection distance. City of Ocala Utilities has water & sewer mains on both sides of property; connection will be required if not already a customer. Connecting to the CoO triggers an annexation into the City, at the City's timeline; for more info on this, contact 352-629-8404.	INFO	UTIL