

Development Review Comments Letter

10/3/2024 1:50:35 PM

**CASTANEDA JONNY & CASTANEDA JAZIEL
ZO ZONING CHANGE #31866**

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Rezoning (non-PUD)	911 Review Not Required.	INFO	911	
2	Rezoning (non-PUD)	Defer to MCU comments	INFO	DOH	
3	Rezoning (non-PUD)	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from R-3 to R-1. Parcel# 3126-005-001 is currently zoned R-3 and is a total of 0.57 acres in size. There is a transitional flood prone area on the property. Per the MCPA, this parcel currently has 6,231 SF of impervious coverage. This site will be subject to a Major Site Plan when its existing and proposed impervious coverage exceeds 35% lot coverage (8,690 sf).	INFO	ENGDRN	
4	Rezoning (non-PUD)	There are no traffic concerns.	INFO	ENGTRF	
5	Rezoning (non-PUD)	No Issue with Fire	INFO	FRMSH	
6	Rezoning (non-PUD)	no comments	INFO	LSCAPE	
7	Rezoning (non-PUD)	PROPOSED CONDITION: WATER - if not already connected to City of Ocala Utilities, this 2nd structure will trigger a public water connection; well can remain for irrigation only. In order to pass MCU's Permitting Desk review, evidence of BOTH structures' connections to City of Ocala water is required. SEWER - if not already connected to City of Ocala sewer, two dwellings on this parcel require connection to the City of Ocala's sewer system within connection distance, by extension as needed. ENRs are NOT PERMITTED in lieu of sewer connection as sewer ERC will be >1. Contact the City of Ocala for all conditions as a result of connection including, but not limited to potential future annexation in to the City.	INFO	UTIL	