

# Development Review Comments Letter

3/24/2025 4:52:45  
PM

## CORTA COMMONS - OCALA WEST REZONING TO PUD WITH CONCEPT PLAN #32534

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Rezoning to PUD with conceptual plan	APPROVED	INFO	911
2	6.2.1.F - North arrow and graphic drawing and written scale	APPROVED	INFO	911
3	Rezoning to PUD with conceptual plan	Central Sewer/Central Water	INFO	DOH
4	Rezoning to PUD with conceptual plan	Stormwater is not opposed to the rezoning. The applicant proposes to amend the existing PUD. The 15 affected parcels are currently zoned PUD and are a total of 9.13 acres in size. A Major Site Plan Revision submittal will need to be reviewed and approved through DRC for the proposed development of the site. There are County Flood Prone Areas and FEMA Flood Zones on the project site. Please ensure LDC 6.13 is met with the Major Site Plan.	INFO	ENGDRN
5	Rezoning to PUD with conceptual plan	3/13/25 - Previously approved traffic study remains valid for proposal as shown and related offsite improvements have been approved based upon traffic study recommendations and requirements.	INFO	ENGTRF
6	4.2.31.F(2)(b)(14) - Preliminary sidewalk and multimodal circulation plan	3/13/25 - No comments	INFO	ENGTRF
7	4.2.31.F(2)(b)(15) - Proposed parallel	3/13/25 - Traffic staff supports utilizing existing cross-access as shown	INFO	ENGTRF

## ATTACHMENT E - DRC Comments Letter

	access locations	contingent upon: 1) updating and recording easement to reflect new use model, 2) demonstrating approval by owner of PID 3501-400-001, 3) rebuilding the cross-access roadway from approved site to SW 100th St.		
8	4.2.31.F(2)(b)(17) - Show any proposed land or right-of-way dedication	3/13/25 - No comments	INFO	ENGTRF
9	4.2.31.F(2)(b)(19) - A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete	3/13/25 - No comments	INFO	ENGTRF
10	6.14.2.A - Water Connection Requirements	MCU water available (12") across proposed front of property, on East side of SW HWY 200	INFO	UTIL
11	6.14.2.A - Sewer Connection Requirements	MCU sewer force main (4") available across proposed front of property, on East side of SW HWY 200	INFO	UTIL
12	6.14.2.C(2)(e) - Grease Trap, FOG Worksheet	Will be required with proposed use.	INFO	UTIL
13	6.14.2.C - Industrial Pretreatment	Will be required with proposed use.	INFO	UTIL
14	6.14.3.B - Springs Protection Zone	Primary Springs Protection Zone	INFO	UTIL
15	6.14.5.D - Hydraulic Analysis	Will be required with lift station.	INFO	UTIL
16	6.15.3 - Fire Protection/Fire Flow Capacity	2.28.25 - Refer to Marion County Fire Rescue. MCU will provide water.	INFO	UTIL

## ATTACHMENT E - DRC Comments Letter

17	Additional Utilities Comments	Marion County Utilities, Development Review Officer, Heather Proctor. Heather.Proctor@marionfl.org	INFO	UTIL
18	Rezoning to PUD with conceptual plan	Plan provided is labeled as major site plan, not PUD Rezoning Concept Plan	INFO	ZONE
19	Additional Zoning comments	Per discussions with staff, commercial access cannot be granted through residential parcels.	INFO	ZONE