



**Marion County
Board of County Commissioners**

Office of the County Engineer

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Ocala, FL 34471
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August 9, 2024

MAZEN RAYAN
7646 MODICA ST

CLERMONT, FL 34714

SUBJECT: REZONING TO PUD COMMENTS LETTER

PROJECT NAME: BRISEUS FITO

PROJECT #2024060035 APPLICATION #31670 PARCEL #9044-0000-09

Dear MAZEN RAYAN:

This letter is in regard to your recent Conceptual OR Master Plan submittal for the above referenced project. During the process of reviewing the plans for sufficiency, some items were found which must be addressed. Your plan will be scheduled for review and recommendation for the rezoning by the Development Review Committee prior to meeting with the Planning/Zoning Commission.

FOR MASTER PLANS ONLY: Following approval by the Board of County Commissioners, please use these formatted comments to provide responses, including an explanation of the comment and on what page of the plan the corrections were made, with the resubmittal.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: Stormwater is not opposed to the rezoning. The applicant proposes to rezone from R-1 to R-E. Parcel# 9044-0000-09 is currently zoned R-1 and is a total of 1.06 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 9,000 SF.

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: No Comments

DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: N/A

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Rezoning (non-PUD)
STATUS OF REVIEW: INFO
REMARKS: N/A

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Rezoning (non-PUD)
STATUS OF REVIEW: INFO
REMARKS: Approved

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Rezoning (non-PUD)
STATUS OF REVIEW: INFO
REMARKS: n/a

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Rezoning (non-PUD)
STATUS OF REVIEW: INFO
REMARKS: APPROVED - MCU service area but outside connection distance to closest public-serving water or sewer mains at this time. Connection required within 365 days' notice of availability.

If you have any questions, please feel free to contact development review at (352) 671-8682 or developmentreview@marionfl.org.

Sincerely,
Development Review Coordinator