

Development Review Comments Letter

7/10/2025 8:39:26 AM

MICHAEL & KERRY LOPEZ
ZO ZONING CHANGE #32996

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Rezoning (non-PUD)	N/A	INFO	911
2	Rezoning (non-PUD)	Septic systems with wells will not be allowed on lots less than .50acres Septic systems with public water will not be allowed on lots less than .25acres	INFO	DOH
3	Rezoning (non-PUD)	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from A-1 to R-1. Parcel# 37905-003-00 is currently zoned A-1 and is a total of 13.33 acres in size. There is a Flood Prone Area 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.	INFO	ENGDRN
4	Rezoning (non-PUD)	7/8/25 - Potential traffic intensity is reduced or remains the same with the underlying land use. Applicant should understand the provided Horizontal Control & Signing Plan is not being reviewed at this time due to this being a straight rezoning application. However, although the number of residential units proposed are less than 50, since the community intended for connection only has one access point, then two access points would be required. It is unclear that the western property access is legally established and would need to be resolved during site development review. The stated purpose of rezoning to accommodate 28 single family residential units represents daily traffic of 313 weekday trips with 30 occurring during the PM peak hour.	INFO	ENGTRF
5	Rezoning (non-PUD)	APPROVED	INFO	FRMSH
6	Rezoning (non-PUD)	no comments	INFO	LSCAPE
7	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	LUCURR
8	FUTURE LAND USE DESIGNATION CORRECT		INFO	LUCURR
9	IS CONSISTENT WITH COMP PLAN		INFO	LUCURR

ATTACHMENT B

10	IS COMPATIBLE WITH SURROUNDING USES		INFO	LUCURR
11	WILL NOT BE ADVERSE TO THE PUBLIC INTEREST		INFO	LUCURR
12	Rezoning (non-PUD)	<p>Parcel 37905-003-00 is located within the City of Belleview Utility Service Area, but outside the City limits. Per the Marion County Land Development Code, connection to water and sewer will be required if the City of Belleview has available capacity. As part of the Improvement Plan review process, Marion County Utilities (MCU) will require a letter of availability and capacity to serve from the City of Belleview. MCU highly recommends that the developer complete utility due diligence with the City of Belleview, if this has not already been done.</p> <p>Please note that the parcel lies within the Urban Growth Boundary and a Primary Springs Protection Zone.</p>	INFO	UTIL
13	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	ZONE



RE: [External]FW: About 250906Z Impact on Schools

From Ayres, Stephen - Student Assignments and Records, Director <Stephen.Ayres@marion.k12.fl.us>

Date Mon 7/21/2025 4:25 PM

To Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>

Cc Rivera, Jared <Jared.Rivera@marionfl.org>

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The schools in the area are already over capacity. When examining schools, we consider the zoning around them to anticipate future growth. This parcel is already zoned General Agriculture and not considered in the evaluation of schools. It is zoning changes that generate students from areas where we did not anticipate students, based on zoning, that cause concern.

Stephen Ayres
Director of Student Assignment and Records
Marion County Public Schools
1614 E. Fort King Street
Ocala, FL 34471
352-236-0508 x50108
Stephen.Ayres@marion.k12.fl.us

From: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>

Sent: Thursday, July 17, 2025 6:32 PM

To: Ayres, Stephen - Student Assignments and Records, Director <Stephen.Ayres@marion.k12.fl.us>

Cc: Rivera, Jared <Jared.Rivera@marionfl.org>

Subject: [External]FW: About 250906Z Impact on Schools

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Hi Stephen,

One of my planners wanted to make sure that MCPS saw this application. It is a zoning change from General Agriculture to Single-Family Dwelling. While this isn't changing the land use, it would activate the land use if approved and allow up to 52 single-family homes on parcel 37905-003-00. The applicant claims to propose 28 residential lots but ultimately, could plat out to up to 4 dwelling units per acre (limitations would be lot width, rights-of-way, drainage, and open space requirements). Please let us know if MCPS has any concerns with this and if you have updated utilization rates for the schools in the area (see below).

Thank you, sir. Have a great weekend.



Kenneth Weyrauch, AICP

Deputy Director

Growth Services

Marion County Board of County Commissioners

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From: Rivera, Jared <Jared.Rivera@marionfl.org>

Sent: Thursday, July 17, 2025 5:11 PM

To: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>

Subject: About 250906Z Impact on Schools

Hi Ken,

As we discussed a few minutes ago, case no. 250906Z seeks to rezone a 13.33-acre property from A-1 to R-1. The applicant had provided plans for up to 28 residential lots; however, the MR FLU designation would ultimately allow 50+ units.

For your reference, Emerald Shores Elementary School contains 708 students and has a capacity of 713 students, resulting in a utilization rate of 99.30%. Belleview Middle School contains 1,547 students and has a capacity of 1,398 students, resulting in a utilization rate of 110.63%. Belleview High School contains 1,835 students and has a capacity of 1,533 students, resulting in a utilization rate of 119.74%. It seems this area is overcapacity with regards to school.

What does MCPS think?

Jared Rivera

Planner

Growth Services

Main: 352-438-2600 | Direct: 352-438-2687

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