



**Marion County
Board of County Commissioners**

Office of the County Engineer

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December 15, 2024

MARION COUNTY GROWTH SERVICES DEPARTMENT
KEN WEYRAUCH
2710 E SILVER SPRINGS BLVD
OCALA, FL 34470

SUBJECT: STAFF REVIEW COMMENTS LETTER
PROJECT NAME: GREEN TURF ACRES TRACT 23
PROJECT #2022070008
APPLICATION: ZO ZONING CHANGE #32166

Dear Ken:

Below are the reviewers' comments for the above referenced project. This project has been scheduled for review by staff on Thursday, December 15, 2024.

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 A-1 to B-4. Parcel# 3564-023-000 is currently zoned A-1 and is a total of 4.42 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 3,920 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: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Rezoning (non-PUD)
STATUS OF REVIEW: INFO

REMARKS: RECOMMEND DENIAL - The corresponding Lane Use application did not contain a Traffic Impact Analysis as required by Section 2.3.2 of the LDC.

A change in zoning from A-1 to B-4 will significantly increase the trip generating potential from this site. All this traffic will be loaded directly onto SR 200. Furthermore, due to the limited amount of frontage this parcel has on SR 200, access will have to come from SW 73rd Avenue which is a non-County maintained paved subdivision street in poor condition. It is a part of the Green Turf Acres subdivision. If necessary, this road and the connection to SR 200 will have to be improved to support the commercial traffic. It should be noted that this parcel is a part of the Green Turf Acres subdivision which is a residential subdivision.

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Rezoning (non-PUD)
STATUS OF REVIEW: INFO

REMARKS: No comments from ROW

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: N/A

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: No tree removal prior to DRC site plan approval

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: PROPOSED CONDITION - MCU service area with available utilities (water/sewer). Sewer force main connection & private onsite lift station required upon development of this parcel. Water main connection across SW HWY 200 required upon development of this parcel.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: Review will be conducted during the report writing phase.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: land use amendment required, parcel is inside a residential subdivision.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: IS CONSISTENT WITH COMP PLAN

STATUS OF REVIEW: INFO

REMARKS: Property is within a platted unrecorded subdivision that is residential

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: IS COMPATIBLE WITH SURROUNDING USES

STATUS OF REVIEW: INFO

REMARKS: subject property and everything to the west and north is platted for residential uses

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: WILL NOT BE ADVERSE TO THE PUBLIC INTEREST

STATUS OF REVIEW: INFO

REMARKS: Further review will be done during the report analysis and writing phase.

If you have any questions, please contact the Development Review Team at (352) 671-8682.
Sincerely, Development Review Team