



**Marion County
Board of County Commissioners**

Office of the County Engineer

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June 22, 2025

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

SUBJECT: STAFF REVIEW COMMENTS LETTER
PROJECT NAME: ESTATE OF MICHAEL COUTURE
PROJECT #2019100517
APPLICATION: COMP PLAN LARGE SCALE MAP AMENDMENT #32747

Dear Ken:

Below are the reviewers' comments for the above referenced project. This project has been scheduled for review by staff on Thursday, June 22, 2025.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Comp Plan Large Scale Map Amendment
STATUS OF REVIEW: INFO

REMARKS: Stormwater is not opposed to the small-scale comprehensive plan amendment. The applicant proposes to change the parcel's zoning from A-1 to PUD for a 175 unit residential subdivision. Stormwater has no objections. Please ensure LDC 6.13 is met with the Improvement Plans.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Comp Plan Large Scale Map Amendment
STATUS OF REVIEW: INFO

REMARKS: 6/12/25 RECOMMEND DENIAL – Proposed property is outside of the urban growth boundary and is anticipated to have a significant impact on SE 73rd Ave which currently has 10' lane widths and only 50' of right-of-way. This development will generate 1,566 daily trips, 115 AM peak HR trips, and 160 PM peak HR trips. A traffic methodology has been approved; however, the traffic study has not yet been submitted. According to the most recent traffic data, 23% of the capacity on CR 42 will be available in the background 2028 condition. This project will consume 3.5% of this available capacity. If approved, only 19.5% of the capacity on CR 42 will be available. Traffic recommends the following conditions if approved: 1) right-of-way dedication along SE 73rd Ave required to achieve 120' total right-of-way, and 2) installation of a northbound left turn lane at the main driveway on SE 73rd Ave.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Comp Plan Large Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: Approved

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Comp Plan Large Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: no comment

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Comp Plan Large Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: Parcel 47667-000-00 is located within the Marion County Utility service area. Based on the proposed use, the parcel will fall within connection distance to Marion County Utilities' water and sewer infrastructure. Connection to the utility system will be required.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Correct FLUM Requested
STATUS OF REVIEW: INFO
REMARKS: Review to be completed during report writing phase.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Comp Plan Large Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: Review to be completed during report writing phase.

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

Sincerely,
The Development Review Team