



**Marion County  
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

March 7, 2025

TILLMAN & ASSOCIATES ENGINEERING  
DAVID TILLMAN  
1720 SE 16TH AVENUE BLDG 100  
OCALA, FL 34471

**SUBJECT: DRC INFORMATIONAL LETTER**  
**PROJECT NAME: MARO SUBDIVISION SR 200**  
**PROJECT #2007080004**  
**APPLICATION: REZONING TO PUD WITH CONCEPT PLAN #32489**

Dear David,

The above referenced project was reviewed by Development Review staff and the following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard. Your plan will be scheduled for the Development Review Committee on March 10, 2025. This will be a scheduled item and attendance is required.

- 1 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: Central Sewer/Central Water
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: Stormwater is not opposed to the rezoning. The applicant proposes to amend the existing PUD for the intended purpose of reducing the town home width from 25' to 20'. The parcel 35770-055-05 is currently zoned PUD and is a total of 111.13 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 two County Flood Prone Areas/FEMA Flood Zones on the project site. Please ensure LDC 6.13 is met with the Major Site Plan.
- 3 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: 2/27/25 - Conditional Approval: Given the single document provided for review, and with no changes to residential density, there appear to be no issues with the previously approved traffic study.

- 4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: Approved
- 5 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant  
STATUS OF REVIEW: INFO  
REMARKS: Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector. Fire hydrant locations shall be indicated by placement of a blue reflector in the middle of the roadway lane closest to the hydrant.
- 6 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: NFPA 1 Chapter 18.2.3 Fire Dept Access Roads  
STATUS OF REVIEW: INFO  
REMARKS: Please ensure the site plan meets the minimum requirements per NFPA 1 Chapter 18 for fire department access.
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: Marion County Utilities service area with available sewer force main and water main available for offsite connection. Onsite water & sewer mains required to serve at developer's expense. Determination of main ownership, main connections and services to be reviewed and finalized during the Improvement Plan process. Make no assumptions on approvals based on this plan for utility connections or systems required. No fee for this review.
- 8 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: Additional Zoning comments  
STATUS OF REVIEW: INFO  
REMARKS: The amendment to PUD proposed here is only for the width reduction from 25' to 20' for townhomes. This will not increase the number of units approved, change buffers, reduce open space etc. This amendment is impacting townhouse typicals only.
- 9 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
- 10 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
- 11 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: NO  
REMARKS: 1. Show buffer types and dimensions 2. Provide MFLA calculations

Feel free to contact us at (352) 671-8686 or [DevelopmentReview@marionfl.org](mailto:DevelopmentReview@marionfl.org) with questions.

Sincerely,

*Your Development Review Team*  
**Office of the County Engineer**