



**Marion County  
Board of County Commissioners**

Office of the County Engineer

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July 11, 2024

ROGERS ENGINEERING  
RODNEY ROGERS, MEKELLE BOYER  
1105 SE 3RD AVENUE  
OCALA, FL 34471

**SUBJECT: REZONING TO PUD COMMENTS LETTER**

PROJECT NAME: ZUBER MINE INC

PROJECT #2024050057 APPLICATION #31581 PARCEL #13338-000-00

Dear ROGERS ENGINEERING:

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.

1. 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 & R-4 to B-4. Parcels 13338-000-00, 13338-000-01, & 13338-000-03 are currently zoned R-1 & R-4 and a total of 31.31 acres in size. There are Flood Prone Areas on the property. Per the MCPA, parcel 13338-000-00 currently has 4,323 SF of impervious coverage, parcel 13338-000-01 currently has 0 SF of impervious coverage, and parcel 13338-000-03 currently has 1,118 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.

2. DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: No traffic information has been provided or details about the proposed development. The proposed B-4 zoning also allows for all uses in B-1 and B-2. This includes shopping centers and other high traffic generating uses. This proposal will significantly increase the traffic generating potential of this site.

There are three separate parcels which could develop separately. A coordinated master access management plan needs to be developed for these three parcels, but if they develop separately that may not be possible unless this goes through PUD zoning.

The roadway network is limited in this area. All the development traffic from this large commercial area will be solely distributed onto Gainesville Road which is a two-lane collector roadway.

NW 56th Street is an unpaved subdivision street. This roadway will require paving.

A right-of-way dedication will likely be required on both Gainesville Road and NW 56th Street.

3. DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Rezoning (non-PUD)  
STATUS OF REVIEW: INFO  
REMARKS: No Comments

4. DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: Rezoning (non-PUD)  
STATUS OF REVIEW: INFO  
REMARKS: N/A

5. DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Rezoning (non-PUD)  
STATUS OF REVIEW: INFO  
REMARKS: N/A

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

7. 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

8. DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Rezoning (non-PUD)  
STATUS OF REVIEW: INFO  
REMARKS: PROPOSED CONDITION - MCU service area with no water or sewer mains immediately at property. BE ADVISED the type of future development will determine connection requirements, subject to an offsite utility extension at developer's expense. It is strongly recommended developer consult with MCU before moving forward.

If you have any questions, please feel free to contact me at (352) 671-8682 or [carla.sansone@marionfl.org](mailto:carla.sansone@marionfl.org).

Sincerely,



Carla Sansone  
Development Review Coordinator

**CONTACT INFORMATION FOR PLAN REVIEWERS**