



**Marion County
Board of County Commissioners**

Office of the County Engineer

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January 14, 2025

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

SUBJECT: STAFF REVIEW COMMENTS LETTER

PROJECT NAME: SOUTHERN HILLS LTD DUDE RANCH RICHARD WALTERS

PROJECT #2005060013

APPLICATION: ZO ZONING CHANGE #32251

Dear Ken:

Below are the reviewers' comments for the above referenced project. This project has been scheduled for review by staff on Thursday, January 14, 2025.

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-2. Parcel# 41200-012-00 is currently zoned A-1 and is a total of 39.02 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 33,117 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 - No traffic information has been provided. A change from A-1 to B-2 zoning on 39 acres of land will significantly increase the traffic generating potential of the land. A B-2 zoning allows for a number of commercial uses up to and including a shopping center. There is no guarantee that if the zoning is granted, the land will develop as proposed in the application. More traffic information meeting the requirements established in the County's Traffic Impact Analysis Guidelines needs to be provided.

DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: N/A - 911 REVIEW NOT REQUIRED

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 - PA#41200-012-00 (aka Parcel A) has sewer force main available on the east side of the property along SW 16th Ave; any new development requires connection for all structures resulting in any onsite septic being abandoned in accordance and coordinated with the local DOH office.

MCU's 12" water main is ~2130' to the south of the SE corner of Parcel A; depending on the total ERC count of the development, connection, by owner-funded extension shall be required. EoR's site plan shows development on Parcels B & C; not sure if they are proposed to be part of the future development conditions of Parcel A, but if so, these parcels will also be required to connect to available water/sewer. MCU recommends a discussion on the overall concept plan before proceeding so Owner is aware of all required development expenses.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: The review will be conducted during the report process.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: FUTURE LAND USE DESIGNATION CORRECT

STATUS OF REVIEW: INFO

REMARKS: FLUM: EC

Re-zoning: A-1 to B-2

If you have any questions, please feel free to contact me at (352) 671-8686 or developmentreview@marionfl.org.

Sincerely,

Development Review Team