



**Marion County
Board of County Commissioners**

Office of the County Engineer

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February 8, 2025

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

SUBJECT: STAFF REVIEW COMMENTS LETTER
PROJECT NAME: WOODRIDGE SOUTH
PROJECT #2024030049
APPLICATION: COMP PLAN SMALL SCALE MAP AMENDMENT #32324

Dear Ken:

Below are the reviewers' comments for the above referenced project. This project has been scheduled for review by staff on Thursday, February 8, 2025.

1. DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Comp Plan Small 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 current land use to high residential for affordable housing. Stormwater would not be opposed to the proposed change. Please ensure LDC 6.13 is met with the Improvement Plans.

2. DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Comp Plan Small Scale Map Amendment

STATUS OF REVIEW: INFO

REMARKS: 2/5/25 CONDITIONS FOR APPROVAL

- 1) Eastern driveway must be emergency access only.
- 2) Western driveway will require a left turn lane entrance from NE 49th St.
- 3) Right-of-way dedication of 25' is required along NE 49th St.

3. DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Comp Plan Small Scale Map Amendment

STATUS OF REVIEW: INFO

REMARKS: N/A - NO REVIEW FOR 9-1-1 MANAGEMENT NECESSARY

4. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: Comp Plan Small Scale Map Amendment

STATUS OF REVIEW: INFO

REMARKS: Approved

5. DEPARTMENT: DOH - ENVIRONMENTAL HEALTH**REVIEW ITEM: Comp Plan Small Scale Map Amendment****STATUS OF REVIEW: INFO****REMARKS: Central Sewer and Central Water required due to lot sizes****6. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION****REVIEW ITEM: Comp Plan Small Scale Map Amendment****STATUS OF REVIEW: INFO****REMARKS: no comments****7. DEPARTMENT: UTIL - MARION COUNTY UTILITIES****REVIEW ITEM: Comp Plan Small Scale Map Amendment****STATUS OF REVIEW: INFO****REMARKS: APPROVED- MCU service area with available water main along NE 49th St. Based on proposed development, offsite sewer force main extension (~7800 LF) required at developer's expense. Any utility installations will be reviewed and approved at the Improvement Plan stage of this process.****8. DEPARTMENT: ZONE - ZONING DEPARTMENT****REVIEW ITEM: Comp Plan Small Scale Map Amendment****STATUS OF REVIEW: INFO****REMARKS: Public to High Residential****29.51-acres, Urban Growth Boundary, Primary Springs Protection Zone. General Agriculture (A-1) zoning.****9. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW****REVIEW ITEM: Comp Plan Small Scale Map Amendment****STATUS OF REVIEW: INFO****REMARKS: FLUM Change request: P(Public) to HR (High Res).****No longer publicly owned, amendment to suitable FLUM designation necessary. Within UGB. Proximity to NE Jax Road & NE 49th Street intersection that features a FLUM Commercial node area; adjoins Commercial node area. May form transition development between the future Commercial node and residential development to the east and northeast (future Woodridge (North) PUD). Concurrent PUD proposes: 170 SFR on 29.5 AC for 5.76 DU/AC - which requires either HR or would need MR with increased density, potentially by TDRs or other means of suitable agreement. Proposed density will require central water and central sewer service supporting the site's location within the Primary SPOZ.**

If you have any questions, please feel free to contact the Development Review Team at (352) 671-8686 or development.review@marionfl.org.

Sincerely,
Development Review Team