



**Marion County
Board of County Commissioners**

Office of the County Engineer

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September 24, 2024

KLEIN & KLEIN LLC
FRED N ROBERTS JR ESQ
40 SE 11TH AVE
OCALA, FL 34471

SUBJECT: REZONING TO PUD COMMENTS LETTER

PROJECT NAME: OPTIMUM RV

PROJECT #2024080001 APPLICATION #31847 PARCEL #36547-001-00

Dear KLEIN & KLEIN LLC:

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.

FOR MASTER PLANS ONLY: Following approval by the Board of County Commissioners, please use these formatted comments to provide responses, including an explanation of the comment and on what page of the plan the corrections were made, with the resubmittal.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: Will require well and septic permits through the Department of Health in Marion County

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 rezone from A-1, B-4, & B-5 to PUD for the intended purpose of a commercial development. Parcels 36514-000-00, 36547-001-00, 36547-000-00, 36547-002-00 are currently zoned, collectively, A-1, B-4, & B-5 and are a total of 81.53 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 County Flood Prone Areas on the project site. Please ensure LDC 6.13 is met with the Major Site Plan Revision.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 4.2.31.F(2)(b)2 - Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius

STATUS OF REVIEW: INFO

REMARKS: 8/1/24-NOTE: Add scales, written and graphic

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: There is an approved traffic study methodology. The proposed expansion of this development is expected to generate 103 new peak hour trips. All of this traffic will be placed on US 441. The operations at the intersection of US 441 and SE 73rd Street will be evaluated as a part of the traffic study. The existing and proposed access management will be evaluated with the traffic study as well. Cross access to the existing Dollar General driveway is proposed. The traffic study will be reviewed by both County and FDOT staff.

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant

STATUS OF REVIEW: INFO

REMARKS: Per NFPA 1 Chapter 18.5.3 the maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 feet. The measurement shall be taken by a fire department access roadway from the fire department water supply to the building.

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. Need to show fire department access road with a minimum of 20 feet in width of a stabilized surface to support the weight of a fire truck within 50 feet of the access door.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: MCU service area but outside connection distance to closest serving public water & sewer mains provided by MCU. Depending on development, onsite water or wastewater conditions may be required beyond standard well/septic - refer to Code Sec 6.14.2 or contact Carrie.Hyde@MarionFL.org for additional guidance.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: no tree removal prior to DRC site plan approval

DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: APPROVED

DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale

STATUS OF REVIEW: INFO

REMARKS: APPROVED

If you have any questions, please feel free to contact me at (352) 671-8682.

Sincerely,

Development Review Team