



**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

August 17, 2025

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

SUBJECT: STAFF REVIEW COMMENTS LETTER
PROJECT NAME: PICCADILLY SQUARE
PROJECT #2025010062
APPLICATION: COMP PLAN LARGE SCALE MAP AMENDMENT #32936

Dear Ken:

Below are the reviewers' comments for the above referenced project. This project has been scheduled for review by staff on Thursday, August 17, 2025.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Comp Plan Large Scale Map Amendment
STATUS OF REVIEW: INFO

REMARKS: Stormwater is not opposed to the large-scale comprehensive plan amendment. The applicant proposes to change the future land use of parcels 47667-003-01, 47667-004-00, & 47667-005-02 from rural to medium residential. Stormwater has no objections. Please ensure LDC 6.13 is met with the Improvement Plans.

DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Comp Plan Large Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: N/A

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/ Central Water

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Comp Plan Large Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: Approved

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Comp Plan Large Scale Map Amendment
STATUS OF REVIEW: INFO

REMARKS: no comments

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Comp Plan Large Scale Map Amendment

STATUS OF REVIEW: INFO

REMARKS: Parcel(s) 47667-004-00, 47667-005-02, 47667-003-01, 47667-006-00 are within the Marion County Utility service area and will be served by MCU water and sewer, as stated on page three (3) of the CPA application packet. Marion County Utilities will reserve comment until a future Improvement Plan is submitted. No concept plan was included with the current submittal.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Comp Plan Large Scale Map Amendment

STATUS OF REVIEW: INFO

REMARKS: The review will be conducted at the time of the reporting process.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Correct FLUM Requested

STATUS OF REVIEW: INFO

REMARKS: The review will be conducted at the time of the reporting process.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Comp Plan Large Scale Map Amendment

STATUS OF REVIEW: INFO

REMARKS: The review will be conducted at the time of the reporting process.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Comp Plan Large Scale Map Amendment

STATUS OF REVIEW: INFO

REMARKS: **SEE ATTACHED COMMENTS**

If you have any questions, please feel free to contact the Development Review Team at (352) 671-8682 or DevelopmentReview@marionfl.org.

Sincerely,

Development Review Team

From: [Zeigler, Christopher](#)
To: [Rison, Christopher](#)
Subject: Piccadilly Comments
Date: Sunday, August 17, 2025 2:52:43 PM

6/26/25 RECOMMEND DENIAL – The proposed development is outside of the urban growth boundary. A traffic methodology was approved on 4/28/2025 (AR 32409). The traffic study has not yet been submitted. The methodology does not provide enough information to determine what roadway and intersection improvements are needed to support site development. The traffic study will include a signal warrant analysis for CR 42 at SE 73rd Ave. Based on the approved methodology, the development of 300 single-family homes will generate 2,672 daily trips, 195 AM peak hour trips, and 272 PM peak hour trips. Approximately half of these trips will use SE 73rd Ave to enter and exit the site. SE 73rd Ave is a major local road with 10 ft lane widths and 50 ft of right-of-way. It currently operates at or near LOS A with 89% of capacity available. After accounting for future traffic from the approved Utopia and Heritage Oaks developments, SE 73rd Ave will operate at LOS D with 22% of capacity available in 2028. If this development for 300 single-family homes is approved, SE 73rd Ave will operate at LOS D with 14% of capacity available in 2028.

The proposed development will also increase congestion along CR 42, especially at the intersection with US 301. CR 42 currently operates at LOS C with 37% of capacity available. After accounting for future traffic from the approved Utopia, Heritage Oaks, 9494 Summerfield, and Sunset Hills developments, CR 42 will operate at LOS C with 12% of capacity available in 2028. If this development for 300 single-family homes is approved, CR 42 will operate at LOS C with 7% of capacity available in 2028. The westbound left turn lane on CR 42 at US 301 currently fails with existing traffic. This failure condition will be exacerbated when the updated LOS takes affect for this roadway segment. A second westbound left turn lane is needed to address this existing deficiency.

Project is expected to have a 7.47% impact on SE 147th PI that is already trending at an annual growth rate of 6.96% which is expected to shift the 2028 Daily V/MSV from 0.66 to at least 0.71.

Additionally, this development will place traffic onto SE 147th Place including at the intersections of SE 147th Place at SE 73rd Avenue and SE 147th Place at SE 80th Avenue. SE 147th Place is a narrow roadway with limited right-of-way and fair to poor pavement condition. The intersection of SE 147th Place with SE 73rd Avenue is located in a tight curve with limited visibility.

Traffic recommends the following 5 conditions if this development is approved:

- 1) Right-of-way dedication along SE 73rd Ave to achieve 120 ft total right-of-way.
- 2) Right-of-way dedication along CR 42 to achieve 120 ft total right-of-way.
- 3) Installation of a northbound left turn lane on SE 73rd Ave at the entrance to the development.
- 4) Proportionate share contribution for design and construction of a traffic signal on CR 42 at SE 73rd Ave.
- 5) Proportionate share contribution for design and construction of a second westbound left turn lane on CR 42 at US 301.
- 6) Tracts A-D shall access through the subdivisions internal roadways and not have separate access unless otherwise approved through the Development Review process.
- 7) Agreement with the church to allow access to CR 42 must be provided prior to improvement plan approval. If agreement cannot be obtained, then a revised PUD shall be submitted providing for another secondary access.

Christopher Zeigler

Traffic Operations Manager

Office of the County Engineer

Main: 352-671-8686

Empowering Marion for Success!