



**Marion County  
Board of County Commissioners**

Office of the County Engineer

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December 15, 2024

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

**SUBJECT: STAFF REVIEW COMMENTS LETTER**  
PROJECT NAME: 8640 SE 73 LLC LAND USE AMENDMENT  
PROJECT #2022070008  
APPLICATION: COMP PLAN SMALL SCALE MAP AMENDMENT #32165

Dear Ken:

Below are the reviewers' comments for the above referenced project. This project has been scheduled for review by staff on Thursday, December 15, 2024.

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 future land use of the property to commercial. Stormwater has no objections. Please ensure LDC 6.13 is met with the Improvement Plans.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: Comp Plan Small Scale Map Amendment  
STATUS OF REVIEW: INFO

REMARKS: RECOMMEND DENIAL - This application did not contain a Traffic Impact Analysis as required by Section 2.3.2 of the LDC.

A change in landuse from Rural Lands to Commercial will significantly increase the trip generating potential from this site. All this traffic will be loaded directly onto SR 200. Furthermore, due to the limited amount of frontage this parcel has on SR 200, access will have to come from SW 73rd Avenue which is a non-County maintained paved subdivision street in poor condition. It is a part of the Green Turf Acres subdivision. If necessary, this road and the connection to SR 200 will have to be improved to support the commercial traffic. It should be noted that this parcel is a part of the Green Turf Acres subdivision which is a residential subdivision.

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Comp Plan Small Scale Map Amendment  
STATUS OF REVIEW: INFO  
REMARKS: No comments from ROW

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

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Comp Plan Small Scale Map Amendment  
STATUS OF REVIEW: INFO  
REMARKS: N/A

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: Comp Plan Small Scale Map Amendment  
STATUS OF REVIEW: INFO  
REMARKS: no comments

DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Comp Plan Small Scale Map Amendment  
STATUS OF REVIEW: INFO  
REMARKS: PROPOSED CONDITION - MCU service area with available utilities (water/sewer). Sewer force main connection & private onsite lift station required upon development of this parcel. Water main connection across SW HWY 200 required upon development of this parcel.

DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: Comp Plan Small Scale Map Amendment  
STATUS OF REVIEW: INFO  
REMARKS: Review will be conducted during the report writing

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Comp Plan Small Scale Map Amendment  
STATUS OF REVIEW: INFO  
REMARKS: The land use amendment request is not compatible with the platted residential development that the subject parcel lies within. Growth Service staff does not support this request.

If you have any questions, please contact the Development Review Team at (352) 671-8682.

Sincerely,  
Development Review Team