

## Development Review Comments Letter

8/6/2025 4:42:20 PM

**SOLARIUM PROPERTIES LLC**  
**ZO ZONING CHANGE #32953**

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Rezoning (non-PUD)	N/A	INFO	911	
2	Rezoning (non-PUD)	N/A	INFO	DOH	
3	Rezoning (non-PUD)	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from PUD to B-5. Parcel# 36943-000-00 is currently zoned PUD and is a total of 20.9 acres in size. There are Flood Prone Areas on the property. Per the MCPA, this parcel currently has 0 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.	INFO	ENGDRN	
4	Rezoning (non-PUD)	6/26/25 RECOMMEND DENIAL: Based upon the approved uses and floor area ratio authorized for B-5 zoning, site could potentially generate 60,217 daily trips and 5,007 PM peak HR trips. The only site access is via S US HWY 441 for which the adjoining segment is currently operating at 72% of the adopted LOS standard of D. Site is in close proximity to 92nd Place Road which will operate in a failing condition based upon committed traffic. Traffic methodology must be submitted and approved prior to the rezoning application. Traffic study should be submitted and approved at least 2 weeks before the BCC Planning and Zoning hearing.	INFO	ENGTRF	
5	Rezoning (non-PUD)	APPROVED	INFO	FRMSH	
6	Rezoning (non-PUD)	No tree removal prior to DRC site plan approval	INFO	LSCAPE	
7	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	LUCURR	

## Attachment C

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
8	FUTURE LAND USE DESIGNATION CORRECT		INFO	LUCURR	
9	IS CONSISTENT WITH COMP PLAN		INFO	LUCURR	
10	IS COMPATIBLE WITH SURROUNDING USES		INFO	LUCURR	
11	WILL NOT BE ADVERSE TO THE PUBLIC INTEREST		INFO	LUCURR	
12	Rezoning (non-PUD)	<p>Parcel 36943-000-00 is located within the City of Ocala's Utility Service Area. Marion County Utilities has no comment. The City of Ocala should be notified of the proposed zoning change and given the opportunity to provide comment, as they are not included in Marion County's Development Review process.</p> <p>The parcel is located within the Urban Growth Boundary and the Primary Springs Protection Zone.</p>	INFO	UTIL	
13	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	ZONE	