



**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

June 22, 2025

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

**SUBJECT: STAFF REVIEW COMMENTS LETTER**  
**PROJECT NAME: ESTATE OF MICHAEL COUTURE**  
**PROJECT #2019100517**  
**APPLICATION: COMP PLAN LARGE SCALE MAP AMENDMENT #32747**

Dear Ken:

Below are the reviewers' comments for the above referenced project. This project has been scheduled for review by staff on Thursday, June 22, 2025.

**DEPARTMENT: ENGDRN - STORMWATER REVIEW**  
**REVIEW ITEM: Comp Plan Large 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 parcel's zoning from A-1 to PUD for a 175 unit residential subdivision. Stormwater has no objections. Please ensure LDC 6.13 is met with the Improvement Plans.

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

**REMARKS:** 6/12/25 RECOMMEND DENIAL – Proposed property is outside of the urban growth boundary and is anticipated to have a significant impact on SE 73rd Ave which currently has 10' lane widths and only 50' of right-of-way. This development will generate 1,566 daily trips, 115 AM peak HR trips, and 160 PM peak HR trips. A traffic methodology has been approved; however, the traffic study has not yet been submitted. According to the most recent traffic data, 23% of the capacity on CR 42 will be available in the background 2028 condition. This project will consume 3.5% of this available capacity. If approved, only 19.5% of the capacity on CR 42 will be available. Traffic recommends the following conditions if approved: 1) right-of-way dedication along SE 73rd Ave required to achieve 120' total right-of-way, and 2) installation of a northbound left turn lane at the main driveway on SE 73rd Ave.

**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 comment

DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Comp Plan Large Scale Map Amendment  
STATUS OF REVIEW: INFO  
REMARKS: Parcel 47667-000-00 is located within the Marion County Utility service area. Based on the proposed use, the parcel will fall within connection distance to Marion County Utilities' water and sewer infrastructure. Connection to the utility system will be required.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Correct FLUM Requested  
STATUS OF REVIEW: INFO  
REMARKS: Review to be completed during report writing phase.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Comp Plan Large Scale Map Amendment  
STATUS OF REVIEW: INFO  
REMARKS: Review to be completed during report writing phase.

If you have any questions, please feel free to contact the Development Review Team at (352) 671-8682 or [development.review@marionfl.org](mailto:development.review@marionfl.org).

Sincerely,  
The Development Review Team

**From:** [Zeigler, Christopher](#)  
**To:** [Rison, Christopher](#)  
**Cc:** [Straub, Tracy](#); [Cohoon, Steven](#); [Varadin, Chuck](#); [Weyrauch, Kenneth](#); [Odom, Kenneth](#); [Scott, Dane](#)  
**Subject:** Piccadilly and Coventry PUD (AKA Michael Couture Estate)  
**Date:** Sunday, August 24, 2025 2:21:55 PM

---

Chris,

I wanted to update you on the traffic impact analysis for the above referenced projects. I believe there is a land use and PUD application for both of these developments. Our current comments say one hasn't been submitted. A traffic impact analysis was submitted recently under Enclave Housing CR 42 which includes both related developments. I haven't done a full in depth review, but if the submitted traffic study is accepted at face value, these developments will have the following impacts.

The study area included the following road segments:

- CR 42 from US 301 to SE 77<sup>th</sup> Avenue
- CR 42 from SE 77<sup>th</sup> Avenue to US 441
- SE 147<sup>th</sup> Place from US 301 to US 441
- US 301 from SE 147<sup>th</sup> Place to US 441
- US 301 from the County Line to CR 42
- US 301 from CR 42 to SE 147<sup>th</sup> Place
- SE 73<sup>rd</sup> Avenue from CR 42 to SE 147<sup>th</sup> Place
- US 441 from the County Line to CR 42
- US 441 from SE 147<sup>th</sup> Place to SE 92<sup>nd</sup> Loop

And the following intersections:

- CR 42 at US 301
- CR 42 at SE 73<sup>rd</sup> Avenue
- CR 42 at US 441
- US 301 at SE 147<sup>th</sup> Street
- SE 147<sup>th</sup> Street at SE 73<sup>rd</sup> Avenue
- CR 42 at the proposed right-in/right-out access
- SW 73<sup>rd</sup> Avenue at the access driveways
- CR 42 at St Mark Evangelist Driveway
- CR 42 at Buena Vista Blvd
- CR 42 at SE 86<sup>th</sup> Belle Meade Circle
- CR 42 at SE 89<sup>th</sup> Sweetwater Terrace

The study shows the following segments and intersections **fail** under **existing** conditions:

- US 301 from CR 42 to SE 147 Street

US 441 at CR 42

- US 301 at SE 147<sup>th</sup> Street (note: the existing condition was evaluated as non-signalized. This intersection is currently signalized)

The following intersections operate acceptably overall but **fail in at least one direction** under **existing** conditions:

- US 301 at CR 42 (eastbound and westbound)

The following segments and intersections will **fail** under **background conditions** which takes into account annual growth and committed trips:

- US 301 from CR 42 to SE 147<sup>th</sup> Street
- US 441 from the County Line to CR 42
- US 441 from SE 147<sup>th</sup> Place to SE 92<sup>nd</sup> Loop
- US 301 at CR 42
- SE 73<sup>rd</sup> Avenue at CR 42
- US 441 at CR 42

The following intersections will operate acceptably overall but **fail in at least one direction** under the **background** conditions:

- US 301 at SE 147<sup>th</sup> Street (northbound) (note: the background condition was analyzed as a signal as the new signal is operational. We received frequent complaints initially regarding the northbound direction.)

The following improvements are needed to address these existing and background deficiencies:

- Add lanes on US 301 from CR 42 to SE 147<sup>th</sup> Street
- Add lanes on US 441 from the County Line to CR 42
- Add lanes on US 441 from SE 147<sup>th</sup> Place to SE 92<sup>nd</sup> Loop
- Construct exclusive northbound right turn lane at US 301 and SE 147<sup>th</sup> Street
- Construct an exclusive eastbound right turn lane at US 301 and CR 42
- Construction a dual westbound and southbound right turn lane at US 301 and CR 42
- Construct a traffic signal at CR 42 and SE 73<sup>rd</sup> Avenue
- Construct an exclusive westbound right turn lane at CR 42 and SE 73<sup>rd</sup> Avenue
- Construction an exclusive southbound left turn lane at CR 42 and SE 73<sup>rd</sup> Avenue
- Construct dual eastbound and westbound left turn lane at US 441 and CR 42

None of the improvements list above are included the County's 5-year TIP or FDOT's 5-year Work Program. As determined by Mr. Minter, F.S. 163.3180 prohibits the County from denying a development for existing transportation deficiencies if the development has the Land Use and Zoning in place or from requiring a proportionate

fair share of the improvements to correct those deficiencies if the needed improvements provide sufficient capacity for the development. They may choose to provide additional funds to speed up an improvement, but we can't require it once the Land Use and Zoning is in place.

All roadway segments and intersections will operate within adopted Level of Service standards in the full buildout condition if the above improvements are made.

Based on the results of the provided Traffic Study, Traffic reaffirms our recommendation of denial on the Land Use applications due to the significant Level of Service deficiencies that exist in the current and background conditions for which these developments will have no responsibility for correcting if the Land Use and Zoning is approved.

Thanks,

**Christopher Zeigler**

*Traffic Operations Manager*

Office of the County Engineer

Main: 352-671-8686

*Empowering Marion for Success!*