



**Marion County  
Board of County Commissioners**

Office of the County Engineer

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March 27, 2025

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

**SUBJECT: STAFF REVIEW COMMENTS LETTER**

**PROJECT NAME: SOUTHERN HILLS LTD DUDE RANCH RICHARD WALTERS**

**PROJECT #2005060013**

**APPLICATION: ZO SUP W/ ZONING CHANGE #32615**

Dear Ken:

Below are the reviewers' comments for the above referenced project. This project has been scheduled for review by staff on Thursday, March 27, 2025.

**DEPARTMENT: ENGDRN - STORMWATER REVIEW**

**REVIEW ITEM: Special Use Permit with Rezoning (non-PUD)**

**STATUS OF REVIEW: INFO**

**REMARKS:** Stormwater is not opposed to the rezoning. The applicant proposes to allow for the development of an office building with storage. Parcel 41200-012-00 is currently zoned A-1 and is 39.02 acres in size while parcels 41200-020-01 & 41200-020-00 are currently zoned B-2 and are collectively 40 acres in size. There is a Flood Prone Areas on the parcel 41200-020-00. Per the MCPA, parcel 41200-012-00 currently has 31,709 SF of impervious coverage, parcel 41200-020-01 currently has 15,086 SF of impervious coverage, and parcel 41200-020-00 currently has 17,892 SF of impervious coverage. This site will be subject to a Major Site Plan or waiver when any of the the existing and proposed impervious coverage for any lot exceeds 9,000 sf.

**DEPARTMENT: ENGTRF - TRAFFIC REVIEW**

**REVIEW ITEM: Special Use Permit with Rezoning (non-PUD)**

**STATUS OF REVIEW: INFO**

**REMARKS:** 3/26/25 - 1) Traffic study has not yet been submitted for this site, but a traffic methodology was recently approved. The site will be analyzed as a combined utility and warehouse land use, resulting in 871 daily trips for this site with 138 occurring during the AM peak hour and 135 occurring during the PM peak hour.

2) Proposed driveway locations are close to minimum commercial driveway spacing requirements and proposed configurations appear reasonable.

3) A right-of-way dedication of about 20' may be required along CR 475A.

DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: Special Use Permit with Rezoning (non-PUD)  
STATUS OF REVIEW: INFO  
REMARKS: N/A

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: Special Use Permit with Rezoning (non-PUD)  
STATUS OF REVIEW: INFO  
REMARKS: Fire approved special use permit as presented. Please ensure all comments for fire are addressed in the site and building plans as previously advised.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: Special Use Permit with Rezoning (non-PUD)  
STATUS OF REVIEW: INFO  
REMARKS: Type B and D buffers will require waivers to use fence instead of wall

DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Special Use Permit with Rezoning (non-PUD)  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED - Parcels are located within the Marion County Utility Service Area. Sewer force main is available for connection by short tap. Water is available by extension and connection. Water will need to be extended across the full frontage of all parcels. (LDC 6.14.2A3)

DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: Special Use Permit with Rezoning (non-PUD)  
STATUS OF REVIEW: INFO  
REMARKS: Application review and remarks will be generated as part of the staff report.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Special Use Permit with Rezoning (non-PUD)  
STATUS OF REVIEW: INFO  
REMARKS: Application review and remarks will be generated as part of the staff report.

If you have any questions, please feel free to contact the Development Review Team at (352) 671-8686 or [development.review@marionfl.org](mailto:development.review@marionfl.org).

Sincerely,  
Your Development Review Team