

**Development Review Comments Letter**

10/3/2025 3:16:56 PM

**AGRI-SOURCE LLC  
ZO ZONING CHANGE #33197**

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)	No traffic information was provided with this zoning request as required by the County's Traffic Impact Analysis Guidelines. However, manufacturing uses typically generate a low volume of traffic compared to commercial uses. There are also existing industrial uses along NE 35th Street. Both NE 35th Street and NE 36th Avenue are collector roadways designed to handle a certain amount of truck traffic that would come from an industrial site. Both of these roadways are operating at Level of Service D which is within their adopted Level of Service Standard. There are concerns with the existing access this site has to NE 35th Avenue. It appears there are multiple closely spaced driveways at the eastern half of the property near the railroad crossing. These driveways are in disrepair and do not meet spacing requirements. These driveways will require modification to meet existing code requirements and bring into good condition.	INFO	ENGTRF	
4	Rezoning (non-PUD)	APPROVED	INFO	FRMSH	
5	Rezoning (non-PUD)	no comments	INFO	LSCAPE	
6	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	LUCURR	
7	FUTURE LAND USE DESIGNATION CORRECT	The review will be conducted at the time of the reporting process.	INFO	LUCURR	

## Attachment C

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
8	IS CONSISTENT WITH COMP PLAN	The review will be conducted at the time of the reporting process.	INFO	LUCURR	
9	IS COMPATIBLE WITH SURROUNDING USES	The review will be conducted at the time of the reporting process.	INFO	LUCURR	
10	WILL NOT BE ADVERSE TO THE PUBLIC INTEREST	The review will be conducted at the time of the reporting process.	INFO	LUCURR	
11	Rezoning (non-PUD)	Parcel 15861-000-00 is within the Marion County Utilities service area but has immediate access to City of Ocala water infrastructure and an MCU sewer force main. MCU would review utility connections during site plan review through Development Review. MCU has no comments on the proposed zoning change.  The parcel is located within the Urban Growth Boundary and the Springs Protection Zone.	INFO	UTIL	
12	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	ZONE	