



**Marion County  
Board of County Commissioners**

Office of the County Engineer

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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: REZONING TO PUD WITH CONCEPT PLAN #32746**

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: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: Will need to be Central Sewer/ Central Water

DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Rezoning to PUD with conceptual plan  
STATUS OF REVIEW: INFO  
REMARKS: Stormwater is not opposed to the rezoning. The applicant proposes to change the parcel's zoning from A-1 to PUD for a residential subdivision. The parcel 47667-000-00 is currently zoned A-1 and is 55 acres. A Major Site Plan Revision submittal will need to be reviewed and approved through DRC for the proposed development of the site. There is a County Flood Prone on this parcel. Please ensure LDC 6.13 is met with the Major Site Plan.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 4.2.31.F(2)(b)10 - Identify proposed phasing on the plan  
STATUS OF REVIEW: INFO  
REMARKS:

DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 4.2.31.F(2)(b)(14) - Preliminary sidewalk and multimodal circulation plan  
STATUS OF REVIEW: INFO  
REMARKS: 6/12/25 - Sidewalks appear to be shown but would be more closely reviewed during improvement plan.

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: Marion County has reviewed and approved the concept plan as provided for the location. Approval of this concept plan shall not be inferred or assumed that fire approval has been granted for the entire project. Project will be required to submit plans for review including site plans, improvement plans, building plans, etc. All plans submitted in the future will need to comply with national, state, and local fire codes as applicable to the project.

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant

STATUS OF REVIEW: INFO

REMARKS: Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector.

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: NFPA 1 Chapter 18.2.3 Fire Dept Access Roads

STATUS OF REVIEW: INFO

REMARKS: Please ensure the site plan meets the minimum requirements per NFPA 1 Chapter 18 for fire department access. Need to show fire department access roads with a minimum of 20 feet in width with a stabilized surface to support the weight of a fire apparatus

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: Review to take place during report writing phase.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: Parcel 47667-000-00 is within the Marion County Service Area. 12" MCU Water Main and Sewer Main is approximately 4600' away at the intersection of SE 73rd Ave and HWY 42. Conceptual Plan would be within connection distance.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider

STATUS OF REVIEW: INFO

REMARKS: Marion County Utilities - 4600'

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider

STATUS OF REVIEW: INFO

REMARKS: Marion County Utilities - 4800'

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.C(2)(e) - Grease Trap, FOG Worksheet

STATUS OF REVIEW: INFO

REMARKS: If amenity area will have food preparation or food serving, Grease Trap and FOG worksheet may be required.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.3.B - Springs Protection Zone

STATUS OF REVIEW: INFO

REMARKS: Parcel is located within the Secondary Springs Protection Zone.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity

STATUS OF REVIEW: INFO

REMARKS: Based on the Concept Plan, coordination with Marion County Fire Rescue is recommended regarding fire protection requirements. Marion County Utilities (MCU) will provide water service; however, the Engineer of Record (EOR) is responsible for reviewing proposed connections and potential extensions to ensure adequate fire flow is available for the proposed development.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.17 - Water Reclamation/Reuse Facilities

STATUS OF REVIEW: INFO

REMARKS: Project is located OUTSIDE the Urban Growth Boundary.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities Comments

STATUS OF REVIEW: INFO

REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2896.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Location of water and sewer facilities.

STATUS OF REVIEW: INFO

REMARKS: defer to mcu

DEPARTMENT: LScape - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: no tree removal prior to DRC site plan approval

DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: APPROVED

DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale

STATUS OF REVIEW: INFO

REMARKS: APPROVED

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: NO

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.

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