



**Marion County
Board of County Commissioners**

Office of the County Engineer

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MARCH 30, 2022

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

SUBJECT: STAFF REVIEW COMMENTS LETTER
PROJECT NAME: SW 80TH AVE RESIDENTIAL PUD
PROJECT #2022030045
APPLICATION: COMP PLAN LARGE SCALE MAP AMENDMENT #28115

Dear Ken:

Below are the reviewers' comments for the above referenced project. This project has been scheduled for review by staff on Thursday, MARCH 31, 2022.

1. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Comp Plan Large Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: INFO. Stormwater is not opposed to the large-scale comprehensive plan amendment. A Major Site Plan submittal will need to be reviewed and approved through DRC. This site will need a stormwater management system (9 DRAs are proposed); it appears that the proposed development will exceed the 9,000 SF of allowable impervious coverage. Please ensure LDC 6.13 is met with the Major Site Plan.
2. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Comp Plan Large Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: The proposed development is expected to generate 5,457 daily trips and 505 peak hour trips. The traffic expected to be generated under the current land use and zoning is significantly less at 1,303 daily trips and 129 peak hour trips. The submitted traffic analysis indicates that there will be sufficient capacity on SW 80th Avenue; however, the planning level analysis does not take into account the committed traffic from On Top of the World and Calesa. Additionally, it proposes a three year development timeframe for FULL buildout of the development. Given that this development has just begun the rezoning and comp plan amendment process, a three year timeframe for full buildout seems too optimistic. Due to these two factors, the actual available capacity on SW 80th Avenue at FULL buildout of this development may be less than what the analysis shows. This development is also proposed to have only one regular access and one emergency access - both to SW 80th Avenue. A second regular access to another road is desirable to help distribute some of the traffic away from SW 80th Avenue. If this is not possible, then a lower density more consistent with the existing density should be considered. A detailed traffic impact study will be required which examines the operational impacts on all the adjacent roadways

that will be impacted by the development. Turn lane and signal improvements may be required especially at the project entrance. A traffic methodology is required to be approved prior to conducting the study and the study must be approved prior to approval of the master plan.

A preliminary sidewalk and multimodal plan has not been provided. At a minimum sidewalk will be required on at least one side of the internal streets. SW 80th Avenue is planned to be four lane. One of the concepts includes a multi-use path on both sides of the road. A multi-use path should, therefore, be provided on the main entrance road, preferably on the north side.

There are no proposed parallel access locations. This is concerning given the size of the proposed development which will have one regular access to SW 80th Avenue. If a second regular access to another road can't be provided, then consideration should be given to reducing the allowed density.

SW 80th Avenue is planned to be widened to four lanes which will require right-of-way acquisition and may impact some of the proposed stormwater and roadway infrastructure at the entrance. This needed right-of-way will need to be taken into account on the master plan.

3. DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Comp Plan Large Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: No Comments
4. DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Comp Plan Large Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: APPROVED
5. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Comp Plan Large Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: Approved
6. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Comp Plan Large Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: No tree removal prior to DRC approval
7. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Comp Plan Large Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: APPROVED - Marion County Utilities service area; connection to public water and sewer provided by MCU required.
8. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Comp Plan Large Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: Review will be completed at the time of the report writing.
9. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Correct FLUM Requested
STATUS OF REVIEW: INFO
REMARKS: Yes, consistent with PUD

10. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Comp Plan Large Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: Review will be completed at the time of the report writing.

If you have any questions, please feel free to contact Don Atwell at (352) 671-8686 or
DevelopmentReview@marionfl.org

Sincerely,

Don Atwell
Deputy County Engineer

CONTACT INFORMATION FOR PLAN REVIEWERS

Department / Division	Point of Contact	Phone Number	Email
911 - 911 Management	Rotation	(352) 671-8460	N/A
DOH - Environmental Health	Dan Dooley	(352) 622-7744	Daniel.Dooley@flhealth.gov
ENGDRN - Stormwater	Joss Nageon de Lestang	(352) 671-8686	Jocelyn.Nageondelestang@marionfl.org
ENGIN - Development Review	Carla Sansone	(352) 671-8682	Carla.Sansone@marionfl.org
ENGPJ - Engineering Construction	Bert Yancey	(352) 671-8683	Bert.Yancey@marionfl.org
ENRAA - Right-of-Way Acquisition	Cheryl Weaver	(352) 671-8679	Cheryl.Weaver@marionfl.org
ENGSR - Survey	Gerry Gowen	(352) 671-8686	Gerald.Gowen@marionfl.org
ENGTRF - Traffic	Chris Zeigler	(352) 671-8686	Christopher.Zeigler@marionfl.org
FRMSH - Fire Marshal	Ken McCann	(352) 291-8000	Ken.McCann@marionfl.org
LSCAPE - Landscaping (Parks)	Susan Heyen	(352) 671-8556	Susan.Heyen@marionfl.org
LUCURR - Planning	Chris Rison	(352) 438-2675	Christopher.Rison@marionfl.org
UTIL - Utilities	Carrie Hyde	(352) 307-6168	Carrie.Hyde@marionfl.org
ZONE - Zoning	Rotation	(352) 438-2675	N/A