



**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

December 15, 2024

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

SUBJECT: STAFF REVIEW COMMENTS LETTER
PROJECT NAME: NORTHE POINTE MOBILE HOME SALES
PROJECT #2023090065
APPLICATION: ZO ZONING CHANGE #32164

Dear Ken:

Below are the reviewers' comments for the above referenced project. This project has been scheduled for review by staff on Thursday, December 15, 2024.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: Stormwater is not opposed to the rezoning. The applicant proposes to rezone from B-2 to B-4. Parcel# 3564-032-000 is currently zoned B-2 and is a total of 2.23 acres in size. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Per the MCPA, this parcel currently has 17,365 SF of impervious coverage. This site will be subject to a Major Site Plan when its existing and proposed impervious coverage exceeds 9,000 SF.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: There are no traffic concerns with this request. The parcel is already zoned for B-2. Most of the highest traffic generating uses are allowed in the current B-2 zoning.

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: No comments from ROW

DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: N/A

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Rezoning (non-PUD)
STATUS OF REVIEW: INFO
REMARKS: N/A

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Rezoning (non-PUD)
STATUS OF REVIEW: INFO
REMARKS: Approved

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Rezoning (non-PUD)
STATUS OF REVIEW: INFO
REMARKS: No tree removal prior to DRC site plan approval

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Rezoning (non-PUD)
STATUS OF REVIEW: INFO
REMARKS: PROPOSED CONDITION - MCU service area with available utilities (water/sewer). Sewer force main connection & private onsite lift station required upon development of this parcel. Water main connection across SW HWY 200 required upon development of this parcel.

DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Rezoning (non-PUD)
STATUS OF REVIEW: INFO
REMARKS: The review will be conducted during the report-writing phase. However, B-4 is not consistent with Commercial Land use.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Rezoning (non-PUD)
STATUS OF REVIEW: INFO
REMARKS: The review will be conducted during the report-writing phase. However, B-4 is not consistent with Commercial Land use.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: FUTURE LAND USE DESIGNATION CORRECT
STATUS OF REVIEW: INFO
REMARKS: The review will be conducted during the report-writing phase. However, B-4 is not consistent with Commercial Land use.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: IS COMPATIBLE WITH SURROUNDING USES
STATUS OF REVIEW: INFO
REMARKS: B-4 uses are not consistent with Commercial Land Use

If you have any questions, please feel free to contact the Development Review Team at (352) 671-8682.

Sincerely,
Development Review Team