

**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

July 3, 2025

TILLMAN & ASSOC
1720 SE 16TH AVE., BLDG 100
OCALA, FL 34471**SUBJECT: DRC INFORMATIONAL LETTER**

PROJECT NAME: PICCADILLY SQUARE

PROJECT NUMBER: 2025010062

APPLICATION: REZONING TO PUD WITH CONCEPT PLAN #32937

Dear Tillman & Assoc:

The above referenced project was reviewed by Development Review staff and the following comments are for your review. Your plan will be scheduled for review by the Development Review Committee on July 7, 2025. This will be a scheduled item on the agenda. Please be here by 9:00 a.m.

- 1 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water
- 2 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. Parcel 47667-003-01, 47667-004-00, 47667-005-02, 47667-006-00 are currently zoned A-1 and are collectively 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 are County Flood Prone areas on these parcels. Please ensure LDC 6.13 is met with the Major Site Plan.
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)10 - Identify proposed phasing on the plan
STATUS OF REVIEW: INFO
REMARKS:
- 4 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO - **ALSO SEE ATTACHED UPDATED COMMENTS**
REMARKS: 6/26/25 RECOMMEND DENIAL – The proposed development is outside of the urban growth boundary. A traffic methodology was approved on 4/28/2025 (AR 32409). The traffic study has not yet been

submitted. The methodology does not provide enough information to determine what roadway and intersection improvements are needed to support site development. The traffic study will include a signal warrant analysis for CR 42 at SE 73rd Ave. Based on the approved methodology, the development of 300 single-family homes will generate 2,672 daily trips, 195 AM peak hour trips, and 272 PM peak hour trips. Approximately half of these trips will use SE 73rd Ave to enter and exit the site. SE 73rd Ave is a major local road with 10 ft lane widths and 50 ft of right-of-way. It currently operates at or near LOS A with 89% of capacity available. After accounting for future traffic from the approved Utopia and Heritage Oaks developments, SE 73rd Ave will operate at LOS D with 22% of capacity available in 2028. If this development for 300 single-family homes is approved, SE 73rd Ave will operate at LOS D with 14% of capacity available in 2028.

The proposed development will also increase congestion along CR 42, especially at the intersection with US 301. CR 42 currently operates at LOS C with 37% of capacity available. After accounting for future traffic from the approved Utopia, Heritage Oaks, 9494 Summerfield, and Sunset Hills developments, CR 42 will operate at LOS C with 12% of capacity available in 2028. If this development for 300 single-family homes is approved, CR 42 will operate at LOS C with 7% of capacity available in 2028. The westbound left turn lane on CR 42 at US 301 currently fails with existing traffic. A second westbound left turn lane is needed to address this existing deficiency. Traffic recommends the following 5 conditions if this development is approved:

- 1) Right-of-way dedication along SE 73rd Ave to achieve 120 ft total right-of-way.
- 2) Right-of-way dedication along CR 42 to achieve 120 ft total right-of-way.
- 3) Installation of a northbound left turn lane on SE 73rd Ave at the entrance to the development.
- 4) Proportionate share contribution for design and construction of a traffic signal on CR 42 at SE 73rd Ave.
- 5) Proportionate share contribution for design and construction of a second westbound left turn lane on CR 42 at US 301.

5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 4.2.31.F(2)(b)(17) - Show any proposed land or right-of-way dedication

STATUS OF REVIEW: INFO

REMARKS: 6/26/25 - 1) Right-of-way dedication along SE 73rd Ave to achieve 120 ft total right-of-way.

2) Right-of-way dedication along CR 42 to achieve 120 ft total right-of-way.

6 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: Approved

7 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant

STATUS OF REVIEW: INFO

REMARKS: Fire hydrants shall be required to be installed per NFPA 1, Chapter 18 throughout the proposed area. 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.

8 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.

9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Proposed PUD Uses & Densities are consistent with Land Use Designation?

STATUS OF REVIEW: INFO

REMARKS: Site is currently Rural Land, a concurrent large scale map amendment is being process (AR 32936). This land use amendment would be required to develop at the density shown with the pUD>

10 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Proposed PUD Uses are consistent with surrounding Land Use Designations?

STATUS OF REVIEW: INFO

REMARKS: If land use amendment approved.

11 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Proposed Mixed Use PUD Non-residential uses (if permitted) are internally focused and located within PUD?

STATUS OF REVIEW: INFO

REMARKS:

12 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Proposed PUD Master Plan submitted for review?

STATUS OF REVIEW: INFO

REMARKS: Not a master plan.

13 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Developer's Agreement for LUA/Zoning completed?

STATUS OF REVIEW: INFO

REMARKS: No developers agreement currently

14 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(2 & 3)/3.2.3 - Use Consistent with FLU Designation & All Developer's Agreements?

STATUS OF REVIEW: INFO

REMARKS: If land use amendment approved, yes.

15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?

STATUS OF REVIEW: INFO

REMARKS: If land use amendment approved, yes.

16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(5)/5.2 Applicable ESOZ Status Listed?

STATUS OF REVIEW: INFO

REMARKS: No ESOZ

17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: [2.12.16/6.5 - Environmental Assessment for Listed Species (EALS) or EALS Exemption provided?]

STATUS OF REVIEW: INFO

REMARKS: Please provide environmental assessment.

18 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: [6.5 & 6.6 - Habitat Preservation/Mitigation Provided?]

STATUS OF REVIEW: INFO

REMARKS: If listed species on-site, preservation or mitigation may be required.

- 19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks Internal/External Provided?
STATUS OF REVIEW: INFO
REMARKS: Sidewalks shown internally along one side of the road.
- 20 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency - Is Capacity Available?
STATUS OF REVIEW: INFO
REMARKS: To be determined during report writing.
- 21 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
STATUS OF REVIEW: INFO
REMARKS: Please provide on cover page.
- 22 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
STATUS OF REVIEW: INFO
REMARKS: Please provide on cover page.
- 23 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: The subject property is located within the Marion County Utility service area. The proposed Planned Unit Development (PUD) will be within connection distance to existing Marion County Utilities water infrastructure.
- 24 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: The subject property is located within the Marion County Utility service area. The proposed Planned Unit Development (PUD) will be within connection distance to existing Marion County Utilities sewer infrastructure.
- 25 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3.B - Springs Protection Zone
STATUS OF REVIEW: INFO
REMARKS: Secondary Springs Protection Zone
- 26 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.D - Hydraulic Analysis
STATUS OF REVIEW: INFO
REMARKS: Will be required with Improvement Plan
- 27 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity
STATUS OF REVIEW: INFO
REMARKS: Defer to Marion County Fire Rescue - MCU will provide water.
- 28 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities Comments

STATUS OF REVIEW: INFO

REMARKS: Utilities Plan Review Fee: \$130.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 32937

29 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: Planning review will be conducted during staff analysis process. Final decision (approval/denial) shall be voted by the Board of County Commissioners.

30 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Location of water and sewer facilities.

STATUS OF REVIEW: INFO

REMARKS: Defer to MCU

31 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

32 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: APPROVED - Please be aware that if this development occurs, the entrance road on SE HWY 42 will have to be issued a quadrant designation which will cause all the addresses for St Mark the Evangelist Roman Catholic Church on parcel 47667-001-00 to change.

33 DEPARTMENT: 911 - 911 MANAGEMENT

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

STATUS OF REVIEW: INFO

REMARKS: APPROVED

34 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.A - Type of application

STATUS OF REVIEW: NO

REMARKS: 6/6/25-Unknown

35 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 4.2.31.F(2)(b)1 - The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet

STATUS OF REVIEW: NO

REMARKS: 6/6/25-it is on the short dimension

36 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.C - Name, address, and phone number, of owner and applicant on front sheet

STATUS OF REVIEW: NO

REMARKS: 6/6/25-Not found: Name, address, and phone number, of owner and applicant on front sheet

37 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.I - Index of sheets and numbering

STATUS OF REVIEW: NO

REMARKS: 6/6/25-Not found on front sheet

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

From: [Zeigler, Christopher](#)
To: [Rison, Christopher](#)
Subject: Piccadilly Comments
Date: Sunday, August 17, 2025 2:52:43 PM

6/26/25 RECOMMEND DENIAL – The proposed development is outside of the urban growth boundary. A traffic methodology was approved on 4/28/2025 (AR 32409). The traffic study has not yet been submitted. The methodology does not provide enough information to determine what roadway and intersection improvements are needed to support site development. The traffic study will include a signal warrant analysis for CR 42 at SE 73rd Ave. Based on the approved methodology, the development of 300 single-family homes will generate 2,672 daily trips, 195 AM peak hour trips, and 272 PM peak hour trips. Approximately half of these trips will use SE 73rd Ave to enter and exit the site. SE 73rd Ave is a major local road with 10 ft lane widths and 50 ft of right-of-way. It currently operates at or near LOS A with 89% of capacity available. After accounting for future traffic from the approved Utopia and Heritage Oaks developments, SE 73rd Ave will operate at LOS D with 22% of capacity available in 2028. If this development for 300 single-family homes is approved, SE 73rd Ave will operate at LOS D with 14% of capacity available in 2028.

The proposed development will also increase congestion along CR 42, especially at the intersection with US 301. CR 42 currently operates at LOS C with 37% of capacity available. After accounting for future traffic from the approved Utopia, Heritage Oaks, 9494 Summerfield, and Sunset Hills developments, CR 42 will operate at LOS C with 12% of capacity available in 2028. If this development for 300 single-family homes is approved, CR 42 will operate at LOS C with 7% of capacity available in 2028. The westbound left turn lane on CR 42 at US 301 currently fails with existing traffic. This failure condition will be exacerbated when the updated LOS takes affect for this roadway segment. A second westbound left turn lane is needed to address this existing deficiency.

Project is expected to have a 7.47% impact on SE 147th PI that is already trending at an annual growth rate of 6.96% which is expected to shift the 2028 Daily V/MSV from 0.66 to at least 0.71.

Additionally, this development will place traffic onto SE 147th Place including at the intersections of SE 147th Place at SE 73rd Avenue and SE 147th Place at SE 80th Avenue. SE 147th Place is a narrow roadway with limited right-of-way and fair to poor pavement condition. The intersection of SE 147th Place with SE 73rd Avenue is located in a tight curve with limited visibility.

Traffic recommends the following 5 conditions if this development is approved:

- 1) Right-of-way dedication along SE 73rd Ave to achieve 120 ft total right-of-way.
- 2) Right-of-way dedication along CR 42 to achieve 120 ft total right-of-way.
- 3) Installation of a northbound left turn lane on SE 73rd Ave at the entrance to the development.
- 4) Proportionate share contribution for design and construction of a traffic signal on CR 42 at SE 73rd Ave.
- 5) Proportionate share contribution for design and construction of a second westbound left turn lane on CR 42 at US 301.
- 6) Tracts A-D shall access through the subdivisions internal roadways and not have separate access unless otherwise approved through the Development Review process.
- 7) Agreement with the church to allow access to CR 42 must be provided prior to improvement plan approval. If agreement cannot be obtained, then a revised PUD shall be submitted providing for another secondary access.

Christopher Zeigler

Traffic Operations Manager

Office of the County Engineer

Main: 352-671-8686

Empowering Marion for Success!