



**Marion County
Board of County Commissioners**

Office of the County Engineer

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July 20, 2025

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

SUBJECT: STAFF REVIEW COMMENTS LETTER
PROJECT NAME: COMMERCIAL SITE AREA 7000-000-000
PROJECT #2025050007
APPLICATION: COMP PLAN SMALL SCALE MAP AMENDMENT #32806

Dear Ken:

Below are the reviewers' comments for the above referenced project. This project has been scheduled for review by staff on Thursday, July 20, 2025.

DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Comp Plan Small Scale Map Amendment
STATUS OF REVIEW: INFO

REMARKS: Stormwater is not opposed to the small-scale comprehensive plan amendment. The applicant proposes to change the current land use from HR to COM to match the current use and PUD. Stormwater has no objections. Please ensure LDC 6.13 is met with the Improvement Plans.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Comp Plan Small Scale Map Amendment
STATUS OF REVIEW: INFO

REMARKS: 6/2/25 – DENIED: The existing Oak Run DRI Master Plan indicates this area is reserved for site support systems and not commercial as requested. No traffic information was provided with this application, preventing a comprehensive evaluation of the traffic impacts.

DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Comp Plan Small Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: N/A

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Comp Plan Small Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: Approved

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Comp Plan Small Scale Map Amendment

STATUS OF REVIEW: INFO

REMARKS: N/A

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Comp Plan Small Scale Map Amendment

STATUS OF REVIEW: INFO

REMARKS: no comment

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Comp Plan Small Scale Map Amendment

STATUS OF REVIEW: INFO

REMARKS: The property is located within the Oak Run Neighborhood, which is served by Marion County Utility water and sewer services. If any change of use is proposed as part of the project, capital charges for the parcel will need to be recalculated accordingly.

DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Comp Plan Small Scale Map Amendment

STATUS OF REVIEW: INFO

REMARKS: Zoning review will be conducted at the time of the reporting process.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Comp Plan Small Scale Map Amendment

STATUS OF REVIEW: INFO

REMARKS: This item remains as NO until BCC grants approval: Two public hearings are required for this application: 1) By the Planning & Zoning commission; and 2) By the Board of County Commissioners. The BCC will approve or disapprove the request.

HR to COM. Zoning: PUD. 9.13 acre.

Staff preliminary review only. Planning review will be conducted during staff analysis and report writing.

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

Sincerely,

The Development Review Team