



**Marion County
Board of County Commissioners**

Office of the County Engineer

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Phone: 352-671-8686
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November 7, 2022

RICHARD BUSCHE
101 E SILVER SPRINGS BLVD, 400

OCALA, FL 34470

SUBJECT: REZONING TO PUD COMMENTS LETTER

PROJECT NAME: TRAILHEAD COMMERCE PARK

PROJECT #2022100043 APPLICATION #29234 PARCEL #41200-034-00

Dear **RICHARD BUSCHE**:

This letter is in regard to your recent **Conceptual OR Master** Plan submittal for the above referenced project. During the process of reviewing the plans for sufficiency, some items were found which must be addressed. Your plan will be scheduled for review and recommendation for the rezoning by the Development Review Committee prior to meeting with the Planning/Zoning Commission.

FOR MASTER PLANS ONLY: Following approval by the Board of County Commissioners, please use these formatted comments to provide responses, including an explanation of the comment and on what page of the plan the corrections were made, with the resubmittal.

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: Rezoning to PUD with master plan

STATUS OF REVIEW: INFO

REMARKS: Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access and water supply. All commercial structures shall be permitted to comply with the minimum requirements of the Florida Fire Prevention Code. Site improvement plan shall include maximum building height.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Rezoning to PUD with master plan

STATUS OF REVIEW: INFO

REMARKS: APPROVED - Marion County Utilities service area. Connection to public water & sewer required; some or all of which may be required of developer through offsite extensions to serve future proposed development. Not in any primary springs protection zone.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements

STATUS OF REVIEW: INFO

REMARKS: Please verify that final design includes adequate drainage easements and/or right of way widths; 20-ft minimum for conveyance culverts and 30-ft for DRA maintenance access, per LDC.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13 - Stormwater Management

STATUS OF REVIEW: INFO

REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Rezoning to PUD with master plan

STATUS OF REVIEW: INFO

REMARKS: 10/25/22 – The proposed PUD is for a 228-acre logistics center with approximately 2.5 million square feet of High-Cube Transload and Short-Term Warehouse along with 584,000 square feet of General Light Industrial. This development program is expected to generate 5,726 daily trips and 600 peak hour trips. Approximately 11% - 22% of these trips are expected to be truck trips depending on the time of day. A Traffic Study is required. A traffic methodology is currently under review and must be approved prior to conducting the study.

While still under review, the traffic methodology indicates that this development will have significant impact on the adjacent roads, particularly, SW 29th Avenue Road and CR 484 from Marion Oaks Trail to CR 475. The methodology identified CR 484 from I-75 Ramp (E) to CR 475A as falling below its adopted Level of Service (LOS) Standard at LOS F. Other segments are identified as operating within the adopted LOS standard E but nearing capacity with a v/c ratio of 0.98. The methodology does not include the impacts of committed traffic from nearby approved developments such as the McGinley PUD and Marco Polo PUD. It also does not provide an analysis of the full impacts from this development. This analysis will be part of the Traffic Study that is submitted once the methodology has been approved. Sufficient information has not yet been provided to determine, even on a conceptual level, the impacts of this development.

The traffic study will determine impacts to the intersection operations at SW 29th Avenue Road, SW 20th Avenue Road, I-75 and CR 475A. Improvements may be required such as new signals, signal modifications, and turn lanes.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.9.A - Traffic signals

STATUS OF REVIEW: INFO

REMARKS:

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.11 - Turn lanes

STATUS OF REVIEW: INFO

REMARKS: 10/25/22 - The traffic study will determine the need for turn lanes.

DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Additional 911 comments

STATUS OF REVIEW: NO

REMARKS: Per Zoning the portion of this plan located in Marion Oaks Unit 7 will have to be vacated and then Re-Platted. Please contact the Zoning Department with any questions. 352-671-2675

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers

STATUS OF REVIEW: NO

REMARKS: Please provide buffer information

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: NO

REMARKS: Aerial in zoning package shows large areas of what appears to be trees removed. There should be no tree removal prior to DRC site plan or grading plan approval. Aerials from County data show heavily wooded property. Please clarify

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.14.2 - Master Plan fee of \$355.00 + (\$5.00 x per lot) made payable to Marion County BCC

STATUS OF REVIEW: NO

REMARKS: 10/26/22 - fee due with resubmittal

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: Survey needs to be signed and sealed by a professional surveyor. One foot contours that extend 100' past the project boundary and less than a year old.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.19 - Existing Drainage Improvements

STATUS OF REVIEW: NO

REMARKS: (1) This plan includes 8 County owned DRAs. Once the site is developed, will the DRAs be privately maintained or will County maintain DRAs? Will developer purchase the existing 8 DRAs from Marion County? (2) Existing DRAs service surrounding parcels. The proposed development shows the existing DRAs being replaced by a larger stormwater system. Please keep in mind that the current flow pattern and system in place can not be disregarded. The surrounding parcels and existing drainage patterns will need to be considered.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements

STATUS OF REVIEW: NO

REMARKS: please show location of proposed conveyance infrastructure. It appears 5 DRAs are proposed

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity

STATUS OF REVIEW: NO

REMARKS: Please provide Owner's Certification on the cover sheet of the plans identifying the legal body responsible for the operation and maintenance of the stormwater management facility. Please include a signature line for the Owner's signature and the following certification: I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management facility and associated elements in accordance with the specifications shown herein and on the approved plan (this signature is not required until the final submittal).

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas

STATUS OF REVIEW: NO

REMARKS: Please provide a Karst Analysis

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 2.12.9 - Location and dimensions of streets and right-of-way

STATUS OF REVIEW: NO

REMARKS: 10/25/22 - This is a master plan application; however, no master plan was provided showing details on the streets and right-of-way. Please provide the master plan for review.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 2.12.20 - Phases of development

STATUS OF REVIEW: NO

REMARKS: 10/25/22 - This is a master plan application; however, no master plan was provided showing the phasing. Please provide the master plan for review.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 2.12.30 - Route plan

STATUS OF REVIEW: NO

REMARKS: 10/25/22 - This is a master plan application; however, no master plan was provided. Please provide the master plan for review.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.3 - Traffic Impact Analysis

STATUS OF REVIEW: NO

REMARKS: 10/25/22 - A traffic study is required to be approved with a master plan. A traffic methodology has been submitted and is under review. The traffic methodology must be approved prior to conducting the traffic study.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.2 - Right-of-way

STATUS OF REVIEW: NO

REMARKS: 10/25/22 - This is a master plan application; however, no master plan was provided showing detailed typical sections with right-of-way widths. Please provide the master plan for review.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.9 - Subdivision roads and related infrastructure

STATUS OF REVIEW: NO

REMARKS: 10/25/22 - This is a master plan application; however, no master plan was provided showing detailed typical sections. Please provide the master plan for review.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.10 - Intersection layout

STATUS OF REVIEW: NO

REMARKS: 10/25/22 - This is a master plan application; however, no master plan was provided showing roadway layouts. Please provide the master plan for review.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 10/25/22 - This is a master plan application; however, no master plan was provided showing detailed typical sections. Please provide the master plan for review.

If you have any questions, please feel free to contact me at (352) 671-8682 or carla.sansone@marionfl.org.

Sincerely,



Carla Sansone
Development Review Coordinator

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