

Development Review Comments Letter

7/14/2025 2:56:02 PM

WINGS OF FAITH FELLOWSHIP CHURCH OF GOD (FKA OCALA SHORES CHURCH OF GOD) ZO SUP #32753

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Special Use Permit	N/A	INFO	911	
2	Special Use Permit	Property may need to connect to central water/central sewer if available through Utilities. If remaining on septic system a septic permit for the new building will be required. The school will need a group care private school account through the Department of Health in Marion County. If food is being served to students a food permit will be required through the Department of Health in Marion County. Please contact Evan.Searcy@FLHealth.gov for more information	INFO	DOH	
3	Special Use Permit	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of K-5 school. Parcel # 9021-0000-03 is currently zoned R-1 and is 4.1 acres in size. There are no FEMA Flood Zones or County Flood Prone Areas on this site. Per the MCPA, this site currently has 93,033 SF of impervious coverage. This site will be subject to a Major Site Plan or waiver when its existing and proposed impervious coverage exceeds 9,000 SF.	INFO	ENGDRN	
4	Special Use Permit	5/9/25 – RECOMMEND DENIAL: Applicant has not provided sufficient data to properly analyze peak hour trip generation based upon the ITE Trip Generation Manual, 11th Edition. Existing daycare approval indicates a maximum child count of 70. Based upon that stated factor, existing peak hour trip generations may be as high as 125. Within the “findings of facts” statement, applicant indicates an intent to launch a private school in addition to	INFO	ENGTRF	

		existing operations. However, the "concept plan" sheet appears to suggest some level of replacement with an overall maximum child count remaining at 70. Assuming an additional overall student headcount, the provided indoor sq. ft. per child suggests the possibility of an additional 121 elementary school students which could generate an average of 91 additional AM peak hour trips. It is also apparent that other operations may exist on the site, such as a food pantry, which could add to the overall site trips but have been undeclared within this application to enable a comprehensive review. Regardless of whether the proposed number of students are being added or included within the specific stated limit, the previously approved special use permit was approved nearly 14 years ago and will expire next year. Roadway traffic in this area has been identified as an ongoing concern and it is likely that, if approved, the expiration date would also be extended so it is important to understand the traffic impact of a new or amended approval. CONDITIONS FOR POTENTIAL APPROVAL: Applicant must provide a more detailed description of all site uses, provide the appropriate traffic impact analysis based upon those uses, and propose the construction of any roadway improvements determined to be necessary.			
5	Special Use Permit	Conditional approval. Private school occupants shall not use the main church building unless for special events. If they are to use the building at any time for educational purposes, then additional fire protection shall be required for the main church.	INFO	FRMSH	
6	Special Use Permit	improvement plan will need to be submitted	INFO	LSCAPE	
7	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	LUCURR	
8	Special Use Permit	Parcel 9021-0000-03 is located within the Marion County Utility service area and may be within connection distance to MCU water and sewer	INFO	UTIL	

		infrastructure. Both are approximately 2000' away . Due to the proposed change in use (Unable to identify) of the modular building on the property, Capacity Charges will need to be recalculated. It is strongly recommended that the applicant contact Marion County Utilities to confirm connection distance and to determine whether off-site water and sewer extensions may be required. Please contact the Utilities Development Review Officer, Heather Proctor at 352-438-2846 or Heather.Proctor@MarionFL.org to discuss potential connection(s).			
9	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	ZONE	