

Development Review Comments Letter

9/5/2025 1:31:15 PM

STEPHEN & TASHA CURRY 2304-022-028
COMP PLAN SMALL SCALE MAP AMENDMENT #33163

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Comp Plan Small Scale Map Amendment	N/A	INFO	911
2	Comp Plan Small Scale Map Amendment	Proposed lots will be less than .50acres with well and septic. Lots must be at least .50acres to have a well and septic system. If on central water the lots must be at least .25acres to have a septic system.	NO	DOH
3	Comp Plan Small Scale Map Amendment	Stormwater is not opposed to the small-scale comprehensive plan amendment. The applicant proposes to change the proposed land use of the property to high residential to divide the parcel to create a duplex and an SFR. Please ensure that the proposed impervious area for each parcel does not exceed 35% lot coverage.	INFO	ENGDRN
4	Comp Plan Small Scale Map Amendment	There are no traffic concerns with this request.	INFO	ENGTRF
5	Comp Plan Small Scale Map Amendment	Approved	INFO	FRMSH
6	Comp Plan Small Scale Map Amendment	n/a	INFO	LSCAPE
7	Comp Plan Small Scale Map Amendment	The review will be conducted at the time of the reporting process.	INFO	LUCURR
8	Comp Plan Small Scale Map Amendment	Parcel 2304-022-028 is partially within the Marion County Utility (MCU) service area but outside of the connection distance. The nearest MCU infrastructure is approximately 2 ± miles away. The Florida Governmental Utility Authority (FGUA) service area extends to the north property boundary of the parcel, with FGUA water lines and service availability in this area as of 8/11/2025. During the utility/major site plan review, MCU would require a letter of availability and capacity to serve from FGUA if the applicant intends to connect to FGUA water.	INFO	UTIL

ATTACHMENT B

		The parcel is located within the Urban Growth Boundary and outside the Primary Springs Protection Zone.		
9	Comp Plan Small Scale Map Amendment	The review will be conducted at the time of the reporting process.	INFO	ZONE