

Development Review Comments Letter

3/7/2025 9:44:28 AM

484 SMALLRIDGE PROPERTY  
ZO ZONING CHANGE #32431

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Rezoning (non-PUD)	N/A - NO REVIEW NECESSARY FOR 9-1-1	INFO	911	
2	Rezoning (non-PUD)	Will require septic permit through the Department of Health in Marion County before building. It will require an IME Operating Permit as well.	INFO	DOH	
3	Rezoning (non-PUD)	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from A-1 to M-2. Parcel# 41520-001-04 is currently zoned A-1 and is a total of 20.21 acres in size. There are Flood Prone Areas on the property. Per the MCPA, this parcel currently has 0 SF of impervious coverage. This site will be subject to a Major Site Plan when its existing and proposed impervious coverage exceeds 9,000 SF.	INFO	ENGDRN	
4	Rezoning (non-PUD)	2/10/25 - RECOMMEND DENIAL: 1) Required traffic analysis not provided. Traffic analysis is required per LDC 2.3.2.C(3).g and based upon County Traffic Impact Analysis Guidelines. Based upon the maximum floor ratio for the proposed zoning change, the maximum trip generation could be as high as 730 peak hour trips. Based upon these values, a traffic study is required. A traffic methodology must first be submitted and reviewed for approval. An approved traffic methodology is needed for this application to move forward before the Planning and Zoning Commission. A traffic study will also be required based upon the approved traffic methodology prior to submittal to the BCC. 2) Road, as shown, is incompatible with Code because length of the dead-end road would likely exceed 1,500' and a block perimeter in excess of	NO	ENGTRF	

		4,500 would likely be created. Road should instead be developed along west property line to include cross-access to west-adjoining property with turn-arounds or additional streets as needed. 3) Sidewalks will be required along SE HWY 484 and along internal roads.			
5	Rezoning (non-PUD)	Fire Review has been approved. All site improvements shall ensure all the minimum requirements are met per Florida Fire Prevention Code 1 Chapter 18 for fire department access and water supply.	INFO	FRMSH	
6	Rezoning (non-PUD)	Trees at south boundary to be preserved until the 3 southern lots are developed for tree mitigation/ buffer requirements	INFO	LSCAPE	
7	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	LUCURR	
8	FUTURE LAND USE DESIGNATION CORRECT		INFO	LUCURR	
9	IS CONSISTENT WITH COMP PLAN		INFO	LUCURR	
10	IS COMPATIBLE WITH SURROUNDING USES		INFO	LUCURR	
11	WILL NOT BE ADVERSE TO THE PUBLIC INTEREST		INFO	LUCURR	
12	Rezoning (non-PUD)	2.7.25 within MCU service area. Not within water or sewer connection distance. Refer to DOH for well and septic.	INFO	UTIL	
13	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	ZONE	