

Development Review Comments Letter

1/5/2025 8:51:31
PM

MOORE THOMAS R COMP PLAN SMALL SCALE MAP AMENDMENT #32241

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Comp Plan Small Scale Map Amendment	N/A	INFO	911
2	Comp Plan Small Scale Map Amendment	INFO. Stormwater is not opposed to the small-scale comprehensive plan amendment. The applicant proposes to allow for a landscape contractor yard with agricultural building sales + repairs. Please ensure LDC 6.13 is met with the Improvement Plans.	INFO	ENGDRN
3	Comp Plan Small Scale Map Amendment	The proposal to increase to change the landuse and zoning from Rural Agrilculture to Rural Activity Center has the potential to allow for a very significant amount of new traffic to be generated from this site. The RAC land use and zoning allows for varying tyupes of commercial activity. The traffic statement provided indicates that if this parcel is developed to the fullest extent allowed under the RAC uses, it could generate over 1000 peak hour trips and over 13,000 daily trips. However, the traffic generated from the proposed use will not be very significant. It is also unclear why a RAC land use and zoning are needed for the Nursery. Nurseries, both retail and wholesale, are allowed in rural agriculture areas. In addition, there is a significant amount of undeveloped land within the existing RAC and this will add significantly more land to the existing RAC.	INFO	ENGTRF
4	Comp Plan Small Scale Map Amendment	Any site improvements and building construction shall comply with the minimum requirements of the Florida Fire Prevention Code.	INFO	FRMSH
5	Comp Plan Small Scale Map Amendment	no comment	INFO	LSCAPE
6	Comp Plan Small Scale Man	The proposed land use amendment will exceed the allowable area (96 Acres)	NO	LUCURR

	Amendment	permissible within a RAC by 0.77 acres. The amendment application will need to be modified to reflect this and a survey will need to be submitted to indicate which area of the subject parcel will remain unchanged.		
7	Comp Plan Small Scale Map Amendment	PROPOSED CONDITION - Marion County Utilities service area with available water & sewer force main ~9400' to the east. As of today, and with proposed development shown on application package, a well and septic would be permitted. BE ADVISED: if development of water or sewer main extends west and brings property within connection distance before this parcel's development is initiated, the parcel will be subject to connect, possibly by offsite extension of respective mains. It is strongly recommended applicant contact MCU prior to development plan/permit to ensure conditions have not changed. Unavailability of mains today does not guarantee well & septic in the future.	INFO	UTIL
8	Comp Plan Small Scale Map Amendment	Review to be completed during report writing phase.	INFO	ZONE