

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 | |

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|----|--|---|------|--------|--|
| | | 4,500 would likely be created. Road should instead be developed along west property line to include cross-access to west-adjointing 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 | |