

Development Review Comments Letter

3/11/2025 10:08:42 AM

484 SMALLRIDGE PROPERTY COMP PLAN SMALL SCALE MAP AMENDMENT #32432

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Comp Plan Small Scale Map Amendment	N/A - NO REVIEW NECESSARY FOR 9-1-1.	INFO	911	
2	Comp Plan Small Scale Map Amendment	N/A	INFO	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 use of the property to allow for a commercial warehouse/ office park. Please ensure LDC 6.13 is met with the Improvement Plans.	INFO	ENGDRN	
4	Comp Plan Small Scale Map Amendment	<p>2/10/25 - RECOMMEND DENIAL:</p> <p>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.</p> <p>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 4,500 would likely be created. Road should instead</p>	NO	ENGTRF	

		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	Comp Plan Small Scale Map Amendment	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	Comp Plan Small Scale Map Amendment	Tree at south property boundary to be preserved until 3 southern lots are developed for tree mitigation/buffer requirements	INFO	LSCAPE	
7	Comp Plan Small Scale Map Amendment	This review will be conducted at the time of the reporting process.	INFO	LUCURR	
8	Comp Plan Small Scale Map Amendment	2.14.25 - MCU service area with water and sewer possibly available and within connection distance, depending on end use of project. Additional review of utility connections will be required with Major or Minor site plans/ utility plan.	INFO	UTIL	
9	Comp Plan Small Scale Map Amendment	The review will be conducted at the time of the reporting process.	INFO	ZONE	