

Development Review Comments Letter

5/22/2025 9:44:19 AM

I-75 FLEA MARKET**ZO SUP #32720**

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Special Use Permit	N/A	INFO	911	
2	Special Use Permit	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of hosting a variety of events. Parcel # 13708-000-00 is currently zoned B-5 and is 33.21 acres in size. There are several County Flood Prone Areas on this site. Per the MCPA, this site currently has 461,972 SF of impervious coverage. This site will be subject to a Major Site Plan or waiver when its existing and proposed impervious coverage allowed per AR 22383.	INFO	ENGDRN	

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
3	Special Use Permit	<p>5/8/25 – RECOMMEND DENIAL: The proposed purpose includes hosting a wide range of event types that cannot be synthesized into a cohesive traffic model that can be demonstrated as being supported by this site. OCE Traffic does not have specific objection to the types of events being proposed, however, each event should require a special event permit whereby the impact on local traffic can be assessed within the context of definitive boundaries set by a particular event at a particular time.</p> <p>CONDITIONS FOR POSSIBLE APPROVAL: OCE Traffic does not object to an increased number of special event permits throughout the year nor is there an objection to considering pre-approval of particular events at a particular time for which there is valid and available historical event data that can be incorporated into a traffic study with any required improvements having been incorporated into site development.</p>	INFO	ENGTRF	
4	Special Use Permit	<p>Further discussion with Fire Prevention Office is required.</p> <p>1) Per NFPA 1, Chapter 18 for fire apparatus access, please clarify during the meeting how the site shall provide emergency access for fire apparatus.</p> <p>2) Please provide additional information on the concert/dance location. Per its use additional fire protection may be required based on Florida Fire Prevention Code and NFPA 101.</p> <p>3) Please provide additional information on the food trucks and their compliance with NFPA 1, Chapter 50.</p> <p>4) Please provide additional information that the dry hydrant will maintain free and clear access during</p>	INFO	FRMSH	

Attachment D

		the multiple types of events in accordance with NFPA 1, Chapter 18.			
5	Special Use Permit	no comments	INFO	LSCAPE	
6	Special Use Permit	Parcel 13708-000-00 is located within the Marion County Utility Service Area, with water and sewer services immediately available at the front of the parcel along NW 44th Avenue. The proposed Special Use Permit activities are considered temporary site uses and therefore do not require utility connections at this time.	INFO	UTIL	
7	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	ZONE	