



SUBMITTAL SUMMARY REPORT PL ZoneChg-000694-2026

PLAN NAME: RGR Developer_1751-010-006_Zoning Change	LOCATION: 0
APPLICATION DATE: 04/28/2026	PARCEL: 1751-010-006
DESCRIPTION: Self Storage Unit - Mini warehouses. Total site 44,825 SF, plan to improve to a 64% ISR (~32,649SF). Include office space and a single stall restroom.	

CONTACTS	NAME	COMPANY
Applicant	David Suarez	Ximenez Engineering, LLC
Owner	Daniel Suarez de Puga	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.1	05/05/2026	05/19/2026	05/18/2026	Approved

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	05/19/2026	05/06/2026	Not Required
Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/19/2026	05/18/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/19/2026	05/05/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Elizabeth Cotos	05/19/2026	05/06/2026	Informational
<i>Comments</i>	Review to be completed at the time of the reporting process.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/19/2026	05/08/2026	Not Required
OCE Property Management (Plans) (Office of the County Engineer)		05/19/2026	05/08/2026	Not Required
<i>Comments</i>	ROW is not a reviewer for this type of plan. - DR 5/8/26			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/19/2026	05/08/2026	Informational
<i>Comments</i>	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from B-2 to RAC. Parcel# 1751-010-006 is currently zoned B-2 and is a total of 1.03 acres in size. There are no FEMA Special Flood Hazard Areas or 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.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/19/2026	05/18/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/19/2026	05/06/2026	Informational
<i>Comments</i>	The highest traffic generating uses under the existing B-2 zoning are also allowed under RAC zoning. There is no significant difference in the trip generating potential of this site based on the two different zonings. Per the Land Development Code, access will have to come off SW 196th Avenue as that is the lower classified roadway. Additionally, a 24' wide cross access easement will be required parallel to US 41.			
Utilities (Plans) (Utilities)	Heather Proctor	05/19/2026	05/12/2026	Informational
<i>Comments</i>	The parcel is within the Marion County Utility service area and has immediate access to public water. There is currently no public sewer available. The project will be required to connect to public water. At this time, there is a 4" water line immediately in front of the property along US-41. Please coordinate with Marion County Fire Rescue regarding their requirement for this project, and determine whether the existing 4" water main will be sufficient. Marion County Utilities does not allow fire hydrants on 4" mains. Please review Article Six, Division 15 of the Marion County Land Development Code.			