

Development Review Comments Letter

5/15/2025 10:37:43
AM

SICUREZZA LLC

ZO ZONING CHANGE

#32712

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Rezoning (non-PUD)	N/A	INFO	911
2	Rezoning (non-PUD)	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from R-1 to R-4. Parcels# 3500-001-040 & 3500-001-046 are currently zoned R-1 and have are collectively 0.86 acres in size. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Per the MCPA, these parcels currently have 0 SF of impervious coverage. Either parcel will be subject to a Major Site Plan when its existing and proposed impervious coverage for either lot exceeds 35% impervious coverage.	INFO	ENGDRN
3	Rezoning (non-PUD)	Approved	INFO	FRMSH
4	Rezoning (non-PUD)	No tree removal prior to DRC site plan approval	INFO	LSCAPE
5	WILL NOT BE ADVERSE TO THE PUBLIC INTEREST		INFO	LUCURR
6	IS COMPATIBLE WITH SURROUNDING USES		INFO	LUCURR
7	IS CONSISTENT WITH COMP PLAN		INFO	LUCURR
8	FUTURE LAND USE DESIGNATION CORRECT		INFO	LUCURR
9	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	LUCURR
10	Rezoning (non-PUD)	Parcels 35000-01-046 and 35000-01-040 are located within the Marion County Utilities service area but are outside of connection distance. The nearest Marion County Utilities infrastructure is approximately 7,900 feet away. Given this distance, the parcels will be permitted to connect to private well and septic systems. For permitting and regulatory requirements related to well and septic installation, please contact the Florida Department of Health in Marion County.	INFO	UTIL
11	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	ZONE