

Development Review Comments Letter

9/29/2025 10:28:02
AM

OTOW RETAIL & MULTI-FAMILY ZO ZONING CHANGE #33318

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 A-2, B-2, & R-3 to B-4 & R-3. Parcel 35300-000-16 is currently zoned A-2 & R-3 and is a total of 34.35 acres in size while parcels 35300-000-03 & 35300-001-17 are zoned B-2 are collectively 2.79 acres in size. There is a FEMA Special Flood Hazard Area and a Flood Prone Area on parcel 35300-000-16. Per the MCPA, these parcels currently have 0 SF of impervious coverage although aerials show impervious area on all 3 parcels. This site will be subject to a Major Site Plan when its existing and proposed impervious coverage exceeds 9,000 SF.	INFO	ENGDRN
3	Rezoning (non-PUD)	These parcels are part of the Circle Square Woods DRI which has received concurrency approval. Planning and Zoning will need to determine if the requested zoning is consistent with the approved DRI. If so, a full traffic study is not required. However, an operational analysis of the driveways and adjacent intersections will still be required. The operational analysis must be approved prior to site plan approval. A traffic methodology must still be submitted prior to conducting the analysis which must be reviewed and approved separately from the site plan.	INFO	ENGTRF
4	Rezoning (non-PUD)	Approved	INFO	FRMSH
5	Rezoning (non-PUD)	no tree removal prior to DRC site plan approval	INFO	LSCAPE
6	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	LUCURR
7	FUTURE LAND USE DESIGNATION	The review will be conducted at the time of the reporting process	INFO	LUCURR

ATTACHMENT C - DRC Comments Letter AR33318

	CORRECT			
8	IS CONSISTENT WITH COMP PLAN	The review will be conducted at the time of the reporting process.	INFO	LUCURR
9	IS COMPATIBLE WITH SURROUNDING USES	The review will be conducted at the time of the reporting process.	INFO	LUCURR
10	WILL NOT BE ADVERSE TO THE PUBLIC INTEREST	The review will be conducted at the time of the reporting process.	INFO	LUCURR
11	Rezoning (non-PUD)	Parcels are located within the Bay Laurel Community Development District (BLCCDD) utility service area. Marion County Utilities has no comments regarding the proposed zoning change. BLCCDD is not listed on Page 2 of the Letter of Authorization. Please ensure that BLCCDD has been notified of the zoning changes, as the proposed rezoning may impact previously calculated flows. BLCCDD is not part of Marion County's development review process. MCU will require a Letter of Availability and Capacity to Serve from BLCCDD during the plan review stages of each future project included in the rezoning concept. The parcels are within the Urban Growth Boundary and outside the Primary Springs Protection Zone.	INFO	UTIL
12	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	ZONE