



SUBMITTAL SUMMARY REPORT

PL ZoneChg-000597-2026

PLAN NAME:	484 Land Holding LLC_ZC	LOCATION:	15877 SW HWY 484 DUNNELLON,
APPLICATION DATE:	04/08/2026	PARCEL:	34899-004-00
DESCRIPTION:	West to West CR 484 Rezoning		

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Owner	Chris Armstrong	484 Land Holdings LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.2	04/29/2026	05/13/2026	04/30/2026	Approved
GS Development Review Depts Reviews v.1	04/10/2026	04/24/2026	04/24/2026	Requires Re-submit

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.2

ITEM REVIEW	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/13/2026	04/30/2026	Informational
<i>Comments</i>	Site is heavily wooded and preservation of trees greater than 10" DBH should be considered prior to final site design			

GS Development Review Depts Reviews v.1

ITEM REVIEW	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	04/24/2026	04/10/2026	Not Required
Environmental Health (Plans) (Environmental Health)	Evan Searcy	04/24/2026	04/16/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	04/24/2026	04/10/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	04/24/2026	04/10/2026	Approved
<i>Comments</i>	Review to be completed during report writing phase.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	04/24/2026	04/10/2026	Requires Re-submit
<i>Comments</i>	Please submit tree preservation plan showing tree mitigation, and proposed landscape and irrigation if required for mitigation. a signed and sealed photometric plan is required for proposed site lighting, if applicable			
OCE Property Management (Plans) (Office of the County Engineer)		04/24/2026	04/24/2026	Not Required
<i>Comments</i>	ROW is not a reviewer on this type of plan. -EMW			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	04/24/2026	04/13/2026	Informational
<i>Comments</i>	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from B-4 to M-1. Parcel# 34899-004-00 is currently zoned B-4 and is a total of 10 acres in size. There is a Flood Prone Area on			

ATTACHMENT B

most of the property. Per the MCPA, this parcel currently has 2,812 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	04/24/2026	04/21/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	04/24/2026	04/20/2026	Informational
Comments	A contractor's yard will generate minimal traffic impacts to CR 484. The access will be reviewed during the site plan review and cross access along CR 484 will be required per the Land Development Code.			
Utilities (Plans) (Utilities)	Carrie Hyde	04/24/2026	04/10/2026	Approved
Comments	MCU service area; resulting use may require connection to MCU water and/or sewer as available by developer-funded extension. Any questions on current/existing utilities should be addressed with MCU at 352-307-6000 x4 REF PA# 34899-004-00.			