

## Development Review Comments Letter

6/20/2025 2:25:36 PM

### JOHN RAINS ESTATE ZO ZONING CHANGE #32749

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Rezoning (non-PUD)	N/A	INFO	911	
2	Rezoning (non-PUD)	Will need updated RV Park Permit Application with proposed spaces. Will need to scale site plan of proposed RV Park. Will need floor plans of all buildings other than RVs. Will need letter of approval of increased sewage and water capacity from utility provider. If building a public pool it will require a permit through the Department of Health in Marion County before building can commence on the pool. Please contact Rebecca.Roy@FLHealth.gov	INFO	DOH	
3	Rezoning (non-PUD)	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from A-1 to P-RV. Parcel# 45984-000-00 is currently zoned A-1 and is a total of 20 acres in size. There is a Flood Prone Area 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.	INFO	ENGDRN	
4	Rezoning (non-PUD)	6/11/24 - CONDITIONAL APPROVAL – Property is located outside of the urban growth boundary. Proposed rezoning would add another 43 max peak HR trips to the existing RV park. A level of service analysis was provided with the land use amendment application. The analysis showed that less than 7% of the capacity on US 441 remains available in the background condition. Approval is recommended upon the condition of the Developer's Agreement restricting use to an RV Park only.	INFO	ENGTRF	
5	Rezoning (non-PUD)	The site improvement plan shall ensure all the minimum requirements are met per Marion County LDC, and Florida Fire Prevention Code NFPA 1 Chapter 18 for fire department access, and water supply.	INFO	FRMSH	
6	Rezoning (non-PUD)	no tree removal without a DRC approved Site Plan	INFO	LSCAPE	

7	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	LUCURR	
8	FUTURE LAND USE DESIGNATION CORRECT		INFO	LUCURR	
9	IS CONSISTENT WITH COMP PLAN		INFO	LUCURR	
10	IS COMPATIBLE WITH SURROUNDING USES		INFO	LUCURR	
11	WILL NOT BE ADVERSE TO THE PUBLIC INTEREST		INFO	LUCURR	
12	Rezoning (non-PUD)	Project is located within Marion County Utilities' service area; expansion of the adjacent "Sunkissed RV" parcel 46055-000-00 will add to its water and sewer service capacity, connected through a master meter. Development of this parcel for additional RVs will require ownership pay additional capacity charges for the expansion when the property is permitted through Growth Services. Capacity charges can be estimated through Development Review at time of Site Plan submittal if requested. Any water or wastewater lines as part of this development will remain under private ownership as MCU's responsibility ends at the property line where the master meter is.	INFO	UTIL	
13	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	ZONE	