

# Development Review Comments Letter

**GUSTAVO FERNANDEZ & GUSTAVO MENDEZ  
ZO ZONING CHANGE #33499**

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Rezoning (non-PUD)	N/A	INFO	911
2	Rezoning (non-PUD)	N/A	INFO	DOH
3	Rezoning (non-PUD)	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from R-1 to RR-1. Parcel# 46163-000-00 is currently zoned R-1 and is a total of 0.77 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 although there appears to be approximately 925 sf per the 2024 aerials. 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)	There are no traffic concerns with this request.	INFO	ENGTF
5	Rezoning (non-PUD)	approved	INFO	FRMSH
6	Rezoning (non-PUD)	n/a	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	The review will be conducted at the time of the reporting process.	INFO	LUCURR
9	IS CONSISTENT WITH COMP PLAN	The review will be conducted at the time of the reporting process.	INFO	LUCURR
10	IS COMPATIBLE WITH SURROUNDING USES	The review will be conducted at the time of the reporting process.	INFO	LUCURR
11	WILL NOT BE ADVERSE TO THE PUBLIC INTEREST	The review will be conducted at the time of the reporting process.	INFO	LUCURR
12	Rezoning (non-PUD)	Parcel 46163-000-00 is located within the Marion County Utility Service area but is outside the connection distance for the proposed residential zoning change. The parcel has adequate right-of-way access for future connections to Marion County Utility (MCU) water or sewer infrastructure if extended. Utilities has no comments regarding the zoning change	INFO	UTIL

## ATTACHMENT B

		Additionally, the parcel is outside both the Urban Growth Boundary and the Primary Springs Protection Zone.		
13	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	ZONE