

Development Review Comments Letter

5/21/2025 8:55:06 AM

BELLEVIEW PROPERTY HOLDINGS, LLC ZO ZONING CHANGE #32609

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
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 A-1 to B-2. Parcels# 45418-000-00 & 45415-000-00 are currently zoned A-1 and are a total of 1.59 acres in size. There is a Flood Prone Area on parcel 45418-000-00. Per the MCPA, parcel 45418-000-00 currently has 840 SF of impervious coverage while parcel 45415-000-00 currently has 5,785 SF of impervious coverage. This site will be subject to a Major Site Plan when the existing and proposed impervious coverage of parcel 45418-000-00 exceeds 35% impervious coverage (8,080 sf) or if the existing and proposed impervious coverage of parcel 45415-000-00 exceeds 9,000 sf.	INFO	ENGDRN	
4	Rezoning (non-PUD)	Fire review has been approved for a zone change. A site plan will need to provided that complies with the minimum requirements of the Florida Fire Prevention Code Chapter 18 for access and water supply.	INFO	FRMSH	
5	Rezoning (non-PUD)	No tree removal prior to DRC site plan approval	INFO	LSCAPE	
6	WILL NOT BE ADVERSE TO THE PUBLIC INTEREST		INFO	LUCURR	
7	IS COMPATIBLE WITH SURROUNDING USES		INFO	LUCURR	

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
8	IS CONSISTENT WITH COMP PLAN		INFO	LUCURR	
9	FUTURE LAND USE DESIGNATION CORRECT		INFO	LUCURR	
10	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	LUCURR	
11	Rezoning (non-PUD)	Parcel is within City of Belleview's Service Area. For future site plans with Utility Connection, a letter from the City of Belleview stating service availability and connection requirements shall be submitted prior to building permit issuance. Insure City of Belleview has seen and approved utility connections, as they are not part of MCU's review process.	INFO	UTIL	
12	Rezoning (non-PUD)	The review will be conducted at the time of the reporting process.	INFO	ZONE	