SUBMITTAL SUMMARY REPORT
PL ZoneChg-000166-2025

PLAN NAME: Deltona/Rudnianyn ZC_Gas Station **LOCATION:**

APPLICATION DATE: 12/19/2025 **PARCEL:** 8007-0000-10

DESCRIPTION: We are requesting a zoning change for a portion of the applied parcel from R-1 to B-2 to allow a future access driveway. We have submitted a concurrent comp plan amendment change for the FLU.
Need BLIM Documentation to move the application plan forward.
Future Gas Stations for parcels 8007-1035-08 and 8007-1034-08 - Project: PR-000014-2026

CONTACTS	NAME	COMPANY
Agent	Jimmy Gooding	Gooding & Batsel, PLLC
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Applicant	John Rudnianyn	International Property Services Corp
Applicant	Rachel Perez	International Property Services Corp
Owner	Denise Smith	The Deltona Corporation

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.1	02/25/2026	03/11/2026	03/09/2026	Approved

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	03/11/2026	03/02/2026	Not Required
Comments	911 Review Not Required			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/11/2026	02/26/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/11/2026	02/26/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Elizabeth Madeloni	03/11/2026	02/26/2026	Informational
Comments	The review will be conducted at the time of the reporting process.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/11/2026	02/26/2026	Informational
Comments	no comments			
OCE Property Management (Plans) (Office of the County Engineer)		03/11/2026	03/09/2026	Not Required
Comments	ROW is not a reviewer for this type of plan			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/11/2026	02/27/2026	Informational
Comments	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from R-1 to B-2. Parcels 8007-0000-10 & 8007-0000-08 are currently zoned R-1 and are a total of 7.48 acres in size. There are Flood Prone Areas on parcel 8007-0000-10. Per the MCPA, these parcels currently have 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.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/11/2026	03/05/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/11/2026	03/01/2026	Approved
Utilities (Plans) (Utilities)	Heather Proctor	03/11/2026	03/03/2026	Informational
Comments	Marion County Utilities (MCU) has existing public water and sewer mains within the right-of-way in close proximity to Project Parcels 8007-0000-10 and 8007-0000-08. MCU has no comment regarding the proposed zoning change. However, Tract B may impact the existing water main located within the SR 484 right-of-way, as the proposed access drive appears to cross directly over the water main. MCU will want to review the proposed construction plans and potential utility impacts for Tract B.			