SUBMITTAL SUMMARY REPORT
PL SmScale-000165-2025

PLAN NAME: Deltona/Rudnianyn SS CPA_gas station **LOCATION:**

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

DESCRIPTION: We are requesting to revise the future land use designation for a portion of each parcel to a commercial use to allow driveway accesses across the requested portion of the site.
Need BLIM Documentation to move the application plan forward.
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	02/26/2026	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	Not Required
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 small-scale comprehensive plan amendment. The applicant proposes to change the future plan use of parcels 8007-0000-08 & 8007-0000-10 to commercial use. Please ensure LDC 6.13 is met with the Improvement Plans.			
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)		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 small-scale amendments. 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.			