

## Development Review Comments Letter

11/18/2024 11:51:30 AM

**SUZIQ LLC - ROBERTA SCOTT**  
**ZO ZONING CHANGE #32160**

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 R-4 to B-5. Parcel# 36887-000-00 is currently zoned B-4, B-5, & R-4 and is a total of 26.29 acres in size. There are Flood Prone Areas on the property. Per the MCPA, this parcel currently has 37,806 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)	Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access and water supply. All commercial structures shall be permitted to comply with the minimum requirements of the Florida Fire Prevention Code. Site improvement plan shall include maximum building height.	INFO	FRMSH	
5	Rezoning (non-PUD)	No tree removal prior to DRC site plan approval	INFO	LSCAPE	
6	Rezoning (non-PUD)	'D' Type buffers will be required adjacent to any residential uses. D-Type buffer shall consist of a 15-foot wide landscape strip with a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 25 percent of the required buffer.	INFO	LUCURR	
		PROPOSED CONDITION - Applicant's development will determine connection			

## Attachment C

7	Rezoning (non-PUD)	requirements in accordance with LDC Sec 6.14, Table 6.14-1. If parcel is within connection distance to closest water and/or sewer mains, connection will be required. Applicant strongly urged to contact the City of Bellevue Utilities department to find out closest mains, and if water and/or sewer are immediately available for connection, or if potentially costly extensions are required. Developer funds 100% of utility main extension costs. When this parcel is presented to Development Review for site plan approval, OR through permitting for MCU approval, evidence of availability and capacity from the CoB/utility provider will be required to receive MCU approvals for compliance with Code.	INFO	UTIL	
8	Rezoning (non-PUD)	Review to be completed during report writing phase.	INFO	ZONE	