

Development Review Comments Letter

9/26/2025 1:27:45 PM

ROBERTO SOLARES ALVERA
ZO SUP #33321

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Special Use Permit	N/A	INFO	911
2	Special Use Permit	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of parking work truck and a trailer. Parcel # 41869-012-01 is currently zoned A-1 and is 1 acre in size. There are no FEMA Flood Zones or County Flood Prone Areas on this site. Per the MCPA, this site currently has 7,668 SF of impervious coverage. This site will be subject to a Major Site Plan or waiver when its existing and proposed impervious coverage exceeds 9,000 SF.	INFO	ENGDRN
3	Special Use Permit	CONDITIONAL APPROVAL - Subject to allowing only one truck to park on the site, prohibiting any other commercial activity, removal of all stored materials, and the paving of the existing unpaved driveway. SE 150th Street is a paved County maintained subdivision street. The parcel has two driveway connections. One is a paved driveway which appears to be the one used for the commercial vehicle traffic and the other is unpaved which appears to be used for residential traffic. The request is to park two trucks overnight. However, it is observed from aerial imagery and from the street that there is an area used for the stockpile of significant amounts of materials including onsite equipment like tractors to load and unload materials. It appears this address isn't just being used to park the trucks but to store material that might be hauled throughout the day. SE 150th Street is a subdivision street that is not designed for routine heavy truck traffic. Allowing one truck to park overnight only creates two truck trips per day on this road. If the location is also used to store and haul construction material, a significantly higher amount of truck traffic will be generated.	INFO	ENGTRF
4	Special Use Permit	Approved	INFO	FRMSH
5	Special Use Permit	no comment	INFO	LSCAPE
6	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	LUCURR

7	Special Use Permit	Parcel 41869-012-01 is within the Marion County Utility service area; however, it is outside of connection distance. The requested Special Use Permit will not impact utilities or connection distance. Marion County Utilities has no comments. The parcel is located outside the Urban Growth Boundary and the Primary Springs Protection Zone.	INFO	UTIL
8	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	ZONE