

Development Review Comments Letter

6/16/2025 1:38:25 PM

BRADY JACQUELYN F BRADY

ZO SUP #32463

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Special Use Permit	N/A	INFO	911	
2	Special Use Permit	Requires regulated well by DEP or DOH. Please provide proof of regulation of water system. If serving alcohol the business will require a food permit through the Department of Health in Marion County. Will require a septic permit to determine if the existing system is sufficient for proposed use.	NO	DOH	
3	Special Use Permit	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of a micro-distillery. Parcels 2091-008-002 & 2091-008-003 are currently zoned A-1 and are collectively 2.13 acres in size. There are no FEMA Flood Zones or County Flood Prone Areas on this site. Per the MCPA, parcel 2091-008-002 currently has 0 SF of impervious coverage while parcel 2091-008-003 currently has 6,244 SF of impervious coverage. This site will be subject to a Major Site Plan or waiver when the existing and proposed impervious coverage of either parcel exceeds 9,000 SF.	INFO	ENGDRN	

Attachment E

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
4	Special Use Permit	2/19/25 - Recommend Reject: Unpaved road is inconsistent with commercial enterprise described which includes a distillery, a tasting room, and a gift shop. The "plant" is 3,298 square feet and according to the ITE Trip Generation Manual, 11th Edition, a Brewery Tap Room (Land Use Code 971), would generate an average weekday maximum peak hour trip of 36 and a daily average of 403 trips on a Saturday. If the SUP is approved, traffic recommends the following as a condition of approval: Applicant shall provide a paved route from the end of the paved section of SW 27th St continuously to the project driveway and shall submit an improvement plan for that construction for review and approval through the DRC process.	INFO	ENGTRF	
5	Special Use Permit	Approved	INFO	FRMSH	
6	Special Use Permit	any property improvements will require a site plan submittal	INFO	LSCAPE	
7	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	LUCURR	
8	Special Use Permit	2.12.25 - Marion County Utility service area. No water and sewer readily available or within connection distance for proposed use. Defer to Department of Health for onsite water and wastewater.	INFO	UTIL	
9	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	ZONE	