

Development Review Comments Letter

7/24/2025 4:21:00 PM

YANDY & ISMARY FERNANDEZ
ZO SUP #32906

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Special Use Permit	N/A - NO REVIEW NECESSARY	INFO	911
2	Special Use Permit	N/A	INFO	DOH
3	Special Use Permit	Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the purpose of parking a semi-truck on the property. Parcel # 3529-079-020 is currently zoned R-1 and is 0.86 acres in size. There are no FEMA Flood Zones or County Flood Prone Areas on this site. Per the MCPA, this site currently has 2,510 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
4	Special Use Permit	6/17/25 - RECOMMEND DENIAL - Unpaved residential public roadways are not suitable for routine tractor-trailer trips.	INFO	ENGTRF
5	Special Use Permit	Approved	INFO	FRMSH
6	Special Use Permit	1. Will any trees be removed? 2. How will property to the south be buffered from noise and view. 3. Is ROW on 103rd pl being utilized by semi to aid in accessing property?	INFO	LSCAPE
7	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	LUCURR
8	Special Use Permit	Marion County Utilities has no comment regarding the request for a Special Use Permit to allow semi-truck parking on this parcel. There are no water or sewer lines in the vicinity. MCU recommends ensuring the truck is not parked over a septic system or drain field, and not near any residential plumbing to avoid potential impacts. Parcel 3529-079-020 is located within the Marion County Utility Service Area, but it is outside of connection distance. The nearest MCU infrastructure is over two miles away. This parcel is also outside the Urban Growth Boundary and located within a Secondary Springs Protection Zone.	INFO	UTIL
9	Special Use Permit	The review will be conducted at the time of the reporting process.	INFO	ZONE