

Development Review Comments Letter

10/17/2024 10:52:04 PM

BISRAM BISSOONDIAL
ZO SUP #31712

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Special Use Permit	N/A	INFO	911
2	Special Use Permit	If not on central water and sewer the property will need to apply for septic permit through the Department of Health in Marion County	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 a food truck park. Parcel # 41200-079-02 is currently zoned B-2 and is 1.14 acres in size. There are no FEMA Flood Zones or County Flood Prone Areas on this site. Per the MCPA, this site currently has 0 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
		The applicant proposes 20 food trucks on this one site. This is estimated to generate 132 Peak Hour trips onto CR 484 which is a congested corridor. The only access will be through a right-in/right-out driveway. Consideration needs to be given to reducing the number of food trucks and limiting the number of food trucks in the Special Use Permit. Access management will be reviewed in the traffic study; however, the application states that they will provide dual entry and exit lanes. This is not possible for a right-in/right-out driveway where only one entrance lane and one exit lane can be safely provided. Turn lanes may be required. Cross access will need to be provided per the Land Development Code. A traffic study will be required and a traffic methodology must be submitted and		

Attachment B

4	Special Use Permit	<p>approved prior to conducting the study. Parking will be a significant concern as well. Approximately half of the 1.14 acre lot is dedicated for food service and dining space. This is comparable to an 25,000 SF high turnover sit down restaurant. The application does not mention how much seating will be provided. The application mentions the driveway and parking areas will be gravel. The Land Development Code requires commercial sites to provide paved parking. A right-of-way dedication will be needed on CR 484 for a future 6-laning. There is an SUP request for another Food Truck park approximately 500 feet to the east. The other site is planning for 50 food trucks. The other site has better access and connections to adjacent development. Is there a need for space for 70 food trucks in this area?</p>	INFO	ENGTRF
5	Special Use Permit	<ol style="list-style-type: none"> 1) A layout that is consistent with what is currently on site will be required to be provided. 2) Any commercial cooking shall comply with NFPA 96, including kitchen hoods and kitchen hood suppression systems. 3) An individual permit for fire inspection shall be obtained through the building department for each food trailer. 4) Please ensure the site plan meets the minimum requirements per NFPA 1 Chapter 18 for fire department access. Plans will need to show fire department access road with a minimum of 20 feet in width of a stabilized surface to support the weight of a fire truck within 50 feet. 5) Location shall provide fire department water supply within 400 feet of each food truck. 6) Any structure on the property shall be permitted and approved through the appropriate departments. 7) Please advise how fire safety hazards shall be mitigated, including waste, rubbish, and cooking oil. 	INFO	FRMSH

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6	Special Use Permit	1. Appears site activities spill over onto adjacent property. 2. no tree removal prior to DRC site plan approval 3. Buffering along north and south boundaries	INFO	LSCAPE
7	Special Use Permit	DENIED - until a review of the sewer connection distance is established. Public water is available, and each unit will be required to have its own service connection, account & meter. Contact Carrie.Hyde@MarionFL.org with the total SF of the 20 proposed units (confirm from sketch) for the wastewater condition to be established before MCU can recommend approval.	INFO	UTIL