

**ATTACHMENT C**

# Development Review Comments Letter

12/12/2024 2:35:06 PM

**JUAN MANUEL RODRIGUEZ  
ZO SUP #32153**

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Special Use Permit	N/A	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 trucks and trailers. Parcel 3496-003-011 is currently zoned A-1 & A-3 while 35300-107-00 is currently zoned A-3. Parcel 3496-003-011 is 23.79 acres in size and has 29,031 sf of impervious area according to the MCPA while 35300-107-00 is currently 2.5 acres in size and has 0 sf of impervious area according to the MCPA. There are no FEMA Flood Zones or County Flood Prone Areas on this site. Per the MCPA, this site currently has [X] SF of impervious coverage. Either 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	RECOMMEND DENIAL - The applicant proposes to park six semi trucks in this residential area. The parking of six semi trucks at this location suggests the applicant is running a trucking business with multiple drivers in this residential location as one person can't operate six trucks at one time. The roads that these parcels are located on are subdivision streets. Subdivision streets are not designed to handle routine heavy truck traffic. These roads in particular are in poor condition. Per County policy, the resurfacing of these subdivision streets is required to be paid under an MSTU by the residents of the subdivision. Routine heavy	INFO	ENGTRF	

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		<p>vehicle traffic will further degrade the pavement. In addition, routine heavy vehicle traffic does not typical mix well with other road users typically found on subdivision streets including pedestrians, bicyclists, and horses (which can be found in this subdivision).</p> <p>If approved, the applicant should be required to obtain a driveway permit from the Office of the County Engineer for the construction of a paved commercial driveway to be used by the trucks.</p>			
5	Special Use Permit		INFO	ENRAA	
6	Special Use Permit	Fire Review conditionally approved for a special use permit. Any site improvements and building construction shall comply with the minimum requirements of the Florida Fire Prevention Code.	INFO	FRMSH	
7	Special Use Permit	<p>no comments</p> <p>no trees to be removed without tree removal permit</p>	INFO	LSCAPE	
8	Special Use Permit	APPROVED - no flows (parking); MCU service area but outside connection distance to closest mains	INFO	UTIL	
9	Special Use Permit	Review to take place during report writing phase.	INFO	ZONE	