

ATTACHMENT C

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the County Engineer)

Comments

Stormwater is not opposed to the special use permit. The applicant is requesting a SUP for the propane sales to comply with code case 982983. Parcel # 1801-000-001 is currently zoned B-1. County Flood Prone Area on this site. Per the MCPA, this site currently has 12,549 SF of impervious area. The applicant is requesting a Major Site Plan or a stormwater compliance waiver when its existing and proposed impervious area is less than 12,549 SF.

OCE Survey (Plans) (Office of the County Engineer)

Theresa Smail

12/03/2025

11/26/2025

Approv

OCE Traffic (Permits & Plans) (Office of the County Engineer)

Chris Zeigler

12/03/2025

11/18/2025

Inform

Comments

CONDITIONAL APPROVAL - Traffic has no concerns with the request for outside and truck storage. The request for outside and truck storage is a change in use from a feed and seed retail operation which has a larger volume of large vehicles. The existing access is not sufficient for this type of use and should be modified. The driveway connection of SW 49th Place at an odd angle. This driveway should be removed and the access to the site needs to come from Rainbow Lakes Blvd as required by 6.11.5.C(2). There is currently a driveway on Rainbow Lakes Blvd but it is in disrepair and does not meet current standards. If the SUP is approved, the following conditions apply:

1. The driveway connection to US 41 shall be removed and the right-of-way sodded. The contractor shall continue the existing fence across it. A permit shall be obtained from the Florida Department of Transportation for the sodding performed within the US 41 right-of-way.
2. Access shall come from Rainbow Lakes Blvd meeting the requirements of a commercial driveway. A driveway permit shall be obtained from the Marion County Land Development Code. A driveway permit shall be obtained from the Marion County Engineer.

Utilities (Plans) (Utilities)

Heather Proctor

12/03/2025

12/11/2025

Approv

Comments

Parcel 1801-000-001 is within the Marion County Utilities service area and has immediate access to the water and sewer main. If the designated use of the parcel will not be changing, and there will be no new connections, the parcel is within the Primary Springs Protection Zone and outside of the Urban Growth Boundary.

Utilities has no comments on the Special Use Permit. In the future, if any development occurs, the applicant shall connect to MCU water, and to wastewater if it becomes available.

The parcel is within the Primary Springs Protection Zone and outside of the Urban Growth Boundary.