

Development Review Comments Letter

**1415 BROTHERS HOLDINGS LLC
ZO SUP #31244**

| ID | DESCRIPTION | REMARK | STATUS | DEPT |
|----|--|--|--------|--------|
| 1 | Special Use Permit with Rezoning (non-PUD) | N/A | INFO | 911 |
| 2 | Special Use Permit with Rezoning (non-PUD) | Stormwater is not opposed to the rezoning. The applicant proposes to rezone from A-1 to B-1 for outdoor storage of boats, RVs, & trailers. Parcel # 35300-215-02 is currently zoned A-1 and is 15 acres in size. There is a FEMA Flood Zone (Zone A) and County Flood Prone Area (BFE 55.9) on this site. Per the MCPA, this site currently has 7,101 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 |
| 3 | Special Use Permit with Rezoning (non-PUD) | Recommend Denial - A Traffic Impact Analysis submitted with a Comprehensive Plan Amendment is required to compare the potential traffic generated from the existing land use to the maximum potential traffic generated by the proposed land use. While the plan is to build a storage facility for trucks and RV's, this is not guaranteed with this land use change. A commercial land use has the potential to significantly increase the amount of traffic generated by this site in this rural area. | INFO | ENGTRF |
| 4 | Special Use Permit with Rezoning (non-PUD) | No comments | INFO | ENRAA |
| 5 | Special Use Permit with Rezoning (non-PUD) | Approved | INFO | FRMSH |
| 6 | Special Use Permit with Rezoning (non-PUD) | Buffers will need to contain the required mitigation and shade trees. | INFO | LSCAPE |
| 7 | Special Use Permit with Rezoning (non-PUD) | APPROVED - no water flows | INFO | UTIL |