

Development Review Comments Letter

8/7/2024 4:43:56 PM

CORTA COMMONS MAJOR SITE PLAN #31416

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Additional Health comments	N/A	INFO	DOH
2	6.13.10.B - Copy of NPDES Permit or NOI	Please provide a copy of the NPDES permit or NOI prior to construction.	INFO	ENGDRN
3	Copy of District Permit (County Interest)	Please provide a copy of the District permit prior to construction.	INFO	ENGDRN
4	2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage)	8/2/24-fee due with resubmittal 6/25/24-fee due with resubmittal 4/16/24-fee due with resubmittal	INFO	ENGIN
5	2.12.4.K - List of approved waivers, their conditions, and the date of approval	4/16/24-add waivers if requested in future	INFO	ENGIN
6	Additional Development Review Comments	After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.	INFO	ENGIN
7	6.11.3 - Traffic Impact Analysis	8/6/24 - Traffic study is still under review. An offsite improvement plan will be required and must be submitted separately. 7/8/24 - A traffic study is under review and awaiting resubmittal	NO	ENGTRF

		4/29/24 - A traffic study is required. A traffic methodology is under review and is awaiting resubmittal. The traffic methodology must be approved prior to beginning the traffic study.		
8	6.11.4.B - Cross access	<p>8/6/24 - A public easement is required. It must be clearly shown on the plans consistent with the designated pavement and the easement must be properly recorded.</p> <p>7/8/24 - Clearly indicate the location and width of the cross access easement with labels and preferably hatching.</p> <p>4/29/24 - A 24' wide paved cross access easement is required parallel to SR 200. This needs to line up or connect with the easements on the parcels to the east. Please coordinate with Heather Ringo in our right-of-way Office at 352-671-8699 to obtain the template of the cross access easement and recording of the easement.</p>	NO	ENGTRF
9	6.11.5 - Driveway access	<p>8/6/24 - Per previous comment, provide appropriate FDOT correspondence of approval for driveway connection.</p> <p>7/8/24 - Please provide correspondence from FDOT indicating their preliminary approval of the driveway connection.</p>	NO	ENGTRF
10	6.12.11 - Turn lanes	<p>8/6/24 - The traffic study found the need to extend the northbound through/right turn lane on SW 100th St at SR 200 by 80 ft. A separate offsite improvement plan must be submitted for this roadway improvement.</p> <p>7/8/24 - The initial review of the traffic study indicated that modifications may be needed at SR 200 at SW 100th Street. If improvements are required, a separate offsite improvement plan is required.</p> <p>4/29/24 - Turn lanes or turn lane modifications may be needed depending on the results of the traffic study.</p>	NO	ENGTRF
11	6.12.12 - Sidewalks	<p>8/6/24 - Refer to previous comment and provide all designs as requested.</p> <p>7/8/24 - 1. Provide the PUD resolution to verify the PUD requirements. 2. Provide internal connections to all the uses within the PUD as well as to the adjacent developments including WAWA</p>	NO	ENGTRF

		<p>4/29/24 - 1. Sidewalk is required on SW 84th Avenue Road with connections onto the site. 2. Internal sidewalk connections need to be provided onsite to connect all areas of the development and to the adjacent developments to the east and west.</p>		
12	Major Site Plan	<p>Verified owner with Sunbiz and project. 6.25.24 HR IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of</p>	INFO	ENRAA

		<p>such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <p>1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p>		
13	Additional Planning Items:	<p>[08/05/2024] The case is scheduled for BCC on 08/20/2024. Comments on the Major Site Plan review shall be cleared by the end of 08/06 except for this item and the Buffer Requirement of Zoning Review to remain on the BCC agenda for 08/20. See the original comment below.</p> <p>[original comment] PUD requires Master Plan or Equivalent to be taken back to the BCC for final approval. This rejection will be here until final bcc approval. When all other rejections are cleared, send a email or letter to growth services requesting to have your PUD taken back to the BCC for final approval. Please have your buffers and amenity packages shown and line item breakdown.</p>	NO	LUCURR
14	6.14.4 - Water (irrigation) Capital	8/2/24 REVIEW COMMENT - based on the table on sheet IR-1 the anticipated irrigation water	INFO	UTIL

	Charges and Flow Rates - total irrigated area identified	capacity charges will be \$38,223.36 for 83,790 stated irrigated SF. 7/10/24 - EoR response does not answer; please answer as asked. **how is irrigation being served? If by irrigation meter, show these meters ON THE UTILITY SHEET & include total irrigated SF (identify where noted & cloud); if by well, indicate what sheet the well is on. This will be important if you are requesting an MCU water meter for irrigation.		
15	Additional Utilities comments	Staff directed to review landscape plans rather than provide the requested SF of irrigated area, an additional \$95 charged for the review of IR sheets to get requested info. Since info found on the first page reviewed, remaining plan pages are not being charged for.	INFO	UTIL
16	2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route	[08/05/2024] According to comment response from the applicant, "(residential) parking will be provided in the future in separate application once unit count and needs are understood." [original comments] parking calculated for commercial only, future residential will be calculated when a site plan is submitted.	INFO	ZONE
17	4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.	[08/05/2024] Proposed sign locations are marked on the site plan. According to the comment response from the applicant, the sign applications are submitted and under review. [original comments] Will there be monument signs? please label dimensions and setbacks	INFO	ZONE
18	2.12.24 - Landscape requirements/6.8.6 - Buffering	[08/05/2024] The buffer shown in the site plan and the landscape plan shall meet the conditions in the Resolution and final approval and conditions by the BCC. The case is scheduled for BCC approval on August 20th, 2024. [original comments] please label widths and buffer types matching the PUD approval. Staff understands the southern boundary was still up for discussion with the BCC at the Final Approval but labeled and showing width is required along with the plantings.	NO	ZONE