

Development Review Comments Letter

3/29/2024
10:12:55 AM

SALDARRIAGA CAMILO TR REZONING TO PUD WITH CONCEPT PLAN #31123

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Rezoning to PUD with conceptual plan	Approved. Please be advised SW HWY 200 is incorrectly labeled as SW State Road 200 and SW 84th Avenue Rd is incorrectly labeled as Sweepstakes Dr.	INFO	911
2	6.2.1.F - North arrow and graphic drawing and written scale		INFO	911
3	Rezoning to PUD with conceptual plan	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from B-2 to PUD for the intended purpose of residential development with 70 units. The parcel 13709-001-00 is currently zoned PUD and is a total of 8.76 acres in size. A Major Site Plan Revision submittal will need to be reviewed and approved through DRC for the proposed development of the site. There are County Flood Prone Areas on the project site. Please ensure LDC 6.13 is met with the Major Site Plan Revision.	INFO	ENGDRN
4	2.12.4.A - Type of application	2/5/24 - cannot read plans	NO	ENGIN
5	4.2.31.F(2)(b)1 - The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet		NO	ENGIN

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6	4.2.31.F(2)(b)2 - Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius		NO	ENGIN
7	2.12.4.C - Name, address, and phone number, of owner and applicant on front sheet		NO	ENGIN
8	2.12.4.I - Index of sheets and numbering		NO	ENGIN
9	2.12.4.L(1) - Parcel number		NO	ENGIN
10	4.2.31.F(2)(b)10 - Identify proposed phasing on the plan	2/5/24 - no phasing shown	INFO	ENGIN
11	Rezoning to PUD with conceptual plan	A traffic study is required and a methodology must be approved prior to submitting the PUD application. A traffic methodology has not been approved. The methodology and traffic must be submitted separately through the development review process. Please contact the Development Review Office to submit the traffic methodology for approval. A review will not be completed until the traffic methodology is properly approved.	NO	ENGTRF
12	Rezoning to PUD with conceptual plan	Marion County has reviewed the concept plan as provided for the location. Approval of this concept plan shall not be inferred or assumed that fire approval has been granted for the entire project. Project will be required to submit plans for review including site plans, improvement plans, building	INFO	FRMSH

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		plans, etc. All plans submitted in the future will need to comply with national, state, and local fire codes as applicable to the project.		
13	6.18.2 - Fire Flow/Fire Hydrant	Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector. Fire hydrant locations shall be indicated by placement of a blue reflector in the middle of the roadway lane closest to the hydrant.	INFO	FRMSH
14	NFPA 1 Chapter 18.2.3 Fire Dept Access Roads	Please ensure the site plan meets the minimum requirements per NFPA 1 Chapter 18 for fire department access. Need to show fire department access road with a minimum of 20 feet in width of a stabilized surface.	INFO	FRMSH
15	Rezoning to PUD with conceptual plan	Site has numerous large Oak trees; no tree removal prior to DRC site plan approval	INFO	LSCAPE
16	Proposed PUD Uses & Densities are consistent with Land Use Designation?	Will not be able to do 70 acres as proposed, floor area ratio calculations will be used to calculate total amount of units that the applicant could develop. This will apply to all 8.76 acres as being developed into this PUD, however this will need to be discussed further with staff.	NO	LUCURR
17	Developer's Agreement for LUA/Zoning completed?	Will a developer's agreement be proposed for this development?	INFO	LUCURR
18	3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with	Will not be able to do 70 acres as proposed, floor area ratio calculations will be used to	NO	LUCURR

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	Min/Max Density?	calculate total amount of units that the applicant could develop. This will apply to all 8.76 acres as being developed into this PUD.		
19	2.12.4.L(5)/5.4 - Applicable Springs Protection Zone Listed?	Secondary Springs protection zone was not provided on cover sheet.	INFO	LUCURR
20	[2.12.16/6.5 - Environmental Assessment for Listed Species (EALS) or EALS Exemption provided?]	Please provide environmental Assessment for Listed Species (EALS) or EALS Exemption letter.	NO	LUCURR
21	[6.5 & 6.6 - Habitat Preservation/Mitigation Provided?]	If any listed species are found, please identify and work with FWC on how best to mitigate.	NO	LUCURR
22	6.12.12 - Sidewalks Internal/External Provided?	Will sidewalks be built along SW 84th Avenue RD?	INFO	LUCURR
23	2.12.5/1.8.2.A - Concurrency - Is Capacity Available?	Defer to OCE	INFO	LUCURR
24	2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?	Please list on project cover page if concurrency approval or deferral will be elected for this project.	NO	LUCURR
25	Special Planning Items:	<p>1. Approval of replat application will determine if PUD application could be developed as proposed.</p> <p>2. Applicant will need to recalculate total density, FAR calculations as proposed will reduce the total number of dwelling units that would be allowed on parcel 5 as proposed in site plan.</p> <p>3. As per resolution No. 91-R-</p>	INFO	LUCURR

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		<p>113, there shall be no ingress nor egress of any kind on SW 84th Avenue Road. Any change to this resolution would need to be done by the Board of County Commissioners.</p> <p>4. Additionally, please show a proposed landscape buffering plan and provide additional stormwater management areas for the west side of the property. Applicant will need to work with Office of County Engineer to determine if proposed stormwater management areas will have sufficient capacity and drainage to meet the requirements of this proposed development.</p> <p>5. A PUD can only be approved by the Marion County Board of County Commissioners and will expire after 5 years if not acted upon.</p>		
26	6.14.2.A(1) - Public water service area/provider	MCU provided water exists along SW Hwy 200 on east/south side of roadway (properties' side of roadway). Provided all lots are combined, the water main condition is met for offsite connection. Onsite mains' ownership TBD and reviewed during the site plan stage of this project.	INFO	UTIL
27	6.14.2.A(1) - Public sewer service area/provider	MCU by offsite extension. Current gravity sewer main exists ~200' west of right lot line of 3501-200-018; offsite sewer main extension at developer's expense along SW Hwy 200 required and shall be	INFO	UTIL

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		coordinated with MCU during the Major Site Plan review. Offsite sewer main extension connection plan can be included with the Site Plan for concurrent review. Onsite mains' ownership TBD and reviewed during the site plan stage of this project.		
28	6.14.2.A - Water Connection Requirements	required	INFO	UTIL
29	6.14.2.A - Sewer Connection Requirements	required	INFO	UTIL
30	6.14.2.C(2)(e) - Grease Trap, FOG Worksheet	will be required for any of the structures discharging fats/oils/grease into the sewer system. This will be required to be identified and reviewed during the site plan stage of the project.	INFO	UTIL
31	6.14.2.C - Industrial Pretreatment	will be required for any of building working with motor oil or other industrial-type waste. This will be required to be identified and reviewed during the site plan stage of the project.	INFO	UTIL
32	6.15.3 - Fire Protection/Fire Flow Capacity	defer to MCFR; public water will be available along SW Hwy 200 and also proximal (but not across) SW 84th Avenue Rd.	INFO	UTIL
33	6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)		INFO	UTIL
34	4.2.31.F(2)(b) - Conceptual plan in compliance with Division 2.13 and 2.11.	See comments below for missing information.	INFO	ZONE
35	4.2.31.F(1)(b) - Front page requirements.	See comments below for missing information.	INFO	ZONE
36	4.2.31.F(2)(b)(1) - The name of the proposed	Name of proposed PUD not indicated as required by I and	INFO	ZONE

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	PUD shall be centered at the top of the sheet along the long dimension of the sheet.	Development Code (LDC)		
37	4.2.31.F(2)(b)(3) - Drawing of the boundaries of the property showing dimensions of all sides.	Dimensions not shown are required on site plan.	INFO	ZONE
38	4.2.31.F(2)(b)(5) - Identify the Future Land Use and Existing Zoning of the subject property as well as all properties immediately adjacent to the subject property.	Please show land use and zoning of subject parcels as well as all neighboring parcels as required by LDC.	INFO	ZONE
39	4.2.31.F(2)(b)(6) - Identify existing site improvements on the site.	Notes state lot(s) are vacant.	INFO	ZONE
40	4.2.31.F(2)(b)(20) - Architectural renderings or color photos detailing the design features, color pallets, buffering details.	An architectural rendering for some sort of multi-family structure was provided but no color palette or renderings showing commercial structures were provided.	INFO	ZONE
41	Location of water and sewer facilities.	facilities not indicated.	INFO	ZONE
42	4.2.31.F(2)(b)(7) - A list of proposed uses for the development.	Proposed uses listed are "shopping plaza - retail & restaurant" while concept plan shows these uses as well as an area labeled multi-family.	INFO	ZONE
43	4.2.31.F(2)(b)(8) / 4.2.31.F(2)(13) - A typical drawing of an interior lot, corner lot, and cul-de-sac lot	Lot typicals not provided.	INFO	ZONE

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	noting setback requirements and parking lot locations.			
44	4.2.31.F(2)(b)(10) - Identify proposed phasing on the plan.	None proposed.	INFO	ZONE
45	4.2.31.F(2)(b)(11) / 4.2.31.E(6) / 6.8.6 - Identify proposed buffers.	Buffering requirements will depend on the approval or denial of this rezoning. Current zoning is conditional with requirements for buffering - rezoning would do away with this condition at which point buffers based on use and per LDC requirements would need to be met.	INFO	ZONE
46	4.2.31.F(2)(b)(12) - Identify access to the site.	Access shown on SR 200 as well as SW 84th Avenue Rd. Access on 84th contingent on this zoning change. Current zoning is conditional and access on to SW 84th Avenue Road is prohibited.	INFO	ZONE
47	4.2.31.F(2)(b)(18) / 4.2.31.E(7) - Identify any proposed parks or open spaces.	An open stormwater management area is shown.	INFO	ZONE