

## Development Review Comments Letter

7/23/2024 2:29:12 PM

WHISPER WOODS SUBDIVISION  
REZONING TO PUD WITH CONCEPT PLAN #29210

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	6.2.1.F - North arrow and graphic drawing and written scale	APPROVED	INFO	911
2	Rezoning to PUD with conceptual plan	APPROVED	INFO	911
3	Rezoning to PUD with conceptual plan	N/A	INFO	DOH
4	Rezoning to PUD with conceptual plan	INFO. Stormwater is not opposed to the rezoning. The applicant proposes to rezone parcel# 9007-0000-12 from Previous PUD to PUD. The parcel included in this concept plan is currently zoned PUD and is a total of 10.33 acres in size. A Major Site Plan submittal will need to be reviewed and approved through DRC for the proposed development of the site. This site will be required to have a stormwater management system and the applicant proposes 2 DRAs. There are no FEMA Special Flood Hazard Areas or County Flood Prone Areas on this parcel. Please ensure LDC 6.13 is met with the Major Site Plan.	INFO	ENGDRN
5	4.2.31.F(2)(b)(14) - Preliminary sidewalk and multimodal circulation plan	Sidewalk is being provided internally, but sidewalk is also needed and required along both Pine Road and Bahia Road. There is already sidewalk in the area, so it should be a condition of the development to build the new sidewalk and make connections to the existing sidewalk.	INFO	ENGTRF

## Attachment H

ID	DESCRIPTION	REMARK	STATUS	DEPT
6	Rezoning to PUD with conceptual plan	A traffic statement was not included with the application. However, it is proposed to build 82 attached single-family residences. This is expected to generate 574 daily trips and 45 peak hour trips. This will not have a significant impact on the adjacent roadway network. No further analysis is required for this development.	INFO	ENGTRF
7	6.18.2 - Fire Flow/Fire Hydrant	The site improvement plan shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access and water supply.	INFO	FRMSH
8	Rezoning to PUD with conceptual plan	Site improvement plan for the town homes will need to clarify on the plans if the town home units will be individually owned by each occupant. If the units are not individually owned the structure will be reviewed accordingly per NFPA as apartments, triplexes, and or quad plexes, etc.	INFO	FRMSH
9	Rezoning to PUD with conceptual plan	Staff does not support the reduction to 20' due to height of proposed bldgs., and no preservation of existing trees.	INFO	LSCAPE
10	Proposed PUD Uses are consistent with surrounding Land Use Designations?	Buffer amendment request - final determination will be made via BCC Consideration.	INFO	LUCURR
11	4.2.31.F(2)(b)(11) / 4.2.31.E(6) / 6.8.6 - Identify proposed buffers.	Buffer proposed - final review and BCC consideration will verify acceptable buffer.	INFO	ZONE