

Development Review Comments Letter

Attachment B

11/18/2024 11:27:25 AM

JUNIPER LOOP DEVELOPMENT REZONING TO PUD WITH CONCEPT PLAN #32028

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	Will need to be central water/central sewer due to lot sizes	INFO	DOH
4	Rezoning to PUD with conceptual plan	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from an expired PUD to PUD for the intended purpose of residential development with 157 units. The parcel 36640-004-00 is currently zoned PUD and is a total of 39 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. Concept plan proposes to expand county owned DRA. Expansion this pond will require a shared use agreement with the Office of the County Engineer and would require further discussion.	INFO	ENGDRN
5	4.2.31.F(2)(b)10 - Identify proposed phasing on the plan		INFO	ENGIN
6	2.12.4.C - Name, address, and phone number, of owner and applicant on front sheet	10/22/24-Name, address, and phone number, of owner and applicant on front sheet	INFO	ENGIN
7	4.2.31.F(2)(b)(14) - Preliminary sidewalk and multimodal circulation plan	Sidewalk is required along Juniper Road. Sidewalk also needs to be provided along one side of the emergency access with a crosswalk and connection to the sidewalk at the school entrance.	INFO	ENGTRF
8	Rezoning to PUD with conceptual plan	A traffic study has been submitted and approved. This development is expected to generate 1,528 daily trips and 152 PM Peak Hour trips. The traffic study determined that all intersections within the study area will operate at acceptable	INFO	ENGTRF

		<p>levels at build-out development with the exception of the intersection on Juniper Road at SE 79th Street. This intersection currently fails in the morning peak hour primarily as a result of school traffic. The traffic study recommended the implementation of a 4-way stop at this intersection to improve overall operations. The Office of the County Engineer is reviewing this recommendation in more detail for possible implementation. No other traffic improvements were identified in the traffic study. No access improvements are needed at the project entrance on Juniper Road.</p> <p>The PUD plan shows that the internal roadways are proposed to have 30 feet of right-of-way with 15' easements on each side. This should be left for review by the Development Review Committee to review and approve any necessary waivers.</p>		
9	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 to support the weight of a fire truck within 50 feet of the access door.	INFO	FRMSH
10	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.	INFO	FRMSH
11	Rezoning to PUD with conceptual plan	Fire Review conditionally approved for a special use permit. Any site improvements and building construction shall comply with the minimum requirements of the Florida Fire Prevention Code.	INFO	FRMSH
12	Rezoning to PUD with conceptual plan	No tree removal prior to DRC site plan approval	INFO	LSCAPE
13	Special Planning Items:	The PUD application is scheduled for P&Z on 11/25/2024 and BCC on 12/17/2024. This item will remain as NO until the final approval by BCC.	NO	LUCURR
14	2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?	Please provide on cover sheet.	NO	LUCURR
15	3.3.3.A.(2)(b)2 - Hamlet Complies with annual lot count?		NO	LUCURR
16	2.12.6, 35, & 36/6.14 - Concurrency/Sewer Provided?	Defer to MCU.	INFO	LUCURR

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17	2.12.6, 35, & 36/6.14 - Concurrency/Water Provided?	Defer to MCU.	INFO	LUCURR
18	2.12.4.L(5)/5.7 - Wellhead Protection - 1/2/3 Zones?	Defer to MCU.	INFO	LUCURR
19	2.12.4.L(5)/5.4 - Applicable Springs Protection Zone Listed?	Within Primary Spring Protection Zone.	INFO	LUCURR
20	2.12.4.L(6) Gross/wetland/floodplain acreage listed?	Portions of the property are within Flood Prone Areas.	INFO	LUCURR
21	Proposed PUD Master Plan submitted for review?	This is Conceptual Plan, not Master Plan.	INFO	LUCURR
22	Proposed PUD Uses are consistent with surrounding Land Use Designations?	P, LR, UR	INFO	LUCURR
23	Proposed PUD Uses & Densities are consistent with Land Use Designation?	HR 4-8du/ac Proposed 157 units / 39.36 ac = 4 du/ac	INFO	LUCURR
24	Rezoning to PUD with conceptual plan	Expired PUD 160504Z: Change from Multi-family to Single-family detached (157 units).	INFO	LUCURR
25	6.15.3 - Fire Protection/Fire Flow Capacity	defer to MCFR for comment based on CoB's requirement to connect to current or future water, as available	INFO	UTIL
26	Rezoning to PUD with conceptual plan	City of Belleview Utilities service area; MCU does not have access to CoB's utility maps. Connection requirements would be deferred to CoB, and they would have to confirm before MCU would approve any utility components of an upcoming project (Plat, Site Plan)	INFO	UTIL