

Development Review Comments Letter

ATTACHMENT C

8/8/2024 12:06:55 PM

9494 SUMMERFIELD PUD MASTER PLAN #30470

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Additional Health comments	N/A	INFO	DOH
2	6.10 - Karst Topography and High Recharge Areas	Please provide a Karst Analysis with the Improvement Plan/Major Site Plan.	INFO	ENGDRN
3	6.13 - Stormwater Management	Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plan/Major Site Plan.	INFO	ENGDRN
4	2.12.32 - Stormwater Analysis Map	Please note that pre- and post-development drainage maps will be required with the Improvement Plan/Major Site Plan.	INFO	ENGDRN
5	2.12.20 - Stormwater Infrastructure Supports Phasing	Improvements must be in place to support each phase of development at time of phase completion.	INFO	ENGDRN
6	2.12.19 - Proposed Drainage Improvements	Proposed stormwater management system will be reviewed as part of the Improvement Plan/Major Site Plan stage. Final plat shall reflect the location of the proposed infrastructure with proper easements.	INFO	ENGDRN
7	2.12.9/10 - Proposed Drainage Right-of-Way/Easements	Please verify that final design includes adequate drainage easements and/or right of way widths; 20-ft minimum for conveyance culverts and 30-ft for DRA maintenance access, per LDC.	INFO	ENGDRN
8	2.12.4.K - List of approved waivers, conditions, date of approval		INFO	ENGIN
9	2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval		INFO	ENGIN
10	2.12.4.D - Owner's certification with		INFO	ENGIN

	signature prior to plan approval	ATTACHMENT C		
11	Additional Traffic comments	6/19/24 - An agreement is needed to address the timing of the construction of the turn lane at SE 94th Terrace and the proportionate share.	INFO	ENGTRF
12	Master Plan	<p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>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."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>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."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>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]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[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."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[All utility 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>Sec 6.3.1.D(c)(1)(2)(3) - Stormwater easements</p>	INFO	ENRAA

		<p>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." 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]." For questions or issues, contact Angi Rosario @ 352-671-8667</p>		
13	NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads	On improvement plans roads shall be a minimum of 20 feet	INFO	FRMSH
14	6.18.2.G - Painting and Marking of Fire Hydrants	Any new hydrants shall be flow tested and painted per NFPA 91 on improvement plans	INFO	FRMSH
15	6.18.3 - Gated Communities/Properties	On improvement plans if a gate is installed then it must be siren activated	INFO	FRMSH
16	6.18.2 - Fire Flow/Fire Hydrant	Will need to show fire hydrants spaced per NFPA 1 Chapter 18 on improvement plans in the future	INFO	FRMSH
17	2.12.18 - All trees 10" DBH and larger	Parcel has large trees scattered on the property, mitigation should be considered	INFO	LSCAPE
18	Special Planning Items:	Final No to remain until the PUD Master Plan is approved by the BOCC. To initiate this process	NO	LUCURR

		when all of the rejections except for this NO are resolved and the Master Plan is complete. Email or mail a letter to Growth Services requesting to take the master plan to the BOCC. Please have all of your documents related to potential issues such as amenities, buffers, and open space or other items discussed with the BOCC at the time of the original PUD approval submitted with the letter requesting to go back to the BOCC. Growth Services will provide you with a BCC Agenda date and the cost for advertising the item.		
19	Additional Zoning comments	MASTER PLAN WILL NEED TO BE ADVERTISED AND APPROVED BY THE BCC.	INFO	ZONE
20	2.12.16/6.5.4 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation.	POTENTIALLY OCCUPIED GOPHER TORTOISE BURROWS IDENTIFIED ON SITE. PER EALS, THESE WILL NEED TO BE RELOCATED TO AN OFFSITE RECIPIENT AREA BEFORE WORK ON THE SITE BEGINS.	INFO	ZONE