

Development Review Comments Letter

4/23/2024 10:50:53 PM

BASEDEV LAND TRUST

REZONING TO PUD WITH MASTER PLAN #29265

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Additional 911 comments	Sheets CO – Cover Concept Plan BasDev & C1 – Overall Master Plan Base Dev have incorrect information under Project Description/Proposed Uses regarding the units/lots. It states Proposed # of MFR Units is 162, but the Master Plan Shows 304. Also, it states Proposed # of SFR lots is 59 but the Master Plan Shows 58.	INFO	911	
2	2.12.28 - Existing roads marked with official 9-1-1 road names	Street A is SE 94th Street. The part of Street B that runs North and South at Lots 57 & 58 is SE 60th Ter. The part of Street B that runs East & West, from Lot 56 to the SE corner of lot 47 is SE 94th Place. The part of Street B that runs North and South at Lots 20 & 47 is SE 63rd Ter. If SE 64th Ave connects North of 150 North then it will also need to be named. Be sure to add the road names to all applicable sheets of any future submittals.	INFO	911	
3	Rezoning to PUD with master plan	APPROVED	INFO	911	
4	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	
5	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	
6	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	
7	6.13 - Stormwater Management	Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.	INFO	ENGDRN	
8	6.10 - Karst Topography and High Recharge Areas	Please provide a Karst Analysis with the Improvement Plan/Major Site Plan.	INFO	ENGDRN	
9	2.14.2 - Master Plan fee of \$355.00 + (\$5.00 x per lot) made payable to Marion County BCC	4/18/24 - fee due with resubmittal 1/24/24 - Fees due with resubmittal - WM 11/3/22 - fee due with resubmittal	NO	ENGIN	
10	2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions	1/24/24 - include title block with appropriate information - WM 11/3/22 - include title block with appropriate information	NO	ENGIN	
11	2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall	1/24/24 - Please include - WM 11/3/22 - please include	NO	ENGIN	

	remain blank to allow for a County approval stamp				
12	2.12.4.I - Index of sheets and numbering	1/24/24 - Please add all sheets to index 11/3/22 - please include	NO	ENGIN	
13	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.	INFO	ENGIN	
14	2.14.1 - Master Plans shall be submitted for multi-phase development projects unless specified otherwise herein		INFO	ENGIN	
15	2.12.4.K - List of approved waivers, conditions, date of approval	11/3/22 - add waivers if requested in the future	INFO	ENGIN	
16	2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet		INFO	ENGIN	
17	Rezoning to PUD with master plan	<p>A traffic impact study was completed for the proposed PUD. This development is expected to generate 162 peak hour trips. All of the roadway segments and intersections within the study area will operate at or above adopted Level of Service standards including the intersection of Baseline Road at SE 92nd Loop.</p> <p>It should also be noted that the master plan indicates that a single clubhouse and pool will be constructed on the north side of SE 92nd Place to serve the entire development. This will create external trips between each part of the PUD that would normally be internal trips. It will also increase the likelihood of pedestrians crossing a busy four-lane arterial roadway. Consideration should be given to requiring the same amenities for each side of the PUD or providing a safe pedestrian crossing which may require a pedestrian signal.</p>	NO	ENGTRF	
18	6.11.4 - Access management	1. The eastern connection needs to extend and connect to the existing SW 64th Avenue right-of-way at the northern property line. It also needs to include a public easement to allow other connections. 2. The western connection on the northern component needs to provide a public cross access easement to the west. 3. The western connection on the southern component needs to provide a public cross access connection to the west. Additionally, the County has been informed that this developer is not cooperating with providing public access to the west for the proposed gas station. The Marion County Comprehensive Plan and Land Development Code requires connection between adjacent residential	NO	ENGTRF	

		and commercial uses. If this development does not want to cooperate in the coordination of this access, the County will permit the driveway on the gas station side and prohibit the driveway on this development's property. This development shall then connect into the driveway constructed by the gas station.			
19	6.12.2 - Right-of-way	The plans show a 50' right-of-way width but no easements. 5' easements are required on each side of the roadway or 60' feet of right-of-way.	NO	ENGTRF	
20	6.12.12 - Sidewalks	The master plan indicates that all the amenities will be located in the northern portion of the PUD. This will likely generate pedestrian traffic crossing SE 92nd Loop, but no pedestrian accommodations have been included for this potential crossing. It is recommended for amenities be provided in each portion of the PUD.	NO	ENGTRF	
21	Additional Traffic comments		NO	ENGTRF	
22	Rezoning to PUD with master plan	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	
23	2.12.6, 35, & 36/6.14 - Concurrency/Sewer Provided?	The proposed project will be required to connect to sewer service provided through the City of Belleview. Please include sewage production calculations based on service availability.	NO	LUCURR	
24	2.12.6, 35, & 36/6.14 - Concurrency/Water Provided?	The proposed project will be required to connect to water service provided through the City of Belleview. Please include water usage calculations based on service availability.	NO	LUCURR	
25	2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?	Concurrency calculations are not indicated in submitted documentation.	NO	LUCURR	
26	2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?	Calculations are not included in submitted documentation.	NO	LUCURR	
27	2.12.5/1.8.2.A - Concurrency - Is Capacity Available?	Calculations are not included in submitted documentation.	NO	LUCURR	
28	6.5 & 6.6 - Habitat Preservation/Mitigation Provided?	Environmental assessment has not been provided.	NO	LUCURR	
29	2.12.16/6.5 - Environmental Assessment for Listed Species (EALS) or EALS Exemption provided?	Environmental assessment has not been provided.	NO	LUCURR	
30	2.12.4.L(5)/5.4 - Applicable Springs Protection Zone Listed?	The proposed project is located within the Primary Springs Protection Zone. Please list on the cover page.	NO	LUCURR	
31	5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain	Are these parcels in an ESOZ area? What springs protection zone are they located in? This information must be provided on cover page.	NO	ZONE	
32	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.	No environmental assessment or exemption provided.	NO	ZONE	

33	2.12.6/4.1.4.1 - Location of water and sewer	Could not locate this information on the site plan. Please provide.	NO	ZONE	
34	2.12.24 - Landscape requirements/6.8.6 - Buffering	Buffers are as follows - Northern portion (multi-family) North: E-Type; East: A-Type; South: C-Type; West: A-Type Southern Portion (Single-Family): North: C-Type East: None sfr to sfr South: None sfr to sft West: A-Type. Sec. 6.8.6.(K) for buffer requirements.	NO	ZONE	
35	2.12.10 - Show any known existing or proposed easements (i.e. ingress or egress, landscape or conservation)	No easements indicated.	INFO	ZONE	
36	2.12.27 - Show location of outside storage areas	No outside storage indicated.	INFO	ZONE	
37	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.	Will there be signs for the development?	INFO	ZONE	
38	PUD / Amendment fee payable to Marion County BCC	Rezoning fee paid, Other fees outstanding.	INFO	ZONE	