

Development Review Comments Letter

ARMSTRONG - WHISPER WOODS REZONING TO PUD WITH CONCEPT PLAN #31750

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 - Roads were previously named. See Whisper Woods Improvement Plan.	INFO	911
3	Rezoning to PUD with conceptual plan	Central water/Central Sewer	INFO	DOH
4	Rezoning to PUD with conceptual plan	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from the existing PUD to PUD for the intended purpose of residential development with 82 units. Parcel 9007-0000-12 is currently zoned PUD and is 10.33 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 no County Flood Prone Areas/FEMA/Wetlands across the project site. Please ensure LDC 6.13 is met with the Major Site Plan Revision.	INFO	ENGDRN
5	4.2.31.F(2)(b)10 - Identify proposed phasing on the plan	7/8/24-No cover sheet	NO	ENGIN
6	2.12.4.L(1) - Parcel number	7/8/24-No cover sheet	NO	ENGIN
7	2.12.4.I - Index of sheets and numbering	7/8/24-No cover sheet	NO	ENGIN

Attachment G

ID	DESCRIPTION	REMARK	STATUS	DEPT
8	2.12.4.C - Name, address, and phone number, of owner and applicant on front sheet	7/8/24-No cover sheet	NO	ENGIN
9	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	7/8/24-No cover sheet	NO	ENGIN
10	2.12.4.A - Type of application	7/8/24-No cover sheet	NO	ENGIN
11	Rezoning to PUD with conceptual plan	7/3/24 - The change from multi-family homes to single-family homes will increase the trip generation from this site to 82 peak hour trips. A traffic assessment is required. A traffic methodology must be submitted and approved prior to conducting the assessment. The traffic methodology and traffic assessment must be submitted as separate review applications and not as a part of any other application.	INFO	ENGTRF
12	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. Where fire department access roads exceed 150 feet a fire department turnaround shall be required.	INFO	FRMSH

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ID	DESCRIPTION	REMARK	STATUS	DEPT
13	6.18.2 - Fire Flow/Fire Hydrant	A site improvement plan shall show fire department water supply within 500 feet from the closest point on residential buildings. The measurement shall be taken by a stabilized roadway from the fire department water supply to the building	INFO	FRMSH
14	Rezoning to PUD with conceptual plan	Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access and water supply. All commercial structures shall be permitted to comply with the minimum requirements of the Florida Fire Prevention Code.	INFO	FRMSH
15	Rezoning to PUD with conceptual plan	Residential developments with more than 50 units require HOA documents showing Florida Friendly Principles	INFO	LSCAPE
16	Rezoning to PUD with conceptual plan	APPROVED - water & sewer mains are proposed within the development already – and will be billed at time of MCU Permitting review of the building permit & utility account setup.	INFO	UTIL