Development Review Comments Letter

5/1/2025 10:43:36 AM

SANDY CLAY LLC
COMP PLAN SMALL SCALE MAP AMENDMENT #32663

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Comp Plan Small Scale Map Amendment	N/A	INFO	911	
2	Comp Plan Small Scale Map Amendment	N/A	INFO	DOH	
3	Comp Plan Small Scale Map Amendment	Stormwater is not opposed to the small-scale comprehensive plan amendment. The applicant proposes to change the land use from public to medium residential to accommodate a new subdivision as well as to amend the existing PUD. A developer's agreement must be established to establish cost sharing as well as to identify the reserved volume of runoff from both the subdivision as well as the county ROW. Please ensure LDC 6.13 is met with the Improvement Plans.	INFO	ENGDRN	
		4/15/25 - RECOMMEND DENIAL: SE 92nd Place Rd is projected as being at LOS F in a background condition during buildout and this project will further negatively impact that roadway traffic. Proposed development increases the daily trips from the previously proposed 3,916 to 3,960 (1.1% increase) and increases the max peak hour trips from 378 to 402 (6.3% increase). Additional staff observations: 1) A traffic methodology has been submitted and is currently under review leveraging the latest transportation statistics and congestion management data. A traffic study will be required			

4	Comp Plan Small Scale Map Amendment	following approval of the methodology and should be approved prior to master plan approval. Site was previously approved for 344 single family detached homes and 108 townhomes, yielding 3,916 daily weekday trips, with 378 of those occurring during the PM peak hour. New proposal is for 442 single family detached homes with no townhomes, yielding 3,960 weekday daily trips (1.1% increase), with 402 of those occurring during the PM peak hour (6.3% increase). In addition to SE 92nd Place Rd being negatively impacted and already projected to operate at LOS F during buildout, other impacted roadways include CR 25, SE 110th Street Road, and SE 92nd Loop. During the previous proposal, none were at capacity nor were they expected to reach capacity at the time of development. Since then, several new developments have been proposed for the area and are under review or have been improved, including the following: Carissa Oaks, the 7-Eleven under development on parcel # 37515-004-03, the Central Florida RV Park @ CR 25, the C-25 Group Property (C-25 Mixed Use Development), and a mixed-use subdivision along SR 35 under review by the City of Belleview. This proposal must be reviewed in context of these developments and their related impact on the roadways as well. 2) Right-of-way dedication is expected along SE 110th Street Road to support proposed offsite improvements. Traffic study will help determine the extent and design of offsite improvements. 3) As indicated by cover sheet notes, sidewalks are required along SE 110th Street Road for the length of the project and internal streets are required to have sidewalks along one side with connectivity to the external sidewalk. 4) Site is currently shown with a number of dead-end streets not terminating in a cul-de-sac as required by code and applicant indicates intent to not provide such.	INFO	ENGTRF	

5	Comp Plan Small Scale Map Amendment	No issue with fire	INFO	FRMSH	
6	Comp Plan Small Scale Map Amendment	no comments	INFO	LSCAPE	
7	Comp Plan Small Scale Map Amendment	Review to take place during report writing phase.	INFO	LUCURR	
8	Comp Plan Small Scale Map Amendment	Parcel 37896-000-01 is currently located within the City of Belleview utility service area. Any future development of this parcel will require review and input from the City of Belleview for applicable comments and considerations.	INFO	UTIL	
9	Comp Plan Small Scale Map Amendment	This small-scale map amendment has a concurrent PUD amendment application which seeks to bring a ~15-acre portion of A-1 into an existing PUD directly adjacent. This zoning change will be reviewed as part of a separate AR and will be considered during writing report phase of this AR.	INFO	ZONE	