

# Development Review Comments Letter

**ROBERT A BULL, ET AL**

**REZONING TO PUD WITH CONCEPT PLAN #30579**

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Rezoning to PUD with conceptual plan	N/A	INFO	911
2	6.2.1.F - North arrow and graphic drawing and written scale	N/A	INFO	911
3	Rezoning to PUD with conceptual plan		INFO	DOH
4	Rezoning to PUD with conceptual plan	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from A-1, A-3, B-2, & M-1 to PUD for the intended purpose of residential development with 485 units. The parcels included in this concept plan are currently zoned A-1, A-3, B-2, & M-1 and are a total of 30.29 acres in size. A Major Site Plan submittal will need to be reviewed and approved through DRC for the proposed development of the site. This site will be required to have a stormwater management system and the applicant proposes 24 DRAs. There are several County Flood Prone Areas across the project site. Please ensure LDC 6.13 is met with the Major Site Plan.	INFO	ENGDRN
5	Rezoning to PUD with conceptual plan	<p>A traffic study is required and has not been approved. A traffic methodology is still under review. This development will have significant traffic impacts and likely will likely require the need for offsite improvements. The impacts can't be confirmed until the traffic study is complete.</p> <p>The concept plan shows an area of low density residential at the north end of the PUD. No access to 95th Street is shown and no internal connections to the rest of the PUD is provided. This area needs to be connected to the rest of the PUD. There are at least six other access points to the County maintained roadway network from the main part of the PUD which is more than sufficient.</p> <p>There are no connections provided between the east and west sides of the main part of the PUD north of NE 77th Street. Connections to each of these areas within the PUD should be provided to limit the use of the public road network for local</p>	INFO	ENGTRF

		trips within the PUD.		
6	4.2.31.F(2)(b)(14) - Preliminary sidewalk and multimodal circulation plan	The concept plan does not appear to provide for any multimodal considerations. At minimum, sidewalk is required on at least one side of the internal streets and along, Jacksonville Road, West Anthony Road, and NE 95th Street. Consideration should be given to the construction of multi-use paths on the main portion of the PUD to connect all the areas together to prevent unnecessary use of the public road network to get between the various locations WITHIN the PUD.	INFO	ENGTRF
7	4.2.31.F(2)(b)(17) - Show any proposed land or right-of-way dedication	Jacksonville Road, NE 95th Street, and West Anthony Road all have sub standard right-of-ways. Right-of-way dedications should be provided on these roads.	INFO	ENGTRF
8	Rezoning to PUD with conceptual plan	Fire Review conditionally approved for a Zone change. All site improvements and building construction shall comply with the minimum requirements of the Florida Fire Prevention Code for fire department water supply and fire department access. Marion County Fire Rescue has reviewed the concept plan as provided for the location. Approval of this concept plan shall not be inferred or assumed that fire approval has been granted for the entire project. Project will be required to submit plans for review including site plans, improvement plans, building plans, etc. All plans submitted in the future will need to comply with national, state, and local fire codes as applicable to the project.	INFO	FRMSH
9	6.18.2 - Fire Flow/Fire Hydrant	Fire Department water supply to be provided on the site improvement plan	INFO	FRMSH
10	NFPA 1 Chapter 18.2.3 Fire Dept Access Roads	Fire Department access roads to addressed on the site improvement plans.	INFO	FRMSH
11	Rezoning to PUD with conceptual plan	no comments	INFO	LSCAPE
12	Rezoning to PUD with conceptual plan	APPROVED - development will be served by central water & sewer provided by Marion County Utilities - extensions may be required; all utility connections shall be provided/verified through the Improvement Plan stage.	INFO	UTIL

Attachment B

13	6.17 - Water Reclamation/Reuse Facilities		NO	UTIL
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