

Development Review Comments Letter

5/8/2025 10:10:22 AM

SANDY CLAY LLC
REZONING TO PUD WITH CONCEPT PLAN #32664

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Rezoning to PUD with conceptual plan	APPROVED. Sheet 01 has Section 28, it should be Sections 28 & 29. Sheet 03 & Sheet 04 has SE 110th Street Rd incorrectly labeled as SE 110th Street.	INFO	911	
2	Rezoning to PUD with conceptual plan	Lots will be too small for septic systems, must be on central water/central sewer. Proposed pool will require permit through the Department of Health in Marion County. Send application and plans to evan.searcy@FLhealth.gov prior to building.	INFO	DOH	
3	Rezoning to PUD with conceptual plan	Stormwater is not opposed to the rezoning. The applicant proposes to amend the existing PUD to include parcel 37896+000-01 and change that parcel's zoning from A-1 to PUD. The affected parcels are currently zoned PUD and A-1 and are a total of 119.69 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 is a County Flood Prone Area on the parcel 37896+000-01. Please ensure LDC 6.13 is met with the Major Site Plan.	INFO	ENGDRN	
4	4.2.31.F(2)(b)10 - Identify proposed phasing on the plan	3/31/25-None found	NO	ENGIN	
5	2.12.4.C - Name, address, and phone number, of owner and applicant on front sheet	3/31/25-Not found	NO	ENGIN	

Attachment C

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
6	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	3/31/25-Not found	NO	ENGIN	
7	4.2.31.F(2)(b)(17) - Show any proposed land or right-of-way dedication	4/15/25 - 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.	INFO	ENGTRF	
8	4.2.31.F(2)(b)(14) - Preliminary sidewalk and multimodal circulation plan	4/15/25 - 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.	INFO	ENGTRF	
		<p>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).</p> <p>Additional staff observations: 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 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</p>			

9	Rezoning to PUD with conceptual plan	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. 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 an intent to not provide such.	INFO	ENGTRF	
10	NFPA 1 Chapter 18.2.3 Fire Dept Access Roads	Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access. Per NFPA 1 Chapter 18 for fire department access: Where fire department access roads exceed 150 feet a fire department turnaround shall be required. Roads are required to be a minimum of 20 ft wide	INFO	FRMSH	
		Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for water supply. Per NFPA 1: Chapter 18.5.2 Detached One- and Two-Family Dwellings. Fire hydrants shall be provided for detached one-			

Attachment C

11	6.18.2 - Fire Flow/Fire Hydrant	and two-family dwellings in accordance with both of the following: (1) The maximum distance to a fire hydrant from the closest point on the building shall not exceed 600 ft (183 m). (2) The maximum distance between fire hydrants shall not exceed 800 ft (244 m).	INFO	FRMSH	
12	Rezoning to PUD with conceptual plan	Approval of a 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	
13	Rezoning to PUD with conceptual plan	no comment	INFO	LSCAPE	
14	2.12.6, 35, & 36/6.14 - Concurrency/Sewer Provided?	Please include concurrency declarations.	NO	LUCURR	
15	2.12.6, 35, & 36/6.14 - Concurrency/Water Provided?	Please include concurrency declarations.	NO	LUCURR	
16	2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?	Please include concurrency declarations.	NO	LUCURR	
17	2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?	Please include concurrency declarations.	NO	LUCURR	
18	2.12.5/1.8.2.A - Concurrency - Is Capacity Available?	Please include concurrency declarations.	NO	LUCURR	

Attachment C

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
19	2.12.4.L(5)/5.4 - Applicable Springs Protection Zone Listed?	The parcel lies within both the Primary and Secondary Springs Protection Zones. Please indicate on the cover or data sheet.	INFO	LUCURR	
20	Developer's Agreement for LUA/Zoning completed?	Additional requirements will be finalized during Master Plan review.	INFO	LUCURR	
21	6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider	Parcel is within City of Belleview Service Area. A letter from City of Belleview stating service availability and connection requirements shall be submitted prior to building permit issuance. Insure City of Belleview has seen and approved utility connections, as they are not part of MCU's review process.	INFO	UTIL	
22	6.14.2.A(1) - Public sewer service area/provider	City of Belleview Utility Service Area	INFO	UTIL	
23	6.14.2.A(1) - Public water service area/provider	City of Belleview Utility Service Area	INFO	UTIL	
24	Location of water and sewer facilities.	defer to Belleview utilities	INFO	ZONE	