

Development Review Comments Letter

2/6/2024 2:21:04 PM

CONTINENTAL 736 FUND LLC REZONING TO PUD WITH CONCEPT PLAN #30990

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	6.2.1.F - North arrow and graphic drawing and written scale	Sheet 01 has SW 99th Street Rd incorrectly labeled as SW 99th St, SW HWY 200 is incorrectly labeled as 200 and please remove the label for SW 84th Ct as it does not exist on the north side of SW 99th Street Rd. Sheet 04 has SW Hwy 200 incorrectly labeled as SR Hwy 200. Sheet BLIM and Sheet DRI have SW Hwy 200 incorrectly labeled as State Road 200. Sheet 03 is missing the north arrow on the Residential Open Space Map.	INFO	911
2	Rezoning to PUD with conceptual plan	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from B-2 to PUD for the intended purpose of residential development with 312 units. The parcels included in this concept plan are currently zoned B-2 and are a total of 22.63 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 no DRAs. There is a County Flood Prone Areas and FEMA flood zone (AE) on the western side of the project site. Please ensure LDC 6.13 is met with the Major Site Plan.	INFO	ENGDRN
3	Rezoning to PUD with conceptual plan	1/12/24 - A traffic assessment to include an operational analysis of the intersection on SR 200 at SW 99th Street Road will be required prior to site plan approval. Please submit a traffic methodology for review prior to conducting the traffic assessment.	INFO	ENGTRF

ATTACHMENT B

4	4.2.31.F(2)(b)(14) - Preliminary sidewalk and multimodal circulation plan	1/12/24 - No multimodal facilities were shown on the provided plan. Sidewalk and multimodal facilities will be required on the site plan showing connections to all adjacent land uses.	INFO	ENGTRF
5	Rezoning to PUD with conceptual plan	Marion County Fire Prevention 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
6	6.18.2 - Fire Flow/Fire Hydrant	Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector.	INFO	FRMSH
7	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 within 50 feet of the access door.	INFO	FRMSH
8	Additional Fire Comments	Per NFPA 1 Chapter 18 for fire department access. Where fire department access roads exceed 150 feet a fire department turnaround shall be required.	INFO	FRMSH
9	Rezoning to PUD with conceptual plan	no comments	INFO	LSCAPE
10	Additional Utilities Comments	Bay Laurel Utility service area - defer to private utility for comment on water/sewer issues.	INFO	UTIL