

# Development Review Comments Letter

2/10/2025 10:52:15  
AM

## BAY LAUREL PUD @ OTOW - MASTER PLAN REZONING TO PUD WITH MASTER PLAN #32319

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Rezoning to PUD with master plan	N/A	INFO	DOH
2	Additional Health comments	Central Sewer/Central Water	INFO	DOH
3	6.10 - Karst Topography and High Recharge Areas	Please provide Karst analysis, or provide pertinent reference if this documentation has been submitted.	NO	ENGDRN
4	2.12.38 - Stormwater Maintenance Entity	The cover sheet needs an owner's certification that states: "I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan".	NO	ENGDRN
5	Additional Stormwater comments	If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.	INFO	ENGDRN
6	6.13 - Stormwater Management	Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.	INFO	ENGDRN
7	6.11.3 - Traffic Impact Analysis	2/5/25 - Traffic methodology was approved - traffic study to include proposed addition to development based upon approved methodology is required.	NO	ENGTRF
8	Additional Traffic comments	2/5/25 - Waivers listed on cover sheet are not referenced to current Code and should be reviewed and clarified for applicability.	INFO	ENGTRF
9	Rezoning to PUD with master plan	2/4/25 - Traffic methodology was approved. Traffic study must include proposed addition to development based upon approved methodology. Based upon approved methodology, this site will generate 98 peak hour trips and 1 400 daily trips. Most of the traffic.	INFO	ENGTRF

## ATTACHMENT C - DRC Review Comment Letter

		<p>will be exiting onto SW 80th Ave.</p> <p>CONDITIONS FOR APPROVAL:</p> <p>1) Access to 80th Ave shall not be full access; the final access type and location shall be approved by the Office of the County Engineer.</p> <p>2) Additional right-of-way shall be dedicated along SW 80th St. The "50' roadway reservation" needs to be a 50' right-of-way dedication.</p> <p>3) Need to realign SW 80th St at SW 77th Court to match existing roadway east of SW 77th Court.</p> <p>4) Provide a multi-use path along SW 80th St., connecting to existing location east of development site and extending to SW 77th Court.</p>		
10	6.11.4 - Access management	2/5/25 - Provide a multi-use path along SW 80th St., connecting to existing location east of development site and extending to SW 77th Court.	NO	ENGTRF
11	6.11.5 - Driveway access	2/5/25 - Access to 80th Ave shall not be full access; the final access type and location shall be approved by the Office of the County Engineer.	NO	ENGTRF
12	6.12.2 - Right-of-way	2/5/25 - 1) Development standards listed in Table 2 are not compliant to Code. 2) Development standards, Section 2 6.d.2 indicates commercial access to alleys; this should be an exceptional condition, approved on a case-by-case basis.	NO	ENGTRF
13	6.12.9 - Subdivision roads and related infrastructure	2/5/25 - Dead ends do not terminate in a cul-de-sac design as required by Code.	NO	ENGTRF
14	6.12.11 - Turn lanes	2/5/25 - Turn lane requirements and design specifications will be determined by Traffic Study.	NO	ENGTRF
15	6.12.12 - Sidewalks	2/5/25 - Sidewalks are required along one side of the road for internal streets.	NO	ENGTRF
16	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	INFO	FRMSH

## ATTACHMENT C - DRC Review Comment Letter

		witnessed by a Marion County Fire Inspector.		
17	6.18.3 - Gated Communities/Properties	The project contains a gate for access to the property. Per Marion County Land Development Code Section 6.18.3 a siren activated gate shall be provided for emergency vehicular access. Please note on the plans the gate will be siren activated. The gate will need to be a minimum of 20 feet in width.	INFO	FRMSH
18	6.18.2.G - Painting and Marking of Fire Hydrants	Fire hydrant locations shall be indicated by placement of a blue reflector in the middle of the roadway lane closest to the hydrant.	INFO	FRMSH
19	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.	INFO	FRMSH
20	Rezoning to PUD with master plan	Marion County has reviewed and approved 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
21	6.8.6 - Buffers	1. Type C-1 and Type E buffer details do not meet LDC requirements	NO	LSCAPE
22	6.7.3 - Tree protection	Provide method for tracking tree mitigation	NO	LSCAPE
23	2.12.25 - Marion Friendly Landscape Areas	Provide MFLA Calculations	NO	LSCAPE
24	Rezoning to PUD with master plan	1) Staff acknowledges that an updated Master Plan and Development Standards Manual have been submitted for the PUD, and the PUD will expand to area of the PUD to included additional lands that are not currently part of the OTOW DRI. Units to be developed in the revised and expanded PUD will be units of the OTOW DRI and	NO	LUCURR

## ATTACHMENT C - DRC Review Comment Letter

		<p>the potential "units" from the lands based on those lands' Medium Residential future land use will be foregone in lieu of the OTOW DRI units that eligible for development under the OTOW DRI.</p> <p>2) Master Plan and Development Standards "Book" submitted - please see staff comments regarding both items following.</p>		
25	Proposed PUD Uses are consistent with surrounding Land Use Designations?	<p>The site's east boundary fronts on SW 77th Court while the PUD only proposes a 5-foot wide Type C-1 Buffer to that roadway. Staff notes that SW 77th Court is an active roadway for the adjoining Hibiscus Park neighborhood and an emergency access to Liberty Village to the north, additionally, the SW 77th Court right-of-way is a substandard width at 25-feet wide. Staff is concerned the proposed Type C-1 Buffer will not adequately buffer the proposed development from that roadway, particularly as it is a substandard right-of-way.</p>	NO	LUCURR
26	6.12.2.A - Local Road right-of-Way Provided?	<p>OCE-Traffic must determine if additional R/W (as fee simply or easement) is required along SW 77th Court as that right-of-way is a substandard 25' wide publicly dedicated right-of-way.</p>	NO	LUCURR
27	6.12.12 - Sidewalks Internal/External Provided?	<p>See the additional remarks listed under "Additional Planning Items."</p>	NO	LUCURR
28	Additional Planning Items	<p>1) Please see the change marks provided for the Development Standards Manual. Please note that one key item is adjusting the listed setbacks (in the table) and typical lot illustrations to reflect if/when townhouse style residential unit "lots" will have a 0-foot setback for both sides to reflect they are internal units with common walls.</p> <p>2) As the PUD proposes to add new lands to the project prior PUD specific.</p>	NO	LUCURR

## ATTACHMENT C - DRC Review Comment Letter

		design waivers and "blanket" OTOW waivers will need to be re-requested through the LDC Waiver application process to apply to this now proposed revised/updated/expanded PUD project.		
29	6.11.5 - Driveways to Driveways Separated/Coordinated?	Defer to OCE-Traffic.	INFO	LUCURR
30	6.11.5 - Driveways to Intersections Separated/Coordinated?	Defer to OCE-Traffic.	INFO	LUCURR
31	6.11.4.B & D/7.3.1 - Cross/Parallel Access Required/Suitable?	Cross/parallel access will need to be addressed as individual development areas, primarily along SW 80th Avenue, are proposed.	INFO	LUCURR
32	6.11.4.C - Additional/Interconnected Access (S/QS-L) Provided?	Defer to OCE-Traffic.	INFO	LUCURR
33	2.12.9/6.12.2.B - Thoroughfare Road Right-of-Way Provided (TE Map)?	Defer to OCE-Traffic.	INFO	LUCURR
34	6.12.2.A - R/W for Access Improvements Provided (decel lane, accel lane, left-turn, bypass)?	Defer to OCE-Traffic.	INFO	LUCURR
35	5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain	Please provide Springs Protection Overlay Zone on cover page.	NO	ZONE
36	2.12.16/6.5.4 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation.	Please provide environmental assessment or exemption.	NO	ZONE
37	2.12.32 - Show 100yr flood zone	Cover page does not include the area designated "AE" in flood comment as is shown on survey.	NO	ZONE
38	2.12.6/4.1.4.1 - Location	Please provide location	NO	ZONE

## ATTACHMENT C - DRC Review Comment Letter

	of water and sewer			
39	2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan	What development is being proposed on this particular 44.25 acres? Are these single family? multi family? attached? detached? Please provide more information	NO	ZONE
40	2.12.24 - Landscape requirements/6.8.6 - Buffering	A buffer rendering page was provided but no aerial showing project area with buffers labeled around perimeter was provided. Please provide.	NO	ZONE
41	2.12.4.L(1) - Parcel number	Please include parcel number(s) on cover page.	NO	ZONE
42	2.12.27 - Show location of outside storage areas	No outside storage.	INFO	ZONE
43	4.4.4 - Sign (provisions for advertising signage), if it is a multi-occupancy complex like shopping centers they must submit a master sign plan.	Will there be signs?	INFO	ZONE