

Development Review Comments Letter

9/30/2024 2:24:11
PM

GUT EINHAUS LLC REZONING TO PUD WITH CONCEPT PLAN #31946

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	6.2.1.F - North arrow and graphic drawing and written scale	Sheet 02 is missing North Arrow. Please be aware there is already a proposed development named Keys at Ocala. Because your proposed name is too similar you will have to choose a new name for your project.	INFO	911
2	Rezoning to PUD with conceptual plan	Wells and septic systems will not be allowed with proposed plan	INFO	DOH
3	Rezoning to PUD with conceptual plan	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from A-1 to PUD for the intended purpose of residential development with 157 units with amenities. The parcel 21615-000-00 is currently zoned A-1 and is a total of 59.11 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 are County Flood Prone Areas on the project site. Please ensure LDC 6.13 is met with the Major Site Plan Revision.	INFO	ENGDRN
4	4.2.31.F(2)(b)10 - Identify proposed phasing on the plan		INFO	ENGIN
5	2.12.4.C - Name, address, and phone number, of owner and applicant on front sheet		INFO	ENGIN
6	4.2.31.F(2)(b)(17) - Show any proposed land or right-of-way dedication	The traffic study indicated a southbound right turn lane is required at the main entrance to the subdivision. This will require a right-of-way dedication along NW 60th Avenue.	INFO	ENGTRF
7	4.2.31.F(2)(b)(15) - Proposed parallel access	There are multiple large landlocked parcels with residential zoning adjacent	INFO	ENGTRF

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	locations	to this parcel. Connections should be stubbed out to these parcels to allow future connections. This was a concern of the previous application and part of the basis of denial of that application.		
8	4.2.31.F(2)(b)(14) - Preliminary sidewalk and multimodal circulation plan	There are no multimodal facilities proposed. At a minimum, sidewalk is required on at least one side of the internal streets and along NW 60th Avenue.	INFO	ENGTRF
9	Rezoning to PUD with conceptual plan	<p>Recommend denial - There are multiple large landlocked parcels all with residential zoning. Connections should be stubbed out to these parcels. This was a concern with the previous application and nothing has changed to remove the need for these connections. It was also one of the reasons for denial of the previous application. The proposed cross section provides for 40' of right-of-way and 5' easements. The standard requirement calls for 50' of right-of-way and 5' easements. This is to allow room for the roadway, drainage, sidewalk, and utilities. The cross section does not show how they will fit all these elements into this limited space. Finally, no multimodal facilities are proposed. At a minimum, sidewalk is required along one side of the internal streets and along NW 60th Avenue.</p> <p>A traffic study has been approved for this development. The development is expected to generate 2,258 daily trips and 226 Peak hour trips. All this traffic will be placed onto NW 60th Avenue as that is the only proposed access point. The study identified several operational improvements including a southbound right turn lane at the project entrance and a second westbound left turn lane at US 27 and NW 60th Avenue. These improvements should be constructed with the initial phase of development and should be a condition of the development approval.</p>	INFO	ENGTRF
10	NFPA 1 Chapter 18.2.3 Fire Dept Access Roads	Please ensure the site plan meets the minimum requirements per NFPA 1	INFO	FRMSH

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		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. Per NFPA 1 Chapter 18 for fire department access. Where fire department access roads exceed 150 feet a fire department turnaround shall be required.		
11	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
12	Rezoning to PUD with conceptual plan	Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access and water supply. All commercial structures shall be permitted to comply with the minimum requirements of the Florida Fire Prevention Code.	INFO	FRMSH
13	Rezoning to PUD with conceptual plan	no tree removal prior to DRC site plan approval	INFO	LSCAPE
14	Special Planning Items:	Signer "for David Tillman" is not an authorized signer per Sunbiz for Tillman & Associates Engineering, LLC. - an authorized signer or the agent listed will need to provide signature.	INFO	LUCURR
15	2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?	Concurrency approval or deferral not elected.	INFO	LUCURR
16	[6.5 & 6.6 - Habitat Preservation/Mitigation Provided?]	If species listed are found, mitigation or preservation needed.	INFO	LUCURR
17	[2.12.16/6.5 - Environmental Assessment for Listed Species (EALS) or EALS Exemption provided?]	EALS not provided.	INFO	LUCURR
18	2.12.4.L(5)/5.2 Applicable ESOZ Status Listed?	Not listed - please provide on cover sheet.	INFO	LUCURR

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19	2.12.4.L(6) Gross/wetland/floodplain acreage listed?	Flood Prone Area indicated.	INFO	LUCURR
20	Proposed PUD Master Plan submitted for review?	Not a master plan.	INFO	LUCURR
21	Proposed PUD Uses & Densities are consistent with Land Use Designation?	MR 1-4 du/ac on 59.11 acres. Narrative provided indicates 157 detached single family homesite while the application proposes a maximum of 213 detached homesites. Density permitted on site would allow up to 236 homes. While application and narrative provide conflicting information, either density proposed falls under max allowable.	INFO	LUCURR
22	Rezoning to PUD with conceptual plan	PROPOSED CONDITION - requires: (1) ~3300 feet of offsite sewer main extension and (2) ~3900 feet of offsite water main extension from property to N US Hwy 27 for interconnect. Developer shall also be required to construct and convey water & sewer mains within the proposed development, which may include a private or public lift station, TBD. Wells and septics, or connection to any other utility system will not be permitted.	INFO	UTIL