

Development Review Comments Letter

3/13/2024 9:55:11 AM

SABANA FARM LLC

REZONING TO PUD WITH CONCEPT PLAN #31112

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	Rezoning to PUD with conceptual plan	APPROVED	INFO	911	
2	6.2.1.F - North arrow and graphic drawing and written scale	APPROVED	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 modify the previous approved PUD for the intended purpose of residential development with 205 units. The parcel 13709-001-00 is currently zoned PUD and is a total of 74.4 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	
5	2.12.4.C - Name, address, and phone number, of owner and applicant on front sheet	2/16/24-No Owner info - sk	NO	ENGIN	
6	4.2.31.F(2)(b)10 - Identify proposed phasing on the plan	2/16/24-No proposed phasing distinguishable - sk	NO	ENGIN	

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7	Rezoning to PUD with conceptual plan	2/25/24 - A traffic methodology has been approved. This development is expected to generate 195 peak hour trips which will all be placed on NW 44th Avenue. A full traffic study is in progress.	INFO	ENGTRF	
8	4.2.31.F(2)(b)(15) - Proposed parallel access locations	2/25/24 - The emergency access connections are to private subdivisions which have fences and buffers.	NO	ENGTRF	
9	4.2.31.F(2)(b)(17) - Show any proposed land or right-of-way dedication	2/25/24 - The right-of-way is only 30' wide. A 50' wide right-of-way with 5' easements is required for private subdivision streets.	NO	ENGTRF	
10	Rezoning to PUD with conceptual plan	Marion County 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	
11	6.18.2 - Fire Flow/Fire Hydrant	Improvement plans shall state locations of new fire hydrants.	INFO	FRMSH	
12	NFPA 1 Chapter 18.2.3 Fire Dept Access Roads	Fire department access roads shall have a minimum of 20 feet width.	INFO	FRMSH	
13	Rezoning to PUD with conceptual plan	No tree removal prior to Development Review site plan approval	INFO	LSCAPE	
14	2.12.4.L(5)/5.4 - Applicable Springs Protection Zone Listed?	Located in secondary Springs Protection Zone, please list on cover sheet.	NO	LUCURR	
	[2.12.16/6.5 - Environmental	Please provide Environmental Assessment for			

15	Assessment for Listed Species (EALS) or EALS Exemption provided?]	Listed Species (EALS) or EALS Exemption letter. If species are found, please contact FWC for mitigation options.	NO	LUCURR	
16	[6.5 & 6.6 - Habitat Preservation/Mitigation Provided?]	Please provide Environmental Assessment for Listed Species (EALS) or EALS Exemption letter. If species are found, please contact FWC for mitigation options.	NO	LUCURR	
17	2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?	Note should mention this on cover page, please identify if concurrency is approved or if deferral has been elected on the cover page.	NO	LUCURR	
18	Special Planning Items:	Please note that final PUD approval can only be granted by the Board of County Commissioners.	INFO	LUCURR	
19	6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)		INFO	UTIL	
20	Additional Utilities Comments	APPROVED - previous connection requirements remain in effect. MCU water & sewer available for offsite connection along NW 44th Ave for development. Onsite utilities ownership TBD and will be reviewed and commented on during the Improvement Plan process.	INFO	UTIL	
21	4.2.31.F(2)(b) - Conceptual plan in compliance with Division 2.13 and 2.11.	A number of items are missing for this to be considered in compliance.	INFO	ZONE	
22	4.2.31.F(1)(b) - Front page requirements.	Not all front page requirements are provided.	INFO	ZONE	

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23	4.2.31.F(2)(b)(2) - Vicinity map that depicts relationship of the site to the surrounding area within a 1-mile radius.	A map was provided on the cover page showing the subject parcel with all surrounding areas blank. Please provide a complete map.	INFO	ZONE	
24	4.2.31.F(2)(b)(3) - Drawing of the boundaries of the property showing dimensions of all sides.	Dimensions are not shown on concept plan.	INFO	ZONE	
25	4.2.31.F(2)(b)(5) - Identify the Future Land Use and Existing Zoning of the subject property as well as all properties immediately adjacent to the subject property.	This information is not provided on the conceptual plan - contiguous parcels aren't even shown.	INFO	ZONE	
26	4.2.31.F(2)(b)(6) - Identify existing site improvements on the site.	A note provided on the cover page states, "No existing improvements on site."	INFO	ZONE	
27	4.2.31.F(2)(b)(10) - Identify proposed phasing on the plan.	Listed as TBD	INFO	ZONE	
28	4.2.31.F(2)(b)(11) / 4.2.31.E(6) / 6.8.6 - Identify proposed buffers.	Buffers are shown, however, there are buffers proposed not meeting LDC minimum requirements and buffers listed as "modified" that would require an approved waiver to be used. Based on the surrounding uses, a C-Type buffer is required for property boundary lines.	INFO	ZONE	

Attachment C

29	4.2.31.F(2)(b)(12) - Identify access to the site.	Access is shown on NW 44th Ave with emergency access shown on NW 35th St	INFO	ZONE	
30	Location of water and sewer facilities.	Not provided.	INFO	ZONE	