Lobeck Rubblut

Responses to COV Technical Review Comments – Village at Laurel & Jacaranda

PLANNING

REQUIRED REVISIONS

Application Materials

1. Please complete a concurrency application that reflects the entire PUD rather than just this parcel.
   Please see attached updated Concurrency Application.
2. Similarly, please provide stormwater calculations regarding impacts of the proposed development on the overall stormwater system approved through the PUD.
   Stormwater calculations are included with this submittal .
3. The narrative indicates an automotive convenience center, which is not shown on the site plan. Please correct whichever document is inaccurate.
   Please see attached revised narrative.

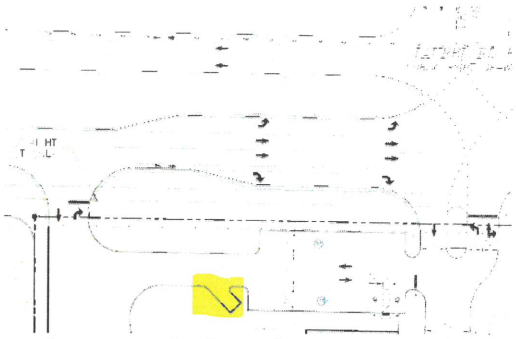
Transportation Analysis

1. The transportation analysis does not match the proposed site plan regarding proposed uses and should be revised. Further, the analysis is done for the commercial proposal only and should include analysis regarding the impact of the proposed development on the overall approved traffic study for the entire PUD, which was only approved for 673 PM Peak Hour trips.
   A methodology to conduct a traffic impact analysis for the site was submitted to the City on August 15, 2023. A methodology meeting to discuss the analysis procedures was held on September 14, 2023. The updated transportation analysis will be submitted separately.
2. The transportation analysis appears to assume that completion of the widening of Laurel Road, but these improvements are not currently in place, nor are they funded or scheduled for construction. Please base the analysis on existing conditions plus required improvements for access, unless the applicant is prepared to construct the depicted improvements (including widening Laurel Road in this location). No Certificate of Occupancy for the property will be issued until these improvements are completed.
   A methodology to conduct a traffic impact analysis for the site was submitted to the City on August 15, 2023. A methodology meeting to discuss the analysis procedures was held on September 14, 2023. The updated transportation analysis will be submitted separately.
3. The transportation analysis site plan shows five access points, but the submitted site and development plan shows only four. These two documents must be consistent.
   The transportation analysis will be updated to show 4 access points.
4. It is understood that the proposed access points do not meet Sarasota County

standards. Staff would like to reiterate comment #1 under **GENERAL INFORMATIONAL STATEMENTS**. Permits must be obtained from the County.
Acknowledged.

Site and Development Plans

1. General Note #3 references "The Village at Laurel and Jacaranda;" please provide either documents confirming that this entity exists currently or an explanation of the process through which it will be created.
   The applicant anticipates creation of a Florida Limited Liability Company.
2. General Note #4 states that the current land use is "vacant;" please correct this. The current use is open space.
   As discussed with staff, this submittal is limited to the 10.42 acre parcel which is vacant. Therefore, no revision is required.
3. Parking calculations for the total provided seem to be incorrect; the figures added were spaces for grocery, spaces for retail, and **seats** for restaurant, rather than spaces. Rather than working backwards to find the number of seats allowed for the proposed restaurant, use the number of seats desired to propose a parking count. Consideration may be given to the number of seats required to obtain a full liquor license.
   The parking calculations have been revised based on retail use.
4. There is a discrepancy between the setbacks listed in General Note #9 and those proposed through the rezoning petition. Please adjust whichever is incorrect.
   The setbacks have been revised.
5. General Note #10 references the Portofino CMU; please correct. Further, the list changes from numbering to lettering after this note. Please revise.
   Note 10 has been revised.
6. This site plan appears to show improvements to Laurel Road that are not currently existing (four lane divided roadway). Access needs to be provided based on existing conditions and whatever improvements may be required to existing conditions to accomplish that access. No Certificates of Occupancy will be issued for the uses on this site until the required improvements are in place.
   Acknowledged.
7. Confirm that parking is permitted in the FPL easement.
   We are working with FP&L on a consent agreement to allow for the parking.
8. Please label all buildings consistent with the architectural elevations provided. See comment #2 under
   Architectural Elevations below.
   Please see updated site plans.
9. Please label the area that is cut out just south of the retail building on the east side of the site and the area in the northwest corner shown here:
   Please see updated site plans.



10. It appears that there is only one trash receptacle for at least two retail buildings and a restaurant; please correct if this is inaccurate or explain how this will be sufficient. Further, there must be space for the dumpster that does not interfere with parking spaces
    Please see updated site plans.
11. Please label the yellow lines shown along the presumed MURT running along the south side of Laurel Road (and label the MURT as well).
    The proposed MURT has been labeled.
12. Please label the sidewalk along Jacaranda and confirm connection to the commercial area.
    We have added the Jacaranda sidewalk and shown the connection to the site at the southeast corner.
13. Please show and label the pharmacy drive-through canopy. Show stacking spaces; 3 are required per Sec. 86-413(a).
    Please see updated site plans.
14. Please clarify if the restaurant will be drive-through as well. If it is, please also depict the required stacking spaces.
    The restaurant has been removed from the plans.
15. Please depict loading spaces according to Sec. 86-422.
    Please see updated site plans.
16. Please label the blank area surrounding the 8,000 and 7,530 SF retail buildings; it does not appear to be landscaped.
    Please see updated site plans.
17. Please depict any restaurant equipment to be placed behind the building.
    Please see updated plans. The restaurant has been removed.
18. Abutting tiers of parking are required to have a landscaped median at least 5' wide, or wider if no wheel stops are provided (Sec. 86-411(8)).
    The tiers are 7' wide from the back of curb to back of curb.
19. Please be prepared to justify the significant amount of parking (165 spaces) provided in excess of requirements.
    Please see updated plans
20. Show proposed monument sign locations on site plan, including setbacks.
    Please see updated plans
21. Please show visibility triangles according to Sec. 86-439 and Sec. 122-391.
    Please see updated plans

Architectural Elevations

1. Building height should be shown according to the definition in Sec. 86-570;

please show each of the four measurements and identify which is being used to determine height.

Please see update Architectural plans.

2. Please clarify which of the elevations provided is intended to be a restaurant; all elevations except grocery say "Retail." Additionally, all retail shows "retail B" in captions but appears that they should be labeled B, C, and D. These labels should also be reflected on the site plan.

   Please see update Architectural plans.

3. The proposed ground sign exceeds the size maximum and does not comply with the required design standards, which include discernible base, cap, and columns per Sec. 86-403.

   Please see update Architectural plans.

4. Retail "C" and "D" do not appear to match the buildings depicted on the site plan.

   Please see update Architectural plans.

Landscape Plans

1. The landscape buffer is shown as 5', consistent with the proposed change to the Binding Master Plan; the site plan and preliminary plat show a 10' landscape buffer. Please make all plan sheets consistent across the three petitions.

   The landscape buffer is 5' and the plans have been updated to reflect this.

2. There appears to be no buffer along the western and southern parcel lines. Reviewing the proposed Binding Master Plan, no clarity is provided regarding these buffers; if no additional information is provided, Sec. 86-437 will apply.

   Buffers have been added along the western and southern parcel lines. Portions of these buffers are within the FPL easement and species have been provided in compliance with FPL requirements.

3. Palms do not count as trees for the purposes of landscaping requirements (Sec. 86-431(b)). Please replace with appropriate species.

   Additional trees have been added and palms have been removed from the landscape requirement buffer calculations.

4. Per Sec. 86-438(1): "Other vehicular use areas in excess of 1,500 square feet shall have ten square feet of landscaped area for each 500 square feet or fraction thereof of vehicular use area." Please provide this required landscaping and any additional trees needed to meet the requirement of at least one per 100 square feet of interior landscaping, along with calculations confirming these requirements are met.

   Other vehicular use areas have been identified on the Key Map on Sheet L1.00. Calculations have been added to the landscape Calculations table.

5. Please confirm the size of each planting area, which are required to be at least 5' wide and 100 square feet each. Please also provide at least one tree per planting area (Sec. 86-438(2)).

   Other vehicular use area landscape has been identified on the Key map on Sheet L1.00. Beds exceed minimum allowable with one tree per planting area. Landscape calculations have been added to the Calculations table.

6. Please show visibility triangles according to Sec. 86-439 and Sec. 122-391.

   Visibility trinagles have been added to the landscape plans.

7. Access points count towards the total linear footage of each property line to

determine required plant material amounts. Please include these measurements in the buffer calculations.
Access point distances have been included in he total linear footage of each property line.

ADDRESSING

The City needs an address plan for the project. Please provide the following:

1. A site plan with addresses assigned to all units/buildings on the property.
   We are working with address coordinator on this issue.
2. A spreadsheet including the full address for each.
   We are working with address coordinator on this issue.
3. A CAD file of the project that includes the proposed structures.
   We are working with address coordinator on this issue.

COMMENTS

1. General Note #9 has an incorrect spelling of Laurel Road.
   The spelling has been corrected.
2. Only one monument sign elevation was provided; if there will be more than one sign design or size, please include all of the relevant elevations.
   Please see architectural plans.

TREES

REQUIRED REVISIONS

1. There are two minor errors in the tree mitigation calculations on sheet L1.00. Per code Sec. 118- 13(b)(7), the Cabbage and the Royal palms should be counted at the rate of 3 palms are equal to one required canopy tree which is 2 ½ tree inches. Please revise the palm figures in the *Landscape Calculations* table. The inches/acre requirements will still be met after these changes so no additional trees will be required.

   118-13(b)(7). Sabal Palmetto (Cabbage palm) may be planted at a rate equivalent to three palms to one required tree (2½ tree inches). Other Florida-Friendly palm species may be proposed at the same three to one ratio for approval of the city arborist. Palms shall not constitute more than 25 percent of the required tree inches. It is not the intent of this restriction to prevent the planting of additional palm trees in excess of the required tree inches.

   Please see revised landscape plans. Calculations have been corrected per the rate of three palms to one required tree (2 ½ inches).
2. On sheet L1.05, tree related notes refer to "Chapter 18"; this should read "Chapter 118."
   Please see revised plans. Reference has been updated to Chapter 118.
3. The plant schedules call for Cabbage palms to be 3"Cal.; I believe this specification should read "N/A."
   Please see revised plans. Cabbage palms have been removed from the project due to design changes.

ENGINEERING

Required Revisions:

1. Modifications to the Cielo master stormwater system are proposed. Please provide stormwater calculations demonstrating that the modified master stormwater system will meet the requirement that the total post-construction runoff volume does not exceed the pre-construction runoff volume for the 25-year, 24 hour storm event (Sec. 86-233(n)(1)(b)).
   Storm water calculations are included in this resubmittal.
2. Please note that where tiers of interior parking spaces are proposed to abut one another, an area of not less than five feet in width and landscaped in accordance with the Land Development Code must be maintained between the tiers.
   Please see updated site plans. Landscape island tiers are 7' back of curb to back of curb.
3. Please illustrate the proposed wheel stops (shown in the details) on the plan sheets.
   Wheel stops are not being proposed for this project.
4. Please provide a copy of an approved Sarasota County Right of Way Use permit for the proposed work on Laurel Road and Jacaranda Blvd.
   This will be provided upon receipt from Sarasota County. We are coordinating our efforts with Stantec regarding the improvements to Laurel Road. The driveways into the site on Laurel will also be included in the Stantec Plans for Laurel Road.
5. Please provide documentation allowing the construction of proposed improvements within the existing FPL easement.
   A consent agreement is being submitted to FP&L for review.

UTILITIES

REQUIRED REVISIONS:

1. Easements shall be provided around any City-Owned and maintained utilities, including meter and backflow.
   See Sheet 7. A 10' x 20' public utility easement is proposed to encompass the water meter and backflow assembly. A 10'x15' public utility easement is proposed to encompass the reclaim meter assembly.
2. Delineate between public and private utilities.
   Notes have been added to the plans. Onsite reclaimed water and sanitary sewer shall be privately owned and maintained.
3. Private fire hydrants are maintained by the City for an annual fee and shall be constructed per most current City Standard details.
   Note has been added to Sheet 7 of the plans.
4. 8,000 S.F. Retail does not appear to have water service.

Water service has been added to the plans for the 7200sf retail space.

5. Identify size and location of existing utilities. Proposed utilities appear to connect to existing valves, which may not exist or be testable. The contractor shall verify the size and location of existing facilities, prior to connection and notify the EOR if they are different than shown on the plans. Also, label mains as City or County (ex. 12" water main).

   Please see revised plans, Sheet 7 for the size, location, and ownership of existing utilities. A note has been added to the plans regarding contractor verification on Sheet 7.

RECOMMENDED REVISIONS and COMMENTS:

6. Meter and backflow sizes shall match.

   The proposed meter a BFP shown are 6".

7. Reclaimed meter size shall be shown. Reclaimed mains shall be shown on construction plans.

   The proposed meter has been added to the plans.

8. Position Indicating Valves (PIV) shall be utilized where water mains are for exclusive use of fire protection NFPA.

   Comment noted.

9. Please submit hydraulic model of the water system, showing fire flow and expected pressures in order to confirm minimums are met. Please note, a temporary booster pump may be necessary to meet fire flows during construction.

   This information will be submitted with the construction plans.