

PROJECT DESCRIPTION: SABAL TRACE
DEVELOPMENT MASTER PLAN-18-00000071

FORMAL SUBMITTAL COMMENTS

Department: Building – Arborist Review

Staff Reviewer: Ryan Pieper – (941) 429-7055

1. **Today's Date:** August 14, 2018

2. **RECOMMENDED ACTION:**

☐ Meets Requirements ☐ Meets Requirements with Conditions

☐ Does Not Meet Requirements/Resubmittal Required*

☒ See Comments

☐ Please call to schedule a meeting with Reviewer before Final Plans Submittal

* If the applicant receives a finding of "Does not meet requirements," the applicant shall resubmit the petition with all required changes to bring the project into conformance with the Unified Land Development Code, Urban Design Standards Pattern Book, any other City Code which applies, and any State, County, or Federal regulations. Sec. 33-8 D.(b).

BUILDING RESUBMITTAL REQUESTED TO ADDRESS THE FOLLOWING:

BUILDING CONDITIONS:

The applicant has some desirable species of trees on the development property, the applicant must design a way to preserve native vegetation. Every effort shall be made to accommodate existing heritage trees on site. Where you are unable to preserve existing heritage trees a mitigation fee will apply pursuant to Chapter 45 in the U.L.D.C.

At the time of development the individual parcels will need to provide an accurate tree survey identifying tree species and diameter. The survey will also need to show trees to be preserved, if any. Applicant shall submit 4 copies of an accurate tree survey with land clear permit before commencement of land clearing. A pre-construction meeting will be held prior to the issuance of a land clear permit.

If roads are to be turned over to the city in the future, all street trees and their maintenance shall continue to be the responsibility of the developer or their successors.

The landscape plan needs to identify each type of tree to be planted with a tree legend. In addition to the legend, a list of each tree and the quantity shall be stated to calculate canopy coverage. A minimum 35 % canopy coverage is required per the U.L.D.C. chap 45. Perimeter buffer trees or required street trees are not to account for the required 35% canopy coverage.

Per U.LD.C. chapter 45-20 For all new developments being processed as a major site and development plan, preliminary or final subdivision plan, or development concept

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plan, the owner shall install street trees along all adjacent streets and streets that are internal to the development tract.

A Type C landscape buffer is required for this project. A type C landscape buffer is a ten foot wide area of land which is required to be set aside along the perimeter of a lot in which landscaping is used to provide a transition between and to reduce the environmental, aesthetic and other impacts of one type of land use upon another. One canopy tree every forty feet is required along with a hedge planted every thirty six inches on center and thirty six inches in height at the time of planting.

Per U.L.D.C. chap 21-14(b) All required landscape areas shall be equipped with permanent irrigation systems. Where appropriate, it is strongly encouraged that micro irrigation be used and bubblers for each tree. This provision shall not apply to existing plant or tree communities or to parcels for single family and two family dwellings. Please submit copies of purposed irrigation specs.

All areas disturbed by construction activities shall be restored with sod for erosion control purposes.

Per U.L.D.C. Chapter 21-10 Landscape design standards A. (4)

Tree species mix. When more than three trees are required to be planted to meet the requirements of this chapter, a mix of species shall be provided. The number of species to be planted shall vary according to the overall number of trees required to be planted. The minimum number of species to be planted are indicated in table 3 in chapter 21-10. Species shall be planted in proportion to the required mix. The species mix shall not apply to areas of vegetation to be preserved by law

Where a tree(s) is planted closer than 5 feet (measured from center of the tree) from a street, sidewalk, driveway, or structure a root barrier shall be installed. Root barriers for trees shall be installed along the edge of the structure or paving or curb. The root barrier shall be a minimum of 24 inches deep, but depending on the size, location, and species of the tree to be planted, a larger barrier may be required. Please provide a detailed spec in the landscape plan.

Applicant shall place all trees and landscaping per code. Applicant shall adhere to the "right tree, right place" policy. No medium or large canopy trees shall be placed within the setback of 20' and 30' respectively of overhead utilities. Trees categorized as small may be planted adjacent to power lines (a six foot setback is recommended). Palms that will attain more than 10' of vertical height shall be placed with a setback equal to the maximum frond length plus 3'.

BUILDING COMMENTS:

FORMAL SUBMITTAL COMMENTS

Department: Fire & Rescue Review

Staff Reviewer: Robert W. Needy (941) 240-8180

1. **Today's Date:** August 13, 2018

2. **RECOMMENDED ACTION:**

- ☐ Meets Requirements ☒ Meets Requirements with Conditions
- ☐ Does Not Meet Requirements/Resubmittal Required*
- ☐ No Objection
- ☐ Please call to schedule a meeting with Reviewer before Final Plans Submittal

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FIRE COMMENTS:

All proposed projects or developments shall comply with the Florida Fire Prevention Code (FFPC), 6th Edition (NFPA 1 – Fire Code, 2015 Edition with State of Florida Amendments) and the City of North Port Unified Land Development Code (ULDC), Chapters 37 and 60 as outlined prior to formal submittal.

Emergency Access Plans (EAP) for Fire Apparatus Access shall be submitted for review and approval prior to commencement of all new construction as outlined in Florida Fire Prevention Code (FFPC), 6th Edition (NFPA-1 Fire Code, 2015 Edition), § 1:18.1.3 and § 60-10(A-C) of the City of North Port's Unified Land Development Code (ULDC).

It is the owner's responsibility to provide safeguards during building construction, alteration and demolition operations as outlined in Chapter 16 - SAFEGUARDS DURING CONSTRUCTION of the FFPC, 6th Edition.

Per § 60-5 of the City of North Port's Unified Land Development Code (ULDC), Fire Sprinkler Systems shall be provided in newly erected multi-family (**three or more attached units**), commercial and industrial subdivisions. Each shall be designed and constructed with a complete fire sprinkler system in accordance with NFPA 13, Standard for the Installation of Sprinkler Systems, 2013 Edition or NFPA 13R, Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height, 2013 Edition.

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Per § 60-13 of the ULDC, Fire Alarms in Buildings shall be required in all buildings with fire sprinkler systems and all assembly occupancies, and shall be electronically monitored 24 hours a day by a UL listed central station and installed in accordance with NFPA 72, National Fire Alarm Code and NFPA 70, National Electrical Code.

Exception: NFPA 13D, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes, 2013 Edition.

Fire hydrants in single family residential subdivisions shall be spaced no more than 800' apart, connected to mains no less than six inches (6") in diameter and capable of delivering fire flows as outlined in § 37-17 of the City of North Port's Unified Land Development Code (ULDC).

Travel lanes to have a minimum of twenty feet (20') of unobstructed width and an unobstructed vertical clearance of thirteen feet six inches (13'6") to allow for unimpeded access by fire apparatus in accordance with the Florida Fire Prevention Code, 6th edition (NFPA-1 Fire Code, 2015 Edition), § 1:18:2.3.4.1.2 and § 60-11(B) of the City of North Port's Unified Land Development Code (ULDC).

Residential Roadway (local to local) corners shall be negotiable by vehicles having an outer tire turning radii of twenty-five feet (25') as measured in accordance with § 37-38(A-B) of the City of North Port's Unified Land Development Code (ULDC).

Residential Roadway turning radii shall meet the minimum requirements and points of measurement as outlined in § 37-38(A-B) of the City of North Port's Unified Land Development Code (ULDC).

Dead-end roads longer than one hundred fifty feet (150') must provide turning radii capabilities for fire apparatus as outlined in Florida Fire Prevention Code, 6th edition (NFPA-1 Fire Code, 2015 Edition), § 1:18.2.3.4.4, and § 37-32 and § 60-11(B) of the City of North Port's Unified Land Development Code (ULDC).

Dead-end roads shall have a maximum length of twelve hundred feet (1200') and shall be provided with approved provisions for turning around of fire apparatus as outlined in Florida Fire Prevention Code, 6th edition (NFPA-1 Fire Code, 2015 Edition), and §§ 37-32 and 60-11(C) of the City of North Port's Unified Land Development Code (ULDC).

Per § 60-11 (A 4) of the City of North Port's Unified Land Development Code (ULDC), the Engineer of Record shall submit drawings clearly indicating vehicle stacking and turning radii of all roads, entrances, cul-de-sacs and parking lots.

Per § 60-11 (A 4) of the City of North Port's Unified Land Development Code (ULDC), the Engineer of Record shall submit drawings to all gated entrance driveways to accommodate pre-entry vehicular stacking of at least three (3) cars, provide a turn-around area, and be

designed such that emergency vehicles do not have to leave the travel-way to negotiate any roads, turns or gates.

Per § 60-14 (C) of the City of North Port's Unified Land Development Code (ULDC), Gated sub-divisions or buildings shall provide emergency gate access to conform to the City of North Port Fire-Rescue District requirements (10 digit / 300 mega-hertz / multi-code frequency with receiver).

If there any questions regarding those requirements, please do not hesitate to contact this office @ (941) 240-8180.

FORMAL SUBMITTAL COMMENTS

Department: Public Works Eng – Storm Water and Environmental Review

Staff Reviewer: Elizabeth Wong – (941) 240-8321

1. **Today's Date:** August 24, 2018

2. **RECOMMENDED ACTION:**

- ☐ Meets Requirements ☐ Meets Requirements with Conditions
- ☒ Does Not Meet Requirements/Resubmittal Required*
- ☐ No Objection
- ☐ Please call to schedule a meeting with Reviewer before Final Plans Submittal

* If the applicant receives a finding of "Does not meet requirements," the applicant shall resubmit the petition with all required changes to bring the project into conformance with the Unified Land Development Code, Urban Design Standards Pattern Book, any other City Code which applies, and any State, County, or Federal regulations. Sec. 33-8 D.(b).

ENGINEERING RESUBMITTAL REQUESTED TO ADDRESS THE FOLLOWING:

DMP-18-071 The Springs at North Port (Sabal Trace)

Stormwater Comments 8/24/18

Resubmittal Required

1. As requested in the preapplication comments, please provide map(s) of the proposed development area showing the following:
 - Generalized topography and soil condition. Please specify the vertical datum used in the survey.
 - Areas of historical or archaeological significance.
2. Please provide a color map exhibit similar to the map exhibit received entitled "Development Master Plan" but with the proposed overlay more transparent so that the underlying aerial can be viewed for comparison.
3. In the Exhibit L Wetland Survey – A Protected Species Assessment Map was provided instead of a Wetland Survey. Please provide a Wetland Survey.
4. Typically the wildlife survey covers 100% of the site. Please clarify why only 80% of the site was surveyed for listed species. In the later INF applications please provide a wildlife survey that covers 100% of the site.
5. Following are comments on the ACT April 12, 2018 report of Arsenic investigation:
 - a. On the third and fourth paragraph of page 1 of the ACT April 12, 2018 report, the soil target clean up level (SCTL) is indicated as 2.1 ug/kg. However the Table 1 and lab reports indicate the SCTL is 2.1 mg/kg. This is 3 orders of magnitude difference. Please clarify and revise as needed.
 - b. Samples SB-1 through SB-8 were taken on-site. Please clarify why a sampling site in the easterly side of the development was not included.

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- c. Please provide the rationale or regulatory criteria that supports only 8 sampling sites is sufficient for determining arsenic contamination.
- d. Please provide the summary table similar to Table 1 for all the SB on-site samples and include the lab data. For all SB data please include in the table a description of whether the sample includes shell material.
- e. The ACT report Table 1 presents data for background samples taken at depths where shell was encountered at 4 feet and deeper. Were arsenic data taken at shallower depths where shell was not encountered?
- f. The ACT report page 1 describes high arsenic concentration for 5 of the 8 onsite samples at various depths ranging from 1 to 4 feet. Was shell encountered in these samples? It is difficult from the ACT report to make a correlation of the on-site arsenic levels as attributable to natural marine shell environment.
- g. The ACT report recommends maintaining *"a minimum of two (2) of arsenic-free soils above the remaining propose residential development areas"*. What is the basis for 2 ft? Is 2 feet sufficient to protect the public in activities such as gardening, children play activities, etc?

ENGINEERING CONDITIONS:

Following comments relate to the later INF or MAS application:

1. The drainage design must include the replacement of the three major existing stormwater outfall structures St-1, ST-2 and ST-3 along Greenwood Ave and include replacement of the corroded outfall CMP piping with RCP piping all the way to Cocoplum waterway.
2. For all stormwater conveyance that accepts offsite flow from the City, a drainage easement agreement must be provided by the property owner, reviewed by the City staff and City attorney and accepted by the City Commission with the following intent ;
 - a. Owner/Developer (Grantor) shall install operate and maintain the stormwater conveyance system, associated structures and piping in perpetuity.
 - b. City (Grantee) shall assist only if needed in emergencies or if the grantor or its successors fail to maintain/repair the system and public health and safety is at risk from drainage backup. In such instances, the City (Grantee) will need access and perform the needed work and the Grantor shall reimburse the City for all expenses. This language needs to be in the agreement.
 - c. The indemnification clause to indemnify the City (Grantee).
3. Big Slough Watershed model can be used to provide tailwater conditions and to show no adverse effects from the development.

FORMAL SUBMITTAL COMMENTS

Department: Utilities Review

Staff Reviewer: Darrell Smith (941) 240-8021

1. **Today's Date:** July 31, 2018

2. **RECOMMENDED ACTION:**

☐ Meets Requirements ☐ Meets Requirements with Conditions

☒ Does Not Meet Requirements/Resubmittal Required*

☐ No Objection

☐ Please call to schedule a meeting with Reviewer before Final Plans Submittal

* If the applicant receives a finding of "Does not meet requirements," the applicant shall resubmit the petition with all required changes to bring the project into conformance with the Unified Land Development Code, Urban Design Standards Pattern Book, any other City Code which applies, and any State, County, or Federal regulations. Sec. 33-8 D.(b).

UTILITIES RESUBMITTAL REQUESTED TO ADDRESS THE FOLLOWING:

UTILITIES CONDITIONS:

1. A developer agreement shall be negotiated with the utility department and approved by the Utility Director and City Staff prior to DEP or DOH permits being signed and released.
2. Please change the wording on Page 12 of the application where it states "irrigation lines" to "Reclaimed water lines". And "irrigation water" to "reclaimed water".
3. I don't see a soil analytical summary table for Sabal Trace itself, locations SB-1 thru SB-8 like there is for offsite locations BG-1 thru BG-10. Is there a reason for this to not be included?
4. The Utility Department understands that is early in the planning stages for this proposed development but an undetailed utility layout needs to be included in the DMP to show how the water and sewer mains will be designed. The Utility Department wants to be clear that all water mains will be looped within the development and no dead end mains will be acceptable. Main sizes do not need to be shown at this time.
5. The existing reclaimed storage tank and pump station on site will be removed at the cost of the developer and a new reclaimed storage pond/lake will be excavated with the reclaimed water being metered as it enters the pond.

UTILITIES COMMENTS:

FORMAL SUBMITTAL COMMENTS

Department: Neighborhood Development Services, Planning Division

Staff Reviewer: Nicole Galehouse, 941-429-7098

1. **Today's Date:** August 24, 2018

2. **RECOMMENDED ACTION:**

- ☐ Meets Requirements ☐ Meets Requirements with Conditions
- ☒ Does Not Meet Requirements/Resubmittal Required*
- ☐ No Objection
- ☐ Please call to schedule a meeting with Reviewer before Final Plans Submittal

* If the applicant receives a finding of "Does not meet requirements," the applicant shall resubmit the petition with all required changes to bring the project into conformance with the Unified Land Development Code, Urban Design Standards Pattern Book, any other City Code which applies, and any State, County, or Federal regulations. Sec. 33-8 D.(b).

PLANNING RESUBMITTAL REQUESTED TO ADDRESS THE FOLLOWING:

CPAL-18-060 • REZ-18-070 • TXT-18-179 • DMP-18-071
Planning Division Formal Review Comments

- There is already an Activity Center called "The Springs." Please choose a new project name.
- The acreage shown on the application varies from the data in the Property Appraiser records (208.5 acres). The survey and legal description do not identify acreage. Please provide verification of acreage on the survey. If acreage is inaccurate, the additional fees/acre will need to be paid.
- A signed and sealed boundary survey needs to be submitted. {Sec. 53-22.D.(9); Sec. 1-33.E.(2)} Survey provided is a specific purpose survey showing new drainage easement and is not signed/sealed.
- The Articles of Corporation provided were for the proposed property ownership. Please provide Articles of Corporation for the current property owner. This should identify the applicant as an authorized agent for the corporation. If the applicant is not listed as the authorized agent, please provide documentation that the applicant has authority to act on behalf of the property owner.

- A school capacity determination is required for a comprehensive plan amendment and a rezone. Please provide documentation of this.
- Terminology throughout the documents uses “Pattern Book” and “Pattern Plan” interchangeably. Please choose one and use consistently.
- Narrative states that the proposal is for 500 residential units plus a mixed-use component. The traffic impact statement shows 500 residential units (200 single family and 300 villas), plus the mixed-use components as: 30,000 square feet of medical office, 20,000 square feet of commercial, 300 senior living units, and 50,000 square feet of mini-storage. For proper calculation of density/intensity, which is the requested maximum number of residential units – 500 or 800?
- Property Development Regulations Table:
 - Chart shows “minimum lot coverage” – is this supposed to be “maximum lot coverage?” In any case, the maximum lot coverage permitted by code in a PCD zoning district is 50%. Lot coverage is not permitted to exceed this or to be varied to exceed these under any circumstances. {Sec. 53-107.B.(1)}
 - Minimum building sizes are only provided for mini-storage. Staff would like to see a minimum building size for conventional multi-family. Additionally, staff is requesting a maximum building size for mini-storage.
 - Minimum open space requirements are 30% per PCD zoning requirements. Please demonstrate why a waiver for this is being requested.
 - If proposed open space is being calculated for the entire site, please provide a requirement that each individual infrastructure/subdivision/site plan application will show a tracking chart.
 - Setbacks for PCD in the ULDC are 0 ft / 0ft / 20 ft (front/side/rear) for commercial and office uses. {Sec. 53-109} Proposed setbacks exceed these requirements. Staff understands the proposed additional separation when abutting residential, however encourages the remaining setbacks to be reduced to code requirements to encourage true mixed-use development.
- Figure 1. Standards for Activity Centers:
 - See note above about minimum open space requirements.
 - Provide a proposed density/intensity for mixed use development. Include the senior living in this, as opposed to calling it out separately. Clearly identify if the proposed density/intensity is calculated individually or if the proposal requests that the residential density and nonresidential FAR may be added together.
 - Percentages should add up to 100. Open space requirements should not be listed here. Proposed changes to open space should remain in the property development regulations table as part of the pattern plan.
- Remove Policy 2.9.2. Request any desired residential density during this process. Any change that would affect the residential density/intensity should come back before staff/Commission for review.

- Maximum number of proposed residential units should be included as a new policy. See example in 13.1.n of the Future Land Use Element.
- Analysis on FLU, Table 2-1 – This proposal would alter this table and create additional Activity Center classifications. This table will need to be amended in future staff comprehensive plan amendments.
- Analysis on FLU, Table 2-7 – Staff recommends removing this analysis, as the table is out of date. Again, this table will need to be amended in future staff comprehensive plan amendments.
- Analysis on FLU, Policy 3.4 – This should address job creation by the proposed development. The fiscal impact analysis conducted by staff will show projected employment.
- Analysis on p.12 refers to letters of service availability from EMS, fire, and police. These were not provided in the exhibits.
- Proposed ULDC Text Amendment
 - Retail mini-storage as permitted use:
 - Currently, retail mini-storage is only permitted as a use in Activity Centers 4 and 6. The character of these Activity Centers is very different from the proposed character of Activity Center 9. AC 4 is largely industrial in use, and the same is proposed for AC 6, which staff is beginning to undertake a master plan of. Staff does not recommend that retail mini-storage be permitted in AC 9.
 - IF the applicant chooses to move forward with the request for retail mini-storage, staff requests the following conditions:
 - A maximum acreage of the site that may be developed for this use.
 - Limitation to require front of building and/or first floor commercial retail (see images below).
 - Increased design standards for the use to properly blend with the other intended mixed-use development (see images below).



NORTH-WEST PERSPECTIVE

BREXTON 2



- Design standards from US 41 Corridor regulations are only slightly heightened from what is required in Activity Center 1 and what is being proposed in Activity Center 9. Staff recommends removing this requirement from the proposal.
- For model homes, please add code reference to Sec. 53-240(U).
- Why are dumpster containers listed as a prohibited use/structure? How will the mixed-use areas manage waste disposal?
- Staff has concerns about allowing keeping of hens in these residential neighborhoods due to the small proposed lot sizes. Noise and smells may become a nuisance in those conditions. The regulations in Sec. 53-121 were proposed for minimum 80' x 120' residential lot. Consider revising this item.

- Staff encourages the developer to work with communications companies to include small-cell deployment within proposed infrastructure. Other communities, such as Lakewood Ranch, have done this with great success.
- Environmental assessment provided does not discuss methodology for selection of boring sites. Staff has concerns that no borings were done in the eastern “arm” of the site. Please provide additional methodology.
- The proposed remediation in the environmental assessment requires approval by FDEP. At what stage will this approval be obtained?
- The City will be retaining an outside consultant to review the arsenic data. This expense will be billed to the applicant pursuant to Sec. 1-33.E.(8) and Appendix A. B. “Applicant shall pay the fees for experts, as determined by the City.”
- The environmental assessment provided was specific to the arsenic concerns. Please provide an overall environmental assessment. Additionally, for record purposes, please provide the wetlands, wildlife, and vegetative surveys with both sets of applications and all digital files.
- Traffic impact statement is very specific for proposed uses. Staff recommends use of a conversion matrix, for traffic purposes only – NOT to be used for land use mix.
- Proposed Pattern Plan
 - See notes above for proposed land use standards.
 - List prohibited uses in land use standards.
 - Dimensional and performance standards:
 - Lot coverage exceeds that which is allowed by code (50%). As referenced above, this may not be varied.
 - Discuss placement of air conditioner, pool, and other potential equipment. Provide considerations for noise and easements.
 - Bullet point 6 refers to townhomes – is this single-family attached? Are more than paired villas being proposed? If so, please provide more information on this in the narratives.
 - Roadway buffer map is difficult to read. Please provide a clearer image.
 - Plan narrative talks about sidewalks, however roadway and buffer plan does not show sidewalks on the typical street sections. Please revise these to include multimodal opportunities. Please make sure these comply with requirements of Sec. 37-41.
 - Refer to fire department comments regarding length of dead end roads and ensure that any proposed dead end roads will meet these standards.
 - Provide for required parks and/or amenity centers within residential phases of development.
- Urban Design Standards Pattern Book amendment
 - Please provide a copy of this document as a Microsoft Word file.
 - Please provide in an underline/strikethrough version.
 - P. 5 – The only areas that are exempt from site amenities are the neighborhood commercial zoning districts, which are simply required to meet the design standards of

the closest Activity Center. No Activity Center will be exempt from site amenities or public art. Add a note that for AC 9, these only apply to the mixed-use areas.

- P. 6 – Same general comment as p. 5. These standards are required for all Activity Centers.
- P. 10 – fire sprinkler systems are required on all commercial buildings in the City of North Port (see comments from fire department). Please revise this section.
- P. 12 – There are pending code revisions related to retail mini-storage. IF this use is approved in AC9, the implications of the code revisions as it relates to outdoor sales and storage will need to be clearly addressed in this section.
- P. 13 – Roof materials. Staff recommends providing a substitute that is more hurricane-friendly.

PLANNING CONDITIONS:

All pedestrian areas shall maintain a minimum of .9 foot candle.

It is the developer's responsibility to ensure the project adheres to all City, State and Federal standards.

Until the project receives a CO, the City has the right to inspect the project at reasonable times.

Approved Development Master Plans shall expire in 2 years if commencement of development procedures and evidence of applications to pursue development is not satisfactory.

Please provide a shape file for the plat and address plan in the following GIS coordinates:
NAD_1983_HARN_StatePlane_Florida_West_FIPS_090

PLANNING COMMENTS:

Please provide logos in .jpg or .png format with the formal submittal for the developer or end user (preferred) for use on the current development map available on the City's website.