

PROJECT DESCRIPTION: CENTRAL PARC AT NORTH PORT (FORMALLY SAB
DEVELOPMENT MASTER PLAN-18-00000071

RESUBMITTAL COMMENTS

Department: Building – Structural/Zoning Review - Resubmittal

Staff Reviewer: Joe Schubiger – 941-429-7259

1. **Today's Date:** November 30, 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).

BUILDING COMMENTS:

1. Permit information shall be separated into site specific permits. Separate permits are required for each individual structure. Additional permits shall be submitted as required by Zoning Regulations. This may include Dumpster Enclosures, Signs, Shade Structures, etc. Shop drawings for special construction shall be reviewed and approved by Engineer of Record (EOR) and submitted with foundation design at time of request for permit to construct. When the proposed project is for a service station, plans for gas pumps, underground utilities, gas storage tanks, site lighting etc. shall be submitted and reviewed as a part of the main structures permit.
2. Current permit applications shall include a completed Data Summary sheet. The current Code cycle is 2017 Florida Building Codes and the 2017 Florida Fire Prevention Code 6th Edition. Provide correct Basic Wind Speed design in Miles Per Hour (MPH), Exposure C.
3. Plans shall include compliancy with the **City of North Port's Unified Land Development Code**. They are available @ www.municode.com library/Florida/North Port/Unified Land Development Code
4. For each permit, provide a side by side Florida Building Code (FBC) and Florida Fire Prevention Codes Analysis. Including **Chapter 60 Fire Safety Regulations, North Port ULDC**
5. These plans shall be compliant with Development Order. Update any modifications / revisions that may have occurred prior to Final Development Order. A copy of the approved Development Order with Comments shall be a part of the submittal.
6. Important Note: Fire Alarms, Fire Sprinklers, Fire Suppression permits require signed and sealed Engineering. When they are to be attached to a primary permit, they **shall not** be submitted until the primary permit has been **issued**.

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RESUBMITTAL COMMENTS

Department: Public Works Engineering – Storm Water and Environmental Review
Resubmittal/Resolve
Staff Reviewer: Elizabeth Wong – (941) 240-8321

1. **Today's Date:** December 21, 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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RESUBMITTAL REQUESTED TO ADDRESS THE FOLLOWING:

1. As previously requested, please provide map(s) of the proposed development area showing the following generalized soil condition.
2. As previously requested, please provide a wetland survey or backup documentation showing no wetlands present. Only a map of Other Service Waters (OSW) was provided in the formal submittal.
3. In of the April 12, 2018 ACT report provided with the previous submittal, Figure 2 shows the soil boring locations SB-1 to SB8, but there is no corresponding table listing the Arsenic results for these 8 sites. Page 1 of the report bottom paragraph indicated results for 5 of the 8 confirmatory soil borings are in Table 1. However Table 1 list results for the background 12 samples shown in Figure 3 and not the eight SB-1 to SB8 samples. Please provide a corrected ACT report showing results for SB-1 to SB8 as previously requested under Comment No. 5d. Also, please correct the error of ug/kg in Arsenic concentration reporting units on page 1 of the April 12, 2018 ACT report.
4. Please provide and conduct a sampling plan that fully determines the extent of Arsenic contamination on the site. In the sampling plan, please include the rationale

and regulatory criteria that governs how many samples need to be taken to fully understand the extent of Arsenic contamination at the site. Rationale should be included to explain how the depth of arsenic sampling is determined. This sampling plan must be conducted and results submitted to the City and FDEP for review in this DMP application and note deferred to a later date.

5. Please provide a copy of the report entitled "Limited Assessment of Soil and Groundwater Quality, prepared by Still Water Technologies" that is referenced in your response to previous Comment No. 5b.
6. A complete site remediation plan acceptable to FDEP must be provided to the City for review in this DMP application. The remediation plan must be implemented and completed as part of this DMP application phase.
7. A sampling plan with specific sampling intervals must be provided as part of this DMP application phase for City approval. This sampling plan is to determine (1) baseline arsenic concentration prior to start of construction, at the discharge of the three main north to south drainage conveyance systems and in the discharge westerly to North Port Blvd. (2) Arsenic concentrations in these same locations during construction and (3) after construction is completed for a proposed length of time. In the excavation activities during construction, arsenic can be released into the surface waters and enter the city's main drinking water supply in the Myakkahatchee Creek and in the Cocoplum waterway and thus the heightened concern. After construction is over, the excavated ponds and open swales may continue to release arsenic and thus, the sampling plan must continue to provide assurances of no additional arsenic releases. FDEP regulatory arsenic limits corresponding to Class I surface water potable supply are not exceeded.
8. Please schedule a meeting with City staff to discuss the above comments prior to a resubmittal.

CONDITIONS:

1. The last wildlife survey was done in January 2018. This survey shows presence of gopher tortoise but is older than 90 days. Within 30 days and no more than 90-days of proposed start of land clearing, perform another wildlife survey and include 100% survey of potential gopher tortoise habitat per FWC Gopher Tortoise Permitting Guidelines for the site. The gopher tortoise survey must be completed prior to scheduling the pre-construction meeting or applying for a land clearing permit. The gopher tortoise survey and relocation prior to land clearing must meet the requirements and timing specified by Florida Fish and Wildlife Conservation Commission (FWC). All gopher tortoise burrows found on-site must either be avoided, or relocated, and an FWC relocation permit for the relocation secured, and a copy provided to the City. On completion of the relocation actions, submit a summary After Action report to the City that identifies the total number of tortoises relocated to the designated property.
- 2.

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RESUBMITTAL COMMENTS

Department: Fire & Rescue Review - Resubmittal

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

1. **Today's Date:** December 3, 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 CONDITIONS:

No further comments needed at this time.

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

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RESUBMITTAL COMMENTS

Department: NDS Planning, Division – Resubmittal/Resolve

Staff Reviewer: Nicole Galehouse – 941-429-7098

1. **Today's Date:** December 25, 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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APPLICABLE TO ALL PROPOSALS:

Survey provided does not show acreage. Please identify acreage clearly on provided survey or on survey report.

Survey report has "???" for the date of the survey. Please include correct date.

Articles of Incorporation do not list applicant as an authorized representative. Please provide documentation from authorized representative of Sabal Trace Development Partners, LLC that the applicant has the authority to act on behalf of the partnership.

COMPREHENSIVE PLAN AMENDMENT:

Aside from the clarification needed for all proposals, the petition for Comprehensive Plan Amendment **MEETS REQUIREMENTS**.

REZONE:

Aside from the clarification needed for all proposals, the petition for Rezone **MEETS REQUIREMENTS**.

ULDC TEXT AMENDMENT:

The recommendations in this section can be accomplished through staff's draft ordinance and legal review. If the applicant opposes any changes, please let staff know.

Staff recommends removing the reference to the RSF and RMF zoning districts, and instead listing out all permitted uses.

Proposed Sec. 55-62.A.(23) should remove the reference to hens, as exempting it in this section would in effect permit the use.

In response to previous comment regarding a/c units and other outside equipment, staff would just like to provide a note to the applicant that the City Commission has directed staff to repeal the current exemption for planned communities from the noise regulations. All development within these communities will have to meet the City's noise regulations. For zero lot line communities, care will need to be taken to ensure that the proper buffering of outside equipment, such as a/c units or pool pumps is in place so that these can be met.

In the Urban Design Standards Pattern Book amendments:

- On p. 7, it still shows "N" under the Canals column. As previously discussed and as outlined in footnote 4 on the same page, all future activity centers must provide this if the project includes major canals.
- On p.8, it still shows "N" under the Clock Tower column. As previously discussed, the only exemption from this requirement is within Neighborhood Commercial and staff will not support an exemption for this project.
- Staff does not understand the reference in the second paragraph at the bottom of the proposed p.109. It is understood that this is referencing other pages within the pattern book, but the intent is unclear.
- On p.110, the reference to the TTARB will need to be removed, as it is no longer in existence.
- There is a conflict being created in the regulations for outside storage. The City Commission recently passed Ordinance 2018-24, which permits outdoor vehicle and boat storage in mini-storage developments, provided that within Activity Centers they must be buffered. The text amendment proposed refers to this section of the ULDC. The pattern book amendment proposes to not permit any outdoor storage. Since the applicant is seeking to permit mini-storage uses, staff would like clarification as to whether or not the applicant would propose to allow vehicle or boat storage rentals within these facilities. If not, staff will adjust the language within these sections appropriately to reflect this condition.

- In the “Roof” section on p.115, it refers to ‘metal roof as designated per AC#9 Architectural Guidelines.” The section where this reference exists is the architectural guidelines for AC#9, so staff is unclear what this reference is pointing to.
- The response letter indicated that a word version of the document was provided, but staff did not see this in the digital files. Please provide this, along with a strikethrough/underline version of the changes.

PLANNING CONDITIONS:

Comprehensive Plan and ULDC text language still needs to go through legal review. Final language is subject to change but will be provided to applicant to review prior to transmittal for public hearing packets.

The resubmittal application provided only minimal additional information in regards to the arsenic contamination on-site. Staff does not recommend that this project moves forward prior to the remediation plan being complete, but is requiring that before this item is scheduled for public hearing the full testing must be complete and results provided to the City. The final approval of any projects will be conditioned on the remediation plan being approved by FDEP.

A meeting with the environmental consultant and staff regarding the arsenic contamination is required before the project can be scheduled for public hearing. The previous condition is subject to change after this meeting is conducted.

Exterior metal to be painted North Port City Center Green.

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 inspection 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. Based on the information provided above, staff may recommend a condition of approval that places a shorter expiration date on the project approval if the remediation plan for the arsenic is not complete in a reasonable time frame.

PROJECT DESCRIPTION: CENTRAL PARC AT NORTH PORT (FORMALLY SAB
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RESUBMITTAL COMMENTS

Department: Utilities Review – Resubmittal/Resolve

Staff Reviewer: Darrell Smith – (941) 240-8021

1. **Today's Date:** December 3, 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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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.
6. The 3 cul-de-sacs roadways with the proposed water main on both sides of the roads to ensure looping of the water mains are not necessary. With the short lengths of the roads the water main can be looped just around the end of the cul-de-sac using 4" water mains. The water main up to the last hydrant on each road will be required to be 6". I have spoken to the engineer of record on Friday November 30th about this change.

UTILITIES COMMENTS:

PROJECT DESCRIPTION: CENTRAL PARC AT NORTH PORT (FORMALLY SAB
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RESUBMITTAL COMMENTS

Department: Building – Arborist Review-Resubmittal

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

1. Today's Date: December 12, 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

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BUILDING RESUBMITTAL REQUESTED TO ADDRESS THE FOLLOWING:

BUILDING CONDITIONS:

BUILDING COMMENTS:

All streets public and private will be required to landscape with trees from the Priority Street Tree List Ch. 45-20 ULDC. All planting locations must meet approval of City Manager or Designee prior to planting and be clearly shown on final landscape plans.