

PRE-APPLICATION COMMENTS

Department: Building – Arborist Review
Staff Reviewer: Ryan Pieper – 941-429-7055

Today's Date: April 4, 2018

- | | |
|--|---|
| <input type="checkbox"/> Meets Requirements | <input type="checkbox"/> Meets Requirements with Conditions |
| <input checked="" type="checkbox"/> See Comments | <input type="checkbox"/> Does Not Meet Requirements |
| <input type="checkbox"/> No Objection | <input type="checkbox"/> Please call to schedule a meeting with Review
before Formal Submittal |
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FORMAL SUBMITTAL TO ADDRESS THE FOLLOWING:

The applicant has some desirable species of trees on the development property it would be advised that applicant design a way to preserve the existing native vegetation. Where you are unable to preserve existing heritage trees a mitigation fee will apply pursuant to Chapter 45 in the U.L.D.C.

COMMENTS:

SABAL TRACE
CPAL-18-060

PRE-APPLICATION COMMENTS

Department: Building - Structural/Zoning Review

Staff Reviewer: Contact Scott Spagnoli – 941-429-7023

Today's Date: April 19, 2018

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|--|---|
| <input type="checkbox"/> Meets Requirements | <input type="checkbox"/> Meets Requirements with Conditions |
| <input type="checkbox"/> See Comments | <input type="checkbox"/> Does Not Meet Requirements |
| <input checked="" type="checkbox"/> No Objection | <input type="checkbox"/> Please call to schedule a meeting with Review
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FORMAL SUBMITTAL TO ADDRESS THE FOLLOWING:

- (1) Stand alone Building Permits are required on the Primary Structure, signs, walls, fences, dumpster corrals, street lighting, irrigation systems, lift stations and any other accessory structures.
- (2) Setbacks to all property lines from all structures are required on all site plans.
- (3) Parking Lot Calculations required on site plans.
- (4) "Impact Fees are based on Land Use Type. They are calculated based on the City Impact Fee Ordinance in effect when your Building Application is submitted to the Building Department. They are due prior to the issuance of the Temporary Certificate of Occupancy, the Certificate of Completion for a shell building, or the Permanent Certificate of Occupancy." If you need more information about Impact Fees please contact the Building Department at 941-429-7044. Thank You.
- (5) Project may require additional permits from the Department of Environmental Protection (DEP) South Florida Water Management District (SWFMD).
- (6) Application forms for Building Permits will not be accepted until the Development Order is issued.
- (7) The applicant shall make an appointment before applying for any building permits.

COMMENTS:

SABAL TRACE
CPAL-18-060

PRE-APPLICATION COMMENTS

Department: Fire & Rescue Review

Staff Reviewer: Peter J. Marietti III – (941) 240-8180

Today's Date: March 14, 2018

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|---|---|
| <input type="checkbox"/> Meets Requirements | <input checked="" type="checkbox"/> Meets Requirements with Conditions |
| <input type="checkbox"/> See Comments | <input type="checkbox"/> Does Not Meet Requirements |
| <input type="checkbox"/> No Objection | <input type="checkbox"/> Please call to schedule a meeting with Review
before Formal Submittal |
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FORMAL SUBMITTAL TO ADDRESS THE FOLLOWING:

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). Throughout construction, approved emergency access to the site shall be maintained.

COMMENTS:

A pre-construction meeting is required with the Fire Marshal, general contractor, fire sprinkler contractor and underground fire line contractor. Please call 941-240-8180 to schedule.

Please provide a PDF of the final Site Plan and the Interior Life Safety Plan to pmarietti@cityofnorthport.com.

PRE-APPLICATION COMMENTS

Department: Public Works - Infrastructure Review

Staff Reviewer: Ben Newman, P.E. – (941)-240-8320

Today's Date: April 19, 2018

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|--|---|
| <input type="checkbox"/> Meets Requirements | <input type="checkbox"/> Meets Requirements with Conditions |
| <input checked="" type="checkbox"/> See Comments | <input type="checkbox"/> Does Not Meet Requirements |
| <input type="checkbox"/> No Objection | <input type="checkbox"/> Please call to schedule a meeting with Review
before Formal Submittal |
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FORMAL SUBMITTAL TO ADDRESS THE FOLLOWING:

Submit a Traffic Impact Analysis including the following:

- Daily trips generated
- Peak Hour Am trips generated
- Peak Hour PM trips generated

Use the latest edition of the Institute of Transportation Engineers, Trip Generation Manual for the trip generation rates for the highest and best uses.

Graphically show the trip distribution from the proposed project's connections to the City of North Port roadways, with direction of trips onto the City's roadways.

1. As part of the Traffic Study, please submit an operational and safety analysis for the following intersections;
 - a. Greenwood Avenue at Sumter Blvd.
 - b. Greenwood Avenue at North Port Blvd.
 - c. Appomattox Drive at Sumter Blvd.
 - d. Appomattox Drive at North Port Blvd.
2. As part of the operational analysis, review the existing northbound left turn lane along Sumter Blvd. at Greenwood and Appomattox Dr. We want to make sure that the additional traffic will not result in left turn queues blocking the inside north bound thru lane along Sumter Blvd. at these two locations.
3. Perform a right turn lane warrant analysis per National Cooperative Highway Research Program (NCHRP) Publication 279 at the following intersections:
 - a. Southbound Sumter to westbound Greenwood
 - b. Southbound Sumter to westbound Appomattox Dr.

- c. Northbound North Port Blvd. to Eastbound Greenwood Avenue
 - d. Northbound North Port Blvd. to Eastbound Appomattox Dr.
 - e. Eastbound Appomattox Dr. at proposed north driveway entrance
 - f. Westbound Greenwood Avenue at proposed south main driveway
- 4. Perform a left turn lane warrant analysis per NCHRP 745
 - a. Eastbound Greenwood Avenue at proposed south main driveway
 - b. Westbound Appomattox Dr. at proposed north driveway entrance
 - c. Southbound North Port Blvd. at Appomattox Drive.
 - 5. The traffic use for the turn lane analysis must include the total traffic which will be a combination of the project generated traffic plus existing traffic accessing the developments along Appomattox and Greenwood Avenue.
 - 6. The City will consider a separate alternative of providing a bridge over the Coco Plum waterway that can alleviate the traffic along Sumter and Appomattox. A different scenario of the required scenarios on items 3 and 4 above can be analyzed with the potential bridge in place.

The Traffic Impact Analysis shall be prepared, signed and sealed by a professional engineer, licensed with the state of Florida and qualified to prepare the Traffic Impact Analysis.

COMMENTS:

PRE-APPLICATION COMMENTS

Department: Public Works Eng – Storm Water and Environmental
Staff Reviewer: Elizabeth Wong – (941) 240-8321

Today's Date: April 18, 2018

- | | |
|--|---|
| <input type="checkbox"/> Meets Requirements | <input type="checkbox"/> Meets Requirements with Conditions |
| <input checked="" type="checkbox"/> See Comments | <input type="checkbox"/> Does Not Meet Requirements |
| <input type="checkbox"/> No Objection | <input type="checkbox"/> Please call to schedule a meeting with Review
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FORMAL SUBMITTAL TO ADDRESS THE FOLLOWING:

All Stormwater and Environmental issues must be addressed in the later SDR applications.

COMMENTS:

PRE-APPLICATION COMMENTS

Department: Utilities Review

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

Today's Date: April 18, 2018

☐ Meets Requirements

☒ Meets Requirements with Conditions

☐ See Comments

☐ Does Not Meet Requirements

☐ No Objection

☐ Please call to schedule a meeting with Review
before Formal Submittal

FORMAL SUBMITTAL TO ADDRESS THE FOLLOWING:

1. Before FDEP permits will be signed, North Port Utilities requires the following:
 - a. Four complete sets of DEP permit applications (water and sewer) and four sets of construction plans both sets of items shall be signed and sealed by the engineer of record.
 - b. One engineer certified (sealed) estimate for the cost of utility construction.
 - c. A check for the Utility Construction Inspection Fee. The fee shall be 6.5% of the utility construction costs for projects \$0 to \$2 million, plus 2.5% of utility construction cost over \$2 million. The minimum fee is \$250.00.
2. Prior to commencement of utility site construction, three copies of shop Drawings plus any copies required by the applicant shall be submitted to the Utility Department for review and approval.
3. Irrigation systems shall be designed and constructed to meet reuse standards.
4. 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.

Prior to utility site construction the Development Order, Department of Environmental Protection Permit and Development of Health Permit shall be posted at the project site and provided at the preconstruction meeting.

COMMENTS:

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CPAL-18-060

PRE-APPLICATION COMMENTS

CPA 18-060 Sabal Trace

Department: NDS Planning Division

Staff Reviewer: Nicole Galehouse, Senior Planner, 941-429-7098

Today's Date: March 26, 2018

☐ Meets Requirements

☐ Meets Requirements with Conditions

☒ See Comments

☐ Does Not Meet Requirements

☐ No Objection

☒ Please call to schedule a meeting with Review
before Formal Submittal

FORMAL SUBMITTAL TO ADDRESS THE FOLLOWING:

Please provide a detailed narrative that includes references from the City's Comprehensive Plan to support the proposed amendment.

Application must demonstrate ability to meet all concurrency requirements of Chapter 5 of the ULDC. Where applicable, letters from the appropriate agency must be provided. Please see attached information regarding compliance with the Sarasota County School Board.

The applicant will need to meet with staff to discuss the proposed land use and zoning for the property. If it is determined that the proposed zoning will be Planned Community Development (PCD) and a new activity center is created, a zoning text amendment will also be required in order to create the associated Urban Design Standards Pattern Book amendments. In addition, if PCD is the required zoning designation, a concurrent Development Master Plan (DMP) application will be required.

Please provide a map showing the proposed changes to the Future Land Use Map. Do not include any detail from the DMP on this map.

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

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.

SABAL TRACE
CPAL-18-060

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