



NEIGHBORHOOD DEVELOPMENT SERVICES DEPARTMENT

Planning Division

MEMO

Summary of SDR Review for Palm Port Apartments Development Master Plan

To: Peter D. Lear, CPA, CGMA, City Manager

Thru: Jason Yarborough, ICMA-CM, Assistant City Manager

Thru: Frank Miles, MPA, Director, Neighborhood Development Services

Thru: Nicole Galehouse, AICP, Planning Division Manager

From: Alison Christie, Planner

Date: October 9, 2019

Utilities – The Utilities Department reviewed the Development Master Plan and determined it complies with the ULDC and meets all requirements. Comments were provided for requirements for the future Major Site and Development Plan.

Fire – The Fire Department reviewed the Development Master Plan for compliance with the ULDC and Florida Fire Prevention Code and determined it meets requirements. Specifically, access to the site was evaluated and found to meet the requirements. Comments relating to fire hydrants and sprinkler systems were provided for the future Major Site and Development Plan.

PW Infrastructure – The Public Works Department reviewed the Development Master Plan for traffic impacts, roadway standards, and circulation and had no objections. Comments on requirements for the future Major Site and Development Plan will be given at a later date.

PW Stormwater – The Public Works Department reviewed the Development Master Plan for conceptual stormwater management, wetland and wildlife impacts, and have no objections. Comments on requirements for the future Major Site and Development Plan will be given at a later date.

Arborist – The City Arborist reviewed the Development Master Plan for compliance with Chapters 21 and 45 of the ULDC and found that it met requirements with the recommended condition below. Arborist staff does not support the requested waiver from the required buffer along the waterway without the recommended condition to provide a denser natural buffer along the waterway that will provide a visual screen within 5 years. Additional comments will be provided for the future Major Site and Development Plan at the time of submittal.

Building – The Building Division of Neighborhood Development Services reviewed the Development Master Plan and found that it meets requirements. Comments were provided on future permitting and comments for the future Major Site and Development Plan will be given at a future date.

Planning – the Planning Division of Neighborhood Development Services reviewed the Development Master Plan for compliance with the ULDC and found that it met requirements with the recommended condition described above. Additional comments will be provided for the Major Site and Development Plan at the time of submittal.