



APPLICATION DEFICIENCY NOTICE

DATE: November 26, 2024

APPLICATION REFERENCE: TOCOI ENGINEERING, LLC, SPL-24-008 - 1106 ORANGE Ave

Dear Applicant:

We have received the materials submitted in response to the Application Deficiency Notice previously provided to you. Upon review of the re-submitted items, staff has identified items that need to be corrected. Attached to this notice is a list of comments in response to the re-submitted items.

Each of the items on the attached list require responses and revised materials be created and re-submitted before any further action can be taken on this permit. A hold is placed on this application and the time it takes you to respond to this list of items is excluded in calculating permit processing timeframes. Once corrected and/or new materials are submitted, your permit processing timeframe will begin again.

A complete response to each of the items on the attached list is required to be submitted **at the same time**. As applicable, a complete response is required to include:

1. A written document addressing all of your responses (one paper copy).
2. New and/or updated technical reports (one paper copy).
3. New and/or corrected plans. Please note that revisions to previously submitted plans are required to be identified by clouding, must be noted in a revision list on the plan sheet(s), and are required to be incorporated into a full set of revised plans (one paper copy).
4. A transmittal that itemizes everything being resubmitted (one paper copy).
5. A copy of the entire resubmittal must be provided electronically (either on a thumb drive or uploaded via the permit portal).

Your response must be received by our Department within 180 days of the date noted on this letter to avoid this application being withdrawn from consideration. Withdrawn application must be resubmitted as new applications requiring repayment of all applicable fees and processing requirements.

Thank you for your anticipated cooperation in submitting the items requested by staff. We look forward to working with you as this application continues to be processed.

APPLICATION DEFICIENCY NOTICE #2

DATE: November 26, 2024

APPLICATION REFERENCE: TOCOI ENGINEERING, LLC, SPL-24-008

PLANNING DIVISION COMMENTS - contact Gabriel Barro (gbarro@greencovesprings.com)

1. Eastern parking lot entrance on Grove St should be angled towards the west to discourage vehicles using St. Johns Ave. This needs to be reflected on all sheets of the site and landscape plan.
2. Provide a landscape plan that shows existing trees and trees to be planted per Sec. 113-244 for both interior and exterior planting on entire property.
3. Trees labeled 3 and 4 are to be saved.
4. Move parking lot lights further away from St. Johns Ave. Shield lights to diminish bleed over.
5. Provide a note on the plans to comply with conditions set forth in #SE-24-002.
6. Applicant shall pay mobility fee for the additional 56 students prior to site approval. pursuant to the fee schedule in Ordinance O-13-2023.
7. Provide a narrative describing the vehicle stacking plan during construction.

PUBLIC WORKS DIVISION COMMENTS - contact Mike Null (mnull@greencovesprings.com)

[24-671 SPRINGS ACADEMY PARKING SUBMITTAL 091124.pdf](#)

1. The driveway flare on the east side of the east driveway needs to be removed to further discourage drivers from accessing this driveway from St. Johns Ave.

[24-671 SPRINGS ACADEMY PARKING SUBMITTAL 111424.pdf](#)

1. The new masonry fence needs to be shown (and constructed) on the applicant's property and not on City ROW.
2. As previously discussed, the north driveway apron on Grove St needs to be "one-way". It should be built to not allow traffic from St Johns to turn into this entrance.