



APPLICATION DEFICIENCY NOTICE

DATE: April 18, 2024

APPLICATION REFERENCE: Cypress Management and Design, PUD-24-001 - 965 LEONARD C TAYLOR PKY

Dear Applicant:

The items you submitted for the above-referenced permit have been reviewed by the City representatives responsible for approving different aspects of your application. Attached to this notice is a list of comments in response to the materials submitted.

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must be received by our Department within 180 days of the date noted on this letter to avoid this application being withdrawn from consideration. Withdrawn application must be resubmitted as new applications requiring repayment of all applicable fees and processing requirements.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

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PLANNING DIVISION COMMENTS - contact Michael Daniels (mdaniels@greencovesprings.com)

1. Provide 6' sidewalk along SR 16 frontage prior to completion of phase 1 construction.
2. Provide a note that there shall be an internal sidewalk connection within the development that provides connectivity between the commercial and industrial areas and to US 17 and SR 16.
3. Section III. B. of the PUD written description should be tied to the architectural guide— differentiate between comments required by the Association vs the City. See attached comments provided with architectural guide.
4. Traffic Methodology including access locations shall be approved as part of the traffic methodology prior to PUD approval.

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

PUD-24-001 Site Plan.pdf

1. Electric Utility installation by City will be subject to standard CIAC provisions as outlined in City Code.
2. Water lines are incorrectly shown, they are on the east side of US 17 and north side of SR 16.
3. Maintenance of the water and sewer utilities within private property shall be installed and maintained at the property owner's expense.
4. Utility drawing does not match the Master Plan.
5. Section 1.D.5 identifies a commercial access for phase 1 but this is not shown on the phasing plan or Master Plan