



APPLICATION DEFICIENCY NOTICE

DATE: March 12, 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must be received by our Department within 180 days of the date noted on this letter to avoid this application being withdrawn from consideration. Withdrawn application must be resubmitted as new applications requiring repayment of all applicable fees and processing requirements.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.

APPLICATION DEFICIENCY NOTICE

DATE: March 12, 2024

APPLICATION REFERENCE: Cypress Management and Design, PUD-24-001

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

1. Separate Site Plan into multiple maps so that it is easier to read.
2. Identify Phases on the site plan. Identify commercial areas and industrial areas.
3. Change language regarding trees to large, medium, small trees as set forth in the Florida Friendly Plan Guide set forth on the FFL Plant Guide: Florida-Friendly Landscaping Program - University of Florida, Institute of Food and Agricultural Sciences - UF/IFAS (ufl.edu)
4. Need to comply with tree preservation and planting requirements set forth in City Code. Provide a note that a certified arborist shall evaluate the trees located on the site and will be included in the site development process to evaluate the existing trees and to be involved in the construction process to ensure that the trees are maintained and protected prior to and during construction. Consideration will be given in terms of qualitative preservation versus the quantitative requirements of the City Code.
5. Provide 6' sidewalk along SR 16 prior to completion of phase 1 construction.
6. Provide and show internal sidewalk connection within development.
7. Provide a master utility plan.
8. Provide a note that internal drive aisles cannot be dedicated to the City now or in the future unless they meet City specifications.
9. Parking shall be required to meet the requirements of Chapter 113 Article III of the City Code. Please explain or provide more information regarding how shared parking would be utilized onsite. If proposing to reduce parking requirements below city code requirements provide a separate parking study application and fee with the following requirements:
 - a. Provide parking needs and demands analysis, prepared by a professional engineer, architect or American Institute of Certified Planners-certified planner, that proposes alternate parking requirements based upon the unique characteristics of the applicant's property.
 - b. The parking study shall consider and discuss all relevant factors including, without limitation: type of use, surrounding available public/private off-street parking, shared parking opportunities between users, hours of operation of proposed and neighboring uses, surrounding on-street parking, loading needs and demands and parking trends for similar development size and use. Additionally, estimates of parking needs and demands shall be based on recommendations in studies such as those from the Urban Land Institute (ULI), the Institute of Traffic Engineers (ITE), or the Traffic Institute, or industry standards based on data collected from geographic areas and uses or combinations of uses which are the same or comparable to the proposed area and use.
10. Provide more detail in section B Architectural Review/compatibility such as but not limited to:
 - a. Building Massing Requirements
 - b. Building Frontage Design
 - c. Façade Articulation
 - d. Building Materials
 - e. Entrances
 - f. Lighting
 - g. Signage
11. Traffic Methodology including access locations shall be approved as part of the traffic methodology prior to PUD approval.
12. Water Stormwater Permit to be approved prior to approval of site plan permitting for phase 2.

APPLICATION DEFICIENCY NOTICE

DATE: March 12, 2024

APPLICATION REFERENCE: Cypress Management and Design, PUD-24-001

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. Cost of installed distribution system cannot be used to offset impact fees. The purpose of impact fees is primarily to assure treatment plant capacity, not distribution and collection system. Additionally, sections 90-405 and 90-406 of City Code detail the cost allocation of new installations. This method is provided so that existing customers are not burdened with the cost of new development. Specifically: "To provide water and/or wastewater services for a land parcel within the city utility service area where water and/or wastewater services are not existing at that time, the owner shall:(1)At his own expense, install all water and/or wastewater lines, and perform all work necessary for a water distribution and/or wastewater collection system, in accordance with the provisions of section 90-405; and(2)Upon completion, dedicate to the city the entire system, excluding only the building wastewater collector and water pipes connecting the building served with the outlet side of the water meter, as provided for in section 90-405, and pay the water and wastewater improvement trust fund charges determined by the city on the basis of this article or succeeding ordinances, prior to connection of the water and/or wastewater system in concern with the existing city services, which connection shall be made by and at the expense of the owner in accordance with tap-in plans approved in writing by the city prior to connection."

STORMWATER CONSULTANT COMMENTS - contact Charles Sohm (csohm@toci.com)

1. The PUD description may or may not need this, but the site development needs to account for stormwater retention/treatment for the whole site. All stormwater features including ponds, swales, inlets, pipes, outfall areas, ditches, and other conveyances should lie inside a drainage easement and a master maintenance plan should be drafted and a responsible entity should be created for maintenance. Individual parcels developing within the master PUD will still require a permit modification from the SJRWMD, but they will be able to tie into the master drainage system.

ELECTRIC DIVISION COMMENTS - contact Steven Tye (stye@greencovesprings.com)

1. New development to be built UG electric utilities. Need final plans for building as needed.