

PLANNING AND ZONING DIVISION
DRC COMMENTS #4 – JULY 28, 2014
RESPONDED: 08-20-14

Project: Midtown Residences
Type: Site Plan
Number: PZ-13120005
Status: Hold

General/Pending/Advisory Comments

1. Pending owners' presentation at the Planning and Zoning Board & City Commission meetings.
Response: NOTED
2. Pending receipt of one (1) digital copy and 16 sets of 11"x17" site plan packages prior to Planning & Zoning Board meeting. Staff to advise when sets will be required.
Response: NOTED
3. Pending receipt of address request, 11"x17" site plan and \$400.00 fee. Addresses, subject to City and Post Office approval, will only be assigned upon site plan approval by the City Commission.
Response: NOTED
4. Pending receipt of correspondence from FDOT, prior to City Commission approval, approving proposed improvements in the Sample Road right-of-way.
Response: An FDOT letter shall be provided prior to P&Z Hearing.
5. Pending completion of maintenance agreement(s), prior to building permit submittal, for improvements in the public right-of-way.
Response: Owner shall provide completed maintenance agreement(s) for R/W improvements prior to issuance of building permit.
6. Pending completion, prior to building permit submittal, of public access easement(s) for portions of any sidewalk located on private property that is intended to be used for public purpose.
Response: Owner shall provide completed access easements for sidewalks located on private property prior to issuance of building permit.
7. Plat does not reflect the fifteen (15) foot dedication required along the north property line.
Response: Owner proposed to record the 15' dedicated access easement along the North property line and any other easements through a separate instrument.
8. Be advised, no building permits will be issued until all notes associated with plat have recorded.
Response: NOTED
9. The county's review of adequacy has expired according to the plat expiration date. If a delegation request has been filed with the county, please provide copies.
Response: Re-platting shall address and review of adequacy.
10. Be advised, further discussion is warranted regarding the participation and construction of Street Type A, which includes construction obligations, timing, landscape, realignment, shared access, etc. The owner shall post a bond for 50% of the roadway and improvements construction cost.
Response: NOTED and details shall be determined at time of building permit

Dedication

11. Any person who submits a residential plat which exceeds four (4) acres, must dedicate to the city an area equal to five (5) percent of the gross area to be used as a park, playground, community or recreational facility. This requirement may alter the development scenario proposed. At the sole discretion of the City Commission, cash in lieu of the land dedication shall be required. Cash

equivalent is based on the current appraised value of the land. This comment was previously provided to owner during concurrent plat review. Owner must respond to this requirement and commit to compliance with an option as provided above. Review and recommendation shall be considered by the Planning and Zoning Board during the site plan approval process.

Response: NOTED and shall be determined prior to City Commission.

Impact Fees

12. Pending payment, prior to building permit issuance, of Police and Fire Rescue Facilities fee. Fee is based on use and building square footage, Sec.13-118 thru 13-126, Ord.2006-017. The following estimates are based on 312,882 square feet: Police = \$48,809.59 / Fire =\$91,674.42. Exact amount will be determined at building permit.

Response: NOTED

General Site Plan Comments

13. As previously stated, block sizes and street grid network are important elements in the MainStreet Design Standards (MSDS). Any deviation from the approved MSDS must be comprehensively addressed in the concurrent PMDD rezoning as an Alternative Design Solution. As such, site plan approval is contingent upon final PMDD approval by the City Commission.

Response: NOTED

14. Site plan still does not reflect the required 15' landscape buffer on the north side of the site in addition to the area proposed as a "greenway". Further, "greenway" proposes to include pedestrian sidewalks, fencing, hedges and trees which at maturity will be large, in an area where these features simply cannot be accommodated due to the narrow space. A buffer adjacent to the "greenway" will provide space for landscape material to be planted and allowed to grow adequately and provide space for other amenities. Please revise the plan accordingly to reflect an additional 15' on the north. Lastly, see comments throughout for references to fence location and parking space overhangs in relation to the "greenway" landscape buffer area.

Response: As agreed to by staff, 14' of additional buffering has been provided through a reduction in stall depth from 20' to 18' along the north side of the property only. The surface and parking stalls that have been reduced are clearly marked on Sht SP-1, A1.2 & A1.3. Along the North sides of Bldgs. 3 & 7 there is approx. 12' -15' of additional landscape buffer adjacent to the greenway. The lake area on the north eastern portion of the railway provides additional buffering for approx. 200'.

15. Review the placement of all wall/fence locations between buildings parallel to Street Type A, to ensure pedestrian gates do not interfere with vehicle overhangs.

Response: Any interference with vehicle overhangs and wall/fence locations have been resolved.

16. Bus shelter and all other site furnishings located on areas to be for public purpose shall be consistent with City's amenities package. Please acknowledge.

Response: NOTED

17. Pending receipt of letter from Republic Services approving refuse collection as proposed.

Response: An approval letter was attached with the prior resubmittal and attached again herein.

18. Provide note on site plan and in PMDD document for construction of clubhouse/pool to be completed prior to issuance of 25% of certificates of occupancy.

Response: NOTED and provided on sht SP-1

General Parking/ADA/Medians

19. The maximum width of curb cuts for residential uses shall be twenty-four (24) feet. Curb cut widths shall be measured at the property line. Provide dimension.
Response: Dimensions have been added to the enlarged site plan and proposed curb cuts do not exceed 24' in width. See Sht A1.1
20. Parking for the clubhouse has not been included in the parking space calculation. Clubhouse shall provide one (1) parking space for each two hundred (200) square feet of floor area. However, this requirement may only be applicable to those areas to be used as offices and not recreational resident areas within the clubhouse. Provide a clubhouse floor plan for review and revise plans accordingly.
Response: Please note that since this site is being rezoned to PMDD, MainStreet Design Standards (Sec.8.14.1) parking requirements for Commercial/Office/Retail/Restaurant/Entertainment Uses under which the Leasing Center would fall require 3 spaces per 1,000sf. The leasing center component located in the Clubhouse shall not exceed 1,500 sf; therefore, 5 spaces have been allocated adjacent to the entry. The spaces are depicted in the master site plan Sht SP-1 and sheet A1.2. Appropriate signage shall be provided to identify "parking for leasing office only".
21. MSDS Sec.8.2 Setbacks – Off-street parking is not allowed within the maximum setback. Provide dimension from property line for spaces along the north property line to demonstrate compliance. See comment below under walls/fences section.
Response: The proposed setback for surface parking spaces are 17'. Additionally, screening is provided through the use fencing and landscape buffers along the railway and between the fence and parking space.
22. ADA detail shows van accessible signage for parking spaces. However, van accessible spaces have not been identified on site. Revise plan and/or detail accordingly.
Response: Van accessible parking is provided in the one (1) HC parking stall provided in the structured parking garage. In addition, all accessible spaces are van accessible as per the 2012 Florida Accessibility Code for Building Construction Section 502. The accessible spaces are 12 feet wide with a 5 foot access aisle; and have at least 98 inches of vertical Clearance.
23. Review ADA parking space signs locations throughout the site. Some are placed such that a vehicle will impact the sign. Signs shall be relocated, sidewalks shall be wider or wheel stops may be added, as applicable.
Response: All signs do not conflict with vehicle parking spaces and do not impact the min clear width of 36" in the sidewalk where a sign is located. See revised accessible parking detail, Sheet C-3, showing sign placement to avoid vehicle encroachment.
24. Accessibility via a sidewalk connection or other compliant ADA connection shall be provided from inside the site to the ADA space located inside the parking structure.
Response: An accessible route has been provided from the ADA space within the garage through a crosswalk connecting to Bldg 3.
25. Review ADA spaces throughout. Ensure compliant sidewalk or other connectivity is provided.
Response: Compliance and connectivity has been met for ADA spaces depicted on the site

Sheet A-0.1 Project Data

26. Setbacks. Revise table to reflect 15' at "above 2 stories".
Response: Revised as noted

27. Height – Residential – Dimension shown as proposed reflects the top of roof height. Provide additional dimensions for proposed median and top of beam roof heights.
Response: Additional heights have been added as noted
28. Height – Garage – Add dimension for proposed height.
Response: Added
29. Height – Structure – Add dimension for proposed height.
Response: Added
30. Parking Summary - Provides for 10 ADA surface spaces. However, counted spaces show 9. Revise all plans and/or summary accordingly.
Response: Parking summary has been revised accordingly to show summary of ADA spaces

Sheet A-0.2 Accessible Route / Pedestrian Access Diagram

31. Cistern Plaza 3, appears to be counted in its entirety as bonus open space. However, this area is also proposed as a curbed emergency vehicle access. Revise plan to remove emergency access area and open space table.
Response: This area has been designed for pedestrian use and activity while also allowing for emergency vehicles to pass through with no obstructions in the case of an emergency. The owner considers this area continue to be counted towards the open space b/c it will always be used and open to the public.
32. Staff has concerns over the constructability of Cistern Plaza 3. Compaction necessary to provide a roadway surface suitable for emergency vehicle access, may diminish the permeability of the proposed pavers. As this area is counting towards open space and “green” elements, staff is requesting that owner provide evidence that this area can be constructed as proposed.
Response: see attached detail on sheet A0.3 fire access plan
33. Public gathering space at NW corner shows no plaza amenities. However, table includes this area in square foot calculations. This plaza must provide pedestrian amenities or be remove from calculations. Revise all plans and/or tables accordingly.
Response: This plaza provides fixed concrete benches for seating and an informational solar kiosk describing the sustainable feature of that plaza

Sheet A-0.4 Electric Charging Stations Detail C

34. Staff recommends that vehicle charging stations located in the parking structure be dispersed throughout the site or located as a group elsewhere on site thereby freeing up covered common spaces to residents. Further, review the number of spaces proposed. While staff acknowledges that the use of these spaces provides a “green” amenity, the number proposed is large. As all parking in the parking structure has been made part of required parking calculations, staff is concerned that these spaces may remain largely unoccupied potentially creating a parking deficit.
Response: In the case that residents do not request EV charging stations they are also intended to be used as standard spaces so that there is no spaces will be unoccupied unnecessarily. The spaces are intended to be reserved as needed by the tenants and any unreserved/surplus station are open to be used as a standard space.
35. Pending receipt of information for photovoltaic system including type/manufacturer, square footage of rooftop area to be used etc.
Response: Included in the previous re-submittal and attached here in. The PV rooftop panels will be used to offset some of the electrical loads associated with the clubhouse. Potential panel types currently under consideration include the Conenergy PH 230P-255P solar modules. The Conenergy panels are certified to ISO 9001 international quality standards and fit well into the proposed application. Polar Bear PanelClaw components are under consideration to mount the solar modules to the proposed flat roof due to their ability to withstand fluctuations in temperature

and withstand high wind events. The integrated roof pads are made from recycled rubber helping to divert tires from landfills, something that can also be included in the green educational exhibit planned for the project. **Please see the attached module and mounting bracket specification sheets for additional details.**

Parking Structure

36. MSDS Sec.8.14.1 – Parking garages – Blank, unarticulated walls shall not be permitted for parking garage facades. Ramps and stairwells should be buffered with decorative grilles and screens. Review and revise the exposed stairwell as required.

Response: No blank or unarticulated walls are designed for this structure. The stairwells leading from the top of the parking deck to grade has been enclosed and treated with architectural elements.

37. Identify all architectural elements proposed. Detail and clearly label elements including awnings, finishes, colors etc.

Response: All elements have been identified on the elevations

38. Further detail elevations to depict a vehicle parked on the top deck to verify that the proposed wall height will sufficiently shield parked vehicles from public view. Dimension accordingly.

Response: The height of the wall has been dimensioned at 48" abv the finished deck. A sufficient height to screen vehicles.

39. Further detail elevations to depict proposed light poles on the top deck. Dimension accordingly.

Response: See E1.2 for your reference in representation

40. Further detail elevations to depict landscape material proposed inside the planter on top deck.

Response: See landscape Shts LP-3

41. Further detail elevations to depict elevator shaft and/or equipment on top deck as applicable.

Response: Elevations have been refined to depict the elevator shaft accessing the upper parking deck.

42. If light fixtures are proposed, show on elevations and provide details including color.

Response: Light fixtures have been shown on the elevations for the rooftop parking deck. Color to be bronze

43. Show how the proposed ground floor ADA space will be provided access to site. (see comment above)

Response: An accessible route has been provided from the ADA space within the garage through a crosswalk connecting to Bldg 3. See Sht A1.2 for further detail.

44. Provide concrete stoop outside stairwell access door. Revise landscape plan accordingly. See comment above regarding ADA accessibility.

Response: Provided as noted

General Elevation Comments

45. Indicate, consistent with legend, where each element, color etc., is proposed on the elevation.

Response: Tags coordinated with legend

Walls & Fences

46. Perimeter walls/fences in a required buffer cannot be closer than 15'-0" from the perimeter or right-of-way. Show clear dimensions from **both** the property line to the fence and from the front of parking spaces to the proposed wall/fence. Be advised, wall/fence may not encroach into parking space overhang.

Response: Perimeter fence at north property has been relocated out of the 15' railway and sits within a 24" buffer b/w the parking stall overhang and the southern edge of the railway.

47. Pool shall not be located closer than twelve (12) feet from the water to any fence or enclosure. Provide dimension and/or revise accordingly.
Response: Although the pool area as designed now is more than 12' away from a fence enclosure, the PMDD is allowing for deviation from this regulation and intends to meet any building or HRS code requirements as it relates to pool and pool deck areas.
48. Pool area shall be enclosed with a fence a minimum of eight (8) feet high. Revise plan and/or provide site specific design standard in PMDD.
Response: Although per Section 13-371(9) of the LDC, the fence surrounding the pool area of a private community must be a minimum of 8 feet in height. The owner proposes to follow HRS guidelines + 1 foot in height (5 feet total height). HRS guidelines, Chapter 64E-9, Public Swimming Pools and Bathing Places, 64E-9.002 Definitions (7), Effective Barrier (See Attachment). The PMDD guidelines will reflect this modification.
49. Provide perimeter wall/fence detail including height, colors etc.
Response: See Sht LP-9
50. In lieu of chain link, staff recommends the use of decorative fence to enclose lift station, pending approval from City's Engineering Department.
Response: If the City engineer has no objection neither does the owner.

Signage

51. Sec.13-471 Sign Review Procedures. All signs are subject to zoning review. At the time of site plan approval, all projects must submit a uniform sign plan for designer signs, ground signs, wayfinding signs, façade signs etc., including but not limited to (as applicable);
Dimensions and elevations of structures, materials and finishes, colors, maximum width and height of structures, maximum letter height, font styles, logos, spacing and illumination.
Response: Owner proposes to provide a monument sign at the main entry off of Sample Road (see Sht LP-11) for details. In addition, the development shall also provide a uniform sign plan such as wayfinding signs, building address signs, and façade signage at time of bldg. permit. Refer to building elevation for proposed locations of building address signage. In addition, all signage shall meet City design standards and maintain the signage in the same architectural style being proposed for the project.
52. Site plan is missing a sign plan with locations for site signage. As previously requested, a sign plan should be included in the site plan package (see comment above).
Response: See Sht LP-11 for monument/site signage
53. Sec.13-468.1 Address signs. Development shall include address numerals, a minimum of 6" in height, on the ground sign.v
Response: Exterior elevations notate that all bldg. address signage shall be a min of 6" high.
54. Sec.13-474 Designer signs. This category has been created to encourage signage that is creative and sculptural. Designer signs qualify for increased sign face, size, etc. Staff is available to discuss the designer sign process in more detail.

Response: See Sht LP-11 for proposed monument/site signage. Owner intends to meet all City design standards and maintain signage in the same architectural style being proposed for the project and shall be provided at time of building permit.

Photometric

55. Please re-evaluate proposed 20' poles on top deck of parking structure. All site lighting shall be confined to site and shall not bleed or glare. Provide type, height and detail of fixture proposed.

Response: The proposed fixture and height for the 2d level open deck has been reviewed and the site lighting is confined within the site and parking area. This is the most energy efficient and cost effective solution. In addition, this fixture meets LEED "dark sky" requirements. Refer to E-1.2 for type, height and detail has been added.

56. Sec.13-374 – A point-to-point lighting plan, signed and sealed by an engineer registered in the state, is required. Plan must include parking, pedestrian areas, sidewalks, driveways & loading.

Response: Acknowledged. These have been prepared and will be submitted signed and sealed upon request in the submission.

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