

REVISION TO APPROVE PLANS COMMENTS

Department: Fire & Rescue Review – Revision to an approved plan
Staff Reviewer: Robert W. Needy – (941) 240-8180

1. Today's Date: March 30, 2021

2. RECOMMENDED ACTION:

Meets Requirements Meets Requirements with Conditions

Resubmittal Required Does Not Meet Requirements

No Objection Hold

Please call to schedule a meeting with Review before Final Plans Submittal

FIRE CONDITIONS:

Florida Fire Prevention Code (FFPC) 7th ed., section 101:30.3.5, All new apartment buildings shall be protected by an approved, supervised automatic sprinkler system installed in accordance with chapter 30 and section 9.7 of NFPA 101, "Life Safety Code", 2018 edition and NFPA 13R, "Automatic Sprinkler Systems for Residential Occupancies", 2016 edition. Utility drawings on civil plans submitted do not indicate required fire lines for the buildings. ***Please provide fire line size and location (s) on final plan submittal.***

Sprinkler systems designed for residential occupancies shall comply with NFPA 13R, "Automatic Sprinkler Systems for Residential Occupancies", 2016 ed., section 6.11.1, "At least one fire department connection (FDC) shall be provided for buildings, accessible by a fire department, that exceed 2000 sq. ft. or are more than a single story." Utility drawings on civil plans submitted do not indicate the location of the Fire Department Connections (FDC's) for each building. ***Please provide the location of the (FDC) for each building on the final plan submittal.***

FIRE COMMENTS:

All proposed projects or developments shall comply with the Florida Fire Prevention Code (FFPC), 7th Edition (NFPA 1 – Fire Code, 2018 Edition with State of Florida Amendments).

Emergency Access Plans (EAP) for Fire Apparatus Access shall be submitted for review and approval prior to commencement of all new construction as outlined in

Florida Fire Prevention Code (FFPC), 7th Edition (NFPA-1 Fire Code, 2018 Edition), § 1:18.1.3.

It is the owner's responsibility to provide safeguards during building construction, alteration and demolition operations as outlined in Chapter 16 - SAFEGUARDS DURING CONSTRUCTION of the FFPC, 7th Edition.

If you have any questions, please contact the Prevention office at 941-240-8180.

PROJECT DESCRIPTION: EMERALD OAK APTS
REVISION TO APPROVED PLANS-21-00000075

REVISION TO APPROVE PLANS COMMENTS

Department: Public Works - Infrastructure Review – Revision to an approved plan
Staff Reviewer: Ben Newman P.E. – (941)-240-8320

1. Today's Date: April 13, 2021
2. RECOMMENDED ACTION:

- Meets Requirements Meets Requirements with Conditions
 Resubmittal Required Does Not Meet Requirements
 No Objection Hold
 Please call to schedule a meeting with Review before Final Plans Submittal
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PUBLIC WORKS RESUBMITTAL REQUESTED TO ADDRESS THE FOLLOWING:

Provide a sidewalk within the Biscayne Drive right-of-way in compliance with the North Port Unified Land Development Code, Chapter 37, Section 39B.

PUBLIC WORKS CONDITIONS:

PUBLIC WORKS COMMENTS:

PROJECT DESCRIPTION: EMERALD OAK APTS
REVISION TO APPROVED PLANS-21-0000075

REVISION TO APPROVE PLANS COMMENTS

Department: NDS Planning Division – Revision to an approved plan
Staff Reviewer: Rhea Lopes, 941-429-7005

1. Today's Date: April 4, 2021

2. RECOMMENDED ACTION:

- Meets Requirements Meets Requirements with Conditions
- Resubmittal Required Does Not Meet Requirements
- No Objection Hold
- Please call to schedule a meeting with Review before Final Plans Submittal
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PLANNING RESUBMITTAL REQUESTED TO ADDRESS THE FOLLOWING:

1. All proposed structures currently do not meet the minimum setbacks for the RMF district. Please revise these and include all structure setbacks on the site plan. Minimum setbacks are below:
 - a. Front: 25 feet
 - b. Rear: 25 feet
 - c. Side (interior): ½ building height but not less than 10 feet
 - d. Minimum distance between building: a minimum 15 feet or ½ the height of the highest building, whichever is greater
2. Please provide all proposed building heights and building elevations.
3. The project needs a Type A buffer to the north along the shared property line with the Seventh Day Adventist Church. See Table 1. in Sec. 21-7.
4. If the project is proposing more than 10 continuous parking spaces (up to a maximum of 15), please ensure that a landscaping island of at least 75 sq.ft. is provided as per Sec. 21-8.B.(2) and each landscaping strip has the appropriate tree per Sec. 21-8.B.(2).
5. Landscaping plan is required per Sec. 21-5. and Sec. 21-16.
6. See prohibited plant list in Sec. 21-6.
7. Per Sec. 21-7.A. and Sec. 45-8. of our ULDC, a 35% canopy coverage will be required at maturity.
8. See the priority tree list in Sec. 45-19.
9. Ten (10) shrubs shall be planted for every acre per Sec. 21-7.B.(2).
10. If soil or earth is being moved off-site or brought on-site, please denote the hauling route and stockpiling site. If not, please provide a note stating such.
11. Per ULDC Sec. 25-10, a total of 6 handicapped parking spaces are required for this site.

12. Please confirm that all parking indicated on the Site Plan are new spots to be added to the development and that there are an additional 89 existing parking spots on site.
13. Wheel stops are required for all parking spaces which abut all landscaped and sidewalk areas and abutting all areas containing a light pole.
14. Please submit a lighting/photometric plan that meet the requirements set in ULDC Sec. 37-50.
15. Please denote the new drive aisle width on the plan set.
16. A new addressing plan and revised school concurrency will be required with construction of the new units.
17. Please be sure that this adheres to the maximum lot coverage of 35%.
18. Please provide a chart of unit square footage, number of bedrooms per unit and overall building square footage for calculation of impact fees.
19. A bond may be required for this project.

PLANNING CONDITIONS:

PLANNING COMMENTS:

PROJECT DESCRIPTION: EMERALD OAK APTS

REVISION TO APPROVED PLANS-21-0000075

REVISION TO APPROVE PLANS COMMENTS

Department: Public Works / Solid Waste Review –Revision to an approved plan
Staff Reviewer: Michael Hubbard – (941) 240-8076

1. Today's Date: March 30, 2021

2. RECOMMENDED ACTION:

- Meets Requirements Meets Requirements with Conditions
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PUBLIC WORKS RESUBMITTAL REQUESTED TO ADDRESS THE FOLLOWING:

The existing buildings, plus the additional 12 buildings will need full sized corrals for their needs. The plans call for 2 corrals, 1 at each end measuring 14' across. They will need the 20' x 10' to house the garbage, cardboard, Paper and commingle containers.

PUBLIC WORKS CONDITIONS:

PUBLIC WORKS COMMENTS:

PROJECT DESCRIPTION: EMERALD OAK APTS
REVISION TO APPROVED PLANS-21-0000075

REVISION TO APPROVE PLANS COMMENTS

Department: Utilities Review – Revision to an approved plan
Reviewer: Darrell Smith – (941) 240-8021

1. Today's Date: March 30, 2021

2. RECOMMENDED ACTION:

- Meets Requirements Meets Requirements with Conditions
- Resubmittal Required Does Not Meet Requirements
- No Objection Hold
- Please call to schedule a meeting with Review before Final Plans Submittal
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UTILITIES RESUBMITTAL REQUESTED TO ADDRESS THE FOLLOWING:

UTILITIES CONDITIONS:

1. Before FDEP permits will be signed, North Port Utilities requires the following:
 - a. Four complete sets of DEP permit applications (water and sewer) and four sets of construction plans both sets of items shall be signed and sealed by the engineer of record.
 - b. One engineer certified (sealed) estimate for the cost of utility construction.
 - c. A check for the Utility Construction Inspection Fee. The fee shall be 6.5% of the utility construction costs for projects \$0 to \$2 million, plus 2.5% of utility construction cost over \$2 million. The minimum fee is \$250.00.
2. Prior to commencement of utility site construction, three copies of shop Drawings plus any copies required by the applicant shall be submitted to the Utility Department for review and approval.
3. Irrigation systems shall be designed and constructed to meet reuse standards.
4. Prior to utility site construction the Development Order, Department of Environmental Protection Permit and Development of Health Permit shall be posted at the project site and provided at the preconstruction meeting
5. A developer agreement shall be negotiated with the utility department and approved by the Utility Director and City Staff prior to DEP or DOH permits being signed and released.

UTILITIES COMMENTS:

1. Any abandonment of existing water/sewer services that are required with moving of services are required to be abandoned at the water or sewer mains.

2. The existing water services may need to be upsized to provide sufficient flows and pressure with adding to additional meters to each service.
3. The original utility developers agreement has expired, a new agreement will need to be executed.

REVISION TO APPROVE PLANS COMMENTS

Department: NDS - Structural Review - Revision to an approved plan
Staff Reviewer: Contact Josh Thurmer (941) 429-7038

1. Today's Date: March 28, 2021

2. RECOMMENDED ACTION:

- Meets Requirements Meets Requirements with Conditions
 Resubmittal Required Does Not Meet Requirements
 No Objection Hold
 Please call to schedule a meeting with Review before Final Plans Submittal
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BUILDING RESUBMITTAL REQUESTED TO ADDRESS THE FOLLOWING:

BUILDING CONDITIONS:

BUILDING COMMENTS:

HS OF 10/1/21

PROJECT DESCRIPTION: EMERALD OAK APTS
REVISION TO APPROVED PLANS-21-00000075

REVISION TO APPROVE PLANS COMMENTS

Department: PW/P&Z - Environmental Review-Revision to an approved plan
Staff Reviewer: Savannah White – (941) 240-8064

1. Today's Date: April 7, 2021

2. RECOMMENDED ACTION:

- Meets Requirements Meets Requirements with Conditions
- Resubmittal Required Does Not Meet Requirements
- No Objection Hold
- Please call to schedule a meeting with Review before Final Plans Submittal

ENGINEERING RESUBMITTAL REQUESTED TO ADDRESS THE FOLLOWING:

ENGINEERING CONDITIONS:

ENGINEERING COMMENTS:

PROJECT DESCRIPTION: EMERALD OAK APTS
REVISION TO APPROVED PLANS-21-00000075

REVISION TO APPROVE PLANS COMMENTS

Department: NDS – Arborist Review-Revision to an approved plan
Staff Reviewer: David Jayroe 941-248-9477

1. Today's Date: April 6, 2021

2. RECOMMENDED ACTION:

- Meets Requirements Meets Requirements with Conditions
- Resubmittal Required Does Not Meet Requirements
- No Objection Hold
- Please call to schedule a meeting with Review before Final Plans Submittal
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REVISION TO APPROVE PLANS COMMENTS

Department: Parks and Recreation – Revision to an approved plan
Staff Reviewer: Tricia Wisner – (941) 429-3570

1. Today's Date: April 14, 2021

2. RECOMMENDED ACTION:

Meets Requirements Meets Requirements with Conditions

Resubmittal Required Does Not Meet Requirements

No Objection Hold

Please call to schedule a meeting with Review before Final Plans Submittal

PARKS AND RECREATION RESUBMITTAL REQUESTED TO ADDRESS THE FOLLOWING:

PARKS AND RECREATION CONDITIONS:

PARKS AND RECREATION COMMENTS:

PROJECT DESCRIPTION: EMERALD OAK APTS
REVISION TO APPROVED PLANS-21-00000075

REVISION TO APPROVE PLANS COMMENTS

Department: Finance Review – Revision to an approved plan
Staff Reviewer: Angela Hollister (941) 429-7104

1. Today's Date: March 25, 2021

2. RECOMMENDED ACTION:

- Meets Requirements Meets Requirements with Conditions
- Resubmittal Required Does Not Meet Requirements
- No Objection Hold
- Please call to schedule a meeting with Review before Final Plans Submittal
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FINANCE RESUBMITTAL REQUESTED TO ADDRESS THE FOLLOWING:

FINANCE CONDITIONS:

FINANCE COMMENTS: