

PRE-APPLICATION
ST. JOHNS COUNTY
DEVELOPMENT SERVICES
COMMENTS

Additional comments may be made based on changes to the application and/or submittal of new information.

Plan review comments will be valid six (6) months from the date of review comment letter.
Upon expiration, a new submittal will be required including all appropriate fees.

Application Number: PREAPP2004000144

Submittal #: 1

Project Name: Seabreeze Villas Condo./aka Villas of Ocean Gate

Applicant: Jonathan B. Bamberg

DEPARTMENTS

APPLICATION REVIEW COORDINATOR

Application reviewed and signed off.

CONCURRENCY/TRANSPORTATION PLANNING

1. Please clarify if these proposed units are part of the Hibiscus Resort units, which are exempt from concurrency; or the Ocean Gate Resort, which concurrency was approved pursuant to Final Certificate of Concurrency 96-CD-13.

Information Only:

Transportation Planning Reviewer:
Jan Trantham
904-823-2475
plancon@co.st-johns.fl.us

PLANNING DIVISION

1. As written in the supporting documentation as well as the most recent vesting letter (February 28, 2003) regarding development for Phases 6 and 7, the approved site plan does not allow for a four story building with under ground parking.

Administrative remedies available to the applicant include applying for another vesting determination. Information must be supplied that documents the applicants concerted effort to pursue with a four story building prior to the adoption of the Mid-Anastasia Overlay District LDC language.

Without a new vesting determination that provides for the four story building and/or a variance to the story limitations for residential development within the Overlay District, it does not appear the request may be approved administratively or otherwise.

2. The applicant must receive approval from the Mid Anstastia ARC before construction plans for the three story building may be approved. Please contact Shane Largent at (904) 823-2465 for scheduling information.

EXHIBIT 5

Information Only:
Planning Division Reviewer:
Lindsay Haga, Planner II
(904) 823-2715
lhaga@co.st-johns.fl.us

ZONING PROGRAM

1. According to Vesting issued on February 28, 2003, this phase of development is limited to 32 units, three story building maximum height of 35 ft.. Therefore the plan must be in compliance.
2. THIS PROJECT IS IN AN OVERLAY DISTRICT AS DEFINED BY ST. JOHNS COUNTY LAND DEVELOPMENT CODE.
Zoning program will only address those issues not covered by the Overlay requirements: please see comments from Planning for all other requirements (buffers, setbacks, signage, etc)
3. Parking required is 2 spaces per unit, if this is an out-parcel and not part of the remaining unified development. If the parcel has cross easement parking rights, present evidence then the parking required is 60 spaces, 58 regular and two handicap.
4. Provide legal description of the parcel, if it is to be a cut-out parcel. Tract C was a site plan designation, not legal description.
5. If a central dumpster location is proposed, provide a note on the site plan that screening and location of solid waste storage dumpsters and areas will be in compliance with LDC Section 6.06.04B(8) which requires screening from the right-of-way and adjacent property by an enclosure constructed of materials that are compatible with the front of the building wall of the main building.
Please note that screening requirements SHALL be shown on BOTH the site plan and the Landscape Plan. If screening material is to be vegetative, the plants used to satisfy the requirement shall be called out separately.
6. If a temporary construction trailer will be used, note this on the Master Development Plan and show the location on the construction plans.
7. Upon submission for construction plan review, as defined by Section 13 of Development Review Manual, Zoning will be specifically reviewing the following: legal description on the plans, sign location(s), height of building, building coverage percentage, impervious surface ratio, dumpster location and screening, buffering and screening requirements of Section 6.06.04 of the Land Development Code, use for each allocated square footage, sales and construction trailers, open storage areas, fencing, parking, accesses and maneuvering areas, setbacks for all structures dimensioned on the site plan and other specific related items to the particular property, except as overridden by Overlay District.

Information Only:
Rosemary Yeoman, Zoning Manager
904-823-2471
zoning2@co.st-johns.fl.us

DEVELOPMENT REVIEW TECHNICAL

Comments by Don Hallman, phone: 904-823-2497, email: dhallman@co.st-johns.fl.us

1. Please identify the driving area and connectin on the south side of Ocean Hibiscus Drive by Tract "C".
Is this the dumpster area?
2. Please provide a copy of a WMD permit which includes this area, if the stormwater is to be directed to an existing stormwater facility.

COUNTY UTILITY DEPARTMENT

1. The S.J. County Utility Department will be the water and wastewater utility service provider. Please contact the utility department to review the options for providing connections to water and sewer.
2. Current standards may require a direct connection to the transmission water main that is located within the east right of way of A1A South. Lift station upgrades may be needed to accommodate additional flows.

Information Only:
 Additional comments as needed may be made at the DRC Meeting.

Reviewed by: Larry Davenport, SJCUD, (904)471-2161 Ex 19.

FIRE SERVICES

Please refer to LDC 6.03.02.E.5, for fire protection water requires of one (1) commercial structures that is larger than 5000 square feet.

If standard curbs are used in this project the hydrant needs to be placed 3 to 5 feet behind the curb. This notes needs to be added to the hydrant detail.

A copy of a hydrant test is required for this project. If you have a copy of test that was done within the last year no additional test is required. (submit a copy of test result) Non-residential is 1500 GPM for 2-hours @ 20 PSI (Non-residential has an exception of 500 GPM if all buildings are protected with an Automatic Fire Sprinkler System).

All hydrants that are connected to the Central Utility and are owned & maintained by that Utility Company the hydrant color is Chromium YELLOW with WHITE reflective caps.

Hydrants that are on the supply side of a backflow presenter and are owned & maintained by the development are deemed to be private and are to be colored RED with WHITE reflective caps.

Hydrants that are on REUSE or NON-POTABLE systems are to be colored MONDONE PURPLE with WHITE reflective caps.

Blue road reflectors are to be installed in the center of the road in front of the hydrant.

Per 4A-60.003 Florida Fire Prevention Code (Part of Florida Statute 633) section 3-5.4 Fire lanes shall be marked with freestanding signs with the wording, " NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT." Such signs shall be 12 inches by 18 inches with a white background and red letters and shall be a maximum of 7 feet in height from the roadway to the bottom part of the sign. The signs shall be within sight of the traffic low and be a maximum of 60 feet apart.

If the buildings are to be protected with automatic fire sprinklers, please indicate that on the plans and provide the fire main(s) with accessories and FDC.

On the construction plans please show the water mains & fire hydrant location(s). If fire sprinklers are to be installed in the building, please show the location of that fire main on the FDC for the system.

ENVIRONMENTAL HEALTH DEPARTMENT

Application reviewed and signed off.

ENVIRONMENTAL PLANNING

Documentation that a qualified scientist has assessed the site for the presence or potential occurrence of listed species will be required. The documentation should discuss

the methodology as well as the findings of this assessment.

A copy of the permit issued by the St. Johns River Water Management District will be required prior to release of construction plans.

Information Only:

Dave Culver - 904-823-2778 - dculver@co.st-johns.fl.us

LANDSCAPING/LAND CLEARING

1. Please provide a certified tree survey of all Protected Trees, with a site plan overlay. All protected trees must be located and identified. Please see the definitions of "Protected Trees" and "Protected Flowering Trees" in Article XII-49, 50 of the Land Development Code (LDC). A list of "Exempt Trees" will identify those that need not be included.

NOTE: If there are no protected trees to be removed from the site, please state so on the signed and sealed Landscape Plan.

2. Please tally tree credits for any Protected Trees to be removed, all Trees to be preserved, and any new Trees to be planted. Removed Protected Trees are replaced on a credit for credit basis. A minimum of 25 tree credits per acre is required. Please show total number of trees by species, size and class in plant material tables along with the associated tree credits. If there are more than 25 protected trees being removed or saved please number them starting with #1 so they can be identified on plans.

3. In order for tree credits to be verified, three tables should be included with the the following fields: amount of trees, tree tpye, tree caliper or DBH, tree credit, and total tree credits for (1) trees that are to be planted. (2) Trees that are to be saved. (3) Trees that are being removed.

4. The 20 buffer adjacent to A1A shall be landscaped in accordance with Section 6.06.04, paragraphs a. and c. of screening standards "C", which state: 1. A row of evergreen Canopy Trees which are not less than ten (10) feet high at the time of planting, a minimum of two (2) inch caliper, and are spaced not more than twenty (20) feet apart. The trees are to be planted within ten (10) feet of the property line; and 2. Lawn, low growing evergreen plants, evergreen ground cover, or mulch covering the balance of the buffer. (LDC 3.08.06.B)

5. For this proposed project, please provide a acreage calculation of the project minus any jurisdictional wetlands. This acreage multiplied times 25 are the minimum tree credits that shall exist after completion of Construction.

Please show on the Landscape Plan this acreage and minimum tree credit calculation.

6. When planting trees, 70% of the total number of planted trees need to be canopy-type trees. Please refer to the list in Article IV-12, 13 of Land Development Code (LDC). (NOTE: To provide diversity, no one species shall constitute greater than 50% of the total planting. Please keep this condition in mind when considering the 70% canopy tree requirement. (LDC Sec. 4.01.05.e.1.Note7.a.) Please provide a note on the Landscape Plan with the calculation indicating this condition is met

7. "A minimum of fifty (50) percent of the required Trees shall be native species, or hybrid or cultivars fo native species. No species excluded from the Protected Tree definition may be used to meet this standard." LDC 6.06.02.A.3. Also, "At the time of planting, a Tree shall have a minimum height of eight (8) to ten (10) feet and two (2) inch of caliper, capable of attaining 15' at maturity. The use of "Exempted Tree" species to meet the requirements of the landscaping regulations shall be prohibited with the exception of slash pines. " LDC 6.06.02.D.3.

8. Please provide hose bibs every 50 feet or 100% irrigation of all planted materials. (LDC Sec. 6.06.02.E.2.a)

9. A minimum of 3" of mulch shall be provided to all newly planted material (Trees and shrubs). (Development Review Manuel chapter 13 page 7 Figure #2 part 4.)

Please add a note on the Landscape Plan that a minimum of 3" of mulch is being applied to newly planted materials.

10. Plant material shall conform to the standards for Grade #1 or better as given in the latest "Grades and Standards for Nursery Plants, Parts I and II," Florida Department of Agriculture and Consumer Services or to the standards as given in the latest "American Standard for Nursery Stock," American National Standards Institute. (LDC Sec.6.06.02.D.1)

Please add the above note to Landacape Plan.

Information Only:
Application reviewed.

Greg Lesick (904) 823-4476 glesick@co.st-johns.fl.us

E-911 TASK FORCE

Information Only:
Overall Address: 4780 A1A South

Information Only:
Comments made by Debbie Russell. Phone number:904-823-2671 or email:
drussell@co.st-johns.fl.us

BUILDING

Application reviewed and signed off.