

DRC

PZ21-12000047
04/17/2024

Department	Comments	Responses
Zoning	Provide written responses addressing each comment as part of the DRC resubmittal.	
	The Location Sketch on sheet SP-1 shows the wrong project location.	Please see page SP-1.
	Provide dimensions on the site plan and ground floor plan for building length and width at the ground level.	Please see page SP-1.
	Previous comment not addressed: Provide a separate dimension on the elevations showing the height of the building from average finish grade in front of the building to the top of the flat roof, in accordance with Section 155.9401.G, and consistent with the building height shown on SP-1.	Please see page SP-1 & A-2.
	A 5-foot-wide perimeter landscape strip is required between the east and west property lines and the open vehicular use area, pursuant to Section 155.5203.D.3, where perimeter landscaping strips must be provided and maintained around the perimeter of a vehicular use area to screen view of it from any abutting public right-of-way, private roadway, alley, property, or waterway. The required perimeter landscape strip must include trees, shrubs and groundcover as described in the composition standards of Section 155.5203.D.3.b.	Please see page SP-1 & A-2.
	Label all elements and lines on the site plan and ground floor plan. Example: "line of building above" and "line of balconies above," etc.	Please see page SP-1 & A-2.
	When comparing the site plan and ground floor plan with the building elevations, it is not clear whether a portion of the parking area extends outward beyond the upper level and is open to the sky. Provide further information to clarify the relationship between the ground floor and upper level.	Please see page SP-1 & A-2.
	On sheet A-1, the diagram showing the ground floor façade and glazing area is incorrect. The openings to the parking area are not considered part of the building	Please see page A-2.

	façade. Remove the area of the parking driveway/parking area openings from the façade area number.	
	On sheet A-1, the legend for the Front (North) Elevation does not appear to correspond with the hatch patterns on the Diagram. Revise the legend to show the corresponding hatch pattern.	Please see page A-2.
	Provide clarification on the “Garage Door/ Gate” shown on the Front (North) Elevation, sheet A-5 and whether the gates are rolling gates that are shown in the open position. If rolling gates for the parking area opening, revise the north elevation to show the gates in the closed position.	Please see page A-2 & A-5.
	The Front (North) Elevation on sheet A-5 shows elements that appear to be windows with glazing, however, the Material Legend labels them as “Aluminum Louvers Concrete Looking Finish. Verify what these two elements are.	Please see page A-5 & A-6.
	The Front (North) Elevation appears to show large windows at the location of the Storage room and the Electric Meter room, both non-active use spaces and non-habitable. The glazing must be of a type that permits view of human activities and spaces within the structure. Views into the storage room and meter room are not appropriate and do not meet the intent of the Transit Oriented Zoning District.	Please see page A-5 & A-6.
	The ground floor plan shows a large area of unused space at the center of the building. Identify the proposed use and purpose for this area. If no use is proposed, consider using the space for storage, bike racks, trash can area, etc.	This large space is used for the ingress and egress of vehicles from their parking spot.
	Identify the element that the hatch pattern represents on the Roof Plan that resembles roof tile/shingles.	The roof hatch pattern was removed. Please see page A-4.
	The response to previous comment #9 refers to a dashed green line and red line on sheet A-1. However, all drawings were submitted in black and white, with no color lines. Please redefine the response.	Please see page SP-1 & A-2.

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	Previous comment was insufficiently addressed: Private open spaces must provide shaded areas, and their surface shall be a combination of paving materials, sodded lawn, or ground cover, pursuant to Section 155.3501.K.3.d. The landscape plan shows Myrcianthes frangrans and Sabal palmetto, neither of which are known to produce sufficient shade.	Please see landscaping plans
	Clarify the purpose of the “Pervious Pavement Area” shown on SP-1 at the southeast corner of the lot. If the subgrade beneath the pavers is compacted, the area cannot count toward pervious area.	Please see page SP-1. “Pervious Pavement Area” removed.
	The response to previous comment #13 pertaining to Sustainable Development Point Requirement includes “Parking Structure” for 2 points. A parking garage or parking deck are the two structures that qualify for Sustainable Development points. The proposed parking area at grade is open on three sides and therefore does not constitute a parking structure. Remove the parking structure from the list of options and points and select an option that applies to the project.	“Park Structure” points were removed from the Sustainable Development Point Requirements. Please see page SP-1 for Sustainable Development Point Requirements.
	The response to previous comment #13 pertaining to Sustainable Development Point Requirement includes “Hurricane Resistant Structure” for 8 points. The building must be rated for 200 mph wind load in order to qualify for 8 points. Verify the wind load rating for the building.	Please see page SP-1 for Sustainable Development Point Requirements.
	Place the Sustainable Development options and points on sheet SP-1, or provide a separate narrative document.	Please see page SP-1 for Sustainable Development Point Requirements.
	Provide the status of the Plat and Plat application.	Plat Book 183, Page 661
	The required Right-of-Way dedication must be complete prior to building permit approval. City Engineer to confirm width of dedication. This will be a condition of a Development Order.	