

Current Project - Department Review Status

Pre-Application Comment Responses – September 13, 2022 - PZ22-13000004

Rev Cycle	Group Name	Reviewer Name	Assigned By	Review Status	Review Comments
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	UTILITIES		Saul.Umana@copbfl.com	Assigned	
	ENGINEERING DEPARTMENT	David McGirr david.mcgirr@copbfl.com	Saul.Umana@copbfl.com	Authorized	No comments. 4-11-22
	LANDSCAPE REVIEW	Wade Collum wade.collum@copbfl.com	Saul.Umana@copbfl.com	AuthorizedWithConditions	Comments will be rendered at time of site plan submittal. Provide landscape plans in accordance with 155.5203 for the entire site. Response: This submittal is to currently amend the approved PCD with no changes to the landscape within the original PCD. Full landscape plans for the new area have been submitted through the site plan.
	PLANNING	Jean Dolan Jean.Dolan@copbfl.com	Saul.Umana@copbfl.com	PendingResubmit	1. The Planning and Zoning Board has expressed concern about the circulation at the Citi Centre Mall and consider it a problem that needs to be addressed. It is suggested that a very clear circulation drawing be prepared that shows directional arrows to and from each entrance to each outparcel and around the rear to identify how the circulation is intended to function. Perhaps the parking field between outparcels 3 and 4 could be modified to improve circulation to and among these outparcels. Consider way-finding signage that could help clarify the intent. Response: Please see added circulation/directional signage added to site plan. 2. The arrows showing circulation patterns between the western-most ingress/egress on Copans to the southern-most ingress/egress on Federal should be completed so it's clear how that access is intended to work. If the back-out parking on that access road can be removed, it might be something to consider.

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				<p>Response: Please see added circulation/directional signage added.</p> <p>3. Clarify boundary lines and other random line work that appear to dead-end. These are assumed to be showing internal outparcel and tenant boundaries but are very difficult to follow. Response: Please see updated boundary lines.</p> <p>4. On the site data table, specify that the SF column is building square feet and right justify the numbers. Response: Site data table has been updated.</p> <p>5. In your narrative provided with the DRC submittal (or in your deviations table), please explain why Lowe's garden center and the second floor of JC Penney and the office/stock areas are being lessed out of the building square footage calculations and parking calculations. Response: Applicant is using the same method which was approved in the original PCD.</p> <p>6. Provide a deviations page explaining what elements of the B-3 Code and other typical code requirements (parking, etc.) are being modified by this PCD. Response: This application intends to amend the PCD zoning to include a residential component and remove three parcels from the PCD that comprise approximately 12.3 acres that will replace the old Macy's building and a portion of the parking lot. This is consistent with the approved land use plan amendment adopted by the City on October 12, 2021 which changed the future land use designation on the proposed residential parcel from Commercial (City)/Commerce (County) to Irregular (29.5) Residential.</p> <p>7. The parking calculations method does not seem correct. Please revisit and clarify.</p>
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	BUILDING DIVISION		Saul.Umana@copbfl.com	Assigned	
	CRA		Saul.Umana@copbfl.com	Assigned	
	ZONING	Pamela Stanton pamela.stanton@copbfl.com	Saul.Umana@copbfl.com	PendingResubmit	<p>1. The proposal seeks to sever a portion of the property from the original master plan (Ordinance 2002-68). The new PD should replace the plan and include all of the items covered in the previous plan (uses, building area, open space, buffers, parking requirements, etc.).</p> <p>Response: The revised submittal includes all the items found in the original master plan.</p> <p>2. A rezoning may only be approved by the City Commission if the Applicant: (1) provides competent substantial evidences that the proposed amendment is consistent with the comprehensive plan (195.2-05 D.), and (2) compliance with the standards for the</p>

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				<p>specific Planned Development (155.3602). The narrative does not address conformance with the comprehensive plan, does not respond to the general purpose of the PD (155.3601), nor does it explain how the proposed PD is compatible with the surrounding areas. Explain how the adoption of the zoning will be:</p> <ul style="list-style-type: none">· Reducing or diminishing the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;· Allowing greater freedom in selecting the means of providing access, open space, and design amenities;· Allowing greater freedom in providing a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;· Allowing more efficient use of land, with smaller networks of streets and utilities, and thereby lowering development and housing costs; and· Promoting quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site"s natural and man-made features, such as trees, wetlands, floodplains, and historic features. <p>Response: Acknowledged.</p> <p>3. The PD Plan must include all of the information in 155.3602. The conceptual plan submitted illustrates a previously approved layout of the buildings, parking configuration & some site data. The PD narrative must include a list of the: permitted principal & accessory uses, pervious area, setbacks, parking requirements, signage, etc.</p> <p>Response: Please see updated narrative on page 1.</p> <p>4. The PD Plan must include all applicable uses permitted (principal & accessory) in the development. Refer to Appendix A, Consolidated use table & identify those uses that are permitted within the PD to select which uses will be permitted principal & accessory uses in this district.</p>
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	BSO	Patrick Noble Patrick_Noble@sheriff.org	Saul.Umana@copbfl.com	Authorized	<p>The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.</p> <p>DISCLAIMER: This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.</p> <p>Response: Acknowledged</p>
	FIRE DEPARTMENT	Jim Galloway jim.galloway@copbfl.com	Saul.Umana@copbfl.com	Authorized	<p>4/12/2022 This P&Z application is able to meet all of the Fire Department requirements at this time for REZONING ONLY. Site plan approval will be required, maintaining all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time. *Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.</p> <p>Response: Acknowledged</p>
	WASTE MANAGEMENT		Saul.Umana@copbfl.com	Assigned	

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