



MEMORANDUM

Date: February 3, 2020

To: Kelley Klepper, AICP
File

From: Lucia Panica, Manager of Development Services

Subject: **Technical DRC Comments – The Bay Park Phase I, 996 & 1001 Blvd of the Arts and 803 N. Tamiami Trail, 20-SP-04, 20-CU-03 and 20-GZW-02**

The subject application has been scheduled for the February 5, 2020 Development Review Committee. Meetings are held in the City Commission Chambers at City Hall and commence at 9:00am. Staff looks forward to further discussing the project comments at that meeting, however should you have immediate questions, please contact me or the individual reviewer noted below. Comments are as follows:

DEVELOPMENT SERVICES COMMENTS:

Comments Prepared By / Contact In Case of Questions: Lucia Panica, Manager of Development Services / 941.365.2200 ext. 36592 / Lucia.Panica@sarasotaFL.gov

A. Requirements & Regulations:

1. As mentioned in the pre-application comment memo, please provide details on all proposed uses of the Phase 1. Include details on what activities will occur on the lawn, sunset pier (dock), amphitheaters, etc.
2. As mentioned in the pre-application comment memo, show the general details (size, dimensions and location) of any proposed signage in the Site Plan application. Refer to Article VII Division 1 for regulations.
3. As mentioned in the pre-application memo, please submit details of timing and design of any and all MURT's proposed for Phase 1.
4. As mentioned in the pre-application comment memo, refer to Article VII Division 2 for off street parking, loading and bicycle parking standards. Provide an analysis showing the parking requirements and provided parking for the entire site to ensure that all required parking will be provided when the parking from Phase 1 is eliminated and once the new use(s) is in place. Additionally, parking for the park also has a requirement of 1 space/300 sq ft of floor area and recreational facilities have a requirement of 1 space per 200 sq ft of floor area plus 1/1,000 of outdoor recreation area. Please revise the parking, loading and bicycle parking calculations on the project data table and include the calculations for the entire site and the parcel 1 site.

5. On the project data table 31 parking spaces are stated as being proposed. Clarify where those parking spaces are located.
6. On the project data table correct the address from 1000 Blvd of the Arts to 996 Blvd of the Arts.
7. On the project data table include the proposed building coverage for the entire site. Since the entire site is acting like one development site the project information should be shown for both Phase 1 and the entire site.
8. On the project data table state the proposed square footage of floor area.
9. Provide a pedestrian and vehicle circulation plan. It is highly advised to consider way finding signage for the public to find available parking.
10. Show required/proposed setbacks and all property lines on all of the site plan sheets and applicable structural sheets. Many setbacks and property lines are missing.
11. On sheet C-09, provide a detail of the height of the landing for the boardwalk on the 996 Blvd of the Arts parcel. Provide details on what activities are planned for that area in order to confirm the use of that parcel. Be aware of the 30' waterfront setback.
12. On sheet C-09 show the extent of the brick plaza area.
13. On sheet C-10 dimension the width of the sidewalk? The planting bed is dimensioned as being 7.5' but the sidewalk is not dimensioned.
14. Provide details of the proposed stairs, seatwalls, amphitheaters and retaining walls as shown on sheet C-10 and other sheets.
15. 40' is required for a parking area with one way traffic and one row of 90 degree parking spaces. 36' is proposed on sheet C-11.
16. On sheet A2.2 the proposed overlook is labeled as an existing bulkhead. Please clarify and provide details on the proposed overlook if that is the proposed use.
17. On sheet A2.2 what is on the deck of the reading room? Please provide details. Since this is being reviewed as a dock, G-Zone Waivers may be required.
18. On sheet A2.3 the height label and dimension of the structure is shown as being higher than the actual structure. Please revise.
19. On sheet A2.3 are the benches under the shade structure fixed to the ground or are they movable? If fixed to the ground please show them on the floor plan.
20. The Major Conditional Use is requested for an outdoor recreational use for the rental of recreational crafts (canoes and kayaks) and for the three "docks". As previously mentioned, details are required for all of these uses. For the outdoor recreational use, provide details on who will be the operator, the hours of operations, show the location of where the rentals will be stored and rented, any proposed signage, etc. These details are required in order to analyze the proposed use with the criteria for review.
21. G-Zone waiver #1 is not needed since Primary Street don't apply pursuant to Note (10) for table VI-1001.
22. Specific details are required for G-Zone waivers #2-4. The specific zoning standard need to be stated, what is required and what is proposed needs to be stated and the documentation showing what is proposed. Additionally, the response to the criteria should be expanded when more details are provided.
23. Due to the limited details provided, the three "docks" could not reviewed for compliance with Section VII-1302 for dock standards. Full compliance needs to be shown or included in the G-Zone Waiver application.
24. As previously discussed, a draft of the Implementation Plan should be worked on now and taken forwarded with these applications. Please submit a copy of the draft Implementation Plan.

25. Pursuant to Section VII-304 a 5' Type A Buffer is required around the perimeter of the proposed parking lot. Additionally, 10% of interior parking lot landscaping is also required. Please show compliance on the landscape plans.
26. Please be aware that Section VII-602(j) applies to the Major Conditional Use for the Outdoor Recreational Facility. Those provisions limit the hours of operations and amplified music.
27. The Phase 1 boundary has slightly been modified to include the proposed refuse containers and the storage structures. This area is also part of two leaseholds. As discussed with Rob Shanley we will need a letter of support from each leasehold. An amendment to the existing leaseholds may be required and will be determined when the support letters are received. Additional comments on expanding the phase 1 boundary may be forthcoming.
28. Provide more information and details on the storage containers.
29. Provide the pedestrian path to the refuse storage area and a detail on the enclosures. Refer to Section VII-1401 for regulations on refuse enclosures.
30. Provide a roof plan for the concession and bathroom structures.
31. Provide a copy of the legal description of the property subject to the conditional uses and the G Zone Waivers on 8.5 X 11 inch paper.
32. Additional comments may be forthcoming when these comments are addressed.

B. Preliminary/Draft Conditions:

1. Not applicable at this time.

C. Mitigation

1. Not applicable at this time.

D. Advisory

1. As previously discussed it is highly advised that another Community Workshop or community meeting be held now that there are more details on the project.
2. We have received an abundance of community input on this project. All correspondence will be sent for your review, consideration and records.
3. A photometric site plan and details of lighting fixtures will be required during the building permit review. Refer to VII-1402 for site lighting regulations.

WASTE/RECYCLING COMMENTS:

Comments Prepared By / Contact In Case of Questions: Todd Kucharski, General Manager, Public Works / 941.365.2200 ext. 36127/ Todd.kucharski@sarasotaFL.gov

A. Requirements & Regulations:

Site Development/Civil Plan:

1. A recycling plan must be developed per City Code Sec. 16-17, indicating source separation. Please see again the attached City Recycling Plan form for assistance.
2. On sheet C-20, the Solid Waste truck turning template layout from Boulevard of the Arts to turn right onto Van Wezel Way is problematic. It shows the truck staying in the thru lane then turning right onto the Van Wezel Way. If a passage vehicle is following the solid waste truck and wants to turn right using the right turning lane, this could potentially cause an accident when the Solid Waste truck makes its right turn. Please adjust the turning radius of the right

turning lane to allow the solid waste truck, or any other large trucks for that matter, to use the right turning lane properly to eliminate the proposed turning template issue.

B. Preliminary/Draft Conditions:

1. Not applicable at this time.

C. Mitigation

1. Not applicable at this time.

D. Advisory

1. Not applicable at this time.

UTILITIES/WATER/WASTEWATER COMMENTS:

Comments Prepared By / Contact In Case of Questions: Zvonko Smlatic, Utilities Engineer / 941.365.2200 ext. 36189/ Zvonko.smlatic@sarasotaFL.gov

A. Requirements & Regulations:

1. The proposed wastewater lateral should be connected directly to the existing wastewater main at the location east of manhole (MH) #39 according to City of Sarasota Utilities Department (COSUD) Standard Details
2. The existing wastewater main located between MH #39A and MH #39 shall be removed as well as MH #39A, pursuant to the City's Engineering Design Criteria Manual (EDCM) - Part 7.
3. If the required distance between the proposed trees and the proposed water and wastewater services cannot be accomplished, a root barrier shall be proposed (Drawing No. L3). The minimum horizontal distance between City utilities and the root barrier should be five feet with a four foot root barrier extending outside of root zone at maturity.

B. Preliminary/Draft Conditions:

1. Not applicable at this time.

C. Mitigation

1. Not applicable at this time.

D. Advisory

General Building/Construction Comments - City of Sarasota Utilities Department (COSUD). The submitted DRC civil utilities engineering plan will be approved as a conceptual/general plan. Detailed utilities comments will be provided after the contractor submits the civil plan with the building or utilities construction permit. Concerns and issues that the contractor will need to address prior to Utilities approval of a Building/Utilities Permit include but are not limited to the following items:

1. Any water services 2" or less must be encased in a sleeve if located under the pavement.

2. A 1" = 5' scaled detail is required for the water service connections, water meter and Cross Connection Control Assemblies area.
3. All utility fittings, line sizes, types of material composition, and pipe classes must be shown on the plan for any proposed utility to be owned and maintained by the City. It has to be shown on the plan and profile views.
4. Only the City of Sarasota Utilities Department (COSUD) Standard Details 2017 will be accepted on the plans.
5. A full DRC review will be provided by COSUD upon utilities plan submittal of the proposed development.

ENGINEERING COMMENTS:

Comments Prepared By / Contact In Case of Questions: Stephen Zadrozny, Engineering Technician III / 941.365.2200 ext. 36433 / Stephen.zadrozny@sarasotaFL.gov

A. Requirements & Regulations:

1. Provide a boundary **and topographic survey** (dated within the past 6 months) to reflect current conditions, street centerline elevations, gutter flow-line elevations, right-of-way widths (Width Varies is not acceptable), finished floor elevations, adequate spot elevations and/or contours, and show a minimum grid detail of 25 feet, including 25 feet outside the perimeter of the property to include all ditches, canals, streams, storm sewers, and all other key topographical features located within or directly adjacent to or serving the land to be developed or cleared. The plans shall show drainage basins boundaries, roof runoff pattern and down drain points, along with surface flow direction. Survey shall be based on NAVD Datum giving Benchmark number and location. Survey shall be signed and sealed by a Professional Surveyor and Mapper licensed in the State of Florida. (EDCM Part 1, Fig. G-2 and Part 6, Section A, 2.b)
2. The Vehicle Circulation Plan on Sheet C-19 shows the proposed turning movement encroaching upon private property. Please alter the turning movement so that private property is not encroached upon.
3. Eliminate the proposed crosswalk on the east side of the western Hyatt driveway.
4. Remove existing driveways that no longer serve the property. Full height curb and sidewalk shall be replaced upon removal. Plans shall indicate the placement of 1/2" expansion joint material at all new construction abutting existing curbs and gutters and sidewalks.

B. Preliminary/Draft Conditions:

1. Not applicable at this time.

C. Mitigation

1. Not applicable at this time.

D. Advisory

1. The applicant understands without demonstrating the ability to meet stormwater requirements they are moving forward at their own risk.
2. Show "Standard Sidewalk Detail" on plans. (See Figure ST-7 (EDCM)).
3. The gradient of the back of sidewalk shall not deviate from the grades entering or exiting the

longitudinal cross section of the driveway. The only time the sidewalk can be lowered is when the driveway will exceed ten percent (10%) or otherwise approved by the City Engineer.

4. Existing Right-of-Way within, or the half of the existing Right-of-Way adjacent to, the site improvement, without regard for whether or not such streets provide access to the development, shall be improved to the standard of the EDCM as shown in Figure ST-1 and ST-2, by constructing roadway, and/or bicycle lanes, and/or curb and gutter, and/or sidewalk.
5. Provide typical cross-section through sidewalk, curb and gutter to the centerline of the street.
6. The requirements of the County Fire Department, relative to site layout and, emergency vehicle accessibility shall be met.
7. Provide the City Public Works Department (PWD) with any proposed landscaping and/or lighting to be located within the right-of-way. This shall be reviewed and approved by the PWD prior to issuance of any right-of-way permits.
8. Show the limits of the open trench on the plans. The trench horizontal limits shall be a minimum of one and half time ($1\frac{1}{2}$) greater than the vertical excavation depth. For pipes larger than 24 inches include the pipe diameter in the trench width. A temporary patch shall be installed and left open to traffic for a minimum of 20 days prior to the permanent pavement. The permanent pavement limits shall consist of milling twelve and half feet ($12\frac{1}{2}$ ft.) from center line of the trench, or two time (2) greater than the open trench limits whichever is greater, and two times (2) beyond the vertical depth perpendicular to traffic flow. The permanent pavement material shall be four inches (4") of Type I asphalt. The pavement restoration shall be parallel and perpendicular to vehicle traffic.
9. Finished floor elevation shall be a minimum of twenty-four inches above centerline of street, pursuant to Section VI-105 of the Zoning Code.
10. Show how roof drains reach retention area.
11. Show how run off from parking area reaches retention area.
12. Submit attenuation calculations. Calculations shall conform to City Standard procedures, showing no discharge for the first ten minutes. (See Figure SD-5 (EDCM)).
13. Show details of retention basins and all related structures, including dimensions and volume in cubic feet. Bottom elevations shall state after sodding.
14. All slopes and proposed dry detention basin bottom shall be sodded with solid sod from the average water level to ten feet (10 ft.) beyond top of bank, unless planted with shrubs or groundcovers. Shrubs/or groundcovers shall be native, non-invasive species and shall be planted to cover not less than 15% of the surface area of the pond's slopes. Trees and shrubs may be grouped in clusters as massed planting. (See Figure SD-8).
15. Provide cross-section of retention areas, through retention area to 20 feet beyond property line.
16. Side slope of retention area shall be 4:1 or shallower to permit and promote safe access for maintenance and have a minimum separation from the property line of 6 inches. (Part 6, Section G, 2(b) and Figure SD-7 [EDCM]).
17. Show calculations and method of controlling allowable rate of discharge.
18. Past developments in the City of Sarasota have experienced ground water leaching due to lot coverage and developing into the groundwater table. Please provide geotechnical test indicating the site effects on the groundwater hydrology. If so indicated, we will require a permanent dewatering system on site to accommodate for this issue prior to discharging to the public stormwater system. The on-site stormwater system shall not be used to discharge ground water intrusion. The only permissible connection to the onsite storm vault shall be down spouts from the roof and surface drains from the parking lots, buildings and landscape areas.

19. Provide Southwest Florida Water Management District (SWFWMD) and any other applicable agency approval or exemptions.
20. Bubbler box and all appurtenances thereto shall be owned and maintained by the owner of the contributing drainage system by Certification of this site plan, the bubbler box and appurtenances is permitted.
21. Plant no trees and/or hedges in drainage swales or in the filtration areas of attenuation basins that may create a negative effect on the attenuation facility, (i.e. blocking flow, clogging infiltration systems).
22. A Right-of-Way use permit must be obtained from the Engineering Division for any landscaping and/or irrigation facilities within the right-of-way.
23. No pavement cuts in the City right-of-way will be opened to traffic unless permanently repaired with an acceptable asphaltic concrete patch or temporary patched with cold mix asphaltic material of a sufficient thickness to support traffic for the period of time the temporary patch is to be in use. The patch shall be in place prior to opening roadway up to traffic. If a patch is unable to be installed prior to Close of Business (COB) a Traffic Control Through Work Zones night time plan shall be implemented meeting FDOT Roadway Design Standards, Index 600 thru 660. The nighttime Maintenance Of Traffic (MOT) plan shall be in place prior to dusk.
24. Site Improvement Plans shall comply with the requirements of Part I, EDCM and specifically Figures G-1 through G-5.
 - a.) Title Sheet
 - b.) Boundary and Topographic Survey
 - c.) Site Development Plan
 - d.) Details
 - e.) Miscellaneous
 - f.) Storm Water Pollution Prevention Plan
 - g.) Storm Water Pollution Prevention Details
 - h.) Landscaping Plan
 - i.) Irrigation Plan

Due to the minimum amount of information there will be additional comments once the plans have been submitted for Development Review. Therefore, this letter shall not be considered the final letter for DRC sign-off.

TREE PROTECTION COMMENTS:

Comments Prepared By / Contact In Case of Questions: Mark Miller, Senior Arborist / 941.365.2200 ext. 36536 / Mark.miller@sarasotaFL.gov

A. Requirements & Regulations:

1. Sheet TM-2 trees #1-17. Why do these trees need to be removed for this project?
2. Sheet TM-5 you have provided three different tree protection details. Only two of the proposed are tree protection details are approved by the city. If you leave the 3rd type of tree protection detail on the plans, if the plans are approved, you will be required to install the 3rd type of tree protection labeled trunk protection.
3. Please remove comment #11 under tree protection fencing. Pursuant to Section VII-312 (a) (3) no changes to the predevelopment conditions within the approved protected root zone are

allowed during the construction process, but a barricade may be temporarily relocated to accommodate a construction issue if advance notice is provided to the City Arborist.

4. Pursuant to Section VII-319 (3) (e) if existing trees are to be transplanted on the property, the site plan shall include the proposed location of such trees. A statement as to how the trees are to be moved, maintained and protected during construction must be submitted by the landscape architect, landscape contractor or landscape nurseryman responsible for the relocation of said trees. Please provide if the trees are going to be stored off site and who will maintain/monitor if taken off site. If stored onsite please provide location and narrative of how trees will be moved and maintained.
5. Please count/include relocated as trees removed, due to relocated trees are treated as removed trees in the City of Sarasota definition of tree removal. They also are required to remain viable for one year same as mitigation trees.
6. Pursuant to Section VII-308 (a) all required vegetation, a minimum of 75% Florida-friendly vegetation shall be used.
7. Pursuant to Section VIII-308(h) (3) a minimum of 50% of the required canopy and understory trees shall be native to the state.

B. Preliminary/Draft Conditions:

1. Not applicable at this time.

C. Mitigation

1. Not applicable at this time.

D. Advisory

1. Sheet TM-5 you have provided three different tree protection details. Only two of the proposed are tree protection details are approved by the city. If you leave the 3rd type of tree protection detail on the plans, if the plans are approved, you will be required to install the 3rd type of tree protection labeled trunk protection.
2. Sheet TM-7 tree protection fencing note #9 discusses underground tunneling of utilities pursuant to Section VII-312 (e) underground utility lines shall be routed around existing trees or otherwise placed by tunneling under the tree at a minimum depth of 30 inches by hand digging. Any roots affected must be cut according to guidelines set forth in this division.
3. Sheet L-4 contains some typographical/spelling errors. Please correct.

SARASOTA COUNTY SCHOOL BOARD COMMENTS:

Comments Prepared By / Contact In Case of Questions: Micki Ryan / 941.927.9000 ext. 69051 / micki.ryan@sarasotacountyschools.net

No Requirements & Regulations, Preliminary / Draft Conditions, Mitigation or Advisory comments.

SARASOTA POLICE / CPTED COMMENTS:

Comments Prepared By / Contact In Case of Questions: Danny Robbins, Police Officer 1st Class / 941.954-7056 / Danny.Robbins@sarasotaFL.gov

No Requirements & Regulations, Preliminary / Draft Conditions, Mitigation or Advisory comments.

PLANNING/NEIGHBORHOODS COMMENTS:

Comments Prepared By / Contact In Case of Questions: Ryan Chapdelain, General Manager, Planning Department / 941.365.2200 ext. 36364/ Ryan.chapdelain@sarasotaFL.gov

No Requirements & Regulations, Preliminary / Draft Conditions, or Mitigation comments.

D. Advisory

The following comments are from Colleen McGue, Chief Transportation Planner:

1. Page C-09 at the end of Blvd of the Arts, I see there is the section marked “drop-off zone.” There is likely to be an issue with enforcing and managing parking in a drop-off zone, even with signage, so the management of this space needs to be considered. Consider striping this off as “no parking fire zone” if it is part of the clear zone for fire truck access?
2. Page C-10 same issue with the drop off zone.
3. Page C-11 regarding the comment on the sheets about how improvements in the Blvd of the Arts ROW, we should make it clear which improvements are being made by the applicant as part of the project (parking striping/sidewalk on the north side) and which are not part of the project and will be done separately as part of a city streetscape project to follow.
4. Page C-11 If lighting is in the ROW, is that being included in the project as well? Just on the north side of Blvd of the Arts?
5. Page C-15 in the drop-off zone, will the material be pavers? Will there be crosshatched paint on top of the pavers?
6. Page C-12 I have noted many of these light poles are not the city standard. Should spell out in the maintenance agreement that they will be maintained by the BPC.
7. Page L-2 is the applicant going to be providing landscaping on the southern portion of Blvd of the Arts?

The following comments are from Steve Cover, Planning Department Director:

Site Plan

8. There are 2 crosswalks on BOA that are close to one another. Suggest moving one east to be opposite the main structure where more activity will be taking place.
9. The small lawn mini-amphitheater is facing the parking lot and kayak loading area. Suggest this be reoriented to face away from those activities.
10. Not clear what’s happening at the termination point of the sidewalks at the NW corner of the site. There should be something interesting to do or see there.
11. What is the groundcover on the westernmost part of the site where the sitting wall is? Is that all left in its natural state?
12. What is the curvilinear item just east of the sitting wall in the natural area? Is that another seating area?

13. The multi-sidewalk intersection point in the middle of the site on the north side looks to be just a large paved area. Suggest something of interest or public art piece go there. Public art could be in the actual pavement as well.
14. What material are the narrow connectors on the boardwalk?

Floor Plans and Architecture

15. The main structure and boardwalk shade structures look pretty cool. I'm curious if a sun/shade study has been done on them. Just want to make sure it provides adequate shade for the areas below.

The following comments are from Clifford Smith, Senior Planner:

16. Proposed Public Art installation should be relocated to the South and West in order to avoid placement on ROW.
17. Proposed location for Dumpsters should be relocated to the North in order to be placed behind the Sarasota Art Center and not behind the National Designated / Locally Designated Chidsey Building-City Library. Note: the Sarasota Arts Center is a contributing building the Bayfront Historic District; however, the West Elevation of this building was altered with an addition in 1976. The addition is not historic in its own right as it is less than 50 years old. Therefore impact is considered demines to the view corridor of the East Elevation.

BUILDING COMMENTS:

Comments Prepared By / Contact In Case of Questions: Daniel Peck, Plans Examiner / 941.365.2200 ext. 36409/ Daniel.Peck@sarasotaFL.gov

No Requirements & Regulations, Preliminary / Draft Conditions, Mitigation or Advisory comments submitted at this time. Comments will be forthcoming.

FIRE DEPARTMENT COMMENTS:

Comments Prepared By / Contact In Case of Questions: Thomas Hicks, Fire Safety Inspector / 941.861.2290 / thicks@scgov.net

A. Requirements & Regulations:

1. Not applicable at this time.

B. Preliminary/Draft Conditions:

1. Not applicable at this time.

C. Mitigation

1. Not applicable at this time.

D. Advisory

1. The Landscape plan shows trees in the area that is shown as the fire truck turnaround. Please correct.

TRAFFIC CONCURRENCY COMMENTS:

Comments Prepared By / Contact In Case of Questions: Daniel Ohrenstein, PE, Assistant City Engineer/ 941.365.2200 ext. 36520 / Daniel.ohrenstein@sarasotaFL.gov

No Requirements & Regulations, Preliminary/Draft Conditions, Mitigation or Advisory comments submitted at this time. Comments will be forthcoming.