

Laura Gonzalez

From: Laura Gonzalez
Sent: Wednesday, November 30, 2022 11:58 AM
To: Clint Cuffle
Cc: Robert Wenzel; James Rigo
Subject: PLN2204-0111: Woodworking Project *Rapid Response*
Attachments: Outstanding Comments 11 30.pdf

Mr. Cuffle,

Good morning!

The report of outstanding issues as of November 30 is attached. We are going to address them in a mid-cycle amendment. Comments are available in the DPR for review.

I have opened the Mid-Cycle Amendment package to upload the answers when they are ready.

Thank you!

Laura Gonzalez | Planner II

Manatee County Development Services

1112 Manatee Avenue West, 4th Floor

Bradenton, FL 34205

941-748-4501 ext. 3891



Development Services Will be Closed:

- Thursday, November 24, 2022 & Friday, November 25, 2022
- Wednesday, December 14, 2022, Closed 12:00-5:00PM
- Friday, December 23, 2022
- Monday, December 26, 2022
- Monday, January 2, 2023

Issues for record PLN2204-0111**Job Address: TALLEVAST RD, SARASOTA 34243**

Job Description: Project Woodworking proposes to construct a 1,020,000 SF +/- warehouse distribution facility within the project that was recently rezoned with ordinance Z-20-10. The project will construct a spine road down the center so the industrial park will have access to both Tallevast Road and University Parkway. Passenger vehicle parking will be provided for the employees and tractor trailer parking and loading spaces will be provided for the semi-delivery trucks. Up to 14.6 ac of wetland impacts are proposed in order to plan the facility and over 30 ac of wetland mitigation area set aside to mitigate the proposed impacts. Master utilities will be designed through the spine road and looped water connection provided to meet fire flow demands. PID2006500059

| Discipline | Status | Details | Attached To | Created By | Last Updated By | Modifications Required |
|------------------------|--------|--|-------------|----------------|-----------------|------------------------|
| Environmental Planning | Open | <p>Wetlands - Conservation signs</p> <p>The developer shall provide signs adjacent to the wetland buffers/conservation areas identifying the area is a "Conservation Area". The type, number, and location of such signs shall be shown and approved by the EPS with the Final Site Plan or construction drawing approval and shall be based on the configuration of the Conservation Area. Staff recommends signs be placed every 100' or if lots are within 15' of wetland buffers, signs should be placed at every lot line. Signs shall be installed prior to Final Plat approval (or be bonded) or prior to Certificate of Occupancy issuance for projects not requiring final plat approval (LDC Section 706.8.D).</p> <p>Last comment from reviewer: Conservation Easement signs need to be shown in plan view, and detail view,for wetland mitigation areas. These are to be different than Conservation Area signs. Please revise.</p> <p>Last response: RESPONSE: Conservation Area sign detail can be found on sheet C-100. Proposed sign locations can be found on sheet C-104 and C-105.</p> | | Kathleen Davis | Laura Gonzalez | Yes |
| Environmental Planning | Open | <p>Tree Protection Trust Fund</p> <p>Tree replacement amount to be paid into the Tree Protection Trust Fund has been approved by County Administration. The amount owed to the Tree Protection Trust Fund for removal of 11,579 trees has been set by County Administration as \$250,000.00. Payment shall be received via Accela prior to Final Site Plan approval.</p> <p>Last comment from reviewer: Tree replacement amount to be paid into the Tree Protection Trust Fund has been approved by County Administration. The amount owed to the Tree Protection Trust Fund for removal of 11,579 trees has been set by County Administration as \$250,000.00. Payment shall be received via Accela prior to Final Site Plan approval.</p> | | Kathleen Davis | Laura Gonzalez | Yes |

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| | | <p>Last response: RESPONSE: Acknowledged.</p> | | | | |
| Environmental Planning | Open | <p>Irrigation Plan</p> <p>Please provide an irrigation plan which includes and notes the following information (LDC Section 701.11):</p> <ul style="list-style-type: none"> • Well location and size (if applicable) • Potable water shall not be used for landscape irrigation (PW Utility Standards Manual 1.1.3.B). <p>Sheet L-107. General Irrigation Notes. Note 5 - indicates an irrigation plan will be provided:</p> <p>Last comment from reviewer: Sheet 107. General Irrigation Notes. Staff could not find the following note within the irrigation plan. Please add, or specify its location: (LDC Section 701.11):</p> <ul style="list-style-type: none"> • Potable water shall not be used for landscape irrigation (PW Utility Standards Manual 1.1.3.B). <p>Last response: RESPONSE: Irrigation plans were provided with the 9/21 submittal. Please re-check your system. Once again, the source for the irrigation system is a proposed well (TBD by others / well contractor). This is noted on sht L-107, under irrigation notes section, note #1. It is also shown and labeled on the landscape plans; a clip is provided below. Also, the updated irrigation plan is provided with this resubmittal.</p> | | Kathleen Davis | Laura Gonzalez | Yes |
| Public Works Concurrency | Open | <p>Traffic Study</p> <p>Transportation Planning staff have reviewed the traffic study prepared by Lincks and Associates. Refer to Transportation Planning staff comments in the Digital Plan Room of Accela. If you have questions about status in the interim, please contact Merih Wahid (Transportation.Planning@MyManatee.org, 941-708-7450 extension 7442).</p> <p>Last comment from reviewer: Transportation Planning staff have reviewed the traffic study prepared by (consultant). The traffic study has outstanding issues and has not yet been accepted. If you have questions about status, please contact Merih Wahid (Transportation.Planning@MyManatee.org, 941-708-7450 extension 7442).</p> <p>Last response: RESPONSE: Acknowledged, please find updated traffic study that has been corrected per recent coordination with transportation planning staff.</p> | 20047 - Project Woodworking - Traffic Impact & Operational Analysis - Unsigned DRAFT 3.31.22.pdf | Susan Barfield | Laura Gonzalez | Yes |
| Public Works Concurrency | Open | <p>Dedication vs. Future Right of Way setback</p> <p>The need for additional right of way dedication to accommodate any required improvements will be determined with the review of the traffic impact analysis and safety and operations review. Once those reviews are completed and required improvements determined, any additional right of way dedication shall be shown. If no improvements</p> | | Susan Barfield | Laura Gonzalez | Yes |

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| | | <p>are required or required improvements can be constructed within the additional right of way, a future right of way setback consistent with the Comprehensive Plan's Future Traffic Circulation Map will be required.</p> <p>This comment will be removed once the traffic study has been accepted.</p> <p>Last comment from reviewer: This comment will be removed once the traffic study has been accepted and required improvements determined.</p> <p>Last response: RESPONSE: Acknowledged.</p> | | | | |
| Public Works Development Review | Open | <p>Add cross sections at stormwater and at all offsite transitions.</p> <p>Last comment from reviewer: no additional cross sections were provided</p> <p>Last response: RESPONSE: Cross sections have been updated accordingly.</p> | C-307 | Denise Greer | Laura Gonzalez | Yes |
| Public Works Development Review | Open | <p>Add cross sections at stormwater and at all offsite transitions.</p> <p>Last comment from reviewer: no additional cross sections were provided</p> <p>Last response: RESPONSE: Cross sections have been updated accordingly.</p> | C-308 | Denise Greer | Laura Gonzalez | Yes |
| Public Works Development Review | Open | <p>Add cross sections at stormwater and at all offsite transitions.</p> <p>Last comment from reviewer: no additional cross sections were provided</p> <p>Last response: RESPONSE: Cross sections have been updated accordingly.</p> | C-309 | Denise Greer | Laura Gonzalez | Yes |
| Public Works Development Review | Open | <p>Add cross sections at stormwater and at all offsite transitions.</p> <p>Last comment from reviewer: no additional cross sections were provided</p> <p>Last response: RESPONSE: Cross sections have been updated accordingly.</p> | C-311 | Denise Greer | Laura Gonzalez | Yes |
| Public Works Development Review | Open | Label Road/ROW | C-313 | Holly Hurlbutt | Laura Gonzalez | Yes |

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|---------------------------------|--------|---|-------------|----------------|-----------------|------------------------|
| | | Last response: RESPONSE: Cross sections have been updated accordingly. | | | | |
| | | Need backup Flows not per the County approved Utility Flow Contribution Table dated 2/18/2021. We understand that you may need to use something different than the table due to the use of the facility. Please provide backup to verify the flows proposed. | | | | |
| Public Works Development Review | Open | Last comment from reviewer: Please provide backup to verify the flows proposed. Last response: RESPONSE: The flows have been provided by the end user based on similar type facilities that they own and operate throughout the country. Not sure what else we can provide at this time as it does not fit into a certain category on the county's utility flow contribution table. | C-410 | Denise Greer | Laura Gonzalez | Yes |
| | | Remove Fence from Utility Easement | | | | |
| Public Works Development Review | Open | No structures shall be installed at or within the easement and shall include but not be limited to buildings, foundations, footers, fencing, etc.; (USM1.8.1. 3) | L-104 | Holly Hurlbutt | Laura Gonzalez | Yes |
| | | Tree Trees shall not be planted or located within 10 feet of any potable water main, reclaimed water main, sanitary force main, gravity sanitary sewer main, sanitary cleanouts, or potable/reclaimed/force main appurtenances such as meters, hydrants, backflow prevention assemblies, etc. that are owned and maintained by Manatee County. | | | | |
| Public Works Development Review | Open | Last comment from reviewer: The utilities that are within 21st St. E ROW and upstream of the Meter ARE County Owned Utilities. Correct. Refer to Utility Plans provided on the Offsite Improvements. Utilities are outside of/on the edge of the ROW . Coordinate and Maintain 10ft between trees and these COUNTY OWNED Utilities. Last response: RESPONSE: Once again, there are no public or Manatee County owned utilities on-site. The only easement being granted to the County is around the water meters. The trees near by are outside the Easement as required and 12' or more away from any appenditures or main line. Please clarify your comment if I am not understanding something. | L-104 | Holly Hurlbutt | Laura Gonzalez | Yes |
| Public Works Development Review | Open | Sheets C-316 through C-318 blank? | C-316 | Holly Hurlbutt | Laura Gonzalez | Yes |
| Public Works Development Review | Open | Provide Conflict Detail | C-403 | Holly Hurlbutt | Laura Gonzalez | Yes |

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| | | Last response: RESPONSE: Conflict details have been updated. | | | | |
| | | General Development Review Comments | | | | |
| | | Other than changes that have been made in response to previous Development Review comments, if any features of this design have been changed from the previously submitted version, please be sure to provide full notification to the Development Reviewer with a complete description of such design changes. | | | | |
| Public Works Development Review | Open | Please ensure that the revision block is filled in and dated for each revised sheet. Please note the revision block notation needs to accurately reflect the changes on each sheet. "Revise per county comments" is no longer acceptable. Abbreviations are acceptable. | | Holly Hurlbutt | Laura Gonzalez | Yes |
| | | Last comment from reviewer: Version 4 | | | | |
| | | Last response: RESPONSE: Acknowledged. Clouding and notation have been provided. | | | | |
| | | Provide Conflict Detail | | | | |
| Public Works Development Review | Open | | C-404 | Holly Hurlbutt | Laura Gonzalez | Yes |
| | | Last response: RESPONSE: Conflict details have been updated. | | | | |
| | | Provide Conflict Details | | | | |
| Public Works Development Review | Open | | C-405 | Holly Hurlbutt | Laura Gonzalez | Yes |
| | | Last response: RESPONSE: Conflict details have been updated. | | | | |
| | | Fees due for project that must be paid prior to approval | | | | |
| Public Works Development Review | Open | | | Denise Greer | Laura Gonzalez | Yes |
| | | Last comment from reviewer: Fees not paid | | | | |
| | | Last response: RESPONSE: Acknowledged, the fees will be paid very soon. | | | | |
| Public Works Development Review | Open | This number is incorrect based upon the wetwell detail | C-410 | Denise Greer | Laura Gonzalez | Yes |
| | | Last comment from reviewer: This is supposed to be FM at discharge from the Lift Station/wet well, or the High FM elevation. per the detail provided it should be about 1ft belowtop of slab. | | | | |
| | | Last response: RESPONSE: The elevation at the discharge is the elevation of the | | | | |

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| | | <p>forcemain at the discharge point into the manhole along University Parkway and not anything to do with the wetwell detail or at what elevation the forcemain is leaving the lift station. Note has been added to the table to clarify where that elevation is estimated from with the calculations.</p> | | | | |
| Public Works Traffic Engineering | Open | <p>Trip Distribution & Access Analysis</p> <p>Show project trips and conduct Access Analysis at each site access</p> <p>Last comment from reviewer: Outstanding Transportation Planning comments remain</p> <p>Last response: RESPONSE: The analysis includes the project access with the Woodworking project and is included with this analysis.</p> | 20047 - Project Woodworking - Traffic Impact & Operational Analysis - Unsigned DRAFT 3.31.22.pdf | Dami Orehin | Laura Gonzalez | Yes |
| Public Works Transportation Planning | Open | <p>Synchro/Queue Analysis</p> <p>Queue figures do not appear consistent with SimTraffic Queuing & Blocking reports in Synchro files provided. Revise</p> | 20047-Traffic Impact Analysis Operational Analysis - Revised October 2022 Draft.pdf Esign.pdf | Dami Orehin | Laura Gonzalez | Yes |
| SR - Case Manager | Open | <p>Parking Study</p> <p>Parking study has been prepared in accordance with the management guidelines, but the parking calculations on Sheet C-100 have changed and do not match the information in the study</p> | C-101 | Laura Gonzalez | Laura Gonzalez | Yes |