

Appendix C

Technical Review Committee (TRC) Conditions
















Appendix C

City Technical Review Committee Conditions

Project Name and Number: Serenola Manor, DB-16-48 SPA


















Reviewing Board: City Development Review Board

Public Hearing Date: 10/31/2017

| Cycle | Complete? | Status | Department | Snapshot | File | Markup Name | Changemark Subject | Changemark Details | Markup Date | Updated By | Applicant Response |
|-------|-----------|------------|-------------------------|---|---------------------------------|---------------------|--|--|---------------------|----------------------|--------------------|
| 2 | False | Unresolved | Real Estate |  | 16-0045-L1-LANDSCAPE.pdf | GRU Real Estate | Proposed Tree Too Close to O/H Electric | This proposed tree may be too close to the existing O/H electric line. Please verify with GRU Electric Engineering | 09/25/2017 11:50 AM | Tiffany Davis | |
| 2 | False | Unresolved | Real Estate |  | 16-0045-L1-LANDSCAPE.pdf | GRU Real Estate | Tree Canopy in Easement | As a heads up, you may want to move the proposed trees back a little. The proposed tree canopy that extends into | 09/25/2017 11:50 AM | Tiffany Davis | |
| 2 | False | Unresolved | Real Estate |  | 16-0045-L1-LANDSCAPE.pdf | GRU Real Estate | Several Proposed Trees Shown in PUE over UGE | There are several trees shown in the easement over the UGE. Please show the revised easement dimensions | 09/25/2017 11:50 AM | Tiffany Davis | |
| 2 | False | Unresolved | Real Estate |  | 16-0045-L1-LANDSCAPE.pdf | GRU Real Estate | Per W/WW - Trees Too Close to WM | | 09/25/2017 11:50 AM | Tiffany Davis | |
| 2 | False | Unresolved | Real Estate |  | 16-0045-C-200 GRADE UTILITY.pdf | Real Estate | Show and label ROW of SW 41st Lane | | 09/25/2017 11:45 AM | Tiffany Davis | |
| 2 | False | Unresolved | Real Estate |  | 16-0045-C-200 GRADE UTILITY.pdf | Real Estate | PUE Line Needs to End at ROW Line | | 09/25/2017 11:45 AM | Tiffany Davis | |
| 2 | False | Unresolved | Real Estate |  | 16-0045-C-200 GRADE UTILITY.pdf | Real Estate | Reduce PUE Size for U/G Electric | The PUE over the UGE line can be reduced to 10' over the path of the line and a 10' x 10' square around the TX, per | 09/25/2017 11:45 AM | Tiffany Davis | |
| 2 | False | Unresolved | Water-Waste Water |  | 16-0045-L1-LANDSCAPE.pdf | WWW | W/WW Comment sheet L1 | Trees shall be a min. of 7.5' from GRU water. | 09/19/2017 3:31 PM | Christina DeStephens | |
| 2 | False | Unresolved | Transportation Mobility |  | 16-0045-C-100 SITE.pdf | Sidewalk connection | Changemark note #01 | 5. Please consider a sidewalk connection from the building in the northwest part of the site to the sidewalk along SW 41st | 09/19/2017 10:07 AM | Jason Simmons | |
| 2 | False | Unresolved | Transportation Mobility |  | 16-0045-C-000 COVER.pdf | TMPA Notes | Changemark note #01 | 3. Please add a note to the site plan that states this development must meet one Transportation Mobility | 09/19/2017 9:30 AM | Jason Simmons | |
| 2 | False | Unresolved | Transportation Mobility |  | 16-0045-C-000 COVER.pdf | TMPA Notes | Changemark note #02 | 2. Please add to the concurrency note on the plan that this development will meet the applicable Transportation | 09/19/2017 9:30 AM | Jason Simmons | |
| 2 | False | Unresolved | Public Works - Design |  | 16-0045-C-100 SITE.pdf | RM | Right-of-way pavement detail | 2" thick asphalt must be used within City right-of-way. | 09/19/2017 8:41 AM | Rick Melzer | |
| 2 | False | Unresolved | Public Works Stormwater |  | 16-0045-C-010 NOTES DEMO.pdf | PW-storm | driveway culvert | Will this culvert be replaced? | 09/13/2017 1:48 PM | Mary Frieg | |
| 2 | False | Unresolved | Public Works Stormwater |  | 16-0045-C-000 COVER.pdf | PW-storm | Updated info | These elevations changed in the drainage design notes, please correct. | 09/13/2017 9:45 AM | Mary Frieg | |
| 2 | False | Unresolved | Urban Forestry |  | 16-0045-L1-LANDSCAPE.pdf | Earline | Nandina Domestica -Heavenly Bamboo | Please replace the Heavenly bamboo because it is listed as a category 1 from the Florida Exotic Pest Plant Council's list. | 09/12/2017 10:31 AM | Earline Luhrman | |

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|---|-------|------------|----------|---|--------------------------------------|---------------------------|---|---|---------------------|--------------|--|
| 2 | False | Unresolved | Planners |  | 16-0045-C-000 COVER.pdf | Current Planning - Massey | Sheet C-000 (Project Description/Density) | Since the first submittal, the site acreage has been changed to 1.45 acres. As a result, the remaining | 09/07/2017 11:46 AM | Bedez Massey | |
| 2 | False | Unresolved | Planners |  | 16-0045-C-000 COVER.pdf | Current Planning - Massey | Sheet C-000 (Development Data) | The height, number of stories and gross floor area must also include the existing single-story dwelling. | 09/07/2017 11:46 AM | Bedez Massey | |
| 2 | False | Unresolved | Planners |  | 16-0045-E1-PHOTO.pdf | Current Planning - Massey | Photometric Plan | Please correct the spelling of "courtyard" within the lighting narrative. | 09/07/2017 4:49 PM | Bedez Massey | |
| 2 | False | Unresolved | Planners |  | 16-0045-E1-PHOTO.pdf | Current Planning - Massey | Photometric Plan | To facilitate board consideration of a lighting waiver from the City's lighting requirements, the applicant | 09/07/2017 4:49 PM | Bedez Massey | |
| 2 | False | Unresolved | Planners |  | 16-0045-E1-PHOTO.pdf | Current Planning - Massey | Photometric Plan | The height of luminaires in the off-street parking lot can't exceed 15 feet w/n 75 feet of adjacent residential property. | 09/07/2017 4:49 PM | Bedez Massey | |
| 2 | False | Unresolved | Planners |  | 16-0045-E1-PHOTO.pdf | Current Planning - Massey | Photometric Plan | The manufacturer's cut-sheet for building exterior lighting must be provided to show compliance with the City's | 09/07/2017 4:49 PM | Bedez Massey | |
| 2 | False | Unresolved | Planners |  | 16-0045-E1-PHOTO.pdf | Current Planning - Massey | Photometric Plan | The photometric plan must show that the average vertical illuminance measured five feet above the height of luminaires | 09/07/2017 4:49 PM | Bedez Massey | |
| 2 | False | Unresolved | Planners |  | 16-0045-C-100 SITE.pdf | Current Planning - Massey | Site Plan | A sidewalk from Building 1 to proposed sidewalks in public right-of-way is highly recommended. If not from the | 09/21/2017 4:41 PM | Bedez Massey | |
| 2 | False | Unresolved | Planners |  | 16-0045-C-100 SITE.pdf | Current Planning - Massey | Sheet C-100 (Building Setbacks) | Please provide a building tie-down, along with the dimension separating the proposed building from the | 09/21/2017 4:41 PM | Bedez Massey | |
| 2 | False | Unresolved | Planners |  | 16-0045-L1-LANDSCAPE.pdf | Current Planning - Massey | Landscape Plan | The wall(s) of Building 1 cannot encroachment into the 25 ft. building setback, and the roof overhang cannot | 09/07/2017 4:54 PM | Bedez Massey | |
| 2 | False | Unresolved | Planners |  | 16-0045-L1-LANDSCAPE.pdf | Current Planning - Massey | Landscape Plan | Additional shrubs are required along the off-street parking lot (west side) to screen the parking lot from the adjoining | 09/07/2017 4:54 PM | Bedez Massey | |
| 2 | False | Unresolved | Planners |  | 16-0045-L1-LANDSCAPE.pdf | Current Planning - Massey | Landscape Plan | Foundation shrubs are recommended to enhance the view of the back of Building 1 from SW 31st Drive. | 09/07/2017 4:54 PM | Bedez Massey | |
| 1 | False | Unresolved | Planners |  | 16-0045-Z-ARCH-EXISTING HOUSE.pdf | Current Planning - Massey | Floor Plan | The floor plan must be made consistent with the updated boundary survey. | 06/29/2017 5:36 PM | Bedez Massey | The site plan shows the updated boundary data. The floor plans apply to more than one of the buildings on the site and are |
| 1 | False | Unresolved | Planners |  | 16-0045-Z-ARCH-8 PLEX ELEVATIONS.pdf | Current Planning - Massey | Building Height | Please provide the building height, per Article II of the City Land Development Code, showing points of reference. | 06/29/2017 5:34 PM | Bedez Massey | See the revised building elevations and the building height note on C-000. |
| 1 | False | Unresolved | Planners |  | 16-0045-Z-ARCH-8 PLEX ELEVATIONS.pdf | Current Planning - Massey | Angle-of-light | Please label the property line and show the angle of light setback. | 06/29/2017 5:34 PM | Bedez Massey | See the site plan for both the property line and the angle of light setback. The eave height is now shown on the building elevations for |
| 1 | False | Unresolved | Planners |  | 16-0045-Z-ARCH-8 PLEX ELEVATIONS.pdf | Current Planning - Massey | Angle of Light | Label property line and show angle of light setback. | 06/29/2017 5:34 PM | Bedez Massey | See the site plan for both the property line and the angle of light setback. The eave height is now shown on the building elevations for |
| 1 | False | Unresolved | Planners |  | 16-0045-Z-ARCH-6 PLEX ELEVATIONS.pdf | Current Planning - Massey | Building Height | Please provide the building height, per Article II of the City Land Development Code, showing points of reference. | 06/29/2017 5:31 PM | Bedez Massey | See the revised building elevations and the building height note on C-000. |