



July 25, 2017

Todd M. Mathes  
Benderson Development  
7978 Cooper Creek Blvd.  
Suite 100  
University Park, FL 34201

**Re: Rezone Petition No. 16-29 – 3<sup>rd</sup> Completeness Review  
Siesta Promenade**

Dear Mr. Mathes:

On June 28, 2017, Planning Services received a revised Development Concept Plan and 2<sup>nd</sup> Completeness Review Response to comments provided September 19, 2016. After review of these materials, Sarasota County finds this application **INCOMPLETE**. Comments are listed below.

PLANNING SERVICES (Todd Dary) 861-5260, tdary@scgov.net

This petition is **INCOMPLETE** as submitted.

1. Please update the Development Concept Plan (DCP) as follows:

- Site Data Table (add)
  - Acreage of the project.
  - DU's (total plus unit count residential and hotel)
  - Density
  - Commercial square footage
  - Office square footage
- Sheet 1
  - The plan should be enlarged to fill an 8.5 x 11" page to provide as much clear detail as possible.
  - Text should be a minimum of 1/16" in size and upper case lettering.
  - A graphic scale only should be provided.
  - No color should be used.
  - Correct R-1 through R-4 unit counts
  - Existing and proposed zoning.
  - Location and dimension of landscape buffers along all adjacent properties and streets.
  - Location and dimension of internal sidewalks and other pedestrian ways. All uses, buildings and public spaces must be connected by sidewalks. All driveway connections to external streets must include a sidewalk.
  - Location and dimension of public squares and/or open spaces.
  - Location and height of buildings proposed to exceed 35 feet in height.
  - Proposed impervious area.
  - Parking - required and provided.
  - Zoning on adjacent properties.
  - Adjacent roadways labeled.
  - Required loading areas.

- Sheet 2
    - Maximum building height as defined in the zoning regulations (measured to the mean height between eaves and ridge of roof) should be shown on the sections.
    - In sections clearly indicate and label the right-of-way and edge of pavement of Glencoe Ave.
    - Section R-1 shows graphically and indicates a dimension of 29 feet between edge of pavement and the property line, where the actual dimension appears to be 18 or 19 feet. The graphic depictions and dimensions of “single family house to 3 story building” and “single family house to edge of pavement” are also inaccurate. These dimensions are similarly inaccurate for Section R-2.
  - Sheet 3
    - This sheet includes two plans for a 200’ length of street buffer/plantings along Glencoe Ave.
    - The first plan more closely matches the section in the lower part of the sheet and indicates 9 palms and understory plantings in the 20’ buffer/setback between the proposed building and street right-of-way, along with street trees and understory plantings within the right-of-way of Glencoe Ave.
    - The second plan shows only the 20’ buffer section and shows 8 canopy trees and understory plantings.
    - Is the second plan shown intended to be an option? How do the two plans relate? Please clarify.
    - Plan and section should indicate the required sidewalk located at or near the edge of right-of-way and proposed width. 8 feet is desirable.
    - The plan graphically shows approximately 29 feet between the edge of pavement of Glencoe Ave. and the property line, where the actual dimension appears to vary between 15 and 18 feet.
    - The plan shows street trees on the east side Glencoe Ave. planted approximately 28 feet on center. This area is mostly the front yards of single family residences with driveways and existing trees that would preclude the planting of trees in the illustrated configuration. In addition, the consent of property owners adjacent to the street would be advised.
    - The dimensions of the section should be graphically correct and match the plan. The trees indicated on the single family lot should be removed.
2. Roadway Vacation Plan – the development concept plan includes portions of public streets including Brentwood Avenue, Sunset Boulevard Street, and Crestwood Avenue. A plan is required that clearly indicates what portion of these rights-of-way are intended to be vacated and how alternative public access is to be provided. The plan must include a schedule showing how the vacation process relates to the rezoning/CAP process.
  3. The DCP depicts the re-alignment of Crestwood Avenue. Please provide and label buffer along Crestwood Avenue. The re-alignment of Crestwood Avenue and the vacation of existing public streets require a street vacation be processed. Please coordinate with Real Property.

PARKS RECREATIONS AND NATURAL RESOURCES (Mike Sosadeeter) 350-3205, [msosadee@scgov.net](mailto:msosadee@scgov.net)

This petition is **INCOMPLETE** as submitted.

1. There appears to be a swimming pool on site in the residential area. Applicant needs to provide more description of this amenity, including, but not limited to:
  - a) proposed size
  - b) user capacity
  - c) complementary amenities proposed (e.g. pool deck, splash pad, diving area, shaded seating, etc.)
2. The applicant needs to describe what Level of Service is being met with on-site recreation facilities.

3. The applicant needs to describe the demographics of residents who will be living in the dwelling units on site and what their expected recreation needs might be and how they will be met.
4. Are there other on site civic spaces and/or indoor or outdoor leisure and/or recreational opportunities such as plazas, retail shopping, restaurants/cafes, exercise facilities, youth game rooms, etc. Please explain and quantify. Please label amenities on site plan.

TRANSPORTATION PLANNING (Shanon Rodden) 861-0899, srodden@scgov.net

This petition is **INCOMPLETE** as submitted.

1. Please provide an updated traffic analysis which addresses all FDOT and Sarasota County comments as discussed in the June 26, 2017 meeting.
2. Based on the development concept plan, a right-of-way/street vacation will be required.

ZONING (Donna Thompson), 861-6431, dthomps@scgov.net

This petition is **INCOMPLETE** as submitted.

1. Please provide building heights for each building.
2. Please provide setbacks for each building.
3. Please label landscape buffers.
4. While not required at the rezone stage, parking calculations will be necessary to demonstrate that sufficient parking is being provided for the residential structures, the hotel, and the retail businesses. Parking for the restaurant will be based on the number of seats in the restaurant.

STORMWATER PLANNING AND REGULATORY (Scott Woodman) 861-0914 swoodman@scgov.net

This petition is **INCOMPLETE** as submitted.

1. Please clearly illustrate the proposed stormwater master plan on the binding Development Concept Plan (DCP). In the June 27, 2017 resubmittal materials, the applicant acknowledged a request from Planning to remove the Stormwater Vaults from the Development Concept Plan (DCP) and display it on the Stormwater Master Plan Exhibit; however, no such exhibit was provided. Stormwater Division requests that the applicant provide the proposed stormwater management plan on the binding DCP and not on a separate exhibit. The current binding DCP contains three sheets and the proposed stormwater management facilities should be included in the multi-sheet DCP. Please provide a revised binding DCP illustrating the proposed stormwater management plan (i.e., vaults) for the Stormwater Division to review and comment.
2. Please provide any revisions for the proposed "StormTrap" precast vault engineering system information from the original September 21, 2016 submittal for the Stormwater Division to review and comment. Additionally, please revise the Exhibit B Siesta Promenade Stormwater Narrative and StormTrap Maintenance Procedure documents, if necessary, and also provide for staff review.

AIR AND WATER QUALITY (Joe Kraus) 726-4061 jkraus@scgov.net

This petition is **INCOMPLETE** as submitted.

1. The new building arrangement will impact the stormwater management facility information previously provided. The stormwater information has neither, been displayed on the DCP, nor has a revised supplement been submitted. Submit revised plan.
2. The R-3 Section on Sheet 2 of 3 has the building image labeled "R-4 3 Stories Multifamily". It is believed that the image should be labeled R-3 (not R-4).

3. The Tabulation on Sheet 1 of 3 should be reviewed. Buildings R-1, R-2, and R-3 appear to be the same, or similarly sized, but the unit count does not match. It is believed that R-4 should have the highest unit count based upon the depicted size and height.
4. Elements on the DCP are not all labeled.

LANDSCAPING (Kristen Hellman) 861-0734 khellman@scgov.net

This petition is **INCOMPLETE** as submitted.

1. Per Zoning's last comments, the 10' wide Arterial Street Buffers along Tamiami and Stickney Point Road are to be labeled on the DCP. Please show and label on the DCP.
2. Please indicate any public right-of-way and provide the appropriate street buffers. These must be labeled on the DCP.
3. Clearly label the proposed buffers between the existing residential lots and the developed area.

FIRE (Thomas Hicks) 861-2290, thicks@scgov.net

This petition is **INCOMPLETE** as submitted.

1. Provide a clear plan of the internal traffic movement showing road width and turn radii.
2. Show fire hydrants

If you have any questions regarding this letter, please contact this office at (941) 861-5244.

Sincerely,



Todd Dary

cc: Allen Parsons, Planning Manager  
Tate Taylor, Planning Manager