

Conditions and notes for record PLN-PRECONF-23-000018

Job Address: 5214 OCEAN Blvd, Sarasota FL 34242

Job Description: 12.21.2023_Request for Out-of-Cycle, Privately-Initiated Comprehensive Plan and Unified Development Code Amendments and Pre-Application Conference with the DRC

Discipline	Status	Type	Details	Attached To	Created By
Long Range Planning	Open	Note	<p>LR Planning</p> <p>1. FLU Policy 2.9.1 - Based on the applicant's proposal to redevelop areas zoned for just commercial use within the Barrier Island FLU and to disassociate the Transient Accommodation use from residential density, the corresponding Comprehensive Plan text amendments should also be specific to address just the "Intensity" portion of FLU Policy 2.9.1. To this end FLU Policy 2.9.1 should simply indicate an additional exception to an "intensity increase" only if a Transient Accommodation use is proposed within Commercial zoned parcels in the Siesta Key Overlay District that demonstrate consistency with Coastal Policy 1.2.2 and new FLU Policy 2.9.4. Additionally, consider leaving this policy intact and create a new policy that incorporates the suggested amendments instead. Provide the necessary data and analysis to support the change.</p> <p>2. FLU Policy 2.9.2 – There is no need to modify FLU Policy 2.9.2 since this only refers to residential density, which per the amendments proposed will not include Transient Accommodations. Despite this, if changes are proposed to this policy, provide justification for the removal of the date in this policy but not in FLU Policy 2.9.1. Provide data and analysis to justify the proposed changes. Data should demonstrate the impacts of removing the date.</p> <p>3. FLU Policy 2.9.4 - Please provide justification for the proposed 15% area limit noted in the language proposed by the Applicant for the new FLU Policy 2.9.4. Please keep in mind that when specifying a percentage of area for a certain zone district only the parcel areas will count and not any ROW covered per the zone. Explain if the 15% includes existing transient accommodations or just new ones. Consider adding a date to establish a new baseline from which to calculate. Clarify if the 15% includes the entirety of the parcel on which its built, just the building footprint, etc. Provide data and analysis to support the request.</p> <p>4. FLU Policy 2.9.4 - Additional language to prohibit development along beaches included in the new FLU Policy 2.9.4 is not needed if the policy will be specific to the existing CG or CI zoned areas within SKOD as neither of these districts are located along the beaches nor are rezonings to commercial districts allowed on Barrier Islands.</p> <p>5. FLU Policy 1.2.6 - Proposed amendment to FLU Policy 1.2.6 that singles out Residential uses as only those that should be discouraged within Hurricane Evac Zones A & B is not consistent with the Coastal Disaster Management Chapter intent to plan for the protection of all human life. Since FLU Policy 1.2.6 is only "discouraging" intensification this does not in it of itself prohibit the intensification, so no amendment is</p>		Ana Messina

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			<p>required for this policy. Provide data and analysis for this request. Demonstrate how this does not affect hurricane evacuation.</p>		
			<p>6. COASTAL Obj. 1.2 and Policy 1.2.1 - Proposed changes to Coastal Objective 1.2 and Policy 1.2.1 to specify applicability to just residential uses or population is not the intent of the Coastal Management Chapter, where all uses and all persons that may be located within a Coastal High-Hazard Area are meant to be considered as part of the County's disaster mitigation plans. Emergency Services is of the opinion that no changes should be made to these policies. If proposed for amending, provide necessary data and analysis for this change.</p>		
			<p>7. COASTAL Policy 1.2.2 – The proposed change seeks to limit applicability of this policy from all land use policy and map amendments to just Future Land Use map changes. There is no need to modify Coastal Policy 1.2.2 since this should be used as the basis to allow a use amendment as proposed by the Applicant. The policy opens the door for consideration of amendments that change density or intensity so long as these demonstrate that they do not adversely impact hurricane evacuation times. Emergency Services and Planning staff are of the opinion that no change should be made to this policy. If proposed for amending, please provide the necessary data and analysis to justify this change.</p>		
			<p>8. COASTAL Policy 1.2.3 - No need to propose removal of Coastal Policy 1.2.3 since this also refers to encouragement of hotels in areas other than Evac A & B, and not a prohibition. Emergency Services is of the opinion that no changes should be made to this policy.</p>		
			<p>9. COASTAL Objective 1.3 - No need to modify Coastal Objective 1.3 since the Chapter does not intend to qualify only certain types of population for evacuation times. Proposed language for mitigation requirements may perhaps be incorporated within the new FLU policy proposed for transient accommodation development within CG/SKOD & CI/SKOD zoned areas, as part of the requirements to be deemed suitable for development in SKOD. Since County emergency evacuation standards and plans will not be under the control of the property owner, Emergency Services advises removing language that refers to evacuation procedures. Emergency Services can consider discussing the creation of a fund allowance that proposed development can contribute for future shelter construction if this can be used to show consistency with the Coastal Policy 1.2.2. Incidentally, the proposed changes to this objective appear to read as not being applicable to Transient Accommodation projects. Please clarify if that is not the intent. Provide data and analysis to justify this proposed change. Demonstrate how the proposed changes would be consistent with the evacuation times listed in COASTAL Policies 1.3.2 and 1.3.3.</p>		
			<p>10. COASTAL Policy 1.3.1 - No need to modify Coastal Policy 1.3.1 since the Chapter does not intend to qualify only certain types of population for evacuation times or storm Best Management Practices. Emergency Services is of the opinion that no changes should be made to this policy. Additionally, amending these COASTAL Objectives and Policies to be applicable only to the residential population would not be consistent with the Comprehensive Plan's Definitions for the Coastal Disaster Management chapter that</p>		

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			<p>apply to all residents and visitors. Please provide data and analysis to justify these changes and demonstrate how these Coastal Policy changes are consistent with State Statutes.</p> <p>11. New ECON Policy 7.1.4 - Proposed new Economy Policy 7.1.4 should just focus on the need for tourism on Siesta Key and the potential economic benefits that this may have for the County, while balancing this with public safety. Initial statements about Siesta Key and lack of transient accommodations are not appropriate and the language that refers to the maximum percentage of land that can be utilized for Transient Accommodation development should rather be left just in the new FLU policy proposed for this use in CG/SKOD and CI/SKOD.</p> <p>12. Residential Uses Plan Definition – Since the proposed amendments will clarify that Transient Accommodations are commercial uses, there is no need to amend the residential definition. No additional language is required for the existing definition of Residential Uses within the Comp Plan. Instead, consider making this point clear with a proposed Transient Accommodations policy in addition to the Transient Accommodations definition.</p> <p>13. Transient Accommodations Plan Definition - Please clarify what will constitute “optional amenities” within the proposed Transient Accommodations definition. Clarity as to what part of a potential mixed-use structure will be considered as a Transient Accommodation use is required so that staff can assess whether the amount of areas proposed for development will be compatible with surrounding areas.</p> <p>14. As part of the proposed new FLU policy to allow Transient Accommodation within CG/SKOD and CI/SKOD language should be included that specifies the Use of Transient Accommodations by a cross-reference with the definition of the term within the Comp Plan and UDC definition sections.</p> <p>15. The proposed new FLU Policy 2.9.4 should include a new Map reference number so that the corresponding Map graphic provided by the applicant can be included in the Future Land Use Map Series. Potentially new Map 7-9.</p> <p>16. Upon formal application submittal the applicant will need to provide documentation in the form of a study, analysis or report that shows intensity changes proposed and the effect that this will have on current emergency evacuation times. The applicant needs to demonstrate that the current level of service standards (as confirmed by County Emergency Services) will remain the same and/or will not become deficient. Analysis will need to consider all potential Transient Development that may occur within the CG/SKOD and CI/SKOD zoned areas of the County.</p> <p>17. Provide data and analysis to support all amendments as required by State Statutes.</p>		
Transportation Planning	Open	Note	Transportation Planning Comments		Marquis Bing
			<p>1. The proposed Comprehensive Plan Amendment is required to submit a Traffic Impact Analysis. Please contact Transportation Planning at 941-861-0925 to set up a</p>		

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			<p>methodology meeting before conducting the analysis. 2. Access to Ocean Boulevard shall comply with Sarasota County Access management spacing requirement.</p>		
Current Planning	Open	Note	<p>Planning Comments</p> <p>1. Proposal to develop a new 147 room hotel within property located in the CG/SKOD zone is contingent on the BCC approval of amendments to both the Comprehensive Plan and Unified Development Code that can allow for development of Transient Accommodations in the Siesta Key Overlay District and that will redefine the development standards for Transient Accommodations as a non-residential use. Application will be reviewed by staff concurrent with the CPA and UDC Text Amendment application, using the assumption that amendments are approved, but if no changes to the Comp Plan or UDC are adopted then proposal will be found to be Inconsistent by County staff. (info only).</p> <p>2. For clarity, upon formal submittal please provide just a drawn Binding Development Concept Plan and remove aerial pictures from the plan. Applicant can provide the Aerial image included with the Pre-App to indicate the adjacent uses for compatibility purposes.</p> <p>3. On the Binding DCP please use a hatch or different colors to differentiate between building outline and setbacks. As currently shown, it is difficult to visualize which are the actual edges of the building. Since there are several complexities for setback requirements dependent on the height proposals, please also provide a conceptual Elevation of the proposed structure.</p> <p>4. Please include language within Project Narrative that speaks to how compatibility between the proposed structure up to 85' in height and the existing neighboring low profile structures will be met. Please incorporate consistency with FLU Policy 1.2.17.</p> <p>5. Based on current UDC standards:</p> <ul style="list-style-type: none"> • There will be two Special Exception Applications, one is for the Transient Accommodation within the CG (Commercial General) Zone District, and the other for the height to 85-feet within the CG zone district. Both shall be compliant with the SKOD (Siesta Key Overlay District) standards. • Please demonstrate the number of units that will have kitchens/no kitchens. For this property (0.97 acres), if the proposed development has more than 25% of units with kitchens, the maximum density allowed is 12 rooms (13 units/acre). If the proposed development has up to 25% of units with kitchens, the maximum density allowed is 25 rooms (26 units/acre). • In the CG/SKOD District, awnings, canopies, projecting signs, and newspaper stands shall be exempted from the above street yard setback. Awnings and canopies shall maintain an eight-foot vertical clearance and shall be allowed to extend over the sidewalk. 		Keaton Osborn

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			<p>• Per the note for setback stated on the plan, if fire-resistant construction is not demonstrated at the time of site and development, the setback of the building shall be 8-feet.</p> <p>Standard Planning Comments</p> <ol style="list-style-type: none"> 1. A neighborhood workshop is required as stated in the Sarasota County Unified Development Code (UDC) Article 5 Section 124-39(c)(2). The neighborhood workshop request form and related documents are available online @ https://www.scgov.net/government/planning-and-development-services/pds-documents/-folder-467#docan7346_11284_6990. 2. Starting on August 21, 2023, all Planning applications will be submitted online. 3. Requirements for a Rezone/Special Exception Application, as described on UDC Article 5, Sections 124-39 & 124-43 will still apply but the application form will be in digital format through the Online Permitting link available on our website at Planning and Development Services Sarasota County, FL (scgov.net). 4. Other required forms and instructions are available online @ https://www.scgov.net/government/planning-and-development-services/pds-documents/-folder-464#docan7346_11284_6990. 5. Please follow the required documents Checklist, as described in the Online platform. 6. Online Permitting link will only accept uploads of PDF's, therefore any other requirements in different format (Word Legal Description, Neighborhood Workshop Audio files, etc..) will be requested by planning staff after formal applications are received. 7. Provide signature(s) of the current owner(s) or appropriate signature authority and disclosure on the Ownership Disclosure forms. Provide contract purchaser information and signature(s). 8. Include a detailed narrative with your application explaining your proposed use. Explain the history of land use and zoning of the subject and nearby properties. Explain how the proposed use is compatible with existing and planned nearby uses. Clearly identify the size and location of all existing and proposed structures, those to remain and those to be removed or newly built. Describe proposed areas to be used for events, access, parking, and open space. 9. Provide a list of applicable Comprehensive Plan policies. Provide specific details of the development that demonstrates consistency with applicable policy, and/or how each policy is advanced or implemented by the request. Describe how the proposed development is consistent with the Future Land Use Map designation. 		
Air Quality	Open	Note	<p>EPD- AWQ Notes</p> <ol style="list-style-type: none"> 1. FDEP active petroleum cleanup site Siesta Key Dash In Dash Out (Facility ID 8521170) is at PID 0080170032. However, a quick review of readily available records found no information indicating the possible presence of environmental contamination on the proposed parcels. Please be mindful of the requirements of Article 9, Section 124-174 of the Unified Development Code in the event that historic uses of the site may have resulted in environmental issues. 		Mallory Lutz

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LDS Engineering	Open	Note	<p>LDS 23-000018PA</p> <ol style="list-style-type: none"> 1. Please include this letter with responses to comments with your formal plan submittal. 2. The following comments will need to be addressed during Site and Development review. 3. Please note that during Site and Development review, you must submit requests for address assignment and/or street name approval to the Sarasota County Address Coordinator. Construction authorization will not be granted until this process has been completed. Contact: Tara Dickerson, Address Coordinator/Public Safety Communications, tdickers@scgov.net, 6050 Porter Way, Sarasota, FL 34232, Office 941/861-5510, Fax 941/861-5577. 4. Please provide a boundary and topographic survey of the site which has been prepared with a current title search for easements, encumbrances and encroachments (Article 12, Section 124-230.a.4 of the UDC). 5. Please include any applicable Rezone Petition and/or Special Exception stipulations on the plans. To obtain a copy of a rezone petition or special exception, please contact the Planning Services "Planner of the day" at 861-5244. (Article 12, Section 124-231.a.20 of the UDC) 6. Please comply with all Unified Development Code (UDC) submittal standards outlined in Article 12, Section 124-230 for Site and Development Plan submittals. 		Alexander Wordsworth
SCAT	Open	Note	<p>Transit Comments</p> <p>No comment.</p>		Jordan Ray
Landscape	Open	Note	<p>Landscape comments</p> <p>At Site & Development the following will be required:</p> <ul style="list-style-type: none"> • Landscaping will be required in accordance with Article 8, Section 124-122 of the UDC. • Parking will be required in accordance with Article 8, Section 124-120 of the UDC. • Buffering and screening of all service function areas will be required in accordance with Article 8, Section 124-123 of the UDC. 		Aaron Hallett
Environmental Protection	Open	Note	<p>EPD Comments</p> <p>Please provide in the analysis and consistency review of the applicable Comprehensive Plan policies the follow: Coastal Objective 1.2, Coastal Policy 1.2.1, Coastal Policy 1.2.2, FLU Policy 1.2.5 and FLU Policy 1.2.6. Please include in the analysis how this project meets, furthers or diminishes these Goals, Objectives and Policies for staff's review.</p>		Bryan Beard

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Zoning	Open	Note	<p data-bbox="543 212 739 233">Zoning Comments</p> <p data-bbox="543 269 743 290">General Comment:</p> <p data-bbox="543 326 1482 402">* As part of the formal application for the UDC text amendment, Comprehensive Plan amendments, and special exception requests, please provide a written response letter to all pre-application comments.*</p> <p data-bbox="543 464 842 485">Text Amendment Language:</p> <p data-bbox="543 521 1465 626">1.) As part of the request to modify the standards of the UDC, please provide a detailed justification and narrative for all proposed changes. Strikethrough/underline of the applicable UDC text is required to be submitted by the applicant as part of the formal application. Provide narrative as to the consistency with the comprehensive plan.</p> <p data-bbox="543 662 1457 738">2.) Please include language in Article 7, Section 124-102(f)4)e.3., addressing transient accommodations stating that transient accommodations shall be limited to 15% of properties zoned CG/SKOD and CI/ SKOD.</p> <p data-bbox="543 774 1476 850">Please clarify that land may not be located on the beaches (mirror comp plan language). Please clarify that the 15% limitation does not include rights-of-way. The language implemented in the UDC should mimic the comprehensive plan amendment language.</p> <p data-bbox="543 886 1482 992">3.) If the Coastal Policies and Objectives are amended, include language in the UDC amendments that would ensure that proper mitigation is provided/met prior to approval of a Site and Development permit. Please include this in the text amendment in an appropriate location of the UDC.</p> <p data-bbox="543 1027 1482 1133">4.) Proposed amendment suggests the addition of transient accommodations to CI as a special exception, which has not previously been an allowed use in the CI zoning district. In your narrative, please demonstrate how transient accommodations meets the intent of the CI district.</p> <p data-bbox="543 1169 1451 1245">As part of the UDC amendment application, please include visual representations via map series of all properties within the County zoned CI which may now have transient accommodations (this use is not currently allowed in the CI zoning district).</p> <p data-bbox="543 1281 1423 1328">5.) Current code in the UDC allows transient accommodations to have the following accessory uses:</p> <p data-bbox="543 1364 1482 1440">"Establishments having more than 100 rooms may have a restaurant, and bar and, in addition, shops for the retail sale of flowers, sundries, books, jewelry, gifts, art and similar items, and barber or beauty shops. Such uses must be located inside the main building."</p> <p data-bbox="543 1476 1444 1523">If the intent is to have first floor retail within the hotel, the applicant may wish to clarify this section to specifically allow for first floor retail in a mixed-use building.</p>		James Ehrmann

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			<p>6.) See additional comments regarding the UDC text amendment by the Planning department.</p>		
			<p>Special Exception Comments:</p>		
			<p>1.) A binding development concept plan shall be required as part of the special exception requests. The special exception requests, including the amount of hotel rooms, are contingent upon the concurrent Comprehensive Plan Amendment and Unified Development Code Amendment.</p>		
			<p>All development shall comply with the required standards of the CG zoning district per UDC Section 124-76(c)(3). All development shall also comply with the requirements of UDC Section 124-102(b)(4). Please provide detailed information and narrative of how the proposed development meets the requirements of the UDC currently and/or proposed amendments to the UDC being processed concurrently with special exception request. Please include proposed number of rooms for the hotel in the special exception request for transient accommodations.</p>		
			<p>2.) Please provide all intended setbacks and stepbacks of the proposed hotel structure, and clearly illustrate on the DCP. Provide additional narrative as to how all requirements are met via provided setbacks and stepbacks. Please note, per UDC Section 124-76(c)(3)(g), when maximum height of a structure is increased through the special exception process, the following restrictions shall be met:</p>		
			<ol style="list-style-type: none"> 1. Maximum building coverage shall be reviewed as part of the Special Exception application. 2. Side and rear yards shall be provided at a ratio of one foot for each four feet of additional building height in excess of the permitted maximum height. 3. Street yards shall be 25 feet or one-half of the building height, whichever is greater. 		
			<p>Provide detailed narrative and calculations showing that these requirements are met and clearly illustrate on the binding DCP.</p>		
			<p>3.) As part of the special exception application, please provide elevation renderings in the application to make it clear the provided setbacks and stepbacks of the structure. The scale, design, architectural aesthetics, and other features of the structure are all pertinent to ensuring the request is compatible with the surrounding areas, per the requirements of the findings of fact for a special exception.</p>		
			<p>4.) The plan appears to be proposing a non-ingress/egress easement along Ocean Boulevard and Calle Menorca with the seeming attempt to not qualify the street frontages as a street yard. This will affect the design of the structure and the required stepbacks for height. Please provide detailed narrative regarding this request on the DCP. While it is not a requirement, a stipulation will be suggested that would require that the building comply with the restrictions approved for the South Bridge Area as follows:</p>		
			<p>"For buildings over 35 feet in height approved by special exception, the minimum street</p>		

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			<p>yard setback shall be twenty-five feet, except that the Board may, in approving the Special Exception, authorize the minimum street yard setback to be reduced to no less than two feet if the building is demonstrated to be compatible with surrounding properties and designed for the pedestrian scale through its height and mass and the incorporation of creative design elements, which may include:</p> <ol style="list-style-type: none"> 1. Facade elements, such as a prominent building entrance, exterior walls that are visibly articulated when viewed from the street right-of-way, enhanced building surfaces, large or unique arrangement of windows on the front building facade, the use of awnings, canopies, porches, arcades or other structures to shade pedestrians; 2. Roof elements, such as an articulated roof line or attractive roofing materials that are visible from the street right-of-way; or 3. Creative site design elements, such as public art, accent landscaping in excess of that required by County regulations, offsite sidewalks along abutting street frontages in excess of that required by County regulations, covered walkways in parking lot, entry drive features and cross walk decoration utilizing pavers or stamped concrete, or other hardscape improvements such as outdoor furniture and seating areas." <p>5.) The height, setbacks, scale, character, architectural design, site access, and other design elements will be considered in determining if the proposed transient accommodation is compatible with the surrounding area. Provide elevation renderings in the application to make it clear the provided setbacks and stepbacks of the structure.</p> <p>6.) All parking shall comply with UDC Section 124-120 and 124-102(b)(4).</p> <p>Regarding parking, it is unclear where parking will be for the proposed transient accommodations.</p> <p>The pre-application plan states that the parking is going to be requested to be reduced by 85 spaces -- justification will be required to demonstrate that the reduced parking is sufficient to support the use.</p> <p>Due to extremely limited parking on Siesta Key, this will be required to explain compatibility of the proposed use with the surrounding area.</p> <p>While an alternative parking plan is not required to be approved at time of the special exception request, detailed information must be provided in how the proposed parking program will accommodate the proposed use.</p> <p>7.) Buffers are required per UDC Section 124-122 and 124-102(b)(4).</p> <p>8.) Please clearly provide square footage of buildings, setbacks, height, and parking calculations on binding development concept plan with special exception submittal.</p> <p>9.) Off-street loading shall comply with UDC Section 124-120(o).</p> <p>10.) A separate site lighting plan will be required and shall comply with UDC Section 124-126.</p>		

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			<p>11.) Screening/buffering of all service function areas in accordance with UDC Section 124-123.</p> <p>12.) See additional comments by the Planning department regarding the binding development concept plan.</p> <p>13.) Please note, in the CG/SKOD, CI/SKOD and OPI/SKOD Districts, awnings, canopies, projecting signs, and newspaper stands shall be exempted from the above street yard setback. Awnings and canopies shall maintain an eight-foot vertical clearance and shall be allowed to extend over the sidewalk.</p> <p>14.) Please note, transient accommodation establishments having more than 100 rooms may have a restaurant, and bar and, in addition, shops for the retail sale of flowers, sundries, books, jewelry, gifts, art and similar items, and barber or beauty shops. Such uses must be located inside the main building.</p>		
Fire Marshal	Open	Note	<p>Fire Code Requirements for Site Development</p> <p>Fire & EMS has no objection to the Comprehensive Plan Amendment, UDC Text Amendment, or Special Exception requests to permit transient accommodation within SKOD.</p> <p>For Site Development submittal:</p> <ol style="list-style-type: none"> 1. An automatic fire sprinkler system and a monitored fully automatic fire detection and notification system will be required for this building. Sarasota County requires that the installations of fire sprinkler, fire alarm, underground fire main and RCES systems all require separate permits by Florida certified fire system contractors. 2. All proposed and existing fire hydrants shall be identified on the Master Utility Plan along with fire flow calculations (Q-Flow) for the square footage and type of building construction measured at 20 psi per NFPA 1: Table 18.4.5.2.1. A water purveyor letter or hydraulic analysis is required to verify that GPM requirements are met. All hydraulic analysis shall be submitted to Sarasota County Utilities Department for review and compliance. 3. Proposed placement of fire department connections (FDC) and double detector check valve assembly (DDCVA) shall be shown on the Master Utility plan. The FDC shall be freestanding and make connection on the system side of the sprinkler riser above the main control valve. There shall be a fire hydrant no closer than 20 feet or further than 100 feet from the FDC as measured by hard surface travel per NFPA 14: 6.4.5.4 (additional fire hydrants may be required to meet this requirement). No underground gate valves or inline check valves allowed on fire lines. Post indicator valves may be required. DO NOT USE a reduced pressure back flow preventer on a fire line. 4. Please provide turning templates, as part of the Site Development submittals, showing traffic flow of fire apparatus (tiller truck / tractor drawn aerial / hook and ladder truck) having an overall length of 59' 2" (including platform overhang), a 12' 6" tractor 		Jason Smith

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			<p>wheelbase, a 31' 8" trailer wheelbase, a bumper swing clearance of 45', a 38°-degree maximum wheel angle cut, an outer wheel turning radius of 45', and a minimum vertical clearance of 13 feet 6 inches. Please indicate dimensions of all roadways, lanes, and parking areas on the turning template and Site Plan.</p> <p>5. NFPA 241: 7.5.5.1 - All porte-cocheres, porticos, and over-hangs on fire apparatus access roads must provide a minimum vertical clearance of 13'6".</p> <p>Please add the following Fire Protection notes to the Cover Sheet of plans for consistency at construction:</p> <ol style="list-style-type: none">1. Per NFPA 1: 16.4.3.1 & NFPA 241: 8.7.2.3 - For building construction sites, underground water mains and hydrants shall be installed, completed, and in service prior to bringing combustible materials on site and/or commencement of building construction, including slab and footers.2. NFPA 241: 7.5.5.1 - Every building shall be accessible to fire department apparatus by means of roadways having an all-weather driving surface of not less than 20 feet (20') of unobstructed width, having the ability to withstand the live loads of fire apparatus (38 tons) and having a minimum vertical clearance of 13 feet 6 inches (13'6"). The all-weather driving surface shall be marked and maintained to within 50 feet (50') of each building for emergency vehicle access per NFPA 1: 18.2.3.2.1.3. NFPA 241: 7.5.5.5 - The required width of access roadways shall not be obstructed in any manner, including obstruction by parked vehicles.4. NFPA 241: 7.5.5.2 - Access for use of fire department apparatus shall be provided to the immediate job site at the start of construction and maintained until completion.5. NFPA 1: 11.10.1 - In all new and existing buildings, minimum radio signal strength for Fire Department communications shall be maintained at a level determined by the AHJ. A Radio Communication Enhancement System (RCES) drawing and narrative identifying all critical and non-critical areas shall be submitted to the Fire Marshal's office prior to final fire inspections.6. NFPA 1: 16.3.4.5.1 - In all buildings over one story in height, at least one stairway shall be provided during construction that is in usable condition and that meet the requirements of NFPA 101. NFPA 1: 16.3.4.5.2. - This stairway shall be extended upward as each floor is installed in new construction and shall be lighted per NFPA 241: 7.5.6.3.7. NFPA 241: 7.6 – In all new buildings in which standpipes are required or where standpipes exist in buildings being altered or demolished, such standpipes shall be maintained in conformity with the progress of building construction in such a manner that they are always ready for use. The standpipes shall be extended up with each floor and shall be securely capped at the top (8.7.4.2.8). Temporary standpipes shall remain in service until the permanent standpipe installation is complete (8.7.4.2.10).		

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			<p>8. Sarasota County requires that the installations of fire sprinkler, fire alarm, underground fire main and RCES systems all require separate permits by Florida certified fire system contractors.</p> <p>9. Sarasota County has adopted the 7th edition of the Florida Fire Prevention Code and the 7th edition of the Florida Building Code. All projects & work shall comply with these editions. Lack of comment from reviewer does not relieve design professionals and/or builder/contractors from complying with all codes and standards. If alterations or modifications are made to the approved plans, resubmittal and re-review may be required. (Effective January 1, 2024, Sarasota County will be adopting the 8th Editions of both the Florida Fire Prevention Code and the Florida Building Code. The edition enforced will be based upon the date of first civil plans submittal.)</p>		
Health Department	Open	Note	<p>Health Department</p> <p>No comments.</p>		Matthew Miller
Historic	Open	Note	<p>Historical Comments</p> <p>The proposed CPA and UDC amendments are considered to have no effect on any significant historical resources on the three subject parcels. Any development submittals following the proposed amendments, if approved, will be reviewed under Chapter 66, Sec. 66-73.</p>		Steven Koski