



November 16, 2017

Ryan Von Weller/ Warwick Commons LLC  
1105 Kensington Park Drive Suite 200  
Altamonte Springs, FL 32714

**SUBJECT: Southwick Commons – Oleander Avenue**  
**TECHNICAL REVIEW PROJECT: # 17-04000013**  
**CONCEPTUAL DEVELOPMENT PLAN**

The following are comments from the Planning Department's review of the Application for Development Review (Conceptual Development Plan), based upon the plans provided:

### **Landscaping & Trees:**

#### **City Code 22-187, General Landscaping Requirements**

When the formal Application for Site Plan review is submitted the applicant must include a landscape plan that meets the requirements of City Code 22-187, General Landscaping Requirements.

#### **City Code 22-194, Tree Protection and Mitigation**

Before any clearing of the land can commence you will need to provide a tree removal plan that will indicate all native trees over 14 inches DBH. The exception is that an palms shall be shown on the plan that have a minimum clear trunk of 10 feet. Any desired removal of trees that meet the criteria above can be mitigated and moved to a different location on site, moved to city owned land, and or a new tree of the same species can be plated.

### **Parking & Lighting:**

#### **City Code 22-60, Off-Street Parking & Loading**

The plans for the development are to have 1 parking space per unit. City Code 22-60 only requires .5 parking spaces when a residential development is for public housing for the elderly. With that said 1 space per unit would help alleviate any parking conflicts if they do arise.

Bicycle Parking is also required and the ratio is 1 space for every 10 dwelling units. If 100 units are constructed then 10 bicycle parking spaces shall be provided. Bicycle parking can be provided in the form of bicycle racks.

Lighting for off-street parking shall be provided at a minimum average of one foot candle for the whole parking lot area.

**Traffic Impact Report:**

When the Application for Site Plan Review is filed please provide a Traffic Impact Report. This report will show the daily traffic impact from the proposed development as well as the current traffic conditions. The Traffic Impact Report will also help to determine if a turn lane would need to be added on Oleander to allow drivers a safe way to turn into the development.

**Environmental Impact Report**

The Environmental Impact Report will outline any native trees on site, any protected species of animals that live on site, and any environmental concerns.

**Additional Comments:**

Items that will be required at time of Site Plan submittal.

1. Application for Development Review (Site Plan)
  - a. Original Complete Notarized Application
  - b. Warrantee Deed
  - c. SLC Property Card
  - d. Statement of Ownership
  - e. General Location Map
  - f. Sign and Sealed Survey
  - g. Sign and Sealed Site Plan
  - h. Sign and Sealed Landscape Plan
  - i. Sign and Sealed Storm Drainage Plan
  - j. Environmental Impact Report
  - k. Sign and Sealed Lighting Plan
  - l. Traffic Impact Report
  - m. Application for Design Review and all required documents for that application.
  - n. Concurrency Review Submittals

The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: Bcreagan@city-ftpierce.com.

Sincerely,



Brandon Creagan, LEED Green Associate  
Planner