

Project Name: 23-00400043

Project Description: The Forest Apartments Plat Note Amendment

Review Comments List Date: 3/1/2024

Ref. # 2, Coordinator, Paul Ojeda, 8/7/23 9:43 AM, Resolved

Comment: The New address for this parcel is 787 South State Road 7 please revise the application and require documents

Responded by: Amanda Martinez - 8/30/23 11:32 AM

Response: The application form and narrative have been updated to reflect the new assigned address.

Ref. # 10, Engineering, Paula Fonseca, 10/25/23 9:16 AM, Cycle 1, Resolved

Comment: Provide referenced email from Bob Hely indicating landfill capacity and letter from Republic Services confirming capacity to service the project.

Responded by: Amanda Martinez - 1/26/24 11:06 AM

Response: The email from Bob Hely and the correspondences from Republic Trash Services have been provided with this submittal.

Ref. # 14, Engineering, Paula Fonseca, 10/26/23 10:18 AM, Cycle 1, Info Only

Comment: Correct page reference in sheet SURV-01(Sheet 1 is listed but not 2 of 2).

Ref. # 15, Engineering, Paula Fonseca, 10/26/23 11:57 AM, Cycle 1, Info Only

Comment: Traffic Report - Signalized Intersection Level of Service: 1) Include SW 7th Street/SR7 left turn, right turn, and through lane movements. 2)Include Southgate Blvd/SR7 left turn, right turn, and through lane movements.

Reviewer Response: Paula Fonseca - 2/2/24 11:36 AM

Information provided satisfies the requirements for completeness check request; however, comments may be provided during DRC review.

Responded by: Amanda Martinez - 1/26/24 11:06 AM

Response: The requested level of service information is presented in the updated report as requested. Please see Tables 3 and 4.

Ref. # 16, Engineering, Paula Fonseca, 10/26/23 11:58 AM, Cycle 1, Info Only

Comment: Traffic Report - address office traffic assuming office is at full capacity.

Reviewer Response: Paula Fonseca - 2/2/24 11:37 AM

Information provided satisfies the requirements for completeness check request; however, comments may be provided during DRC review.

Responded by: Amanda Martinez - 1/26/24 11:07 AM

Response: The traffic impact study has been updated to reflect the adjacent office space operating at full capacity.

Ref. # 21, Engineering, Paula Fonseca, 2/27/24 1:28 PM, Cycle 1, Unresolved

Markup: Changemark note #01, EPPC.pdf

show updated road alignment easement.

Ref. # 17, Planning, Christopher Gratz, 10/26/23 2:14 PM, Cycle 1, Info Only

Comment:

Comment that must be met to go past DRC.

SCAD to be revised to reflect the correct number of units.

Ref. # 5, Planning, Christopher Gratz, 10/24/23 2:25 PM, Cycle 1, Resolved

Comment: Traffic Impact Statement needs to be revised to reflect the correct number of units, including the attachments.

Responded by: Amanda Martinez - 1/26/24 11:07 AM

Response: The traffic impact statement has been revised to reflect the correct number of dwelling units.

Ref. # 7, Planning, Christopher Gratz, 10/24/23 2:51 PM, Cycle 1, Resolved

Comment: The plat does not have a note restricting the level of development. So apparently there has been an amendment. A letter explaining the proposed changes, complete history of any prior amendments, and any plans necessary to explain the request is required.

Responded by: Amanda Martinez - 1/26/24 11:07 AM

Response: The plat has a restriction placed under the Notes Section. It states that the following, "This plat is restricted to 146,000 sq. Ft. Of office." There have been no amendments to this note, therefore, this is the current restrictive note on the plat.

Ref. # 8, Planning, Christopher Gratz, 10/24/23 3:00 PM, Cycle 1, Resolved

Comment: Narrative is to address Park LOS.

Responded by: Amanda Martinez - 1/26/24 11:07 AM

Response: The narrative has been revised to include the level of service analysis for community parks.

Ref. # 18, Planning, Christopher Gratz, 10/26/23 4:11 PM, Cycle 1, Resolved

Comment: Narrative references a document titled Republic Trash Service Confirmation. Could not find this file in the attachments.

Responded by: Amanda Martinez - 1/26/24 11:07 AM

Response: The letter from Republic Trash Services has been uploaded with this submittal as ADOC-Republic Trash Services Confirmation.

Ref. # 19, Planning, Christopher Gratz, 1/29/24 11:30 AM, Cycle 2, Info Only

Comment: For DRC approval change all references in all documents and plans to reflect the recent Code update; i.e. TOC was removed from the Code, Appendix A was deleted and all the Code sections have changed.

Ref. # 20, Zoning, Christopher Gratz, 2/6/24 12:09 PM, Cycle 1, Unresolved

Comment: Revise all documents by removing "TOC" from them, the Code was changed and that was eliminated from it. The development is still entitled to use the Code requirements from before the change became effective in December.