

Planning and Zoning

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FLAGLER COUNTY TECHNICAL REVIEW COMMITTEE

GOVERNMENT SERVICES BUILDING

First Floor Conference Room, B108

1769 EAST MOODY BOULEVARD, BUILDING 2, BUNNELL, FL 32110

SPECIAL MEETING

A G E N D A

DATE – April 29, 2015

TIME - 9:00 A.M

1. Application #2974 – RESUBMITTAL OF **PRELIMINARY PLAT** for **HUNTINGTON VILLAS PUD** (f/k/a Huntington Townhomes) in Hunter's Ridge DRI; Parcel #22-14-31-0000-01010-0040 and 22-14-31-0000-01010-0050; containing 90.87± acres and lying within the Hunter's Ridge Development of Regional Impact. Owner: BADC Huntington Communities, LLC / Agent: Randy Hudak, P. E., Zev Cohen & Associates, Inc.
Project #2015020004 (TRC, PB, BCC)

PLEASE TAKE NOTICE THAT INDIVIDUAL COMMISSIONERS OF THE BOARD OF COUNTY COMMISSIONERS MAY ATTEND THIS MEETING. THE COMMISSIONERS WHO ATTEND, WILL NOT TAKE ANY ACTION OR TAKE ANY VOTE AT THIS MEETING.

THIS IS NOT AN OFFICIAL MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY. THIS NOTICE IS BEING PROVIDED TO MEET THE SPIRIT OF THE SUNSHINE LAW TO INFORM THE PUBLIC THAT COMMISSIONERS MAY BE PRESENT AT THESE DISCUSSIONS.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE NUMBER LISTED ABOVE AT LEAST 48 HOURS PRIOR TO THE MEETING.

FLAGLER COUNTY

TECHNICAL REVIEW COMMITTEE COMMENTS

**SPECIAL MEETING
MEETING DATE: APRIL 29, 2015**

**APP #2974 - HUNTINGTON VILLAS - PRELIM PLAT
1ST RESUBMITTAL COMMENTS**

**APPLICANT: ZEV COHEN & ASSOCIATES, INC.
OWNER: BADC HUNTINGTON COMMUNITIES, LLC**

Distribution date: Monday, April 27, 2015

Project #: 2015020004

Application #: 2974

Attached are departmental comments regarding your submittal to Flagler County for the above referenced project. **Any questions regarding any of the comments should be addressed to the department providing the comment.**

Flagler County Building Department	386-313-4002
Flagler County Planning Department	386-313-4009
Flagler County Development Engineering	386-313-4082
Flagler County General Services (Utilities)	386-313-4184
County Attorney	386-313-4005
Flagler County Fire Services	386-313-4258
E-911 GIS Specialist	386-313-4274
Environmental Health Department	386-437-7358
Flagler County School Board	386-586-2386

REVIEWING DEPARTMENT: BUILDING DEPARTMENT
No comments.

REVIEWING DEPARTMENT: FIRE INSPECTOR
No comments.

REVIEWING DEPARTMENT: DEVELOPMENT ENGINEERING
REVIEW COMMENTS ON REVISED SUBMITTAL. - 1st resubmittal

Plat

1. The legal description on the construction drawings does not match the plat or the title opinion, but does match the boundary survey.
2. Check the legal description with the boundary to ensure consistency.
3. The north arrow is incorrectly oriented on Sheet 3. All sheets should be oriented the same as indicated on the key sheet.
4. What is the reason for the details of certain corners in the area of the wetlands? (Details A - G)
5. Delineate the wetland line and the upland buffer on the plat. The wetlands have already been placed in a conservation easement and recorded. Provide the recording information and the actual Parcel name on the Plat.
6. The plat indicates that there are two future parcels F-1 and F - 2. However, the construction drawings indicate that these areas are designed and are included within the construction drawings. Please note that approval of these construction drawings and the plat do not include approval of the construction of future areas F-1 and F- 2 which is called out on the construction drawings as Phase 2.

Construction Drawings

Sheet C-5

7. The wetlands have already been dedicated to the SJRWMS. Remove the "proposed" from the plan and include the recording information.

Sheet C-9

8. Provide additional dimensioning within the park and recreation area (the gaming area the width is given but not the length).
9. The clubhouse area should also be dimensioned so that ADA compliance can be verified. Also, provide an elevation of the building to ensure that the doors line up with the sidewalks and ADA compliance can be verified.
10. Provide additional dimensioning in the parking area to include all radii.
11. Revise the right-of-way of Heron Wing Drive to include the limits of the cul-de-sac.
12. Sheets 11 and 12 no comments on the Phase two construction. Not included with this application.

Sheet C-13

13. Please review all MES's and inverts. It appears that the inverts on some do not match the location indicated on the plan.
14. Clarify if the piping between inlets C-35 and C-36 they appear to be under a building or sidewalks?
15. Detail the connection to Hunter's Ridge Blvd at both locations. Indicate the removal of all curbing/sidewalk with amounts and methods as well as providing the information as to what is going to be constructed in place (i.e. valley gutter transition...).

Sheet C-14

16. Detail the connection to Hunter's Ridge Blvd. Indicate the removal of all curbing/sidewalk with amounts and methods as well as providing the information as to what is going to be constructed in place (i.e. valley gutter transition...).
17. Sheets C-15 and 16 no comments for the phase 2 construction. Not included within this application.

Sheet C-17

18. Plans indicate that the sanitary sewer is connections into the existing manholes within the Hunters Ridge Right-of-way. I believe that there are existing stubs provided for this subdivision within the right-of-way. Please depict on the plan as intended to be constructed.

Sheet C-18

19. Provide a stub out's for the utilities for phase two construction.
20. Remove the layout for the phase two construction.

Sheet 19

21. Plans indicate that the sanitary sewer is connecting into the existing manholes within the Hunters Ridge Right-of-way. I believe that there are existing stubs provided for this subdivision.
22. Please depict on the plan as intended to be constructed.

Sheet C-20

23. Plans indicate that the sanitary sewer is connections into the existing manholes within the Hunters Ridge Right-of-way. I believe that there are existing stubs provided for this subdivision. Please depict on the plan as intended to be constructed.

Sheet C-21

24. Show the end of pavement at approximately Sta. 25+00. Show the stub out for the sewer and water also provide a barricade for no access. Remove the Phase 2 layout.
25. Sheets 22, 24, and 25 are phase two and should be removed from this set of plans.

Sheet 26

26. The detail for the White Stag Court R/W should be renamed as needed.

REVIEWING DEPARTMENT: PLANNING DEPARTMENT

Generally -

1. Resubmittal fees due in the amount of \$575.00
2. The 2015 amended to the PUD development agreement must be recorded in the public record.
3. The legal description of the project is not consistent throughout the submittal documents (i.e. description Title Opinion does not match plat; description on plat does not match construction drawings)

Plat -

4. Overall, can the match/continuation lines be displayed differently? Aren't these usually displayed as a dashed line?
5. The Conservation Easement (OR Book 1759, Page 480, PRFCF) must be shown on the plat, including the wetland line and the associated upland buffer line.

Sheet 1 of 7:

6. The signature blocks for the dedication and acknowledgements (where Mr. Lefkowitz signs) needs to include signature lines and references to Mr. Lefkowitz below each line, along with signature lines for the Notary.
7. The Commission's Certificate of Approval includes a misspelling of Commissioners.
8. Title Certification (see Form C-7 FC Certifications and Standard Forms Manual) is missing.
1. Sheet 2 of 7:
9. Note 11 - if this is intended to provide statement relative to Future Land Use designation of the property, the correct reference is Mixed Use: Low Intensity.
10. Note 12 - Provide lines for future notation of recording reference for covenants and restrictions.
11. Legend at "Maint." words overlap and reference not legible.

Sheet 3 of 7:

12. At 20' Utility Easement Oficial[sic] is misspelled in the recording reference.

Sheet 5 of 7:

13. Roadway must be included in roadway tract of Tract PR-1 and not encroach into common area tract.

REVIEWING DEPARTMENT: ENVIRONMENTAL HEALTH DEPT

- Construction of a public swimming pool will require an Operating Permit from the Florida Department of Health in Flagler County. Please note that an Application for Initial Operating Permit must be received by this department prior to application for a construction permit from the Flagler County Building Department.

- A well construction permit must be obtained through the Florida Department of Health in Flagler County prior to the installation any irrigation wells.