

DRC REVIEW**COMMENTS**

Additional comments may be made based on changes to the application and/or submittal of new information.

Plan review comments will be valid six (6) months from the date of review comment letter. Upon expiration, a new submittal will be required including all appropriate fees.

Application Number: DRC 2020000014

Submittal #: 1

Project Name: BLACK CREEK LANDING

Applicant: CHAD RIDDLE

When design changes are made to subsequent submittals that are not the result of comments from a previous review, they must be brought to the attention of county staff. Failure to do so may result in additional submittals or possible delays during construction.

Notice: Please read staff comments carefully as they may individually cite to specific provisions in the law or local regulations denying your development permit as defined in Chapter 163.3164 and pursuant to Chapter 125.022, Florida Statutes.

DEPARTMENTS**ENGINEERING DIVISION**

Include the AE floodzone on the plans. Fill is this zone must also be compensated for.

Amount unknown without survey information.
Could limit developable area within Floodplain.

There are two county drainage easements that need to be released as you propose works over them.

You will need to close the existing ROW within the project.

There is no stormwater system shown.

DO not block runoff that will be coming from the north.

CONCURRENCY DIVISION

Provide documentation of the total number of PM Peak Hour trips for this project based on the most recent ITE report. The submittal form for this information will be provided by staff.

Nancy Parker
Special Projects Coordinator

DEVELOPMENT SERVICES

Once the project has been reviewed and commented on by the DRC, the applicant is required to submit six (6) fully engineered civil site plans to the Department of Development Services incorporating the findings of the DRC and general County code requirements. The plans, at a minimum, shall have a cover sheet showing the project name, location and contact information, site geometry plan, site drainage plan, drainage calculations, erosion control plan, landscaping, site utility plan, construction details, etc. The following is required for plan submission:

1. Six (6) sets of civil site plans with the aforementioned elements.
2. Six (6) copies of the written statement for the project.
3. County provided Development Review Submittal Form.
4. One (1) set of preliminary drainage calculations.
5. Plan review fee:

Less than 1 acre \$500.00

1 to 5 acres \$750.00

Greater than 5 acres \$1000.00

6. One (1) electronic copy in .pdf and .dwg format

Checks should be made payable to **CCBOCC**. All personal checks require driver license number and date of birth.

Once submitted, the County staff shall review the plans for consistency with Clay County and other pertinent codes. The staff shall have, at a minimum, fifteen (15) working days to review the project and offer feedback. The feedback provided will be reflected on the applicant's final plans for approval

Separate submittals to the Clay County Utility Authority are required.

The applicant can, at anytime post DRC, deliver the Architectural / Building plans to the Building Division for review. Site and Building plans review may run concurrently.

Submittals can be sent to:

Department of Economic & Development Services

Attn: Kellie Collins

477 Houston Street 3rd Floor

Green Cove Springs, FL 32043

(904) 541-3814

kellie.collins@claycountygov.com

Amount unknown without survey information.
Could limit developable area within Floodplain.
No Rise certification usually has a long lead
time. Schedule effects.

FLOOD ZONE

Development of any kind within the designated flood zone will require an approved flood development permit. Any development within the designated floodway will require a no rise certification. This no rise would include any paving, fill dirt, construction, etc.

Nancy Parker

Special Projects Coordinator

GIS DEPARTMENT

Will the plat be vacated? Please submit two road names for approval and reservation. Road names that are in use that cannot be used can be found at <https://www.claycountygov.com/departments/addressing>
My contact information is listed below.

CAD(.dwg) files will be required with subsequent submittals.

Reviewed by Margie Simon

GIS\Addressing

904-278-3781

Addressingdept@claycountygov.com

Margaret.Simon@claycountygov.com

HEALTH DEPARTMENT

This proposed development appears to exceed our permissible flows, may be required to be DEP package treatment plant. Well will probable be DEP as well.

Alan Davis.

Environmental Specialist III

Florida Department of Health – Clay County

477 Houston Street - 3rd Floor

P.O. Box 578

Green Cove Springs, Florida 32043

Phone: 904-278-3787

Fax: 904-278-3731

Trees that need to be preserved will need to be reviewed, usually you cannot fill in an area with trees to be preserved.

LANDSCAPING

This development is subject to the Tree Protection and Landscaping Standards of Article VI of the Clay County Land Development Regulations. A landscape plan that meets the requirements for tree protection, minimum shade coverage points, street trees, perimeter buffer standards and vehicle use area landscaping must be submitted by either a licensed landscape architect, bearing his or her seal, or shall be otherwise prepared by persons authorized to prepare landscape plans or drawings pursuant to Chapter 481, Part II, Florida Statutes.

Utility easements exist along SR 21 and CR 215. These will need to be shown on the plans and no tree planting can occur within them. The landscaped area along these rights of way will need to be 15' as there are no street trees (see Sec. 6-5(4)(b)). Understory trees may be substituted for Canopy trees where a conflict with Overhead Utilities exists.

Limits developable area further.

The southern perimeter would require a 20' B type landscape buffer which requires a 6' visual barrier (fence, wall or shrubs). Alternatively, an undisturbed area of a minimum 50' width may be permitted if providing year round opacity of 85%. (Sec. 6-8(4)(b))

Limits developable area further.

The northern perimeter would require canopy tree planting every 50' as required under Sec. 6-8(4)(d).

Landscape islands within the VUA are required to be a minimum of 300 sq ft and contain Canopy Trees and underplantings. Plan appears to meet the maximum 100' distance limitation between islands.

Pedestrian Corridors are not required but might be nice by Anchor.

Can there be another location for the dumpster for Outparcel #1? Anchor Parcel and Parcels 4 and 5 not showing dumpsters. All would require enclosures.

Information Only:

Access to CR 215 would need to be addressed.

How will paved access be provided from CR 215?

Platting may be required for Outparcels and to vacate the portion of Periwinkle Road. Check with County Engineer.

Information Only:

Please contact me if you have any questions.

Beth Carson, RLA, AICP
904-541-3840
beth.carson@claycountygov.com

PLANNING DIVISION

Please provide a photometric plan with your bound set of commercial plans. All parking lot light fixtures should be full cut-off luminaires. The average light level should not exceed 3.6 footcandles, and the average to minimum ratio should be 4:1. At the property edge with properties with roads, commercial or industrial land use the light level shall be 1.0 footcandles. At any boundary with residential the light level must be reduced to 0.5 footcandles.

Information Only:

Land Use TP# 006700-119-00 Commercial and Conservation; Zoning BB and conservation.
Land Use TP# 006700-174-01 Conservation

Information Only:

Commercial allows 40% Floor Area Ratio. 90,200 square feet on 17.24 acres. FAR: 8.38% OK

PUBLIC SAFETY

Application reviewed and signed off.

ZONING PROGRAM

Parking shall meet the requirements of Sec. 8-12 and Appendix A. Please note the County's Van Accessible standards in subsection (5). ADA accessible parking spaces are required in addition to required spaces by land use. Bicycle parking will be required at each Outparcel.

Paved access would be required to CR 215.

Information Only:

Access to CR 215 would need to be addressed.

Beth Carson, RLA, AICP (temporarily filling in for Chad)
(904)541-3840
beth.carson@claycountygov.com