

February 1, 2007

SUBJECT: DRC Review of Bob White TLSA

The Sarasota County Development Review Committee (DRC) reviewed the information submitted for the above project. Any changes or additions made, which were not shown on the information provided could nullify staff's comments.

The DRC members provided the following comments. The comments are meant as guidance in preparing an application for the land development activity. They in no way represent all the requirements, which must be met by the applicant.

STORMWATER ENVIRONMENTAL UTILITY (Himat Solanki) 861-6627

1. The surface water management system shall be consistent with the Sarasota County Land Development Regulations for the transmission substation and travel way within the limit of the project.

Also all aerial water way crossings should have a minimum of 1.0' free board above 100 year -24 hour storm event. Any encroachment within the designated flood plain will require a compensation of floodplain volume

It is suggested that the applicant and his consultant should contact the Sarasota County Stormwater Division, Environmental Services, prior to finalize the final construction plans and documents related to the surface water management system for further requirements

2. Please note that an approval from the Southwest Florida Water Management District (SWFWMD) would be required prior to any construction authorization.
3. Since the project area is greater than development that will disturb greater less than five acre of land (Small Construction Activity), a completed copy of a FDEP Notice of Intent (NOI) for a Generic Permit for Stormwater Discharge from Large and Small Construction Activities (CGP) must be submitted to Land Development Services prior to Construction Authorization.
NOI should be sent to the following address:

NPDES Stormwater Notices Center
Florida Department of Environmental Protection
2600 Blair Stone Road, MS # 2510
Tallahassee, Florida 32399-2400

4. Please note that a permit from the Permitting and Inspection Services would be required for the proposed construction of substation, poles, power line/ transmission line and its associated structures, if any.

TRANSPORTATION PLANNING (Razvan Alexe) 861-6610

1. Please insure the placement of the proposed Transmission Lines/Preferred Corridor Alignment outside the future roadway configuration shown in the 2020 Future Thoroughfare Plan, for none or minimal impact to the Sarasota County road network.
2. Please submit Construction Plans for Site & Development review for the proposed Substation.
3. Right-of-way use permits will be necessary at every stage of development if impacting Sarasota County network.

RESOURCE PROTECTION SERVICES (Jim Dierolf) 861-6336

1. Resource Protection has no objection to Sarasota County deeming the application complete.
2. Our sufficiency statement for the February 26 date to DEP will go through Planning.
3. Staff at this time will support or find no objection to the proposed corridor location by FPL. Our main concern would be to safeguard the Gum Slough preserve area.
4. We will also recommend development order conditions to DEP that the substation and transmission line apply for S&D/construction plan approval from LDS. Along with standard language with regard to avoidance, minimization, and mitigation of protected native habitat when FPL locates the actual line within the DEP approved corridor.

HISTORY CENTER (Daniel Hughes) 861-6882

1. After conducting background research, it has been determined that portions of the proposed route may contain presently unrecognized cultural resources. Therefore, in accordance with the Historic Preservation Chapter of the Sarasota County Comprehensive Plan and Article III, Chapter 66 (Sub-Section 66-73) of the Sarasota County Code, the applicant shall be required to conduct a Phase I Cultural Resources Assessment Survey of proposed route for cultural resources. The survey and its resultant report will have to be reviewed and approved by Sarasota County prior to the submission of final route plans.

ZONING (Harriett Ferrigno) 861-6603

1. Project proposed is considered a minor utility use (Sarasota County Zoning Ordinance Section 5.2.4.j) and is a permitted use in all zoning districts. This project is proposed in Right of Ways. If any future activities trigger consideration as a major utility there would be limitations (Zoning Ordinance Section 5.3.3.f) and a Special Exception is required in some zoning districts (Zoning Ordinance Section 5.1.1. Use Table).
2. No substation(s) or structures are proposed. If proposed in the future, zoning review would be required for setbacks and buffering.
3. It appears no lighting is anticipated. Zoning Ordinance Section 7.5 provides guidelines for outdoor lighting if proposed in the future.

LANDSCAPE ARCHITECT (Martha Horton) 861-6840

No comments

WATER RESOURCE SERVICES (Joe Kraus) 861-0948

Water Resources/Regulatory staff is responsible for administering Chapter 54, Article VII of the Sarasota County Code (Water Pollution Control), and assumes responsibility for the protection of ground and surface water quality. Staff is also obliged through the stipulations of the County's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit to protect the integrity of the regional stormwater conveyance system. In part, the efforts to fulfill these obligations include participation on the County's Land Development Review Committee wherein project review includes evaluating erosion and sedimentation control best management practices (BMPs), and assisting and advising applicants relative to the state NPDES requirements governing construction activity.

In consideration of the width of the proposed transmission line corridor, and given the lack of specific location details for the proposed transmission line it is extremely difficult for staff to provide more than generic comments. It is therefore staff's preference to see the final route through the site and development process in order to evaluate potential water quality impacts. If DRC consensus cannot be reached in favor of a committee review the following are to be construed as stand alone comments:

1. Projects disturbing more than 1 acre of land, or less than 1 acre of land if part of a larger common plan of development, will be required to obtain National Pollutant Discharge Elimination System (NPDES) coverage under the state Generic Permit for Stormwater Discharge from Large and Small Construction Activities. It is

important to note that linear projects resulting in a narrow corridor of impact qualify if the total area of land to be disturbed exceeds one acre.

- a) Additional information can be found on the Florida Department of Environmental Protection website at:
<http://www.dep.state.fl.us/water/stormwater/npdes/construction1.htm>.

2. The following conditions shall apply:

- a.) Erosion and sedimentation control BMPs in addition to those presented on the plans and outlined in the Erosion and Sedimentation Control Plan (ECP) or Stormwater Pollution Prevention Plan (SWPPP) shall be implemented as necessary to prevent turbid discharges from flowing onto adjacent properties or roadways, offsite stormwater conveyances, or offsite receiving waters. BMPs shall be designed, installed, and maintained by the site Operator to ensure that off site surface water quality remains consistent with State and local regulations. [The Operator is the entity that owns or operates the construction activity and has authority to control those activities at the project necessary to ensure compliance.]
- b.) Off site surface water discharges with turbidity in excess of 29 Nephelometric Turbidity Units (NTUs) above background level shall be immediately corrected. Such incidents shall be reported to Water Resources within 24 hours of the occurrence (ph: 941.861.5000; fax: 941.861.0986). The report shall include the cause of the discharge and corrective actions taken.
- c.) The Operator shall ensure that adjacent properties are not impacted by wind erosion, or emissions of unconfined particulate matter in accordance with Rule 62-296.320(4)(c)1, F.A.C., by taking appropriate measures to stabilize affected areas.
- d.) Fuel and other petroleum product spills that enter stormwater drains or waterbodies, or fuel and other petroleum product spills that are in excess of 25 gallons shall be contained, cleaned up, and immediately reported to Water Resources (ph: 941.861.5000; fax: 941.861.0986). Smaller ground surface spills shall be cleaned up as soon as practical.

If DRC consensus is reached in favor of formal committee review (site and development review) staff respectfully notes the following:

- 1. The techniques depicted in *The Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual*, or equivalent, shall serve as the basic design criteria for erosion and sedimentation control best management practices (BMPs). BMPs shall

be clearly shown on the construction plans, and shall be incorporated into an Erosion and Sedimentation Control Plan (ECP), or a Stormwater Pollution Prevention Plan (SPPP).

2. The construction plans must show the location of, and details of, erosion and sedimentation control best management practices (BMPs), especially perimeter controls, stabilization of site ingress/egress points (soil tracking prevention measures – typically FDOT Index 106 or equivalent), inlet protection, and outlet stabilization and protection of receiving waters and stormwater conveyances. A dewatering plan may be required if dewatering discharge(s) are to be directed off site.
3. Relative to previous comment #1 above, Water Resources/Regulatory will require submittal of a copy of the completed NPDES Construction Generic Permit Notice of Intent (NOI) and a copy of the Stormwater Pollution Prevention Plan (SWPPP) if it is determined that NPDES rules apply.
4. Conditions a-d as noted in comment #2 above shall be listed on the construction plans.

LAND DEVELOPMENT SERVICES (Isaac Brownman) 861-6561

1. Access roads and structure pad grades shall not produce any adverse offsite stormwater runoff or flooding impacts to onsite or adjacent parcels relative to the final right-of-way alignment to be selected.
2. All lines crossing Sarasota County right-of-way and/or other county property will be subject to review and approval.
3. Once a final alignment is chosen, all affected residential neighborhoods and/or properties should be notified and allowed input.

TRAFFIC OPERATIONS (Efrain Duque) 861-0961

Traffic Engineering and Operations (TE&O) review comments are not intended to be inclusive of all errors or omissions and are intended to evaluate compliance with the Sarasota County Government design criteria, *Land Development Regulations*, Florida Department of Transportation (FDOT) *Standard Specifications for Road and Bridge Construction*, the *Roadway and Traffic Design Standards*, and sound engineering practices. The engineer is solely responsible for the technical accuracy, engineering judgment and quality of work.

TE&O requests that responses to comments submitted to the Engineer of Record be provided with each new submittal. TE&O will review the final transmission line plans

and comment responses when submitted and offers the following initial comments to the Application for Corridor Certification.

1. Please minimize the impacts of future transmission lines on intersection improvement projects. Please locate all proposed transmission line poles outside of the ultimate configuration for all current and potential future signalized intersection. Please see the potentially impacted intersections in the preferred corridor listed below:
 - University Blvd at Loraine Road
 - Fruitville Rd at Dog Kennel Rd.
2. Please locate all proposed transmission line poles outside of the ultimate configuration for all currently funded and/or future roadways indicated in the 2020 Future Thoroughfare Plan.
 - Please minimize the impacts of future transmission lines on Sarasota County lighting improvement project for the future thoroughfare "Bee Ridge / Iona Extension" (currently Lorrain Rd).
 - Please refer to the Land Development Regulations Appendix C-5e for the typical street lighting placement in accordance with the arterial/collector road cross section.
3. If any construction is with two feet of the edge of travel way, a signed, sealed, site specific Maintenance of Traffic (MOT) plan shall be submitted to Traffic Engineering and Operations for review and approval. Also provide a MOT plan for construction entrances and exits.

FIRE MARSHAL (Rick Fulwider) 861-2298

1. Buildings to be constructed would need to comply with life safety and fire protection features as outlined in the current edition of the Florida Fire Prevention Code and the Sarasota County Utility Code.
2. Fire department access roads shall have an unobstructed width of not less than 20 feet and 35 ' inside and 45' outside turning radius for adequate emergency vehicle turnaround.
3. Where gates may be installed that would inhibit emergency access, Emergency Gate Access must be provided pursuant to NFPA 1.
4. Emergency access roadways must be able to support a minimum of 32 tons.

PLANNING SERVICES (Adriana Trujillo-Villa) 861-5219

Sarasota County, Planning Services finds the Bobwhite - Manatee 230-KV Transmission Line Corridor Certification application complete as submitted.