

Project Name: 23-00400044

Project Description: The Forest Office Park

Review Comments List Date: 3/1/2024

Ref. # 26, Building, Richard Nixon, 2/20/24 11:45 AM, Cycle 1, Unresolved

Comment: 1. Minimum number of parking spaces shall comply with Florida Accessibility, 8th ed.

Ref. # 27, Building, Richard Nixon, 2/20/24 11:47 AM, Cycle 1, Info Only

Comment: 2. For information purpose only. It appears the club house is a 2-story building that will require an elevator.

Ref. # 28, Building, Richard Nixon, 2/20/24 11:48 AM, Cycle 1, Unresolved

Comment: 3. All common areas, mailboxes, trash compactor.... will require an ADA compliant parking space.

Ref. # 21, CRA, Andrew Pinney, 2/15/24 10:28 AM, Cycle 1, Unresolved

Comment: The recycle bins behind the trash compactor are inaccessible from a truck.

Redesign/relocate recycling facilities.

Ref. # 23, CRA, Andrew Pinney, 2/15/24 2:17 PM, Cycle 1, Unresolved

Markup: Changemark note #02, SP-1.1-Site Plan.pdf

Where is the callbox or card reader for this gate? If a vehicle is denied access, how and where do they turn around?

Ref. # 55, CRA, Andrew Pinney, 2/26/24 9:37 AM, Cycle 1, Unresolved

Markup: Changemark note #03, SP-1.1-Site Plan.pdf

Why does the sidewalk width drop from 7ft to 5ft? Maintain width throughout sidewalk network.

Ref. # 1, Coordinator, Paul Ojeda, 8/7/23 4:09 PM, Resolved

Markup: Changemark note #01, ADOC-Parking Statement.pdf

Please correct the assigned new address for the project as 787 S State Road 7, MargateFL

Responded by: Amanda Martinez - 8/30/23 11:41 AM

Response: The parking statement has been revised to reflect the new assigned address.

Ref. # 2, Coordinator, Paul Ojeda, 8/10/23 4:39 PM, Resolved

Markup: Changemark note #01, SURV.pdf

Tree survey is missing information See definition below

Tree survey means a document signed and sealed by a Florida registered land surveyor meeting the requirements of F.S. Â§ 472.025, as amended, which must provide, at a minimum, the following information:

- (a)The location, plotted by accurate techniques, of all existing non-nuisance trees;
- (b)The common and scientific name of each tree;
- (c)The DBH of each tree, or if a multiple-trunk tree, the sum DBH for all trunks; and
- (d)Canopy coverage, if required by DEES.

Responded by: Amanda Martinez - 8/30/23 11:42 AM

The survey has been revised to include the information requested for the tree survey requirements.

Refer to Sheets SURV-01 - SURV-04.

Ref. # 7, Engineering, Paula Fonseca, 10/25/23 3:58 PM, Cycle 1, Resolved
Comment: Clarify reference to traffic study referencing 882 daily trips and peak hour trips of 128.
Responded by: Amanda Martinez - 1/26/24 10:43 AM
Response: This was a typo, the reference has been removed.

Ref. # 8, Engineering, Paula Fonseca, 10/25/23 3:58 PM, Cycle 1, Info Only
Comment: Submit preliminary drainage calculations.
Reviewer Response: Paula Fonseca - 2/2/24 10:33 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 10:43 AM
Response: The drainage calculations have been provided with this submittal.

Ref. # 10, Engineering, Paula Fonseca, 10/25/23 4:00 PM, Cycle 1, Info Only
Comment: Provide agreements affecting property(ies) including but not limited to agreement to discharge surface water to neighboring parcel.
Reviewer Response: Paula Fonseca - 2/2/24 11:35 AM
Partial information provided satisfies the requirements for completeness check request; however, comments may be provided during DRC review. Drainage Agreement is required prior to obtaining Engineering Permit.
Responded by: Amanda Martinez - 1/26/24 10:44 AM
Response: We have submitted a surface water management permit to Broward County (Application No. L2023-276). Staff issued comments and we attended a meeting the Broward County Real Property Division and the Surface Water Management Department to discuss the comments and the Applicant's entitlement to drain into the preserve per the previously approved Drainage Permit. A copy of the approved drainage permit with Broward County is provided with this submittal. See ADOC-Drainage Permit.

Ref. # 31, Engineering, Paula Fonseca, 2/23/24 9:54 AM, Cycle 1, Unresolved
Comment: Drainage Permit from SFWMD 06-00688-S dated 1985, needs to be modified to address the water surface not leaving site and not entering the C-14 canal via City of Margate canal system.

Ref. # 32, Engineering, Paula Fonseca, 2/23/24 9:57 AM, Cycle 1, Unresolved
Comment: Drainage Calculations: Address minimum elevation for roads and parking lots.

Ref. # 33, Engineering, Paula Fonseca, 2/23/24 9:59 AM, Cycle 1, Unresolved
Comment: Drainage: Provide Status of existing Surface Water License 5-1-49-41

Ref. # 34, Engineering, Paula Fonseca, 2/23/24 10:17 AM, Cycle 1, Unresolved
Comment: Transportation: as per FDOT Pre-approval letter indicates, include evaluation of any needs for improvements at the intersection of SW 7th Street and SR 7 due to project traffic.

Ref. # 35, Engineering, Paula Fonseca, 2/23/24 11:44 AM, Cycle 1, Unresolved
Comment: Transportation: Evaluate U-turn alternatives at SW 8th Court and Santa Catalina Ln going southbound on SR 7.

Ref. # 36, Engineering, Paula Fonseca, 2/23/24 11:51 AM, Cycle 1, Info Only
Comment: Transportation: FDOT conducted a Road Safety Audit along SR-7/US-441 from Kimberly Boulevard/SW 11th Street to NW 31st Street. The report provided recommendations for improvement of SW 7th Street/SR 7 intersection. The developer shall review these recommendations and coordinate implementation with FDOT.

Ref. # 37, Engineering, Paula Fonseca, 2/23/24 12:02 PM, Cycle 1, Info Only
Markup: Changemark note #01, PW-1.1-Privacy Wall.pdf
Provide footing detail.

Ref. # 38, Engineering, Paula Fonseca, 2/23/24 12:09 PM, Cycle 1, Info Only
Markup: Changemark note #01, WS-3-WATER & SEWER.pdf
Address conflict between proposed wall and existing sewer line. Ensure construction equipment can access sewer line and existing easement.

Ref. # 39, Engineering, Paula Fonseca, 2/23/24 12:09 PM, Cycle 1, Unresolved
Markup: Changemark note #02, WS-3-WATER & SEWER.pdf
Avoid 90 degree bends (typ.)

Ref. # 40, Engineering, Paula Fonseca, 2/23/24 12:09 PM, Cycle 1, Unresolved
Markup: Changemark note #04, WS-3-WATER & SEWER.pdf
Fire Hydrant prone to hit by trucks due to location next to garbage disposal area. Either relocate fire hydrant or include bollards to protect fire hydrant.

Ref. # 41, Engineering, Paula Fonseca, 2/23/24 12:10 PM, Cycle 1, Unresolved
Markup: Changemark note #05, WS-3-WATER & SEWER.pdf
Call out this fire hydrant.

Ref. # 42, Engineering, Paula Fonseca, 2/23/24 12:12 PM, Cycle 1, Unresolved
Markup: Changemark note #06, WS-3-WATER & SEWER.pdf
what is this red line? Not in legend.

Ref. # 43, Engineering, Paula Fonseca, 2/23/24 12:13 PM, Cycle 1, Unresolved
Markup: Changemark note #01, WS-1-WATER & SEWER.pdf
Add symbols for proposed water main and proposed sewer.

Ref. # 44, Engineering, Paula Fonseca, 2/23/24 12:15 PM, Cycle 1, Unresolved
Markup: Changemark note #01, PGD-3-PAVING, GRADING & DRAINAGE.pdf
Review SE Inv. El.

Ref. # 45, Engineering, Paula Fonseca, 2/23/24 12:21 PM, Cycle 1, Unresolved
Markup: Changemark note #01, PGD-4-PAVING, GRADING & DRAINAGE.pdf
Consider that heavy traffic is proposed through this road for the road design, location of catch basins, and drainage cover.

Ref. # 46, Engineering, Paula Fonseca, 2/23/24 12:26 PM, Cycle 1, Unresolved
Markup: Changemark note #01, SP-1.1-Site Plan.pdf
Provide aisle distance call out

Ref. # 47, Engineering, Paula Fonseca, 2/23/24 12:28 PM, Cycle 1, Unresolved
Markup: Changemark note #02, SP-1.1-Site Plan.pdf
Provide proposed road width.

Ref. # 48, Engineering, Paula Fonseca, 2/23/24 12:34 PM, Cycle 1, Unresolved
Markup: Changemark note #01, ADOC-Drainage Calculations.pdf
Clarify if SF for other impervious and pervious areas include existing and proposed.

Ref. # 49, Engineering, Paula Fonseca, 2/23/24 12:34 PM, Cycle 1, Unresolved
Markup: Changemark note #02, ADOC-Drainage Calculations.pdf
Reference in this text how the K value was obtained.

Ref. # 50, Engineering, Paula Fonseca, 2/23/24 12:34 PM, Cycle 1, Unresolved
Markup: Changemark note #03, ADOC-Drainage Calculations.pdf
where are these retention areas?

Ref. # 51, Engineering, Paula Fonseca, 2/23/24 12:53 PM, Cycle 1, Unresolved
Comment:

Agreement to discharge surface water to neighboring property:
Provide status of Application L2023-276.

Ensure agreement to discharge surface water to neighboring parcel incorporates language ensuring its validity in perpetuity, irrespective of changes in ownership.

Ref. # 52, Engineering, Paula Fonseca, 2/23/24 1:10 PM, Cycle 1, Unresolved
Comment: Drainage: Provide or identify pre-treatment methods for surface water prior to discharging into the Conservation area.

Ref. # 53, Engineering, Paula Fonseca, 2/23/24 1:24 PM, Cycle 1, Unresolved
Comment: Transportation: Traffic study only references signal timing optimization at the Atlantic/SR 7 & Southgate/Rock Island Road intersections; however, it fails to provide further details to optimize it.

Ref. # 56, Engineering, Paula Fonseca, 2/29/24 8:58 AM, Cycle 1, Info Only
Comment: The objective of DEES is to eliminate publicly owned utility infrastructure within private property. Utility plans will be reviewed during permitting process to achieve the aforementioned objective.

Ref. # 29, Landscaping, Todd Belback, 2/22/24 4:39 PM, Cycle 1, Unresolved
Comment: Misspelled the word - "Pedestrian"

Ref. # 30, Landscaping, Todd Belback, 2/22/24 4:52 PM, Cycle 1, Unresolved
Comment: Botanical names should be listed as an Example (Gumbo Limbo) *Bursera simaruba* or *Bursera simaruba* Italicized

Ref. # 4, Planning, Christopher Gratz, 10/25/23 10:43 AM, Cycle 1, Info Only
Comment:

The parking statement satisfies the completeness check, the following comment will be made with the DRC comments and is being given now to help expedite the project. It does not have to be addressed with the resubmittal.

General office is not the appropriate parking generation rate for this site. Part of the development houses a call center which has a far higher demand than general office and as visible from aerial photos that the site is under-parked with vehicles parked on dirt.

Ref. # 5, Planning, Christopher Gratz, 10/25/23 11:51 AM, Cycle 1, Resolved
Comment:

Missing: Copies of any and all agreements that run with or affect the property, such as cross access agreements, shared parking agreements, restrictive covenants, plat note amendments, or FDOT

agreements.

Note: The cross-parking agreement shall also include unfettered pedestrian access from the apartments to the county park during all hours of operation of the park.

Responded by: Amanda Martinez - 1/26/24 10:44 AM

Response: Copies of the recorded agreements regarding the water & sewer capacity, the drainage permit with Broward County, the parking agreement, reciprocal easement agreement, and FDOT pre-approval letter have been provided with this submittal. 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. # 11, Planning, Christopher Gratz, 10/26/23 3:10 PM, Cycle 1, Resolved

Comment: Provide details for all walls and fences.

Reviewer Response: Christopher Gratz - 1/29/24 9:15 AM

PW-1.1-Privacy wall uploaded

Responded by: Amanda Martinez - 1/26/24 10:44 AM

Response: Refer to architectural and landscape sheets for wall details and to sheet LP-10 for fence details.

Ref. # 12, Planning, Christopher Gratz, 10/26/23 4:12 PM, Cycle 1, Resolved

Comment: Site Plan narrative references a file named Republic Trash Service Confirmation. No such file was uploaded. There is a file named Trash Service Letter, but it does not include an email from Bob Hely, as described in the narrative.

Responded by: Amanda Martinez - 1/26/24 10:44 AM

Response: The email from Bob Hely has been provided with the submittal. The letter from Republic Services was uploaded with the initial submittal in July, as ADOC-Republic Trash Service Confirmation.

Ref. # 13, Planning, Christopher Gratz, 10/26/23 4:13 PM, Cycle 1, Resolved

Comment: During the pre-application meeting, we stated that the proposed recycling facilities are insufficient. Sec. 19-10 requires one 95-gallon cart for each 8 dwelling units, or equivalent capacity using mechanical containers. Site plan is currently showing 6 squares and does not provide a direct path for the waste hauler to access the carts.

Responded by: Amanda Martinez - 1/26/24 10:45 AM

Response: The plans have been revised to address this comment. Please refer to sheet TR-1.1

Ref. # 14, Planning, Christopher Gratz, 10/26/23 4:13 PM, Cycle 1, Resolved

Comment: Photometric plans shall delineate footcandle measurements in a grid pattern using ten-foot squares throughout the vehicular use area and measured at grade. Several areas have no delineated measurements.

Responded by: Amanda Martinez - 1/26/24 10:45 AM

Response: Please refer to revised EPH-1 (parking lot set) with updated base, vehicular use areas and updated measurements at gap locations. Please note that grid patterns for modified areas are sometimes closer than the 10ft due to added measurements or area.

Ref. # 15, Planning, Christopher Gratz, 10/26/23 4:14 PM, Cycle 1, Info Only

Comment: The lighting plan satisfies the completeness check. This will be a DRC comment if not addressed. Do not place light poles within sidewalks. Two parking lot light poles are shown in sidewalks on sheet E-1PH.

Ref. # 16, Planning, Christopher Gratz, 10/26/23 4:15 PM, Cycle 1, Resolved

Comment: Site plan does not depict bike racks shown on landscape plan. Site plan depicts mirror image of trash compactor detail. Ensure coordination between all plans. Site plan must depict all features required Master Parking Plan. See Sec. 33.2(F) Margate Zoning Code for more information.

Responded by: Amanda Martinez - 1/26/24 10:45 AM

Response: The site plan has been revised and fully coordinated between all drawings. Please refer to sheet SP-1.

Ref. # 17, Planning, Christopher Gratz, 1/29/24 11:28 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. # 18, Zoning, Christopher Gratz, 2/6/24 12:11 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.

Ref. # 19, Zoning, Christopher Gratz, 2/9/24 2:18 PM, Cycle 1, Info Only

Comment: The portion of the parking lot being purchased to serve the development must be joined either by the subdivision resurvey or with a Unity of Title to receive final site plan approval, the parcel line is crooked, and the landscape buffer requirement between the properties is not being met on these plans.

Ref. # 20, Zoning, Christopher Gratz, 2/9/24 2:21 PM, Cycle 1, Unresolved

Comment: Provide a clean site plan without truck turning movements, with the property lines clearly defined, all access ways dimensioned, and access easements shown. This includes the pedestrian access. Provide truck turning movements on a separate plan.