Project Name: 23-00400012
Project Description: Springdale Townhomes LUPA
DRC Meeting Date: 6/27/2023

Ref. # 20, CRA, Christopher Gratz, 3/14/23 2:11 PM, Cycle 1, Info Only
Comment: This project is not within the CRA.

Ref. # 29, Engineering, Randy Daniel, 6/9/23 3:02 PM, Cycle 1, Info Only
Comment:
Provide supporting documents for "No Rise Certification". Documentation shall be based on the standard step-backwater computer model used in developing the 100- year flood-way shown on the FIRM.

Since it is uncertain that computer modelling will support the "No Rise" Certification, it is recommended that this exercise be performed prior to project design. At the latest these documents shall be required, and shall be necessary to obtain an Engineering Permit, which is a prerequisite for constructing the project.

Conditional DRC Approval shall be based on the applicant's willingness and unequivocal agreement to provide the aforementioned documents.

Ref. # 30, Engineering, Randy Daniel, 6/9/23 3:03 PM, Cycle 1, Unresolved
Comment:
Provide a conditional letter of map change (CLOMC) from FEMA for changes in the flood way boundaries.

Ref. # 31, Engineering, Randy Daniel, 6/9/23 3:04 PM, Cycle 1, Unresolved
Comment:

Clarify if bleed down devices will be used in conjunction with the new pond/lake. Provide details of bleed down devices and their location, if they will be utilized.

Ref. # 32, Engineering, Randy Daniel, 6/9/23 3:07 PM, Cycle 1, Unresolved
Comment:
Clarify how proposed basin will accommodate existing and proposed peak flows for the entire catchment basin. Calculations shall illustrate how the selected dimensions of the proposed pond will accommodate peak flows.

If the applicant references the previously submitted Surface Water Calculations to satisfy this requirement, indicate exactly where in the calculations that the specific inquiry is addressed by clearly highlighting the associated verbiage in the Surface Water Calculation document.

Ref. # 33, Engineering, Randy Daniel, 6/9/23 3:07 PM, Cycle 1, Unresolved
Comment:

Provide calculations to show what is the impact of increasing the size of the "relatively small culvert that served as a golf cart and maintenance crossing" on the downstream flows through the culvert on Atlantic Boulevard.

The rationale for this requirement is as follows:

The discharge through the culvert on Atlantic Boulevard is influenced by the catch basins north of Margate Boulevard and east of the bridge on NW 76 Avenue. This "small" culvert currently accepts flow from the catch-basin north of Margate Boulevard and inherently acts as a bleed down device for flow to the Atlantic Boulevard culvert.

Ref. # 34, Engineering, Randy Daniel, 6/12/23 9:29 AM, Cycle 1, Unresolved
Comment:
Provide calculations to illustrate that the existing culvert on Atlantic Boulevard has sufficient capacity to accommodate storm water generated from the development either because of increased impervious areas, or by replacing existing bottleneck created by the "culvert used for golf cart crossing" and which acts as a bleed down device, with a bridge.

Ref. # 35, Engineering, Randy Daniel, 6/14/23 10:17 AM, Cycle 1, Unresolved
Comment:
Highlight or otherwise make clear on the document itself, the current revisions to the Surface Water Management Calculations. This document is logged as "new" in the current review cycle, but no modifications were observed nor reviewed. In addition include a revision date when this document is revised.

Ref. # 39, Planning, Andrew Pinney, 6/14/23 10:45 AM, Cycle 1, Unresolved
Markup: Changemark note #01, ADOC-LUPA Narrative.pdf
Documents are inconsistent. This narrative uses the inappropriate LUC 221 for midrise development. Address all inconsistencies.

Ref. # 41, Engineering, Randy Daniel, 6/14/23 10:50 AM, Cycle 1, Unresolved
Comment:
Comply with recommendations of the potable water hydraulic model:

Provide looping of the water mains, in lieu of dead end, to provide better fire flow and improved quality of water.

Rationale:
Dead ends in a water distribution system encourages the formation of disinfection by products (DPB's) some of which are possible human carcinogens.

Ref. # 42, Engineering, Randy Daniel, 6/14/23 10:52 AM, Cycle 1, Unresolved
Comment:

Provide an engineering analysis to illustrate that the existing pumps at LS # 24 possess sufficient capacity to handle peak flows based on current populations plus additional flow generated by the Springdale Development, and not create system surcharge.

Ref. # 45, Engineering, Randy Daniel, 6/14/23 12:35 PM, Cycle 1, Unresolved
Comment:
Provide engineering calculations to check for adequate surplus capacity in the existing 12" VCP gravity mains that will be used to collect and convey sewage from the development to Lift Station # 24 for onward transmission.

Ref. # 46, Engineering, Randy Daniel, 6/14/23 12:42 PM, Cycle 1, Unresolved
Comment:
Comply with recommendations of the wastewater hydraulic model as follows:

Provide final design confirmation that the pumps at Lift Station# 24 possess adequate pumping capacity for new flow and head conditions imposed by the Springdale Development.

Ref. # 47, Planning, Andrew Pinney, 6/15/23 9:01 AM, Cycle 1, Unresolved
Markup: Changemark note #02, LUPA.pdf
Applicant's response is focused on the City-wide provision of parks, and does not adequately address the loss of open space on the surrounding neighborhoods. From Element IV of the Margate Comprehensive Plan, "Each of these golf courses were set aside by the developer of the larger overall neighborhood in which it is located. From a planning perspective, each serves as an open space feature, which allowed a higher density development to be located around it. In lieu of a monolithic lower density, the dwelling units that would have been located on the golf course parcel are transferred to the surrounding residential properties." This text indicates that the purpose of the golf course was to serve as an open space feature for the surrounding residential properties. This text is also related to Policy 1.2.6 from Element I of the Margate Comprehensive Plan, which applicant has requested an amendment. Park and open space needs for the surrounding neighborhoods must be considered.

Ref. # 48, Planning, Andrew Pinney, 6/15/23 9:22 AM, Cycle 1, Unresolved
Markup: Changemark note #03, LUPA.pdf
If using Broward County's method for estimating potential residents to occupy the new development, as described in Section 5-182.7 of the Broward Land Development Code, 1.0275 acres of dedicated park space is required for 137 townhomes built at density of over 5 units per acre but less than 10 units per acre. However, a dedication of this size is only enough to meet LOS for the new development, and does not take into consideration mitigating the loss of open space for the surrounding neighborhood.

Ref. # 49, Planning, Andrew Pinney, 6/15/23 9:29 AM, Cycle 1, Unresolved
Markup: Changemark note #01, LUPA.pdf
Describe how the area will be dedicated for public use, including ownership, maintenance responsibility, and access/intended users.

Ref. # 50, Planning, Andrew Pinney, 6/15/23 11:33 AM, Cycle 1, Unresolved
Markup: Changemark note #04, LUPA.pdf
An updated school consistency review report from SBBC is required for this LUPA and associated rezoning.

Ref. # 51, Engineering, Randy Daniel, 6/16/23 9:13 AM, Cycle 1, Unresolved
Comment: Update surface water elevation recorded as 4.8 feet on the survey for the canal; the surface water elevation is dated 8/24/2018, while the date on the survey is 9/28/2022.

Ref. # 52, Engineering, Randy Daniel, 6/16/23 10:17 AM, Cycle 1, Unresolved
Comment: Show elevation of canal banks on survey at 50 to 100 foot intervals, depending on elevation changes.

Ref. # 53, Engineering, Randy Daniel, 6/20/23 2:19 PM, Cycle 1, Info Only
Comment: A prerequisite for issuing a Certificate of Occupancy for the project shall be final approval from FEMA of the completed changes in the floodway boundaries and their final approval shall be documented in a FEMA letter of map change (LOMC).

Ref. # 54, Engineering, Randy Daniel, 6/20/23 4:13 PM, Cycle 1, Unresolved
Comment:
Replace the existing 12" Asbestos Concrete (AC) distribution main that will service the new development from Rock Island Road, where the 12" AC is connected to a 30" DI pipe.

Rationale: The existing 12" AC main is old and prone to failures.

A commitment from the developer to replace this main will be sufficient to move this project through DRC.

Ref. # 55, Engineering, Randy Daniel, 6/21/23 5:28 PM, Cycle 1, Info Only
Comment: As a CRS class 6 community the City has access to the FEMA Regional Office and may request an opinion from FEMA regarding the "No Rise" certification, prior to granting a final decision on this project.