



April 5, 2021

Mr. Andrew Pinney, Senior Planner
CITY OF MARGATE
Engineering Department
901 Northwest 66th Avenue
Margate, Florida 33063

Re: **MARQUESA (Site Plan)**
HSQ Project Number: **1703-18**
City Site Plan Number: **2020-429**

Dear Mr. Pinney:

Pursuant to the latest site plan review comments, we have made the requested revisions to the plans on the above referenced project. We provide the following summary of changes and corresponding responses:

Comment 2

Appropriate residential entitlements have not been acquired for the subject property. Staff acknowledges the pending re-plat application seeking assignment of 92 TOC units and 128 Flex units. This site plan cannot be approved until the appropriate entitlements have been secured, and all other code requirements have been satisfied.

Response: *Comment Acknowledged. All revised and additional items have been submitted to the city for final review and approval.*

Comment 3

Address inconsistencies among plan sheets. The site plan uses a single symbol for perimeter fence with the same note "PERIMETER FENCE (TYP.);" throughout, and provides a fence detail as a 4ft tall aluminum fence with masonry columns. The landscape plan calls out an 8ft tall vinyl fence along the north property line. Although Section 3.14 of the Margate Zoning Code generally limits fence heights to a maximum of 6ft on plots for multiple dwellings, staff is recommending to the Planning & Zoning Board in their review of the plat filed concurrently with this site plan application to require an 8ft tall vinyl fence along the north property line. The Planning and Zoning Board is authorized by Section 3.14(20) of the Margate Zoning Code to require fences and walls for screening purposes of a height location and type as may be necessary on new subdivisions and resubdivisions of existing ones.

(15) For all plots of multiple dwellings, fences, walls and hedges in front and corner yards shall not exceed a height of four (4) feet above the established grade. Any such structure or planting shall provide at least ninety (90) per cent see-through visibility. Inside and rear yards, fences, walls and hedges may be erected and maintained to a height not exceeding six (6) feet above the established grade. In yards abutting nonresidential property or abutting a right-of-way greater than one hundred (100) feet in width, hedges may be maintained to a height not exceeding nine (9) feet above the established grade.

(20) Notwithstanding the above requirements, pursuant to section 31-19, the planning and zoning board may require fences and walls for screening purposes of a height, location and type as may be necessary on new subdivisions and re-subdivisions of existing ones.

Response: *The labeling of the proposed perimeter fencing has been coordinated between the site plan and landscape plans. The 8' High PVC perimeter fence, along the northern limits of the project, was submitted and coordinated with city staff.*

Comment 4

Provide a fence detail for the recreation areas. Regulations for fence design are described in Section 3.14 of the Margate Zoning Code.

Response: *As requested, we have provided a typical perimeter fence detail for the pool and recreational areas on this project. Refer to Sheet CE-2.*

Comment 5

A performance bond and engineering permit are required for the construction of improvements on public property, per Section 32.3 of the Margate Zoning Code.

Response: *All required permits and bonds will be submitted to the city for review and approval during the final engineering permit phase.*

Comment 6

Sheet CE-1 has labeling errors. In the southwest corner of the site, a label is pointing to the symbol for perimeter fence and identifying it monument sign. A label is pointing to the symbol for property line and identifying it as perimeter fence. Labeling errors continue between SP, CE, and A sheets in reference to building types (residential buildings) and square footage (clubhouse).

Response: *The labeling errors have been corrected and coordinated between all the plan sheets.*

Comment 7

Provide setbacks consistent with Section 39.5 of the Margate Zoning Code for proposed monument sign.

(B) Subdivision identification sign:

- (1) Number maximum: One (1) monument or two (2) entrance wall signs (if symmetrical to one another) per entrance.
- (2) Location: Must be located on common property near said entrances.
- (3) Setback minimum: Five (5) feet from right-of-way or placed on subdivision perimeter wall.
- (4) Sign copy area maximum: Thirty-two (32) square feet per sign face and an aggregate area of sixty-four (64) square feet.
- (5) Height maximum: Seven and one-half (7½) feet above established grade.

Response: *As discussed during the last DRC meeting, all entrance signage for the development will be submitted and approved under separate application.*

Comment 8

Provide detail of parking spaces located along curve of drive aisle. Ensure that the minimum width of 9ft is provided at the narrowest point of the parking stall, per Section 33.2(B) of the Margate Zoning Code. Provide striping detail for this space.

(4) No parking stall shall be less than nine (9) feet in width and eighteen (18) feet in length, except that parallel parking stalls shall be no less than nine (9) feet in width and twenty- two (22) feet in length. Any parking stall abutting a curbed landscape area no less than seven (7) feet in width may reduce stall length by two (2) feet.

Response: *As requested, a typical parking stall detail has been provided. Refer to Sheet CE-2.*

Comment 9

This site is required to provide 2 loading spaces, as described in Section 33.9 of the Margate Zoning Code.

Response: *The two (2) required loading zone spaces (12'X45') have been added. Refer to Sheet SP-1.*

Comment 10

Master Parking Plan

Response: *Please refer to the enclosed revised master parking calculations and comment responses prepared by Scott Mire, Consilium Atlantic, Inc.*

Comment 11

In some parts of the vehicular use area, the light levels falls below the minimum required 1.0 footcandle required for light level 1, as described in Section 33.2(E) of the Margate Zoning Code.

Response: *The site photometric plans have been revised per the city code requirements. Refer to Sheets PHM-1 thru PHM-3.*

Comment 12

Some areas of the vehicular use area exceed the maximum allowable uniformity ratio of 10:1 for site lighting, as described in Section 33.2(E) of the Margate Zoning Code. Many areas outside of the vehicular use area have been included in the photometric analysis. There should be one uniformity ratio provided for the entire vehicular use area, rather than calculating this ratio separately for several areas.

Response: *The site photometric plans have been revised per the city code requirements. Refer to Sheets PHM-1 thru PHM-3.*

Comment 13

Provide a detail of disabled parking signs. Section 33.10 of the Margate Zoning Code requires fine amount to be displayed with 2" series print.

(E) Each parking space shall be prominently outlined with paint (as required by state statute, rule or regulation) and posted at the middle of the head of each space with an individual nonmovable sign of a color and design bearing the internationally accepted wheelchair symbol and the caption, "Parking by Disabled Permit Only." Below the sign and caption as previously stated, an additional caption shall state the amount of the fine for unlawful parking in a space for the disabled. The language shall state "Fine-Amount." (The amount shall be that amount of fine which is approved by ordinance of the City of Margate.) Sign must be a

minimum size of twelve (12) inches wide and eighteen (18) inches high with lettering at a minimum of one (1) inch in height. The lettering designating the amount of fine shall be a minimum size of two (2) inches in height. Said sign shall be no less than five (5) feet and no more than seven (7) feet from the ground.

Response: *A disabled parking sign detail has been added to the plans as requested. Refer to Sheet CE-2.*

Landscape Comments 14 thru 24

Response: *Please refer to revised landscape and irrigation plans and details. Also included in this resubmission is a comment response letter prepared by James Socash, JFS Design, Inc.*

Comment 25

Staff finds the application *is nearly consistent* with Policy 4.3 of the Margate Comprehensive Plan, Element I. The subject property has a TOC land use designation and is within the TOC-C Corridor zoning district. The site plan provided represents a residential density of roughly 27 units per acre. The site plan provides a number of paved sidewalks throughout. A paved walkway and gate through the perimeter fence to conveniently connect Building #4 with the transit stop on Banks Road is necessary to be consistent with this policy.

Response: *Comment acknowledged pursuant to discussion between city staff and land use attorney for development. In addition, a 5' concrete sidewalk connection and gate has been added, adjacent to the trash compactor area, to provide the requested access to the transit stop on Banks Road.*

Comment 26

Staff finds the application generally consistent with Policy 1.8 and Policy 5.2 of the Margate Comprehensive Plan, Element I, provided that if any concurrency deficiencies which may be found are addressed in a manner consistent with the adopted land development regulations.

Response: *Comment acknowledged pursuant to discussion between city staff and land use attorney for development.*

Comment 27

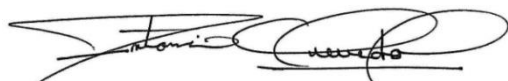
Staff finds the application *is nearly consistent* with Policy 13.6 and Policy 13.12 of the Margate Comprehensive Plan, Element I. The site plan includes a high level of pedestrian connectivity, an open space area with decorative brick pavers and bench seating, and ample bicycle parking throughout. However, a paved walkway and gate through the perimeter fence to conveniently connect Building #4 with the transit stop on Banks Road is necessary to be consistent with these policies.

Response: *Comment acknowledged pursuant to discussion between city staff and land use attorney for development. In addition, a 5' concrete sidewalk connection and gate has been added adjacent to the trash compactor area to provide the requested access to the transit stop on Banks Road.*

Thank you for your assistance in this matter. If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,

HSQ GROUP, INC.



Antonio Quevedo, P.E.