

Project Name: 23-00400047

Project Description: The Forest Apartments Special Exception

Review Comments List Date: 3/1/2024

Ref. # 44, CRA, Andrew Pinney, 2/28/24 12:27 PM, Cycle 1, Info Only

Comment: Section 3.5 (CRA Building Design Regulations), "Entrances to multi-family residential buildings within the C.R.A. should be visually obvious and physically linked to pedestrian walkways."

Ref. # 45, CRA, Andrew Pinney, 2/28/24 12:27 PM, Cycle 1, Info Only

Comment: Section 3.8 (CRA Design Regulations) "Large expansive blank walls are to be avoided. This is particularly important when designing larger structures such as multi-family apartment buildings or medical facilities. Adding additional windows to blank walls is the preferred design resolution."

Ref. # 46, CRA, Andrew Pinney, 2/28/24 12:27 PM, Cycle 1, Info Only

Comment: These buildings are big rectangular boxes with a few minor projections. Review the 'Good Example' provided on page 97 of the CRA Building Design Regulations for ideas on how to break down the massing of these buildings into smaller parts.

Ref. # 47, CRA, Andrew Pinney, 2/28/24 12:28 PM, Cycle 1, Info Only

Comment:

Section 3.12 (CRA Building Design Regulations)

"3.12 Multi-Story Buildings

Buildings of three or more stories in height shall be designed to emphasize a tripartite composition of base, middle and top.

3.12.1 Base:

The base of a building should emphasize its relationship with the public realm. This typically translates into street-facing entrances and storefronts. In building designs that reference more traditional precedents, the first floor should feel heavier, through the use of solid materials, such as stone or concrete. The ground floor is often capped with a string course (a raised horizontal brick or stucco band). Architects who reference modern-era design and utilize curtain walls to free the facade from structural columns may choose to make the building base appear lighter. In either case, the design of the base of a building within the C.R.A. must be responsive to pedestrian activity.

3.12.2 Middle:

The middle of a building with a tripartite composition serves as the main body of a building. It is where the design of a building establishes its rhythm and repetition. It is typically the part of the building with the least amount of variation and ornamentation.

3.12.3 Top:

The top of the building includes the roof, the roof overhang, upper floor loggias, cornices, penthouses and/or roof terraces and may include the entirety of the uppermost floor. The top is the culmination of the building and where its profile meets the sky, and therefore should be artistically considered and made to appear special in some way."

Ref. # 48, CRA, Andrew Pinney, 2/28/24 12:28 PM, Cycle 1, Info Only

Comment: Design the buildings to have both a trash chute and a recycling chute. Chutes should be centrally located, or have a pair of chutes on each side of the building, for convenience and ease of use.

Ref. # 49, CRA, Andrew Pinney, 2/28/24 12:28 PM, Cycle 1, Info Only

Comment: Section 2.11 (CRA Building Design Regulations) "Solar panels and wind turbines are encouraged to be installed on building rooftops as a means of subsidizing energy bills for businesses and producing clean energy, thereby reducing fossil fuel emissions."

Ref. # 50, CRA, Andrew Pinney, 2/28/24 12:28 PM, Cycle 1, Info Only

Comment:

Section 3.17 (CRA Building Design Regulations) "Buildings with frontage along State Road 7 or Atlantic Boulevard should be set back (50 feet min.) to allow for the incremental development of vehicular and pedestrian connections between adjacent parcels (see graphic on page 25)."

The application of this requirement on the furthest parcel south in the City does not leave opportunity to have meaningful vehicle and pedestrian connections to the next property south, which is under the jurisdiction of the City of North Lauderdale, and is currently developed as a vehicle dealership.

Ref. # 51, CRA, Andrew Pinney, 2/28/24 12:29 PM, Cycle 1, Info Only

Comment: The CRA Building Design Regulations were incorporated into the City Code through ordinance 2023-3, which had an effective date of December 20, 2023.

Ref. # 52, CRA, Andrew Pinney, 2/28/24 12:34 PM, Cycle 1, Info Only

Comment: While at a high level, the current design layout provides a path of least resistance through the regulatory landscape, staff advocates for a phased project, which includes a land use plan amendment and rezoning on the west parcel so that residential buildings can be built to overlook the adjacent County park to the west. Using this land for parking and solid waste facilities is a missed opportunity.

Ref. # 1, Coordinator, Paul Ojeda, 8/3/23 3:41 PM, Resolved

Markup: Changemark note #01, ADOC-Special Exception Narrative.pdf

This folio is connected to a commercial property in the city of North Lauderdale

Responded by: Amanda Martinez - 8/30/23 11:27 AM

Response: The folio number has been revised to reflect the correct ID number.

Ref. # 2, Coordinator, Paul Ojeda, 8/3/23 3:49 PM, Resolved

Markup: Changemark note #01, ADOC-Special Exception Narrative.pdf

The New address for this parcel is 787 South State Road 7

Responded by: Amanda Martinez - 8/30/23 11:27 AM

Response: The narrative and all application documents have been updated to reflect the new assigned address.

Ref. # 3, Coordinator, Paul Ojeda, 8/10/23 2:25 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 11:27 AM

Response: The survey has been revised to include the information required for the tree survey. Please refer to Sheets SURV-01 - SURV-04.

Ref. # 9, Engineering, Paula Fonseca, 10/26/23 12:05 PM, Cycle 1, Info Only

Comment: Traffic Report - Signalized Intersection Level of Service: 1) Include SW 7th Street/SR7 left turn, right turn, and through lane movements. 2) Include Southgate Blvd/SR7 left turn, right turn, and through lane movements.

Reviewer Response: Paula Fonseca - 2/2/24 2:29 PM

Information provided satisfies the requirements for completeness check request; however, comments may be provided during DRC review.

Responded by: Amanda Martinez - 1/26/24 11:02 AM

Response: The requested level of service information is presented in the updated report as requested. Please see Tables 3 and 4.

Ref. # 10, Engineering, Paula Fonseca, 10/26/23 12:05 PM, Cycle 1, Resolved

Comment: Traffic report: reference office traffic assuming office is at full capacity.

Responded by: Amanda Martinez - 1/26/24 11:03 AM

Response: The traffic impact study has been updated to reflect the adjacent office space operating at full capacity.

Ref. # 15, Engineering, Paula Fonseca, 10/26/23 3:20 PM, Cycle 1, Resolved

Comment: Provide evidence of reserved capacity for water/sewer, if any.

Responded by: Amanda Martinez - 1/26/24 11:03 AM

Response: Copies of the recorded agreements regarding reserved capacity for water and sewer have been provided with this submittal. Please refer to the document titled, "ADOC-Assignment of Development Rights 2001" for the current reserved capacity.

Ref. # 30, Engineering, Paula Fonseca, 2/23/24 2:38 PM, Cycle 1, Unresolved

Markup: Changemark note #01, ADOC-Easement Agreement.pdf

It is critical to identify the "Shared Access Roadway"

Ref. # 31, Engineering, Paula Fonseca, 2/23/24 2:38 PM, Cycle 1, Unresolved

Markup: Changemark note #02, ADOC-Easement Agreement.pdf

Need to work on Exhibits to clearly show all areas.

Ref. # 32, Engineering, Paula Fonseca, 2/23/24 2:38 PM, Cycle 1, Unresolved

Markup: Changemark note #03, ADOC-Easement Agreement.pdf

Separate file referenced. May need to include as Exhibit.

Ref. # 33, Engineering, Paula Fonseca, 2/23/24 2:40 PM, Cycle 1, Unresolved

Markup: Changemark note #01, SP-2-Master Parking Plan.pdf

Specify drive aisle width.

Ref. # 34, Engineering, Paula Fonseca, 2/23/24 2:40 PM, Cycle 1, Unresolved

Markup: Changemark note #02, SP-2-Master Parking Plan.pdf

how to access this area for recyclable material collection.

Ref. # 35, Engineering, Paula Fonseca, 2/23/24 2:40 PM, Cycle 1, Unresolved

Markup: Changemark note #03, SP-2-Master Parking Plan.pdf

Proposed gate impedes pedestrian access to the preserve.

Ref. # 36, Engineering, Paula Fonseca, 2/23/24 2:40 PM, Cycle 1, Unresolved

Markup: Changemark note #04, SP-2-Master Parking Plan.pdf

Proposed gate impedes pedestrian access to the preserve.

Ref. # 37, Engineering, Paula Fonseca, 2/23/24 2:42 PM, Cycle 1, Unresolved
Comment: Wastewater - provide evaluation of existing gravity line capacity.

Ref. # 38, Engineering, Paula Fonseca, 2/23/24 2:43 PM, Cycle 1, Unresolved
Comment: Wastewater - provide evaluation of LS 29 capacity (wet well capacity, flow and head)

Ref. # 39, Engineering, Paula Fonseca, 2/23/24 2:53 PM, 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. # 40, Engineering, Paula Fonseca, 2/23/24 2:53 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. # 41, Engineering, Paula Fonseca, 2/23/24 2:53 PM, Cycle 1, Unresolved
Comment: Transportation: Evaluate U-turn alternatives at SW8th Court and Santa Catalina Ln going southbound on SR 7.

Ref. # 42, Engineering, Paula Fonseca, 2/27/24 1:48 PM, Cycle 1, Unresolved
Comment: Determine location for bulk waste disposal and show in plans. Ensure area is discreet, ensuring visual aesthetics. Attention shall be given to the sanitary aspects of the bulk waste by addressing safety, health and well-being of community.

Ref. # 43, Engineering, Paula Fonseca, 2/27/24 1:53 PM, Cycle 1, Unresolved
Comment: Provide a statement describing the proposed methodology for solid waste disposal and collection in general for the development. Solid waste disposal includes garbage, trash, recyclable and bulk.

Ref. # 53, Engineering, Paula Fonseca, 2/29/24 9:11 AM, Cycle 1, Unresolved
Comment: Drainage: Ensure agreement to discharge surface water to neighboring parcel incorporates language ensuring its validity in perpetuity, irrespective of changes in ownership.

Ref. # 11, Planning, Christopher Gratz, 10/26/23 1:59 PM, Cycle 1, Info Only
Comment: We realize the application requirements for a special exception include many items that are exhibits to the application and required by those. The only unique document required by the Special Exception is the General Standards of Review. However, comments relative to the Special Exception criteria will be made under this application that are to be addressed in revisions to documents in those other applications.

Ref. # 4, Planning, Christopher Gratz, 10/25/23 12:34 PM, Cycle 1, Info Only
Comment:
Not a completeness item, this will be a DRC comment.

The building elevations provided with the site plan application which is an exhibit to the Special Exception must all be consistent. The club house and pool house are treated with different stone in a different way than the buildings. They all need to match, The rock detail also needs to be carried over into the entrance sign design.

Ref. # 8, Planning, Christopher Gratz, 10/25/23 1:45 PM, Cycle 1, Info Only

Comment: 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.

Ref. # 12, Planning, Christopher Gratz, 10/26/23 2:32 PM, Cycle 1, Resolved

Comment: On the site plan and within the site plan documents, provide the bus shelter that we said is required by Policy 7.2.6, we provided the plans.

Reviewer Response: Christopher Gratz - 1/29/24 10:25 AM

bus shelter files transferred to the site plan

Responded by: Amanda Martinez - 1/26/24 11:03 AM

Response: The proposed bus shelter is shown on the plans included with this submittal. Per the City's request it has been located in the same position as the existing bus shelter. Please refer to sheet SP-1

Ref. # 13, Planning, Christopher Gratz, 10/26/23 2:34 PM, Cycle 1, Resolved

Comment: Narrative to address Parks LOS

Responded by: Amanda Martinez - 1/26/24 11:03 AM

Response: The narrative has been revised to provide the level of service analysis for community parks.

Ref. # 14, Planning, Christopher Gratz, 10/26/23 2:39 PM, Cycle 1, Resolved

Comment:

General Standards of review narrative shall address Policy 2.1.2.

Developments with a density in excess of 25 units per acre should only be permitted if they are designed around a permanent open space and recreational feature that is of a size and scale appropriate for the development that it serves, or along an east-west arterial roadway as designated by the Broward Metropolitan Planning Organizations Broward County Highway Functional Classifications Map and within a one-quarter mile radius of a transit facility.

Responded by: Amanda Martinez - 1/26/24 11:04 AM

Response: The narrative has been revised to address Policy 2.1.2. Please refer to the response for item number 1 in the Special Exception criteria section of the narrative.

Ref. # 16, Planning, Christopher Gratz, 1/29/24 11:30 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. # 17, Zoning, Christopher Gratz, 2/6/24 12:12 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. # 18, Zoning, Christopher Gratz, 2/6/24 2:16 PM, Cycle 1, Unresolved

Comment: The grey shading of the stairwells / corridors on the elevations is a misleading representation of the proposed design. Building's designed with open un-airconditioned corridors are an inferior low-cost product that negatively impacts the livability. Revise so that all the space under the roof of the buildings is airconditioned.

Ref. # 19, Zoning, Christopher Gratz, 2/6/24 2:17 PM, Cycle 1, Unresolved

Comment: Doors that swing inward are a security issue regardless of a secure entry to the building and the community being gated. Revise so all the doors to the dwelling units only swing out.

Ref. # 20, Zoning, Christopher Gratz, 2/6/24 2:18 PM, Cycle 1, Unresolved

Comment: Revise balconies to have a minimum interior depth of 6' and width, less than this is not acceptable, a balcony needs to fit a dining table that seats 4 or more people so they can be used actively for entertainment. Otherwise, they are just token features with little use of them other than plants and storage. Additionally, provide outdoor ceiling fans on them, they provide comfort and the air movement deters mosquitos.

Ref. # 21, Zoning, Christopher Gratz, 2/6/24 2:19 PM, Cycle 1, Unresolved
Comment: Eliminate applied non-functional shutters.

Ref. # 22, Zoning, Christopher Gratz, 2/6/24 2:21 PM, Cycle 1, Unresolved
Comment: Provide a different design for air-conditioning. AC units on the ground as shown are not a good design.

Ref. # 23, Zoning, Christopher Gratz, 2/6/24 2:32 PM, Cycle 1, Unresolved
Comment: Revise the right and left elevations, they are unappealing and bland. The windows appear to be the minimum size required by the building code. There is an excessive amount of blank wall space.

Ref. # 24, Zoning, Christopher Gratz, 2/6/24 2:50 PM, Cycle 1, Unresolved
Comment: The ceiling heights in the structures as shown on the elevations appears misleading, without cross sections the inside height cannot be discerned from the drawings. There needs to be a minimum ceiling height of 9' from the top of the floor slab to the finished bottom of the ceiling inside the dwellings. The Code allows up to 6 floors in 94', and these are 52.75' to the mean height of the roof so there is plenty of room to work with.

Ref. # 25, Zoning, Christopher Gratz, 2/6/24 3:05 PM, Cycle 1, Unresolved
Comment: Bicycle racks need to be in sheltered and secure areas like an alcove, what is shown on the plan will only be temporarily used if ever being fully exposed to the climate. They need to be placed where the residents will actually use them. Additionally, the bicycle racks shown outside of this fenced / gated community in front of building #1 have no utility at all, they need to be relocated inside the community.

Ref. # 26, Zoning, Christopher Gratz, 2/6/24 3:12 PM, Cycle 1, Unresolved
Comment: Revise the color scheme, it is drab and unappealing, colors reflective of the south Florida region need to be employed; applied stacked stone can be found that is compatible with many colors, a dark color as shown limits color choices.

Ref. # 27, Zoning, Christopher Gratz, 2/6/24 3:23 PM, Cycle 1, Unresolved
Comment: The buildings, especially building #1 facing SR7, must have much greater articulation. The balconies and stairwells shown in these designs do not address the concerns we have heard. The lack of articulation in previously approved developments in the City is among the primary complaints expressed by our elected officials and residents and was highlighted during the Code amendment that makes this project even possible.

Ref. # 28, Zoning, Christopher Gratz, 2/6/24 4:12 PM, Cycle 1, Unresolved
Comment: The open space feature is to be a prominent feature, relocate it to the opposite property line, adjacent to the entrance. Buried behind equipment is inappropriate and poses a security concern, the more eyes on this space the safer it will be.

Ref. # 29, Zoning, Christopher Gratz, 2/6/24 4:19 PM, Cycle 1, Unresolved
Comment: The placement of dumpster locations throughout the development make no sense and are too prominent. It seems that these are drafting errors. The structures have chutes and a trash room and there is a compactor being constructed in the parking area; it seems that the trash will be taken directly from the trash room and not staged outside the buildings.

