

Project Name: 23-00400065

Project Description: Nove of Margate Subdivision Resurvey

Review Comments List Date: 6/4/2024

Ref. # 4, Building, Richard Nixon, 12/12/23 10:35 AM, Cycle 1, **Info Only**

Comment: Complete permit submittals required for construction. Note: this is just a comment and does not need to be addressed now.

Ref. # 15, Engineering, Randy Daniel, 12/19/23 3:39 PM, Cycle 1, Resolved

Comment: Submit a plan that illustrates the proposed street names.

Responded by: Amanda Martinez - 2/9/24 10:34 AM

The proposed street names have been provided on the subdivision resurvey plan. Please refer to Sheets DSRS-01 through DSRS-06

Ref. # 16, Engineering, Randy Daniel, 12/28/23 9:57 AM, Cycle 1, **Info Only**

Comment: On page 2 of 6 on the survey, flip property line and easement line.

Ref. # 17, Engineering, Randy Daniel, 12/28/23 9:58 AM, Cycle 1, **Info Only**

Comment: On page 5 of 6 show types and widths of easements.

Ref. # 18, Engineering, Randy Daniel, 1/2/24 9:08 AM, Cycle 1, Resolved

Comment: Submit a plan that illustrates the layout of 132 Town-homes on the proposed building lots; indicate the number of distinct residential units per structure or per lot to enable the assignment of addresses.

Responded by: Amanda Martinez - 3/7/24 3:15 PM

Response: The proposed site plan has been uploaded with this submittal (Sheets SP-01 - SP-05). This plans shows the typical building layout and configuration on the building lots.

Reviewer Response: Randy Daniel - 2/21/24 2:24 PM

PROVIDE A SKETCH TO SHOW THE TYPICAL BUILDING LAYOUT AND CONFIGURATION ON BUILDING LOTS

Responded by: Amanda Martinez - 2/9/24 10:36 AM

The subdivision resurvey plan sheets have been revised to illustrate the layout of the townhomes and the number of units per lot. Please refer to sheets DSRS-01 - DSRS-06.

Ref. # 19, Engineering, Randy Daniel, 2/21/24 2:17 PM, Cycle 2, Resolved

Comment: Include the street names shown on drawings DSRS-01 through DSRS-06 on the site plan that is to be recorded.

Responded by: Amanda Martinez - 3/7/24 3:16 PM

Response: The street names have been added to the site plan. Please refer to Sheets SP-01-SP-05.

Ref. # 28, Engineering, Randy Daniel, 4/5/24 10:01 AM, Cycle 1, Resolved

Comment: The existing drainage/flowage easement is in use cannot be vacated until a replacement easement has been approved by FEMA, constructed, and commissioned for use.

Responded by: Amanda Martinez - 5/3/24 3:04 PM

The drainage and flowage easement vacation is being removed as part of the subdivision resurvey application. The easement vacation request will be submitted to the City at a later date, after the new easement has been created and constructed. The plans have been revised to show the drainage and flowage easement as existing with a note that it is to be abandoned

and released.

Ref. # 29, Engineering, Randy Daniel, 4/5/24 10:15 AM, Cycle 1, Resolved

Comment:

The existing channel appears to be between 30 and 70 feet wide.

Provide a canal dedication that is a minimum of 60 feet wide.

Responded by: Amanda Martinez - 5/3/24 3:04 PM

The applicant is not proposing to dedicate a canal to the City. As discussed, at the DRC meeting, the plat dedication language has been revised.

Ref. # 30, Engineering, Randy Daniel, 4/5/24 10:27 AM, Cycle 1, Resolved

Comment: Provide a maintenance easement of twenty feet along each side of the canal dedication.

Responded by: Amanda Martinez - 5/3/24 3:04 PM

A 20' maintenance easement is shown along any proposed edge of water within the property limits.

Ref. # 31, Engineering, Randy Daniel, 4/5/24 10:39 AM, Cycle 1, Resolved

Comment: Provide rationale for 20 foot P.D.E. shown on DSRS -03 and DSRS -04

Responded by: Amanda Martinez - 5/3/24 3:04 PM

There is an existing 36" CMP drainage pipe that discharges stormwater from the adjacent property to the south. The pipe will be extended to the proposed lake. A public drainage easement has been shown over this pipe and connecting to the proposed flowage drainage easement.

Ref. # 34, Engineering, Randy Daniel, 4/10/24 4:42 PM, Cycle 1, Resolved

Comment: Provide FEMA's approval of the proposed realigned channel; FEMA's approval shall consist of new channel cross section and channel depth, width and slope.

Responded by: Amanda Martinez - 5/3/24 3:05 PM

The analysis / study for the FEMA submittal is underway. A copy will be provided to the City upon completion. It is understood that the FEMA approval is to be provided prior to any construction permits.

Ref. # 37, Engineering, Randy Daniel, 6/3/24 9:16 AM, Cycle 2, **Unresolved**

Comment: Fix typographical error on all sheets: change THEREOFM to THEREOF

Ref. # 38, Engineering, Randy Daniel, 6/4/24 1:59 PM, Cycle 2, **Unresolved**

Comment: Submit a (key) map that illustrates the configuration of all the tracts.

Ref. # 39, Engineering, Randy Daniel, 6/4/24 2:00 PM, Cycle 2, **Unresolved**

Comment: Provide a legend for line types and cross hatches.

Ref. # 40, Engineering, Randy Daniel, 6/4/24 2:07 PM, Cycle 2, **Unresolved**

Comment: Use horizontal orientation for text relating to Tracts so that it is more easily distinguishable from text that is oriented vertically.

Ref. # 41, Engineering, Randy Daniel, 6/4/24 2:12 PM, Cycle 2, **Unresolved**

Comment: Provide explanation of the abbreviations L.M.E and N.R.

Ref. # 42, Engineering, Randy Daniel, 6/4/24 2:19 PM, Cycle 2, **Unresolved**

Comment: On all sheets that reference an existing body of water provide the date that the particular water body's configuration is existing, since in the future it may be removed or realigned.

Ref. # 33, Fire, David Scholl, 4/9/24 10:44 AM, Cycle 1, Resolved

Comment: Site plan shows fire access road. Subdivision resurvey does not. Fire access road needs to be shown on resurvey and be mentioned in the notes.

Responded by: Amanda Martinez - 5/3/24 3:05 PM

The fire access road has been added.

Ref. # 35, Fire, David Scholl, 5/16/24 2:46 PM, Cycle 2, **Info Only**

Comment: Approved

Ref. # 5, Planning, Andrew Pinney, 12/14/23 10:02 AM, Cycle 1, Resolved

Comment: Each page of a drawing is required to be uploaded as an individual file. Please re-upload the DSRS file. Use a numbering system in the file names so that the files display in the correct sequence.

Responded by: Amanda Martinez - 2/9/24 10:37 AM

The plan sheets have been uploaded as separate sheets. Please refer to sheets DSRS-01 - DSRS-06.

Ref. # 10, Planning, Andrew Pinney, 12/18/23 11:21 AM, Cycle 1, Resolved

Markup: Changemark note #01, DSRS.pdf

Typo. Should be "AS DEFINED."

Responded by: Amanda Martinez - 2/9/24 10:37 AM

The typo has been corrected. Please refer to Sheet DSRS-01.

Ref. # 11, Planning, Andrew Pinney, 12/18/23 11:34 AM, Cycle 1, **Info Only**

Comment: Prior to City Commission provide opinion of title from an attorney, and if necessary add a mortgagee approval signature.

Ref. # 12, Planning, Andrew Pinney, 12/18/23 11:36 AM, Cycle 1, **Info Only**

Comment: Prior to City Commission provide pavement and drainage plan approval.

Ref. # 13, Planning, Andrew Pinney, 12/18/23 11:36 AM, Cycle 1, **Info Only**

Comment: Prior to City Commission provide Drainage District approval.

Ref. # 14, Planning, Andrew Pinney, 12/18/23 11:37 AM, Cycle 1, **Info Only**

Comment: Prior to City Commission provide utility plan approval.

Ref. # 20, Planning, Andrew Pinney, 4/4/24 11:25 AM, Cycle 1, Resolved

Comment: Sheet 2 of 6 is missing two of the three adjacent subdivisions.

Responded by: Amanda Martinez - 5/3/24 3:05 PM

Adjacent subdivision labels have been added.

Ref. # 21, Planning, Andrew Pinney, 4/4/24 11:26 AM, Cycle 1, Resolved

Comment: Subdivision does not depict all existing water courses and canals.

Responded by: Amanda Martinez - 5/3/24 3:05 PM

The existing water courses have been added – see Sheet 7.

Ref. # 22, Planning, Andrew Pinney, 4/4/24 11:34 AM, Cycle 1, Resolved

Comment: Subdivision does not depict all existing easements.

Responded by: Amanda Martinez - 5/3/24 3:06 PM

The existing easements have been added. Title information was also added to Sheet 1 which includes the existing easement that are not plotted.

Ref. # 23, Planning, Andrew Pinney, 4/4/24 11:44 AM, Cycle 1, Resolved

Comment: Sheet 3 of 6 does not show one of the adjacent subdivisions.

Responded by: Amanda Martinez - 5/3/24 3:06 PM

Label added for the adjacent subdivision.

Ref. # 24, Planning, Andrew Pinney, 4/4/24 3:03 PM, Cycle 1, Resolved

Comment: "The minimum width of a canal dedication shall be 60 feet. Canal and water area improvements shall conform to any requirements set forth under authority of the local drainage district. Should a continuous retaining wall be required, it shall be constructed along both sides of the canal concurrently with the excavation of the canal in accordance with the specifications of Section 11-17." Sec. 40.403(D)2, Code of the City of Margate.

Responded by: Amanda Martinez - 5/3/24 3:06 PM

As discussed at the 4/23 DRC meeting, the applicant does not intend to dedicate a canal to the City. The plat dedication language has been revised.

Ref. # 25, Planning, Andrew Pinney, 4/4/24 5:11 PM, Cycle 1, Resolved

Markup: Changemark note #01, DSRS-01.pdf

Department of Environmental and Engineering Services

Responded by: Amanda Martinez - 5/3/24 3:06 PM

The Department name has been revised.

Ref. # 26, Planning, Andrew Pinney, 4/4/24 5:11 PM, Cycle 1, Resolved

Markup: Changemark note #03, DSRS-01.pdf

Clarify drainage easement vs public drainage easement.

Responded by: Amanda Martinez - 5/3/24 3:06 PM

: A drainage easement is private for drainage required for this project only. The public drainage easement is used when there is stormwater being accepted from the adjacent property to be routed through the project. Additional dedication language has been added.

Ref. # 27, Planning, Andrew Pinney, 4/4/24 5:16 PM, Cycle 1, Question

Markup: Changemark note #01, DSRS-04.pdf

Why is there a "public" drainage easement here?

Responded by: Amanda Martinez - 5/3/24 3:06 PM

Stormwater is being accepted from the adjacent property and routed through the project.

Ref. # 32, Planning, Andrew Pinney, 4/9/24 10:30 AM, Cycle 1, Resolved

Comment: The word "BOULEVARD" is misspelled throughout the subdivision resurvey.

Responded by: Amanda Martinez - 5/3/24 3:07 PM

Boulevard spelling has been corrected.

Ref. # 36, Planning, Andrew Pinney, 5/20/24 3:38 PM, Cycle 2, **Unresolved**

Markup: Changemark note #02, DSRS-01.pdf

The P&Z chair is Shekinah Awofadeju-Major.