

Project Name: 23-00400013

Project Description: Springdale Townhomes Rezoning

DRC Meeting Date: 6/27/2023

Ref. # 10, CRA, Christopher Gratz, 3/14/23 2:12 PM, Cycle 1, Info Only

Comment: This project is not within the CRA.

Ref. # 11, Building Group, Richard Nixon, 3/15/23 12:44 PM, Cycle 1, Info Only

Comment: Permit applications and a complete set of construction documents are required.

Ref. # 26, Engineering, Randy Daniel, 5/31/23 12:15 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. # 27, Engineering, Randy Daniel, 6/2/23 9:42 AM, Cycle 1, Unresolved

Comment:

Provide a conditional letter of map change (CLOMC) from FEMA for changes in the flood way boundaries.

Ref. # 28, Engineering, Randy Daniel, 6/2/23 9:49 AM, 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. # 29, Engineering, Randy Daniel, 6/9/23 2:46 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 Calculations.

Ref. # 30, Engineering, Randy Daniel, 6/9/23 2:46 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. # 31, Planning, Andrew Pinney, 6/15/23 5:24 PM, Cycle 1, Unresolved
Comment: This is a rezoning application, not a Land Use Plan Amendment. It is not appropriate to reference net impacts of 792 units vs 879 units in this application. This application is to change the zoning on the golf course from S-1 to PUD, to go from 0 dwelling units to 137 townhomes. This should be the basis of any analysis provided to support this application. PUD Application - #10 Water, Sewer & Utility make references to net impact of 792 vs 879.

Ref. # 32, Planning, Andrew Pinney, 6/15/23 5:27 PM, Cycle 1, Info Only
Comment: A number of PUD related comments appear on the site plan application and/or LUPA application, but are applicable to this application none the less.

Ref. # 34, Planning, Andrew Pinney, 6/15/23 5:59 PM, Cycle 1, Unresolved
Comment: PUD Application - #19 Proposed Order of Development makes no mention of amenities or open space. Sec. 19.11 (MZC) provides, "All common open space as well as public and recreation facilities shall be specifically included in the development plan schedule and be constructed and fully improved by the developer at an equivalent or greater rate than the construction of residential structures. At least once every sixty (60) days the building official shall inspect the PUD site and examine the construction which has taken place on the site. If the rate of construction of dwelling units is greater than the rate which common open space and recreational facilities have been constructed and provided, no further building permits shall be issued until the proper ratio has been provided."

Ref. # 35, Engineering, Randy Daniel, 6/16/23 10:10 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 are noted. In addition include a revision date when this document is revised.

Ref. # 36, Engineering, Randy Daniel, 6/16/23 4:08 PM, 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. # 37, Engineering, Randy Daniel, 6/16/23 4:09 PM, 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. # 38, Engineering, Randy Daniel, 6/16/23 4:10 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. # 39, Engineering, Randy Daniel, 6/16/23 4:10 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. # 40, Engineering, Randy Daniel, 6/16/23 4:11 PM, Cycle 1, Unresolved
Comment: Although the listed intersections for traffic counts include Atlantic Boulevard and NW 66th Avenue and Margate Boulevard and NW 66th Avenue, there is no discussion regarding these intersections in the associated " Analysis Results Discussion". Please provide discussion for these two intersections, similar to what was provided for the other 10 intersections, to illustrate what the expected LOS will be.

Ref. # 41, Planning, Andrew Pinney, 6/19/23 10:58 AM, Cycle 1, Info Only
Comment: Staff finds the proposed architecture uninteresting and recommends enhancements. The first floor should apply architectural embellishments to make it feel heavier through the use of solid materials, such as stone. The front facades should not have a prominent garage and vehicle presence, but rather emphasize entryways and porches. Eliminate front facing garages where possible. Where garages are facing front, set them back at least two feet further than the rest of the facade, and limit the width of the garage

to not more than 40% of the width of a given townhouse unit. Provide larger windows at the street level to allow casual supervision of the street/sidewalk. Avoid inoperative shutters and add detailing around building openings. For this comment, the top of the building includes the roof, the roof overhang, upper floor loggias, cornices, 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. Enhancements to the front facade should continue around to any other facades with street frontages. Townhouse units facing the lake should have additional architectural features facing the water, such as but not limited to unenclosed balconies at usable depths and widths and variation of rooflines between each unit. An aesthetically pleasing concept and emphasis on the details of the design/architecture will be better received by all.

Ref. # 42, Planning, Andrew Pinney, 6/19/23 5:24 PM, Cycle 1, Unresolved

Comment: Prior to filing this application staff met with the Applicant and explained that Sec. 3.11 (MZC) requires approval of a subdivision resurvey application if a parcel is being subdivided for the purpose of development. The site plans submitted show individual lot lines around each townhouse unit, and pg. 18 of the PUD Application document make references to a Home Owner's Association (HOA) maintaining internal streets and lake maintenance easement.

Ref. # 43, Engineering, Randy Daniel, 6/21/23 8:55 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. # 44, Engineering, Randy Daniel, 6/21/23 9:03 AM, 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. # 45, Engineering, Randy Daniel, 6/21/23 5:29 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.