

Project Name: 23-00400045

Project Description: The Forest Apartments Subdivision

Review Comments List Date: 3/1/2024

Ref. # 26, CRA, Andrew Pinney, 2/15/24 5:43 PM, Cycle 1, Unresolved

Markup: Changemark note #01, Subdivision Resurvey Plan-2.pdf

Why does the ingress/egress easement stop here? How is the rear parcel/parking lot accessed? Is the entire rear parcel under cross access? If so, add the appropriate note.

Ref. # 36, CRA, Andrew Pinney, 2/26/24 9:42 AM, Cycle 1, Info Only

Markup: Changemark note #04, Subdivision Resurvey Plan-2.pdf

Keep the first two curves of the existing driveway entry drive.

"Curvilinear streets are recommended for residential minor and collector streets in order to discourage excessive vehicular speeds and to provide attractive vistas." Sec. 31-19 of the Code of the City of Margate.

Ref. # 1, Coordinator, Paul Ojeda, 8/7/23 3:46 PM, Resolved

Comment: under Public Hearing Sign Agreement the last Folio ID number is missing a number the correct Folio should be 494101310020

Responded by: Amanda Martinez - 8/30/23 11:33 AM

Response: The folio ID number on the public hearing sign agreement has been revised to reflect the correct folio number.

Ref. # 2, Coordinator, Paul Ojeda, 8/7/23 3:49 PM, Resolved

Comment: Under the subdivision Resurvey Application, please revise the last Folio Id number is missing a digit. I should be 494101310020

Responded by: Amanda Martinez - 8/30/23 11:33 AM

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

Ref. # 3, Coordinator, Paul Ojeda, 8/7/23 3:50 PM, Resolved

Comment: All documents should reflect the new address for the project as 787 S state Road 7 Margate Fl

Responded by: Amanda Martinez - 8/30/23 11:34 AM

Response: All application documents have been revised to reflect the new assigned address.

Ref. # 12, Engineering, Paula Fonseca, 10/25/23 4:18 PM, Cycle 1, Resolved

Comment: Provide referenced email from Bob Hely indicating landfill capacity and letter from Republic Services confirming capacity to service the project.

Responded by: Amanda Martinez - 1/26/24 10:48 AM

Response: The email from Bob Hely and the correspondences from Republic Trash Services have been provided with this submittal.

Ref. # 14, Engineering, Paula Fonseca, 10/25/23 4:23 PM, Cycle 1, Info Only

Comment: Submit preliminary drainage calculations.

Reviewer Response: Paula Fonseca - 2/2/24 11:39 AM

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

Responded by: Amanda Martinez - 1/26/24 10:48 AM

Response: The preliminary drainage calculations have been provided with this submittal.

Ref. # 16, Engineering, Paula Fonseca, 10/26/23 11:08 AM, Cycle 1, Resolved

Comment: Provide clear drawings and explanation of easement to be vacated and/or relocated.

Responded by: Amanda Martinez - 1/26/24 10:48 AM

Response: It is necessary to vacate portions of existing water & sewer easements to accommodate the proposed residential buildings. The platted Ingress, Egress, Utility & Drainage easement (spine road) is being realigned, as such this recorded easement must be vacated to accommodate the new design. We will be recording a new Ingress, Egress, Utility & Drainage easement that conforms to the geometry of the proposed realigned spine road. Exhibits for the easement vacations and the new Ingress, Egress, Utility & Drainage easements are included with this submittal. Sketch & legal descriptions of the easements to be vacated have been provided with this submittal.

Ref. # 18, Engineering, Paula Fonseca, 10/26/23 11:59 AM, 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 2:32 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 10:48 AM

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

Ref. # 19, Engineering, Paula Fonseca, 10/26/23 11:59 AM, Cycle 1, Resolved

Comment: Traffic Report - address office traffic assuming office is at full capacity.

Responded by: Amanda Martinez - 1/26/24 10:49 AM

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

Ref. # 28, Engineering, Paula Fonseca, 2/23/24 1:03 PM, Cycle 1, Unresolved

Markup: Changemark note #01, ADOC-Drainage Calculations.pdf

Clarify if SF for impervious and pervious areas includes existing and proposed areas.

Ref. # 29, Engineering, Paula Fonseca, 2/23/24 1:03 PM, Cycle 1, Unresolved

Markup: Changemark note #02, ADOC-Drainage Calculations.pdf

Reference how the K value was obtained.

Ref. # 30, Engineering, Paula Fonseca, 2/23/24 1:03 PM, Cycle 1, Unresolved

Markup: Changemark note #03, ADOC-Drainage Calculations.pdf

Where are these existing retention areas

Ref. # 31, Engineering, Paula Fonseca, 2/23/24 1:09 PM, Cycle 1, Unresolved

Comment: Drainage: Provide or identify pre-treatment methods for surface water prior to discharging into the Conservation area.

Ref. # 32, Engineering, Paula Fonseca, 2/23/24 1:15 PM, Cycle 1, Unresolved

Comment: Transportation: Evaluate U-turn alternatives at SW8th Court and Santa Catalina Ln going southbound on SR 7.

Ref. # 33, Engineering, Paula Fonseca, 2/23/24 1:16 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. # 34, Engineering, Paula Fonseca, 2/23/24 1:23 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. # 35, Engineering, Paula Fonseca, 2/23/24 2:07 PM, 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. # 37, Engineering, Paula Fonseca, 2/27/24 1:20 PM, Cycle 1, Unresolved

Comment: Per Section 31-18, provide opinion of title from a licensed Florida Attorney.

Ref. # 5, Planning, Christopher Gratz, 10/25/23 12:03 PM, Cycle 1, Resolved

Comment: The plat does not have a note restricting the level of development. So apparently there has been an amendment. A letter explaining the proposed changes, complete history of any prior amendments, and any plans necessary to explain the request is required.

Responded by: Amanda Martinez - 1/26/24 10:49 AM

Response: The plat has a restriction placed under the Notes Section. It states that the following, "This plat is restricted to 146,000 sq. Ft. Of office." There have been no amendments to this note, therefore, this is the current restrictive note on the plat.

Ref. # 6, Planning, Christopher Gratz, 10/25/23 12:03 PM, Cycle 1, Resolved

Comment: Narrative is to address Park LOS.

Responded by: Amanda Martinez - 1/26/24 10:49 AM

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

Ref. # 8, Planning, Christopher Gratz, 10/25/23 12:06 PM, Cycle 1, Info Only

Comment:

Comment that must be met to go past DRC.

SCAD to be revised to reflect the correct number of units.

Ref. # 11, Planning, Christopher Gratz, 10/25/23 12:14 PM, Cycle 1, Info Only

Comment: Subdivision survey was not provided. All that is in the folders are surveys. What is labeled as a subdivision is just the survey with some numbers superimposed over a survey which has far more information unacceptable information than required and is missing the information that is required. This is essentially a plat without the various Broward County signature blocks. See Sec. 31-18.

Reviewer Response: Christopher Gratz - 1/30/24 12:19 PM

I've never read a parcel legal with the subdivided parcels being called "site", should be parcels with legal for each.

Responded by: Amanda Martinez - 1/26/24 10:49 AM

Response: The Subdivision Resurvey has been provided with this submittal. Please refer to Survey.

Ref. # 17, Planning, Christopher Gratz, 10/26/23 11:25 AM, Cycle 1, Resolved

Comment: Narrative and exhibits clearly and simply explaining and showing the abandonment and relocation of the is easements needed.

Responded by: Amanda Martinez - 1/26/24 10:49 AM

Response: It is necessary to vacate portions of existing water & sewer easements to accommodate the proposed residential buildings. The platted Ingress, Egress, Utility & Drainage easement (spine road) is being realigned, as such this recorded easement must be vacated to accommodate the new design. We will be recording a new Ingress, Egress, Utility & Drainage easement that conforms to the geometry of the proposed realigned spine road. Exhibits for the easement vacations and the new Ingress, Egress, Utility & Drainage easements are included with this submittal.

Ref. # 20, Planning, Christopher Gratz, 10/26/23 4:10 PM, Cycle 1, Info Only

Comment: The easement that will be required for the expanded sidewalk along the ROW will need to be shown on this subdivision resurvey. The details of this sidewalk are not resolved at this time.

Ref. # 21, Planning, Christopher Gratz, 10/26/23 4:15 PM, Cycle 1, Resolved

Comment: Narrative references a document titled Republic Trash Service Confirmation. Could not find this file in the attachments

Responded by: Amanda Martinez - 1/26/24 10:50 AM

Response: The letter from Republic Trash Services has been uploaded with this submittal as ADOC-Republic Trash Services Confirmation.

Ref. # 22, Planning, Christopher Gratz, 1/29/24 11:29 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. # 23, Zoning, Christopher Gratz, 2/6/24 11:33 AM, Cycle 1, Unresolved

Comment: Revise legal descriptions, from "Site" to "Parcel"

Ref. # 24, Zoning, Christopher Gratz, 2/6/24 11:47 AM, Cycle 1, Unresolved

Markup: Sidewalk Easement, Subdivision Resurvey Plan-2.pdf

Code asks for "public access easement" as opposed to sidewalk easement shown on the subdivision resurvey plan. The landscaping and benches proposed on the site plan pose an issue being in an easement that is named sidewalk easement. The dimension of this easement needs to be closely coordinated with the site plan.

Ref. # 25, Zoning, Christopher Gratz, 2/6/24 12:11 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.