

Project Name: 23-00400046

Project Description: The Forest Apartments

Review Comments List Date: 6/18/2024

Ref. # 4, Building, ANDREW VALENTINO, 10/25/23 11:15 AM, Cycle 1, Resolved

Comment: FBC 107.3.5 MIN PLAN REVIEW REQUIREMENTS HAVE NOT BEEN MET; PROVIDE ALL REQUIRED BUILDING DATA TO INCLUDE FINISH FLOOR ELEVATION, OCCUPANCY TYPE, CONSTRUCTION TYPE & CODES USED

Reviewer Response: ANDREW VALENTINO - 2/5/24 6:06 AM

PRELIMINARY APPROVAL ONLY. ADDITIONAL PLAN REVIEW COMMENTS WILL FOLLOW

Responded by: Amanda Martinez - 1/26/24 10:58 AM

Response: The required building data has been provided. Refer to sheet SP-1. Floor elevations will be shown, please refer to civil sheet PGD-2

Ref. # 51, Building, Richard Nixon, 2/21/24 12:10 PM, Cycle 1, Info Only

Comment: Plans have been reviewed for concept, but not compliance with the Florida Building Code. Complete construction documents and applications will need to be submitted to the Building Department.

Ref. # 1, Coordinator, Paul Ojeda, 8/7/23 10:51 AM, Resolved

Markup: Changemark note #01, CS-Cover Sheet.pdf

the project does not include the two buildings to the north

Responded by: Amanda Martinez - 8/30/23 11:47 AM

Response: All plan sheets have been revised to reflect the correct address and the cover sheet has been revised to remove the two buildings to the north.

Ref. # 2, Coordinator, Paul Ojeda, 8/7/23 11:14 AM, Resolved

Markup: Changemark note #01, LP-0 LANDSCAPE COVER SHEET.pdf

Please correct the address to reflect 787 S State Road 7

Responded by: Amanda Martinez - 8/30/23 11:47 AM

Response: All landscape plan sheets have been revised to reflect the correct address.

Ref. # 3, Coordinator, Paul Ojeda, 8/10/23 4:25 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 11:48 AM

The survey has been revised to provided the required information regarding the tree survey. Refer to Sheets SURV-01- SURV-04.

Ref. # 12, Engineering, Paula Fonseca, 10/25/23 4:04 PM, Cycle 1, Info Only

Comment: Submit preliminary drainage calculations

Reviewer Response: Paula Fonseca - 2/2/24 2:15 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 10:58 AM

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

Ref. # 13, Engineering, Paula Fonseca, 10/25/23 4:04 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 10:58 AM

Response: The email from Bob Hely has been provided with this submittal as document ADOC-Landfill Capacity Email. The letter from Republic Services was uploaded with the initial submittal in July, as ADOC-Republic Trash Service Confirmation.

Ref. # 16, Engineering, Paula Fonseca, 10/25/23 4:09 PM, Cycle 1, Resolved

Comment: Site Plan - finish floor and pavement elevations (PGD-4) - Plans are illegible. Provide details. Provide pavement elevations.

Responded by: Amanda Martinez - 1/26/24 10:58 AM

Response: Pavement elevations have been provided on sheet PDG-4.

Ref. # 17, Engineering, Paula Fonseca, 10/25/23 4:10 PM, Cycle 1, Info Only

Comment: Additional agreements to discharge surface water to neighboring parcel.

Reviewer Response: Paula Fonseca - 2/2/24 2:15 PM

Partial information provided satisfies the requirements for completeness check request; however, comments may be provided during DRC review. Drainage Agreement is required prior to obtaining Engineering Permit.

Responded by: Amanda Martinez - 1/26/24 10:59 AM

Response: We have submitted a surface water management permit to Broward County (Application No. L2023-276). Staff issued comments and we attended a meeting the Broward County Real Property Division and the Surface Water Management Department to discuss the comments and the Applicant's entitlement to drain into the preserve per the previously approved Drainage Permit. A copy of the approved drainage permit with Broward County is provided with this submittal. See ADOC-Drainage Permit.

Ref. # 19, Engineering, Paula Fonseca, 10/26/23 12:00 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 2:15 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 10:59 AM

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

Ref. # 20, Engineering, Paula Fonseca, 10/26/23 12:00 PM, Cycle 1, Resolved

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

Responded by: Amanda Martinez - 1/26/24 10:59 AM

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

full capacity.

Ref. # 22, Engineering, Paula Fonseca, 10/26/23 2:40 PM, Cycle 1, Info Only

Comment: Hydraulic Report - Page 1 of the report is missing.

Reviewer Response: Paula Fonseca - 2/2/24 2:19 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 10:59 AM

Response: The full report has been provided with this submittal.

Ref. # 23, Engineering, Paula Fonseca, 10/26/23 2:55 PM, Cycle 1, Resolved

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

Responded by: Amanda Martinez - 1/26/24 10:59 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. # 52, Engineering, Paula Fonseca, 2/23/24 1:30 PM, Cycle 1, Unresolved

Comment: Transportation: as per FDOT Pre-approval letter, include evaluation of any needs for improvements at the intersection of SW 7th Street and SR 7 due to project traffic.

Reviewer Response: Paula Fonseca - 6/14/24 11:05 AM

Provide FDOT statement that TIA will suffice. If signal timing is unlikely to be altered, provide potential traffic or road improvements to optimize the eastbound approach as the SW 7th Street eastbound lanes are directly impacted by the Forest development and currently at LOS E.

Responded by: Amanda Martinez - 5/10/24 10:13 AM

The traffic impact study prepared for the City of Margate will suffice for the FDOT's request for a traffic study and evaluation of SR 7 and SW 7th St. In regard to the intersection of SR 7 and SW 7th St., the overall Level of Service (LOS) is projected to be "B" in the AM and PM peak hours. It is noted that the side-street delays at this intersection are currently in excess of 60.0 seconds / vehicle (i.e. LOS "E") for both approaches (EB and WB). This is a typical condition on major arterial roadways and minor signalized sidestreets. This condition is attributed to the maintaining agencies (in this case, Broward County Traffic Engineering) and their priority for the traffic volumes on the major street. By giving the traffic volumes on the major street preferential treatment, the overall roadway network is optimized, more users are served more efficiently, and traffic progression is maintained from one signalized intersection to the next. Since this intersection is functioning well (LOS "A/B") it is unlikely that Broward County will significantly alter the signal timings. However, once The Forest Apartments project is complete and occupied, a signal timing review and optimization analysis can be requested on behalf of the project and the City of Margate. This discussion is included in the updated traffic study on page 24.

Responded by: Amanda Martinez - 5/7/24 10:04 AM

The traffic impact study prepared for the City of Margate will suffice for the FDOT's request for a traffic study and evaluation of SR 7 and SW 7th St. In regard to the intersection of SR 7 and SW 7th St., the overall Level of Service (LOS) is projected to be "B" in the AM and PM peak hours. It is noted that the side-street delays at this intersection are currently in excess of 60.0 seconds / vehicle (i.e. LOS "E") for both approaches (EB and WB). This is a typical condition on major arterial roadways and minor signalized sidestreets. This condition is attributed to the maintaining agencies (in this case, Broward County Traffic Engineering) and their priority for the traffic volumes on the major street. By giving the traffic volumes on the major street preferential treatment, the overall roadway network is optimized, more users are served more efficiently, and traffic progression is maintained from one signalized intersection to the next. Since this intersection is functioning well (LOS "A/B") it is unlikely that Broward County will significantly alter the signal timings. However, once The Forest Apartments

project is complete and occupied, a signal timing review and optimization analysis can be requested on behalf of the project and the City of Margate. This discussion is included in the updated traffic study on page 24.

Ref. # 53, Engineering, Paula Fonseca, 2/23/24 1:31 PM, Cycle 1, Unresolved

Comment: Transportation: Traffic study only references signal timing optimization at the Atlantic/SR 7 & Southgate/Rock Island Road intersection. Provide further details to illustrate how the signal timing optimization can be achieved.

Reviewer Response: Paula Fonseca - 6/14/24 3:00 PM

Under review by City consultant.

Responded by: Amanda Martinez - 5/10/24 10:14 AM

The intersection at S. State Road 7 and W. Atlantic Boulevard and the intersection at Rock Island Road and Southgate Boulevard were both optimized for the purposes of reducing the anticipated vehicular delay. This is achieved by holding the overall traffic signal cycle length constant (this is required in order to maintain signal progression within the overall roadway corridor) and adjusting the green times allocated to the individual approaches and movements. In other words, the amount of green time provided to these approaches and movements is reassigned to correspond with the vehicular demand thereby reducing the overall intersection delay. In both cases, the overall intersection delay can be reduced through this technique. This discussion is included on page 26 of the updated report and the output for these analyses is presented in Appendix I.

Responded by: Amanda Martinez - 5/7/24 10:04 AM

The intersection at S. State Road 7 and W. Atlantic Boulevard and the intersection at Rock Island Road and Southgate Boulevard were both optimized for the purposes of reducing the anticipated vehicular delay. This is achieved by holding the overall traffic signal cycle length constant (this is required in order to maintain signal progression within the overall roadway corridor) and adjusting the green times allocated to the individual approaches and movements. In other words, the amount of green time provided to these approaches and movements is reassigned to correspond with the vehicular demand thereby reducing the overall intersection delay. In both cases, the overall intersection delay can be reduced through this technique. This discussion is included on page 26 of the updated report and the output for these analyses is presented in Appendix I.

Ref. # 54, Engineering, Paula Fonseca, 2/23/24 1:31 PM, Cycle 1, Unresolved

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

Reviewer Response: Paula Fonseca - 6/14/24 3:00 PM

Under review by City consultant.

Responded by: Amanda Martinez - 5/10/24 10:14 AM

As noted in the project traffic assignment figures (Figures 5 through 7), it is estimated that approximately 14% of the exiting traffic will travel south on State Road 7 and perform a U-Turn at the first median opening in order to travel north on State Road 7. The first median opening south of the site is located at SW 8th Court – approximately 500 feet south of the project driveway. (During heavily congested time periods, it may be difficult to weave across three travel lanes within 500 feet. As such, the next opportunity to perform the referenced U-Turn will be at Santa Catalina Circle which is approximately 600 feet south of SW 8th Court). The number of vehicles expected to perform this U-Turn maneuver is relatively low (15 vehicles in the AM peak hour and 7 vehicles in the PM peak hour). Not only are these U-Turn volumes relatively low, the available storage capacities of the southbound turn lanes are substantial (approximately 375 feet at SW 8th Court and approximately 275 at Santa Catalina Circle). As such, these movements are expected to function adequately. This discussion is included in the updated traffic study on page 26.

Responded by: Amanda Martinez - 5/7/24 10:04 AM

As noted in the project traffic assignment figures (Figures 5 through 7), it is estimated that

approximately 14% of the exiting traffic will travel south on State Road 7 and perform a U-Turn at the first median opening in order to travel north on State Road 7. The first median opening south of the site is located at SW 8th Court – approximately 500 feet south of the project driveway. (During heavily congested time periods, it may be difficult to weave across three travel lanes within 500 feet. As such, the next opportunity to perform the referenced U-Turn will be at Santa Catalina Circle which is approximately 600 feet south of SW 8th Court). The number of vehicles expected to perform this U-Turn maneuver is relatively low (15 vehicles in the AM peak hour and 7 vehicles in the PM peak hour). Not only are these U-Turn volumes relatively low, the available storage capacities of the southbound turn lanes are substantial (approximately 375 feet at SW 8th Court and approximately 275 at Santa Catalina Circle). As such, these movements are expected to function adequately. This discussion is included in the updated traffic study on page 26.

Ref. # 55, Engineering, Paula Fonseca, 2/23/24 1:31 PM, Cycle 1, Unresolved

Comment: Traffic - Provide location of bus shelter.

Reviewer Response: Paula Fonseca - 6/14/24 11:08 AM

Include in the plans and/or any other necessary document the proposed improvements to the existing bus shelter.

Responded by: Amanda Martinez - 5/10/24 10:14 AM

See sheet SP-1, location of bus shelter is labeled.

Responded by: Amanda Martinez - 5/7/24 10:04 AM

See sheet C-002, location of bus shelter is labeled.

Ref. # 56, Engineering, Paula Fonseca, 2/23/24 1:31 PM, Cycle 1, Info Only

Comment: Drainage Permit from SFWMD 06-00688-S dated 1985, needs to be modified to address the water surface not leaving site and not entering the C-14 canal via City of Margate canal system.

Reviewer Response: Paula Fonseca - 6/14/24 2:56 PM

Provide updated status of the permit modification request. Modified permit must be completed prior to final site plan approval. Modification of Drainage Permit from SFWMD 06-00688-S dated 1985 is a pre-requisite for Engineering Permit application.

Responded by: Amanda Martinez - 5/10/24 10:14 AM

Refer to the updated commercial plans, sheet PGD-4.1, a control structure is being proposed on the neighboring site and being discharged into the swale per County's request.

Responded by: Amanda Martinez - 5/7/24 10:05 AM

Refer to updated PGD plans C-300 and C-301, a control structure is being proposed on the neighboring site and being discharged into the swale per County's request.

Ref. # 57, Engineering, Paula Fonseca, 2/23/24 1:31 PM, Cycle 1, Resolved

Comment: Drainage Calculations: Address minimum elevation for roads and parking lots.

Responded by: Amanda Martinez - 5/10/24 10:15 AM

Calculations have been run to address the minimum elevations for roads and parking lot. Per the SFWMD 06-00688-S permit, we are to have inlets no lower than elevation 9.30 NAVD. The lowest inlet on the proposed site is at 9.50 NAVD.

Responded by: Amanda Martinez - 5/7/24 10:05 AM

Calculations have been run to address the minimum elevations for roads and parking lot. Per the SFWMD 06-00688-S permit, we are to have inlets no lower than elevation 9.30 NAVD. The lowest inlet on the proposed site is at 9.50 NAVD.

Ref. # 58, Engineering, Paula Fonseca, 2/23/24 1:32 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.

Reviewer Response: Paula Fonseca - 6/14/24 3:24 PM

Finalized and executed agreement is a requisite prior to obtaining the engineering permit. As part of this review, provide updated status of agreement with Broward County and draft document incorporating requested language to ensure that surface water from Forest development and existing building offices can discharge to neighboring property (currently under Broward County ownership) in perpetuity and irrespective of changes in land ownership.

Responded by: Amanda Martinez - 5/10/24 10:15 AM

We are currently under review with Broward County Surface Water and are working with them to obtain these agreements. An update will be provided once an agreement has been drafted.

Responded by: Amanda Martinez - 5/7/24 10:05 AM

We are currently under review with Broward County Surface Water and are working with them to obtain these agreements. An update will be provided once an agreement has been drafted.

Ref. # 59, Engineering, Paula Fonseca, 2/23/24 1:32 PM, Cycle 1, Resolved

Comment: Drainage: Provide status of surface water management permit to Broward County Application L2023-276 submitted and under review.

Responded by: Amanda Martinez - 5/10/24 10:15 AM

With change of engineer of record a separate permit had to be submitted which is application number L2024-086. The first RAI for this application was received on 4/4/2024 (See ADOC-SWM License Letter). A follow up meeting to these comments was had on 4/9/2024 and a resubmittal will be done.

Responded by: Amanda Martinez - 5/7/24 10:05 AM

With change of engineer of record a separate permit had to be submitted which is application number L2024-086. The first RAI for this application was received on 4/4/2024 (See ADOC-SWM License Letter). A follow up meeting to these comments was had on 4/9/2024 and a resubmittal will be done.

Ref. # 60, Engineering, Paula Fonseca, 2/23/24 1:32 PM, Cycle 1, Resolved

Comment: Drainage: Provide confirmation from the County that 100% of the water draining into the conservation area will be pre-treated.

Responded by: Amanda Martinez - 5/10/24 10:15 AM

The County has requested that we provide additional exfiltration trench along certain parts of the storm system as shown in ADOC-Exfiltration Trench. We have also reported that 1/2" of dry pre-treatment will be provided (ADOC-Drainage Calculations).

Responded by: Amanda Martinez - 5/7/24 10:05 AM

The County has requested that we provide additional exfiltration trench along certain parts of the storm system as shown in ADOC-Exfiltration Trench. We have also reported that 1/2" of dry pre-treatment will be provided (ADOC-Drainage Calculations).

Ref. # 61, Engineering, Paula Fonseca, 2/23/24 1:34 PM, Cycle 1, Resolved

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

Clarify if SF of impervious and pervious areas include proposed and existing areas.

Responded by: Amanda Martinez - 5/10/24 10:15 AM

Yes, the proposed calculations include the entire site which include the existing to remain impervious and pervious areas.

Responded by: Amanda Martinez - 5/7/24 10:05 AM

Yes, the proposed calculations include the entire site which include the existing to remain impervious and pervious areas.

Ref. # 62, Engineering, Paula Fonseca, 2/23/24 1:34 PM, Cycle 1, Resolved

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

Include language to reference how the K value was obtained.

Responded by: Amanda Martinez - 5/10/24 10:15 AM

The K values used in the drainage report were based off the geotechnical report by Ardaman & Associates, Inc. dated February 28, 2024. They reported 3 k values on sheets 8, 9 and 10. An average of all three readings was used for the drainage calculations. (See ADOC-Geotech Report).

Responded by: Amanda Martinez - 5/7/24 10:06 AM

The K values used in the drainage report were based off the geotechnical report by Ardaman & Associates, Inc. dated February 28, 2024. They reported 3 k values on sheets 8, 9 and 10. An average of all three readings was used for the drainage calculations. (See ADOC-Geotech Report).

Ref. # 63, Engineering, Paula Fonseca, 2/23/24 1:34 PM, Cycle 1, Resolved

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

Show location of these retention areas.

Responded by: Amanda Martinez - 5/10/24 10:16 AM

Refer to residential plans, sheets PGD-4 and PGD-4.1 for location of retention areas.

Responded by: Amanda Martinez - 5/7/24 10:06 AM

Refer to sheets C-310 and C-311 for location of retention areas.

Ref. # 64, Engineering, Paula Fonseca, 2/23/24 1:35 PM, Cycle 1, Unresolved

Comment: Wastewater - provide evaluation of LS 29 capacity (wet well capacity, flow and head) to handle additional wastewater from development. Provide a clear statement of the results of the evaluation.

Reviewer Response: Paula Fonseca - 6/14/24 3:33 PM

Provide evaluation of LS29. The responses received on 5/7/24 and 5/10/24 do not address the 2/23/24 comment. The hydraulic evaluation analyzed only the pressurized components of the wastewater system downstream of lift stations. Independent engineering analysis must be performed to determine if the existing influent pipe operates under surcharge conditions due to the additional flows from this development.

Responded by: Amanda Martinez - 5/10/24 10:16 AM

Please refer to the CHA 777 Hydraulic Evaluation Memo. On sheet 7 of 9 under the Water Model Analysis there is a sentence that states "The results indicate that the addition of the apartment units will not adversely affect the existing potable water system with the provided model and demands under the stated assumptions." On sheet 8 of 9 under the wastewater model analysis there is a sentence that states "The results indicate that the addition of the proposed developments will not adversely affect the existing wastewater collection system with the provided model under the stated assumptions." (See ADOC-Hydraulic Evaluation Report).

Responded by: Amanda Martinez - 5/7/24 10:06 AM

Please refer to the CHA 777 Hydraulic Evaluation Memo. On sheet 7 of 9 under the Water Model Analysis there is a sentence that states "The results indicate that the addition of the apartment units will not adversely affect the existing potable water system with the provided model and demands under the stated assumptions." On sheet 8 of 9 under the wastewater model analysis there is a sentence that states "The results indicate that the addition of the proposed developments will not adversely affect the existing wastewater collection system with the provided model under the stated assumptions." (See ADOC-Hydraulic Evaluation Report).

Ref. # 65, Engineering, Paula Fonseca, 2/23/24 1:35 PM, Cycle 1, Unresolved

Comment: Wastewater - provide evaluation of existing gravity line capacity to illustrate that existing gravity system will not operate under surcharged conditions. Provide a clear statement of the results of the evaluation.

Reviewer Response: Paula Fonseca - 6/14/24 3:33 PM

Provide evaluation of gravity line. The responses received on 5/7/24 and 5/10/24 do not address the

2/23/24 comment. *The hydraulic evaluation analyzed only the pressurized components of the wastewater system. Determination of surplus capacity in the gravity system is an independent engineering analysis.*

Responded by: Amanda Martinez - 5/10/24 10:16 AM

Please refer to the CHA 777 Hydraulic Evaluation Memo. On sheet 8 of 9 under the wastewater model analysis there is a sentence that states "Pressures immediately downstream of Lift Station 29 are adequate while the velocities in the 8-inch force main coming out of Lift Station 29 are within an acceptable range as well." (See ADOC-Exfiltration Report).

Responded by: Amanda Martinez - 5/7/24 10:06 AM

Please refer to the CHA 777 Hydraulic Evaluation Memo. On sheet 8 of 9 under the wastewater model analysis there is a sentence that states "Pressures immediately downstream of Lift Station 29 are adequate while the velocities in the 8-inch force main coming out of Lift Station 29 are within an acceptable range as well." (See ADOC-Exfiltration Report).

Ref. # 66, Engineering, Paula Fonseca, 2/23/24 1:39 PM, Cycle 1, Unresolved

Markup: Changemark note #01, WS-3-WATER & SEWER.pdf

Address conflict between sewer and proposed wall. Ensure there is access for construction equipment to easement and existing sewer line.

Reviewer Response: Paula Fonseca - 6/14/24 3:35 PM

The updated plans show no proposed wall on the sewer easement area. As it is currently depicted, there will be a gap in the development's privacy wall. Clarify if there is any wall being installed at this location; if so, indicate type, height, and details. The purpose of this comment is to ensure that any proposed wall over the sewer easement can be easily removed and installed back by City staff to allow access to the sewer system or any necessary work on the sewer line.

Responded by: Amanda Martinez - 5/10/24 10:16 AM

Refer to the commercial plans, sheet WS-3 as well as to site plan. The wall has been pulled back as to not obstruct the maintenance of easement and sewer line.

Responded by: Amanda Martinez - 5/7/24 10:07 AM

Refer to sheet C-500 as well as to site plan. The wall has been pulled back as to not obstruct the maintenance of easement and sewer line.

Ref. # 67, Engineering, Paula Fonseca, 2/23/24 1:40 PM, Cycle 1, Resolved

Markup: Changemark note #02, WS-3-WATER & SEWER.pdf

Follow fire hydrant spacing per Chapter 14.

Responded by: Amanda Martinez - 5/10/24 10:17 AM

Acknowledged. Please refer to the attached Fire Hydrant exhibit showing the maximum centerline right-of-way measurement between fire hydrants is always less than three hundred (300) feet as per City of Margate Code of Ordinances Section 14-4.

Responded by: Amanda Martinez - 5/7/24 10:07 AM

Acknowledged. Please refer to the attached Fire Hydrant exhibit showing the maximum centerline right-of-way measurement between fire hydrants is always less than three hundred (300) feet as per City of Margate Code of Ordinances Section 14-4.

Ref. # 68, Engineering, Paula Fonseca, 2/23/24 1:41 PM, Cycle 1, Resolved

Markup: Changemark note #03, WS-3-WATER & SEWER.pdf

Avoid 90 degree bends.

Responded by: Amanda Martinez - 5/10/24 10:17 AM

Acknowledged. Please refer to commercial plans, sheet WS-3.1 and residential plans, sheet WS-3.1 for the updated connection to the existing water main.

Responded by: Amanda Martinez - 5/7/24 10:07 AM

Acknowledged. Please refer to Sheet C-501 and C-511 for the updated connection to the existing

water main.

Ref. # 69, Engineering, Paula Fonseca, 2/23/24 1:44 PM, Cycle 1, Resolved

Markup: Changemark note #01, TC-1.1-Trash Compactor.pdf

Proposed bollard will impede opening swing door at 180 degrees.

Responded by: Amanda Martinez - 5/10/24 10:17 AM

Acknowledged. Please refer to Sheet PGD-4.1 for the referenced location. The compactor has been removed and each building has been modified to ensure trash and recycling is handled internally. Hydrant layout has been altered, so there is no conflict within the area.

Responded by: Amanda Martinez - 5/7/24 10:07 AM

Acknowledged. Please refer to Sheet C-501 and C-511 for the referenced location. The compactor has been removed and each building has been modified to ensure trash and recycling is handled internally. Hydrant layout has been altered, so there is no conflict within the area.

Ref. # 70, Engineering, Paula Fonseca, 2/23/24 1:49 PM, Cycle 1, Resolved

Markup: Changemark note #01, TR-1.1-Trash Room Plan.pdf

This trash room is inaccessible by pick-up truck.

Responded by: Amanda Martinez - 5/10/24 10:17 AM

See Pro Waste letter. Maintenance staff will be responsible for rolling out all bins to the designated trash pickup area on scheduled pickup days and returning them afterward. For more details, please refer to the attached report and sheet TR-1.1.

Responded by: Amanda Martinez - 5/7/24 10:07 AM

See Pro Waste letter. Maintenance staff will be responsible for rolling out all bins to the designated trash pickup area on scheduled pickup days and returning them afterward. For more details, please refer to the attached report and sheet TR-1.1.

Ref. # 71, Engineering, Paula Fonseca, 2/23/24 1:49 PM, Cycle 1, Resolved

Markup: Changemark note #02, TR-1.1-Trash Room Plan.pdf

Provide required recyclable material capacity as per code and explain proposed total capacity for recyclable material due to the new development.

Responded by: Amanda Martinez - 5/10/24 10:17 AM

Acknowledged. Please refer to Sheet AT-1 for the updated maneuverability in the requested area.

Responded by: Amanda Martinez - 5/7/24 10:07 AM

Acknowledged. Please refer to Sheet AT-1 for the updated maneuverability in the requested area.

Ref. # 72, Engineering, Paula Fonseca, 2/23/24 1:52 PM, Cycle 1, Resolved

Markup: Changemark note #01, AT-1-Vehicle Maneuverability.pdf

Show fire maneuverability for this area.

Responded by: Amanda Martinez - 5/10/24 10:17 AM

Acknowledged. Please refer to Sheet AT-1 for the updated maneuverability in the requested area.

Responded by: Amanda Martinez - 5/7/24 10:08 AM

Acknowledged. Please refer to Sheet AT-1 for the updated maneuverability in the requested area.

Ref. # 73, Engineering, Paula Fonseca, 2/23/24 1:53 PM, Cycle 1, Resolved

Markup: Changemark note #01, AT-2-Vehicle Maneuverability.pdf

Show waste disposal truck maneuverability for this area.

Responded by: Amanda Martinez - 5/10/24 10:18 AM

Acknowledged. Please refer to Sheet AT-2 for the updated maneuverability in the requested area.

Responded by: Amanda Martinez - 5/7/24 10:08 AM

Acknowledged. Please refer to Sheet AT-2 for the updated maneuverability in the requested area.

Ref. # 74, Engineering, Paula Fonseca, 2/23/24 1:54 PM, Cycle 1, Resolved

Markup: Changemark note #01, AT-3-Vehicle Maneuverability.pdf

General note: how to turn if unable to access?

Responded by: Amanda Martinez - 5/10/24 10:18 AM

Acknowledged. Please refer to Sheet AT-6 for the passenger vehicle turnaround if one is unable to access the gate. For the SU-30 truck, a guard will need to be on duty at the gate to provide access for the truck to enter so it can then exit through the first available exit.

Responded by: Amanda Martinez - 5/7/24 10:08 AM

Acknowledged. Please refer to Sheet AT-6 for the passenger vehicle turnaround if one is unable to access the gate. For the SU-30 truck, a guard will need to be on duty at the gate to provide access for the truck to enter so it can then exit through the first available exit.

Ref. # 75, Engineering, Paula Fonseca, 2/23/24 1:57 PM, Cycle 1, Resolved

Markup: Changemark note #01, LP-21 ENLARGED PLAZA PLAN.pdf

Review conflict with existing 30'x30' easement. Show easement in plans.

Responded by: Amanda Martinez - 5/10/24 10:18 AM

30'x30' easement shown in landscape plans and enlargement. A hedge has been placed on it's perimeter to buffer and protect from pedestrians.

Responded by: Amanda Martinez - 5/7/24 10:08 AM

30'x30' easement shown in landscape plans and enlargement. A hedge has been placed on it's perimeter to buffer and protect from pedestrians.

Ref. # 76, Engineering, Paula Fonseca, 2/23/24 2:01 PM, Cycle 1, Resolved

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

Proposed gate impedes pedestrian access to the preserve.

Responded by: Amanda Martinez - 5/10/24 10:18 AM

Gated community will be open to the public to allow for pedestrian access at determined hours and closed at night for security purposes

Responded by: Amanda Martinez - 5/7/24 10:08 AM

Gated community will be open to the public to allow for pedestrian access at determined hours and closed at night for security purposes

Ref. # 77, Engineering, Paula Fonseca, 2/23/24 2:01 PM, Cycle 1, Resolved

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

Proposed gate impedes pedestrian access to the preserve.

Responded by: Amanda Martinez - 5/10/24 10:18 AM

Gated community will be open to the public to allow for pedestrian access at determined hours and closed at night for security purposes

Responded by: Amanda Martinez - 5/7/24 10:09 AM

Gated community will be open to the public to allow for pedestrian access at determined hours and closed at night for security purposes

Ref. # 78, Engineering, Paula Fonseca, 2/23/24 2:01 PM, Cycle 1, Resolved

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

how to access this area for recyclable material collection.

Responded by: Amanda Martinez - 5/10/24 10:18 AM

A valet trash company will be responsible for recyclable material collection, sorting, and disposition. Valet trash will handle the trash collection. Maintenance staff will be responsible for rolling out all bins (waste and recycling) to the designated trash pickup area on scheduled pickup days and returning them afterward. For more details, please refer to the attached report and sheet TR-1.1.

Responded by: Amanda Martinez - 5/7/24 10:09 AM

A valet trash company will be responsible for recyclable material collection, sorting, and disposition. Valet trash will handle the trash collection. Maintenance staff will be responsible for rolling out all bins (waste and recycling) to the designated trash pickup area on scheduled pickup days and returning them afterward. For more details, please refer to the attached report and sheet TR-1.1.

Ref. # 79, Engineering, Paula Fonseca, 2/23/24 2:01 PM, Cycle 1, Resolved

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

Specify drive aisle width.

Responded by: Amanda Martinez - 5/10/24 10:19 AM

Drive aisle width is 22' and has been specified. Refer to sheet SP-1 and SP-2.

Responded by: Amanda Martinez - 5/7/24 10:09 AM

Drive aisle width is 22' and has been specified. Refer to sheet SP-1 and SP-2.

Ref. # 80, Engineering, Paula Fonseca, 2/23/24 2:28 PM, Cycle 1, Unresolved

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

It is critical to identify the "Shared Access Roadway"

Reviewer Response: Paula Fonseca - 6/14/24 11:38 AM

Revise Exhibit C-1 to include roadway access to SW 7th Street.

Responded by: Amanda Martinez - 5/10/24 10:19 AM

See revised Exhibit C-1. Shared Access Roadway is shaded in grey.

Responded by: Amanda Martinez - 5/7/24 10:09 AM

See revised Exhibit C-1. Shared Access Roadway is shaded in grey.

Ref. # 81, Engineering, Paula Fonseca, 2/23/24 2:28 PM, Cycle 1, Unresolved

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

Need to work on Exhibits to clearly show all areas.

Reviewer Response: Paula Fonseca - 6/14/24 11:39 AM

Exhibits seem to be incomplete and all of them look similar. Exhibits must be completed at this stage.

Responded by: Amanda Martinez - 5/10/24 10:19 AM

See revised Exhibit section.

Responded by: Amanda Martinez - 5/7/24 10:09 AM

See revised Exhibit section.

Ref. # 82, Engineering, Paula Fonseca, 2/23/24 2:28 PM, Cycle 1, Resolved

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

Separate file referenced. May need to include as Exhibit.

Responded by: Amanda Martinez - 5/10/24 10:19 AM

See Master Parking Agreement which will be separately recorded

Responded by: Amanda Martinez - 5/7/24 10:09 AM

See Master Parking Agreement which will be separately recorded.

Ref. # 83, Engineering, Paula Fonseca, 2/23/24 3:05 PM, Cycle 1, Unresolved

Comment: Transportation: FDOT conducted a Road Safety Audit along SR-7/US-441 from Kimberly Boulevard/SW 11th Street to NW 31st Street. The report provided recommendations for improvement of SW 7th Street/SR 7 intersection. The developer shall review these recommendations and coordinate implementation with FDOT.

Reviewer Response: Paula Fonseca - 6/14/24 3:01 PM

Under review by City consultant.

Responded by: Amanda Martinez - 5/10/24 10:19 AM

The referenced safety report prepared by FDOT has been obtained from the City of Margate and reviewed with respect to the intersection at State Road 7 and SW 7th Street. There are four (4)

specific measures identified for possible implementation. However, it is noted that, since none of these recommended safety measures has undergone a feasibility analysis, it would be premature to assume the viability of any of these measures or to participate in their implementation at this time. It is important to note that the proposed project will not preclude the ability of these measures to be implemented by the FDOT in the future. A review of this report is included in the traffic impact study and relevant excerpts from the referenced report are included in Appendix J.

Responded by: Amanda Martinez - 5/7/24 10:10 AM

The referenced safety report prepared by FDOT has been obtained from the City of Margate and reviewed with respect to the intersection at State Road 7 and SW 7th Street. There are four (4) specific measures identified for possible implementation. However, it is noted that, since none of these recommended safety measures has undergone a feasibility analysis, it would be premature to assume the viability of any of these measures or to participate in their implementation at this time. It is important to note that the proposed project will not preclude the ability of these measures to be implemented by the FDOT in the future. A review of this report is included in the traffic impact study and relevant excerpts from the referenced report are included in Appendix J.

Ref. # 84, Engineering, Paula Fonseca, 2/23/24 3:49 PM, Cycle 1, Resolved

Markup: Changemark note #01, AT-2-Vehicle Maneuverability.pdf

Location does not match trash room as shown in the TR-1.1 plan.

Responded by: Amanda Martinez - 5/10/24 10:19 AM

Refer to sheet AT-2, the dumpster movement has been provided to all areas that have a trash room.

Responded by: Amanda Martinez - 5/7/24 10:10 AM

Refer to sheet AT-2, the dumpster movement has been provided to all areas that have a trash room.

Ref. # 85, Engineering, Paula Fonseca, 2/23/24 3:50 PM, Cycle 1, Resolved

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

Explain rationale for deducting the 3.28" from the Rainfall depth.

Responded by: Amanda Martinez - 5/10/24 10:20 AM

Refer to updated calculations and drainage report (ADPC-Drainage Calculations). Proper water quality following the Broward Surface water and SFWMD requirements are being shown.

Responded by: Amanda Martinez - 5/7/24 10:10 AM

Refer to updated calculations and drainage report (ADPC-Drainage Calculations). Proper water quality following the Broward Surface water and SFWMD requirements are being shown.

Ref. # 88, Engineering, Paula Fonseca, 2/27/24 1:53 PM, Cycle 1, Resolved

Comment: Provide rationale to explain how dumpster and trash containers are located and sized.

Provide a statement describing the proposed methodology for solid waste pick-up. Solid waste disposal includes garbage, trash, recyclable and bulk.

Responded by: Amanda Martinez - 5/10/24 10:20 AM

See Pro Waste letter for methodology and rationale.

Responded by: Amanda Martinez - 5/7/24 10:10 AM

See Pro Waste letter for methodology and rationale.

Ref. # 89, Engineering, Paula Fonseca, 2/29/24 9:01 AM, Cycle 1, Resolved

Comment: The objective of DEES is to eliminate publicly owned utility infrastructure within private property. Utility plans will be reviewed during permitting process to achieve the aforementioned objective.

Reviewer Response: Paula Fonseca - 6/14/24 3:01 PM

Utility easements to be provided up to the meter box.

Responded by: Amanda Martinez - 5/10/24 10:20 AM

Acknowledged.

Responded by: Amanda Martinez - 5/7/24 10:10 AM

Acknowledged.

Ref. # 93, Engineering, Paula Fonseca, 6/10/24 9:29 AM, Cycle 2, Unresolved

Comment: Fire hydrant line shall not exceed 100' in length. Refer to Sec. 14-7.

Ref. # 94, Engineering, Paula Fonseca, 6/10/24 9:34 AM, Cycle 2, Unresolved

Comment: Show proposed water meter connections to buildings, FDC, and irrigation.

Ref. # 95, Engineering, Paula Fonseca, 6/10/24 9:44 AM, Cycle 2, Unresolved

Comment: Show proposed water meter(s) including DDCV.

Ref. # 96, Engineering, Paula Fonseca, 6/14/24 11:45 AM, Cycle 2, Unresolved

Comment: Provide a statement indicating how the maintenance and operation of the stormwater system will be handled, include references to the portion of stormwater system located on Broward County property.

Ref. # 97, Engineering, Paula Fonseca, 6/14/24 12:18 PM, Cycle 2, Unresolved

Comment: Clarify the landscaping irrigation system water source. As per city code 40.704, a non-potable water source must be used, if available. A well shall be drilled if the necessary permit can be obtained.

Ref. # 98, Engineering, Paula Fonseca, 6/14/24 3:21 PM, Cycle 2, Unresolved

Comment: Provide 30' drainage/access easement through the parking lot area west of the development (Parcel Id: 494101330010). This easement will be a continuation of the existing/realigned 30' ingress/egress, utility & drainage easement.

Ref. # 87, Landscaping, Todd Belback, 2/26/24 4:06 PM, Cycle 1, Resolved

Comment: LP-07 Misspelled word "(DESTRIAN)" should be PEDESTRIAN ZONE

Responded by: Amanda Martinez - 5/10/24 10:20 AM

LP-07 Word "Pedestrian zone" has been updated

Responded by: Amanda Martinez - 5/7/24 10:10 AM

LP-07 Word "Pedestrian zone" has been updated

Ref. # 90, Landscaping, Todd Belback, 2/29/24 4:10 PM, Cycle 1, Resolved

Comment: Botanical Names must be listed correctly. Example: Gumbo Limbo must be listed as either: *Bursera simaruba* or *Bursera simaruba* "Italicized" Only!

Responded by: Amanda Martinez - 5/10/24 10:20 AM

Botanical names have been listed as required. Refer to revised schedules

Responded by: Amanda Martinez - 5/7/24 10:11 AM

Botanical names have been listed as required. Refer to revised schedules

Ref. # 18, Planning, Christopher Gratz, 10/26/23 11:31 AM, Cycle 1, Resolved

Comment: The land appraisal shall include the parking area and the site's solid waste facilities.

While we understand the parking lot site plan is a separate approval it is erroneous to not include the required parking and solid waste facilities that will serve the apartment property. The property is being subdivided for the purpose of sale to entitle the site for the apartments so the final parcel that represents the development is to be evaluated.

Responded by: Amanda Martinez - 1/26/24 10:59 AM

Response: Report graphic and description was corrected to include parking and solid waste facilities

as originally contemplated in the appraisal.

Ref. # 24, Planning, Christopher Gratz, 10/26/23 2:55 PM, Cycle 1, Info Only

Comment: Provide plans for all signage beyond traffic control / required signs, e.g. entrance sign, directional signs. Fully dimensioned with setbacks etc.

Reviewer Response: Christopher Gratz - 1/29/24 11:52 AM

Monument sign does not have height show and looks way too big. There will be more signs than this on the property, the comment ask for them all, i.e. Curb Your Dog, Pool, Clubhouse, Leasing, Directional, Gate entry, etc.

Responded by: Amanda Martinez - 1/26/24 11:00 AM

Response: Refer to sheet SP-1 for setback. Refer to sheet EN-1.1 for dimensions and details.

Ref. # 6, Planning, Christopher Gratz, 10/25/23 12:27 PM, Cycle 1, Resolved

Comment: Narrative is to address Park LOS.

Responded by: Amanda Martinez - 1/26/24 11:00 AM

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

Ref. # 7, Planning, Christopher Gratz, 10/25/23 12:28 PM, Cycle 1, Resolved

Comment: Missing: Copies of any and all agreements that run with or affect the property, such as cross access agreements, shared parking agreements, restrictive covenants, plat note amendments, or FDOT agreements. The plat does not have a restrictive note and would have been amended at some point.

Responded by: Amanda Martinez - 1/26/24 11:00 AM

Response: Copies of the recorded agreements regarding the water & sewer capacity, the drainage permit with Broward County, the parking agreement, reciprocal easement agreement, and FDOT pre-approval letter have been provided with this submittal. 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. # 11, Planning, Christopher Gratz, 10/25/23 12:30 PM, Cycle 1, Resolved

Comment: Traffic Impact Statement needs to be revised to reflect the correct number of units, including the attachments.

Responded by: Amanda Martinez - 1/26/24 11:00 AM

Response: The traffic impact study has been updated to reflect 300 dwelling units

Ref. # 5, Planning, Christopher Gratz, 10/25/23 12:27 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. # 9, Planning, Christopher Gratz, 10/25/23 12:29 PM, Cycle 1, Info Only

Comment:

The parking statement satisfies the completeness check, the following comment will be made with the DRC comments and is being given now to help expedite the project.

General office is not the appropriate parking generation rate for this site. Part of the development houses a call center which has a far higher demand than general office and as visible from aerial photos, the site is under parked with vehicles parked on dirt.

Ref. # 25, Planning, Christopher Gratz, 10/26/23 3:11 PM, Cycle 1, Resolved

Comment: Provide details for all walls and fences.

Responded by: Amanda Martinez - 1/26/24 11:00 AM

Response: Refer to architecture sheet PW-1.1 for wall details and to landscape sheet LP-08 for fence details.

Ref. # 26, Planning, Christopher Gratz, 10/26/23 3:39 PM, Cycle 1, Info Only

Comment: The enlarged landscape plan is inadequate to assess and review how the entire ROW from edge of pavement to the first building is being treated, and compliance with the urban greenway requirement. This area is of particular concern with the sidewalk and open space feature requirement. A plan showing this area with complete dimensions is necessary. Additionally, any sidewalk, which will be required to be an entirely new one not one added on to the existing, inside the property line will need to be placed in an easement as we had discussed in our preliminary reviews.

Reviewer Response: Christopher Gratz - 1/30/24 1:51 PM

The comment says what was submitted was inadequate, and the response is we already provided it. Please provide a plan this is: 1:10 or 1:15 scale Orient East to the bottom of the page Show from the center of the road to the building, show more of each one as they fit on the sheet. Provide all dimensions like was done on the site plan The plan sheet LP-21 is close to what I'm asking for but still isn't the easiest to read and missing the setbacks.

Responded by: Amanda Martinez - 1/26/24 11:00 AM

Response: Enlargement was provided on page LP-11 at 20 scale. Proposed sidewalk on private property is 5' and public property 5' for a total of 10' continuous sidewalk. Also refer to sheet LP-07 for a diagram of open space and square footage provided.

Ref. # 27, Planning, Christopher Gratz, 10/26/23 4:03 PM, Cycle 1, Resolved

Comment: Provide site plan that shows the setbacks as required by the Code. The dimension from the property line is important but that is not how it is measured. Refer to the Code amendment and presentation that was given to make this project possible.

Responded by: Amanda Martinez - 1/26/24 11:01 AM

Response: The site plan has been revised to provide all dimensioned setbacks. Refer to sheet SP-1.

Ref. # 28, Planning, Christopher Gratz, 10/26/23 4:16 PM, Cycle 1, Resolved

Comment: Photometric plans shall delineate footcandle measurements in a grid pattern using ten-foot squares throughout the vehicular use area and measured at grade. Several areas have no delineated measurements.

Responded by: Amanda Martinez - 1/26/24 11:01 AM

Response: Please refer to revised EPH-1 with updated base, vehicular use areas and updated measurements at gap locations. Please note that grid patterns for modified areas are sometimes closer than the 10 feet due to added measurements or area.

Ref. # 29, 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. # 91, Public Works, Gio Batista, 5/13/24 1:52 PM, Cycle 2, Unresolved

Comment: Could not locate plan with the specific title.

Ref. # 30, Zoning, Christopher Gratz, 2/6/24 12:12 PM, Cycle 1, Resolved

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.

Responded by: Amanda Martinez - 5/10/24 10:21 AM

Response: All documents have been revised to reflect a zoning designation of Gateway (G) rather than TOC-G.

Responded by: Amanda Martinez - 5/7/24 10:11 AM

Response: All documents have been revised to reflect a zoning designation of Gateway (G) rather than TOC-G.

Ref. # 31, Zoning, Christopher Gratz, 2/6/24 12:19 PM, Cycle 1, Resolved

Comment: Monument sign does not have height shown and looks way too big. There will be more signs than this on the property, the comment asks for them all, i.e. Curb Your Dog, Pool, Clubhouse, Leasing, Directional, Gate entry, etc.

Responded by: Amanda Martinez - 5/10/24 10:21 AM

The specifics for the monument sign will be detailed on sheet EN-1.1. Please refer to this sheet for comprehensive information. All other signage plans will be developed in collaboration with a signage company as part of the permit process.

Responded by: Amanda Martinez - 5/7/24 10:11 AM

The specifics for the monument sign will be detailed on sheet EN-1.1. Please refer to this sheet for comprehensive information. All other signage plans will be developed in collaboration with a signage company as part of the permit process.

Ref. # 32, Zoning, Christopher Gratz, 2/6/24 12:21 PM, Cycle 1, Resolved

Comment:

The comment says what was submitted was inadequate, and the response is we already provided it. Please provide a plan that is: 1:10 or 1:15 scale

Orient East to the bottom of the page

Show from the center of the road to the building, show more of each one as they fit on the sheet.

Provide all dimensions like was done on the site plan. The plan sheet LP-21 is close to what I'm asking for but still isn't the easiest to read and missing the setbacks.

Responded by: Amanda Martinez - 5/10/24 10:21 AM

Please see revised plan. Scale is 1:15 and additional labels and dimensions have been added. Additionally, a new sheet has been added LP-22 for renderings of open space feature.

Responded by: Amanda Martinez - 5/7/24 10:11 AM

Please see revised plan. Scale is 1:15 and additional labels and dimensions have been added. Additionally, a new sheet has been added LP-22 for renderings of open space feature.

Ref. # 34, Zoning, Christopher Gratz, 2/6/24 12:36 PM, Cycle 1, Resolved

Comment: Provide all dimensions of the building features on the floor plans.

Responded by: Amanda Martinez - 5/10/24 10:21 AM

All floor plans have been added to show building dimensions. Sheets A-2.1.1, A-2.1.2, A-2.1.3, A-2.1.4, A-2.1.5, A-2.1.6, A-2.2.1, A-2.2.2, A-2.2.3, A-2.2.4, A-2.2.5, A-2.3.6, A-2.3.1, A-2.3.2, A-2.3.3, A-2.3.4, A-2.3.5 & A-2.3.6

Responded by: Amanda Martinez - 5/7/24 10:11 AM

All floor plans have been added to show building dimensions. Sheets A-2.1.1, A-2.1.2, A-2.1.3, A-2.1.4, A-2.1.5, A-2.1.6, A-2.2.1, A-2.2.2, A-2.2.3, A-2.2.4, A-2.2.5, A-2.3.6, A-2.3.1, A-2.3.2, A-2.3.3, A-2.3.4, A-2.3.5 & A-2.3.6

Ref. # 35, Zoning, Christopher Gratz, 2/6/24 2:51 PM, Cycle 1, Resolved

Comment: Indicate floor heights from the top of the slab to the bottom of the finished ceiling.

Responded by: Amanda Martinez - 5/10/24 10:21 AM

All elevations have been updated floor heights are being shown from top of the slab to the top of the slab. Floor heights are 9'-6", including a 6" slab. There is a height of 9' from the top of the floor slab to the finished bottom of the ceiling inside the dwelling units. Sheets A-3.1.1C, A-3.1.2C, A-3.2.1C, A-3.2.2C, A-3.3.1C, & A-3.3.2C

Responded by: Amanda Martinez - 5/7/24 10:12 AM

All elevations have been updated floor heights are being shown from top of the slab to the top of the slab. Floor heights are 9'-6", including a 6" slab. There is a height of 9' from the top of the floor slab to the finished bottom of the ceiling inside the dwelling units. Sheets A-3.1.1C, A-3.1.2C, A-3.2.1C, A-3.2.2C, A-3.3.1C, & A-3.3.2C

Ref. # 36, Zoning, Christopher Gratz, 2/6/24 2:53 PM, Cycle 1, Resolved

Comment: Provide cross and longitudinal sections of the proposed structures.

Responded by: Amanda Martinez - 5/10/24 10:21 AM

New sheets A-3.1.3, A-3.2.3, & A-3.3.3 have been added with the cross and longitudinal sections.

Responded by: Amanda Martinez - 5/7/24 10:12 AM

New sheets A-3.1.3, A-3.2.3, & A-3.3.3 have been added with the cross and longitudinal sections.

Ref. # 37, Zoning, Christopher Gratz, 2/6/24 2:55 PM, Cycle 1, Resolved

Comment:

Show building height as measured by the Code.

Height of building: The vertical distance from the established grade at the center of the front of the building to the highest point of the roof surface for a flat roof, to the deck line for a mansard roof and to the mean height level between eaves and ridge for gable, hip and gambrel roof.

Responded by: Amanda Martinez - 5/10/24 10:21 AM

All elevations have been updated to show the building height of 47'-6" to the roof surface of the flat roof. Sheets A-3.1.1C, A-3.1.2C, A-3.2.1C, A-3.2.2C, A-3.3.1C, & A-3.3.2C

Responded by: Amanda Martinez - 5/7/24 10:12 AM

All elevations have been updated to show the building height of 47'-6" to the roof surface of the flat roof. Sheets A-3.1.1C, A-3.1.2C, A-3.2.1C, A-3.2.2C, A-3.3.1C, & A-3.3.2C

Ref. # 38, Zoning, Christopher Gratz, 2/6/24 3:05 PM, Cycle 1, Unresolved

Comment: Show the new bus shelter on the plans.

Reviewer Response: Christopher Gratz - 6/17/24 9:20 AM

Change the note on the plan to state that a replacement shelter is being constructed in the same location.

Responded by: Amanda Martinez - 5/10/24 10:22 AM

Refer to sheet SP-1, the bus shelter will remain at existing location.

Responded by: Amanda Martinez - 5/7/24 10:12 AM

Refer to sheet C-002, the bus shelter will remain at existing location.

Ref. # 39, Zoning, Christopher Gratz, 2/6/24 4:02 PM, Cycle 1, Resolved

Comment: Provide a clean site plan without truck turning movements, with the property lines clearly defined, all access ways dimensioned, and access easements shown. This includes the pedestrian access. Provide truck turning movements on a separate plan.

Responded by: Amanda Martinez - 5/10/24 10:22 AM

Site Plan SP-1 has been updated show property lines, access dimensions, easements and truck movement will be found on sheet. AT-1, AT-2, AT-3, AT-4, AT-7,

Responded by: Amanda Martinez - 5/7/24 10:12 AM

Site Plan SP-1 has been updated show property lines, access dimensions, easements and truck

movement will be found on sheet. AT-1, AT-2, AT-3, AT-4, AT-7,

Ref. # 40, Zoning, Christopher Gratz, 2/6/24 4:57 PM, Cycle 1, Info Only

Comment: The portion of the parking lot being purchased to serve the development must be joined either by the subdivision resurvey or with a Unity of Title to receive final site plan approval, the parcel line is crooked, and the landscape buffer requirement between the properties is not being met on these plans.

Ref. # 42, Zoning, Christopher Gratz, 2/13/24 3:20 PM, Cycle 1, Unresolved

Markup: Changemark note #01, TR-1.1-Trash Room Plan.pdf

2 trash chutes are necessary, one for garbage and another for recyclables. Cannot expect a tenant to throw a bag in the chute and carry the recyclables down or have an employee separate the items in the trash.

Reviewer Response: Christopher Gratz - 6/17/24 9:21 AM

Please review what is being attached. This attachment is 232 pages. It includes the wrong DEES form 2x that is for owner occupied buildings.

Responded by: Amanda Martinez - 5/10/24 10:22 AM

See Pro Waste Letter. One trash chute is typical for buildings of this size. Valet trash will be responsible for collecting, sorting, and disposing of waster and recyclable materials.

Responded by: Amanda Martinez - 5/7/24 10:12 AM

See Pro Waste Letter. One trash chute is typical for buildings of this size. Valet trash will be responsible for collecting, sorting, and disposing of waster and recyclable materials.

Ref. # 50, Zoning, Christopher Gratz, 2/15/24 9:18 AM, Cycle 1, Resolved

Comment: Coordinate elevations and floor plans, the building types do not match the floor plans.

Responded by: Amanda Martinez - 5/10/24 10:22 AM

All building elevations and floor plans have been revised to match.

Responded by: Amanda Martinez - 5/7/24 10:13 AM

All building elevations and floor plans have been revised to match.