

Project Name: 24-00400040

Project Description: Melaleuca Gardens - Site Plan

Review Comments List Date: 1/22/2026

Ref. # 13, Building, Richard Nixon, 8/14/24 4:39 PM, Cycle 1, Info Only

Comment: Documents have been reviewed for project to move forward however the plans were not reviewed for compliance with the Florida Building Code. A full set of construction documents and permit applications are required for permitting.

Ref. # 20, Engineering, Paula Fonseca, 9/5/24 11:32 AM, Cycle 1, Unresolved

Comment: Wastewater - provide evaluation of LS30 capacity due to additional flow from development.

Ref. # 21, Engineering, Paula Fonseca, 9/5/24 11:35 AM, Cycle 1, Info Only

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

Ref. # 26, Engineering, Paula Fonseca, 12/12/25 3:02 PM, Cycle 3, Info Only

Comment: Additional comments may be provided upon City Code review.

Ref. # 30, Engineering, Paula Fonseca, 1/20/26 11:32 AM, Cycle 1, Unresolved

Markup: Changemark note #01, CIVIL CONCURENCY STATEMENT.pdf

Wastewater: correct this statement.

Ref. # 31, Engineering, Paula Fonseca, 1/20/26 11:55 AM, Cycle 1, Unresolved

Markup: Changemark note #01, Melaleuca Gardens - Revised Landscape Plan-L-4.pdf

Landscaping: Include tree condition in the table.

Ref. # 39, Engineering, Paula Fonseca, 1/21/26 11:57 AM, Cycle 1, Unresolved

Comment: Sidewalk: Ensure crosswalk on Melaleuca is parallel to the road on Sheet SP2 and reconcile as shown on Sheet C-301 which indicates that the ramp on the south side of driveway will be removed and replaced to align it with ramp on the north side of driveway.

Ref. # 45, Engineering, Paula Fonseca, 1/21/26 4:05 PM, Cycle 1, Unresolved

Comment: Drainage: The drainage plans depicted in the drainage report do not match the information shown in the Civil C-200 & C-201 plans.

Ref. # 46, Engineering, Paula Fonseca, 1/21/26 4:46 PM, Cycle 1, Unresolved

Comment: Drainage: Clarify building FFE. Drawings present conflicting information. Ensure Drainage report reflects correct FFE.

Ref. # 47, Engineering, Paula Fonseca, 1/21/26 5:01 PM, Cycle 1, Unresolved

Markup: Changemark note #01, 2023-11-6 Malaleuca Gardens Civil 8.pdf

Existing water line is 6" PVC

Ref. # 48, Engineering, Paula Fonseca, 1/21/26 5:01 PM, Cycle 1, Unresolved

Markup: Changemark note #02, 2023-11-6 Malaleuca Gardens Civil 8.pdf

Size on size tapping sleeve not allowed.

Ref. # 49, Engineering, Paula Fonseca, 1/21/26 5:01 PM, Cycle 1, Unresolved
Markup: Changemark note #03, 2023-11-6 Malaleuca Gardens Civil 8.pdf
Encased water service lateral.

Ref. # 50, Engineering, Paula Fonseca, 1/21/26 5:01 PM, Cycle 1, Unresolved
Markup: Changemark note #04, 2023-11-6 Malaleuca Gardens Civil 8.pdf
is this installation open trench?

Ref. # 51, Engineering, Paula Fonseca, 1/21/26 5:01 PM, Cycle 1, Unresolved
Markup: Changemark note #05, 2023-11-6 Malaleuca Gardens Civil 8.pdf
This fire hydrant to remain private. City is not responsible for maintenance of this fire hydrant.

Ref. # 52, Engineering, Paula Fonseca, 1/21/26 5:03 PM, Cycle 1, Unresolved
Markup: Changemark note #06, 2023-11-6 Malaleuca Gardens Civil 8.pdf
This utility easement not shown in the subdivision survey. Clarify the limits.

Ref. # 53, Engineering, Paula Fonseca, 1/21/26 5:04 PM, Cycle 1, Unresolved
Markup: Changemark note #07, 2023-11-6 Malaleuca Gardens Civil 8.pdf
Show water service lines from meters to properties.

Ref. # 55, Engineering, Paula Fonseca, 1/22/26 9:20 AM, Cycle 1, Unresolved
Comment: Easements: Utility easement minimum width is 10' as per City code.

Ref. # 57, Engineering, Paula Fonseca, 1/22/26 9:26 AM, Cycle 1, Unresolved
Comment: Clarify ownership for the proposed development and establishment of a homeowner's association to determine responsibility for the maintenance of private roads, utilities (water, sewer, drainage, lighting, etc.), and solid waste (as per 19.3 city code)

Ref. # 58, Engineering, Paula Fonseca, 1/22/26 9:35 AM, Cycle 1, Unresolved
Markup: Changemark note #01, 2023-11-6 Malaleuca Gardens Civil 8.pdf
Label all existing utilities with type, size and material.

Ref. # 59, Engineering, Paula Fonseca, 1/22/26 9:37 AM, Cycle 1, Unresolved
Markup: Changemark note #02, 2023-11-6 Malaleuca Gardens Civil 8.pdf
Include clearances notes and labels between all conflicts.

Ref. # 60, Engineering, Paula Fonseca, 1/22/26 9:38 AM, Cycle 1, Unresolved
Markup: Changemark note #03, 2023-11-6 Malaleuca Gardens Civil 8.pdf
Potential conflict between existing drainage and proposed sewer system. Include labels for required minimum clearance.

Ref. # 61, Engineering, Paula Fonseca, 1/22/26 9:38 AM, Cycle 1, Unresolved
Markup: Changemark note #01, 2023-11-6 Malaleuca Gardens Civil 9.pdf
Update details with later set that can be found at the City's website under the DEES Department

Ref. # 62, Engineering, Paula Fonseca, 1/22/26 9:44 AM, Cycle 1, Unresolved
Comment: Fire hydrant: There shall be no fire hydrant service line exceeding one hundred (100) feet in length without it being looped to the system. Show distance for proposed fire hydrant line in the plans which shall not exceed the 100' length.

Ref. # 63, Engineering, Paula Fonseca, 1/22/26 10:01 AM, Cycle 1, Unresolved
Markup: Changemark note #01, 2023-11-6 Malaleuca Gardens Civil 8.pdf
This section of gravity sewer to be privately maintained.

Ref. # 64, Engineering, Paula Fonseca, 1/22/26 10:44 AM, Cycle 1, Info Only
Comment: Trees to be removed require DEES tree removal permit after DRC approval. If tree cannot be relocated, tree replacement shall be completed to mitigate for the lost tree canopy. Refer to Sec. 40-704 (N).6.

Ref. # 65, Engineering, Paula Fonseca, 1/22/26 11:01 AM, Cycle 1, Unresolved
Comment: Drainage: Broward County Surface Water Management License may be required when surface water flow is altered for the property. Final approval for Broward County SWL is required for engineering permit.

Ref. # 66, Engineering, Paula Fonseca, 1/22/26 11:03 AM, Cycle 1, Unresolved
Comment: Provide copies of property agreements and restrictive covenants as necessary.

Ref. # 67, Engineering, Paula Fonseca, 1/22/26 11:06 AM, Cycle 1, Info Only
Comment: Water/Sewer ERCs: Development has 1W & S ERC for the Old Lions Club; 512 property has 3 W & S ERCs, as per email dated 9/25/24. Final ERCs to be determined during engineering permit.

Ref. # 68, Engineering, Paula Fonseca, 1/22/26 11:38 AM, Cycle 1, Unresolved
Markup: Changemark note #01, Melaleuca Gardens - Revised Landscape Plan-L-1.pdf
All trees outside property on swale area in front of development to be maintained by the development.

Ref. # 69, Engineering, Paula Fonseca, 1/22/26 11:38 AM, Cycle 1, Unresolved
Markup: Changemark note #02, Melaleuca Gardens - Revised Landscape Plan-L-1.pdf
Show latest utilities in the landscaping plans. Proposed water shown does not correspond with Utility Plans depiction.

Ref. # 70, Engineering, Paula Fonseca, 1/22/26 11:38 AM, Cycle 1, Unresolved
Markup: Changemark note #03, Melaleuca Gardens - Revised Landscape Plan-L-1.pdf
Trees are proposed on top of french drainage.

Ref. # 71, Engineering, Paula Fonseca, 1/22/26 11:39 AM, Cycle 1, Unresolved
Markup: Changemark note #01, 2023-11-6 Malaleuca Gardens Civil 6.pdf
Clarify FFE. in conflict with Seet C200 and C201

Ref. # 72, Engineering, Paula Fonseca, 1/22/26 11:41 AM, Cycle 1, Unresolved
Markup: Changemark note #01, 2023-11-6 Malaleuca Gardens Civil 5.pdf
This Section CC does not match this proposed condition. Clarify how is the berm elevation going to be met, ensure stormwater does not leave the site, and meet existing valley gutter elevation.

Ref. # 73, Engineering, Paula Fonseca, 1/22/26 11:41 AM, Cycle 1, Unresolved
Markup: Changemark note #02, 2023-11-6 Malaleuca Gardens Civil 5.pdf
Call out this pipe size and material.

Ref. # 74, Engineering, Paula Fonseca, 1/22/26 11:41 AM, Cycle 1, Unresolved

Markup: Changemark note #03, 2023-11-6 Malaleuca Gardens Civil 5.pdf
Provide details for this yard drain and elevations (rim and inverts.)

Ref. # 75, Engineering, Paula Fonseca, 1/22/26 11:41 AM, Cycle 1, Unresolved
Markup: Changemark note #04, 2023-11-6 Malaleuca Gardens Civil 5.pdf
what is this pipe size and material.

Ref. # 76, Engineering, Paula Fonseca, 1/22/26 11:41 AM, Cycle 1, Unresolved
Markup: Changemark note #05, 2023-11-6 Malaleuca Gardens Civil 5.pdf
General Comment: Include legend for existing and propose elevations. Include additional proposed elevation labels throughout the plan view.

Ref. # 77, Engineering, Paula Fonseca, 1/22/26 11:41 AM, Cycle 1, Unresolved
Markup: Changemark note #01, 2023-11-6 Malaleuca Gardens Civil 4.pdf
Sectio BB does not match elevations shown in this plan view.

Ref. # 78, Engineering, Paula Fonseca, 1/22/26 11:44 AM, Cycle 1, Unresolved
Comment:
Floodplain Management: Under Sec 17-10 (2)(a), single-family and duplex residential structures must be constructed so that the lowest floor is located no lower than the minimum finished floor elevation permitted by the South Florida Water Management District (SFWMD) and at least eighteen (18) inches above the highest crown of the street or road abutting the structure, or in accordance with the Florida Building Code. Whichever measurement results in a higher elevation shall be applicable.
Review FFE based on this statement.

Ref. # 27, Planning, Andrew Pinney, 1/15/26 6:07 PM, Cycle 1, Unresolved
Comment:
SCAD report is expired. Provide a current report.

Sec. 40.302(B)2.h.i. ULDC

Ref. # 28, Planning, Andrew Pinney, 1/15/26 6:10 PM, Cycle 1, Unresolved
Comment: Concurrency report must address parks requirement of Sec. 40.403(E) ULDC

Ref. # 29, Planning, Andrew Pinney, 1/15/26 6:11 PM, Cycle 1, Unresolved
Markup: Changemark note #01, CIVIL CONCURENCY STATEMENT.pdf
The City's wastewater system is not potable.

Ref. # 32, Planning, Andrew Pinney, 1/20/26 5:31 PM, Cycle 1, Unresolved
Markup: Changemark note #01, Melaleuca Gardens - Revised Landscape Plan-L-1.pdf
Remove,

Sec. 40.704(L)1.a. ULDC

Ref. # 33, Planning, Andrew Pinney, 1/20/26 5:31 PM, Cycle 1, Unresolved
Markup: Changemark note #02, Melaleuca Gardens - Revised Landscape Plan-L-1.pdf
Minimum size of shrub at time of planting is 24".

Sec. 40.704(E)2.e.vii ULDC

Ref. # 35, Planning, Andrew Pinney, 1/20/26 5:46 PM, Cycle 1, Question
Markup: Changemark note #01, Melaleuca Gardens - Revised Landscape Plan-L-2.pdf
What is this text leader pointing to? Ensure all text leaders align with their intended symbol.

Ref. # 36, Planning, Andrew Pinney, 1/21/26 10:14 AM, Cycle 1, Unresolved
Markup: Changemark note #02, Melaleuca Gardens - Revised Landscape Plan-L-2.pdf
There are existing overhead wires on the east side of this alley. Large trees must be setback at least 30ft.

Sec. 40.704(F)2. ULDC

Ref. # 37, Planning, Andrew Pinney, 1/21/26 11:10 AM, Cycle 1, Unresolved
Comment:

All dumpsters, compactors, and sites containing five (5) or more garbage cans within the city shall be located on a reinforced concrete pad and screened by a durable opaque enclosure that is not less than six (6) feet in height. Said enclosure shall not be made of chain link or any other similar material. Each enclosure shall be equipped with durable gates. A minimum thirty-six-inch tall continuous hedges shall be planted on any side of the enclosure that is visible from the right-of-way or residential property in a planting bed not less than three (3) feet in width.

Buffers not required in front of gates, which are oriented toward the alley, however, the other sides require buffer.

Dumpster details on SP4 show conflicting height of the enclosures. One diagram labels them knee-walls, another shows 6ft height, and a third shows 8ft height.

Sec. 40.704(I)1 ULDC

Ref. # 38, Planning, Andrew Pinney, 1/21/26 11:24 AM, Cycle 1, Question
Markup: Changemark note #01, PAGE SP8 - 10.25.23.pdf
Where does the right turn only sign get installed? Was this supposed to be a left turn only sign for the exit to the alley on the east side of the property?

Ref. # 54, Planning, Andrew Pinney, 1/21/26 5:29 PM, Cycle 1, Unresolved
Markup: Changemark note #01, PAGE C1 - 10.25.23.pdf
Include lot coverage statement/calc. Max permitted is 30%.

Sec. 40.512(D) ULDC

Ref. # 40, Traffic, Lisa Bernstein, 1/21/26 12:11 PM, Cycle 1, Unresolved
Comment: The crosswalk at Melaleuca Drive shall be perpendicular to the driveway and not at an angle. Revise the sidewalk on the south side to match the connection on the north side. Please dimension the four (4) foot separation from the stop bar to the crosswalk.

Ref. # 41, Traffic, Lisa Bernstein, 1/21/26 12:12 PM, Cycle 1, Unresolved
Comment: The stop bar at the internal driveway shall be four (4) feet from the perpendicular driveway.

Ref. # 42, Traffic, Lisa Bernstein, 1/21/26 12:17 PM, Cycle 1, Unresolved

Comment: The crosswalk from the trash to the other side of the driveway will not work as shown. It is behind the stop bar and crosses behind the ADA space. Please revise to avoid conflicts.

Ref. # 43, Traffic, Lisa Bernstein, 1/21/26 12:18 PM, Cycle 1, Unresolved

Comment: Please provide a "No Right Turn" sign at the driveway exit to the alley.

Ref. # 44, Traffic, Lisa Bernstein, 1/21/26 12:38 PM, Cycle 1, Unresolved

Comment: The parking spaces next to the sidewalk do not have a wheel stop. If the vehicle goes to the sidewalk, there will only be two (2) feet of clearance, which does not meet ADA clearance. Please revise.

Ref. # 56, Traffic, Lisa Bernstein, 1/22/26 9:22 AM, Cycle 1, Unresolved

Comment: Please provide the Trip Generation Statement, as mentioned in the Alley letter, for inclusion in the Application.