

Project Name: 23-00400014

Project Description: Springdale Townhomes

DRC Meeting Date: 6/27/2023

Ref. # 58, CRA, Christopher Gratz, 3/14/23 2:13 PM, Cycle 1, Info Only

Comment: This project is not within the CRA.

Ref. # 59, Public Works, Gio Batista, 3/14/23 4:36 PM, Cycle 1, Info Only

Comment: Civil drawings should depict an accessway (i.e. ingress and egress) for the City to be able to maintain any and all portions of the existing canal system.

Ref. # 60, Public Works, Gio Batista, 3/14/23 4:38 PM, Cycle 1, Info Only

Comment: Developer shall review City of Margate Resolution 7791 to ensure that there is no conflict with the plans submitted and the content of the resolution and the attachments within the resolution (inclusive of ORB BK23705 PG 0539).

Ref. # 61, Public Works, Gio Batista, 3/14/23 4:41 PM, Cycle 1, Info Only

Comment: Sheet C5 - developer shall ensure that the plans contain sufficient information to convey the notation that the contract shall verify the existing under road lines are not obstructed and clean. Flowage shall in no way be hindered.

Ref. # 62, Public Works, Gio Batista, 3/14/23 4:43 PM, Cycle 1, Info Only

Comment: Any sidewalks on the drawings that will be driven over during maintenance maneuvers by the City shall be designed at 6" thick.

Ref. # 63, Public Works, Gio Batista, 3/14/23 4:47 PM, Cycle 1, Info Only

Comment: Drainage calculations and a sealed report from a Florida State Engineer shall be provided demonstrating that the flows from the developed area can be handled by and that the capacity of existing canal system can handle the added flows at an acceptable flow rate determined by standard engineering principals and standards. In addition, that the added flow will not impact upstream or downstream developments.

Ref. # 64, Building Group, Richard Nixon, 3/15/23 12:42 PM, Cycle 1, Info Only

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

Ref. # 72, Planning, Andrew Pinney, 6/15/23 11:36 AM, Cycle 1, Unresolved

Comment: A separate SCAD report is required for site plan applications. Please follow up with SBBC staff.

Ref. # 73, Planning, Andrew Pinney, 6/15/23 2:24 PM, Cycle 1, Unresolved

Markup: Changemark note #01, SP-02.PDF

Either cite the verbiage in Sec. 19.11 (MZC) that allows this area to credit the open space requirement, or remove from the tabulation.

Ref. # 74, Planning, Andrew Pinney, 6/15/23 2:36 PM, Cycle 1, Unresolved

Markup: Changemark note #01, SP-01.PDF

Either cite the verbiage in Sec. 19.11 (MZC) that allows this area to credit the open space requirement, or remove from the tabulation.

Ref. # 75, Planning, Andrew Pinney, 6/15/23 2:36 PM, Cycle 1, Unresolved

Markup: Changemark note #02, SP-01.PDF

Call out areas and locations on plan sheets. Open space must be tabulated in accordance with Section 19.11 (MZC).

Ref. # 77, Planning, Andrew Pinney, 6/15/23 3:30 PM, Cycle 1, Unresolved

Markup: Changemark note #01, SP-04.PDF

Either cite the verbiage in Sec. 19.11 (MZC) that allows this area to credit the open space requirement, or remove from the tabulation.

Ref. # 78, Planning, Andrew Pinney, 6/15/23 3:30 PM, Cycle 1, Unresolved

Markup: Changemark note #02, SP-04.PDF

Either cite the verbiage in Sec. 19.11 (MZC) that allows this area to credit the open space requirement, or remove from the tabulation.

Ref. # 79, Planning, Andrew Pinney, 6/15/23 3:55 PM, Cycle 1, Unresolved

Markup: Changemark note #03, SP-04.PDF

Why does this parking space encroach into the adjacent sidewalk? Wheel stop required per Sec. 33.2 (MZC).

Ref. # 80, Planning, Andrew Pinney, 6/15/23 4:17 PM, Cycle 1, Unresolved

Markup: Changemark note #01, SP-03.PDF

Minimum depth of parking stalls is 18ft, per Sec. 33.2 (MZC).

Ref. # 81, Planning, Andrew Pinney, 6/15/23 4:17 PM, Cycle 1, Unresolved

Markup: Changemark note #02, SP-03.PDF

Why does this parking space encroach into abutting sidewalk?

Ref. # 82, Planning, Andrew Pinney, 6/15/23 4:17 PM, Cycle 1, Unresolved

Markup: Changemark note #03, SP-03.PDF

Wheelstops required in spaces abutting sidewalk unless sidewalk is elevated at least 6 inches above parking and sidewalk is at least 7ft wide, per Sec. 33.2 (MZC).

Ref. # 83, Planning, Andrew Pinney, 6/15/23 4:22 PM, Cycle 1, Unresolved

Markup: Changemark note #01, SP-05.pdf

Fine amount must be depicted in 2 inch series, per Sec. 33.10 (MZC)

Ref. # 84, Planning, Andrew Pinney, 6/15/23 4:34 PM, Cycle 1, Unresolved

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

Minimum light level for multifamily residential is 1.0 foot candles, per Sec. 33.2 (MZC). Make this correction throughout.

Ref. # 85, Engineering, Randy Daniel, 6/16/23 4:13 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. # 86, Engineering, Randy Daniel, 6/16/23 4:14 PM, Cycle 1, Unresolved

Comment:

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

Ref. # 87, Engineering, Randy Daniel, 6/16/23 4:14 PM, 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. # 88, Engineering, Randy Daniel, 6/16/23 4:15 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. # 89, Engineering, Randy Daniel, 6/16/23 4:16 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. # 91, Engineering, Randy Daniel, 6/16/23 4:19 PM, 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 were observed nor reviewed. In addition include a revision date when this document is revised.

Ref. # 92, Engineering, Randy Daniel, 6/16/23 4:19 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. # 93, Engineering, Randy Daniel, 6/16/23 4:20 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. # 94, Engineering, Randy Daniel, 6/16/23 4:21 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. # 95, Engineering, Randy Daniel, 6/16/23 4:21 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. # 96, Planning, Andrew Pinney, 6/19/23 10:33 AM, Cycle 1, Unresolved

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

Sec. 23-8 requires a minimum of 20 sqft of interior landscape area to be provided in the vehicular use area for each surface parking space. This site plan provides 411 surface parking spaces. The calculation provided assumes 65 surface parking spaces for the development. Revisit calculation and plan.

Ref. # 97, Planning, Andrew Pinney, 6/19/23 11:44 AM, Cycle 1, Unresolved

Markup: Changemark note #01, A-11.pdf

Asphalt shingle, and polyurethane foam on sloped roofs over any finished roofing material are prohibited in new construction, per Section 3.31 (MZC). Roofs shall be constructed of solar roof tile, cement tile, clay tile, metal, wood shingle, or other non-asphaltic-based roof material. This comment applies to all buildings in this application.

Ref. # 98, Development Services, Todd Belback, 6/19/23 4:36 PM, Cycle 1, Unresolved

Markup: Changemark note #01, LP-13.pdf

1). Please italicize or underline the scientific names of plants.

2). The Plant names with a certain cultivar must be written in full: *Conocarpus erectus* var. *sericeus*; Silver Buttonwood

3). Please list shade trees by Category and calculate total square footage of canopy coverage:

Category 1: Minimum of twelve (12) feet in height and two (2) inches DBH, 300 sq. ft..

Category 2: Minimum of eight (8) feet height, 150 sq. ft..

Category 3: Minimum of six (6) feet in height, 100 sq. ft..

Palms: Minimum of six (6) feet of clear trunk or greywood, 50 sq. ft.

4). Please change the script that is used throughout this landscape plan that is also used for the plant symbol.

Ref. # 99, Planning, Andrew Pinney, 6/19/23 5:48 PM, Cycle 1, Unresolved

Comment: Where do service lines and other individual utilities enter each townhouse unit? Need to check for conflicts with landscaping. Where are electric meter boxes mounted? Show on elevations.

Ref. # 100, Development Services, Todd Belback, 6/20/23 11:38 AM, Cycle 1, Unresolved

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

Sec. 23-11.(B) Requires the canopy equivalent of one (1) Category 2 tree and a minimum of six (6) shrubs per dwelling unit.

Ref. # 101, Development Services, Todd Belback, 6/20/23 12:21 PM, Cycle 1, Unresolved

Markup: Changemark note #02, LP-02.pdf

Sec. 23-7 Perimeter: one (1) shade tree along the common property line for every seventy-five (75) lineal feet or fractional part thereof.

Ref. # 102, Development Services, Todd Belback, 6/20/23 1:22 PM, Cycle 1, Unresolved

Markup: Changemark note #03, LP-02.pdf

Sec. 23-5.(3) Shrubs and hedges shall be a minimum of two (2) feet in height after planting.

Sec. 23-6.(D) Visual Clearance. (1) Public right-of-way.(a) Hedges and any other low-growing vegetation shall be maintained to a maximum height of twenty-four (24) inches.

Ref. # 103, Development Services, Todd Belback, 6/20/23 1:56 PM, Cycle 1, Unresolved

Comment: Please change this italicized script on the entire landscape plan, including the symbols for the plants

Ref. # 104, Building Group, ANDREW VALENTINO, 6/20/23 2:31 PM, Cycle 1, Info Only

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

Ref. # 108, Building Group, Richard Nixon, 6/20/23 3:26 PM, Cycle 1, Unresolved

Comment: Provide parking calculations, with required number of ADA parking spaces.

Ref. # 105, Planning, Andrew Pinney, 6/20/23 2:42 PM, Cycle 1, Unresolved

Markup: Changemark note #02, SP-02.PDF

Monument sign not permitted within sight triangle, per Sec. 39.3 (MZC).

Ref. # 106, Planning, Andrew Pinney, 6/20/23 2:50 PM, Cycle 1, Unresolved

Markup: Changemark note #01, SP-03.PDF

What is the plan for solid waste generated at the clubhouse?

Ref. # 107, Planning, Andrew Pinney, 6/20/23 2:54 PM, Cycle 1, Unresolved

Markup: Changemark note #03, SP-01.PDF

Curvilinear streets are recommended for residential minor and collector streets in order to discourage excessive vehicular speeds and to provide attractive vistas, per Sec. 31-19 (CCM).

Ref. # 109, Engineering, Randy Daniel, 6/21/23 9:27 AM, Cycle 1, Unresolved

Comment: Please provide discussion similar to what was provided for the 10 intersections, for the two additional intersections for which traffic data was collected. 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".

Ref. # 110, Engineering, Randy Daniel, 6/21/23 9:35 AM, Cycle 1, Unresolved

Comment: Provide calculations and analysis 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 with a bridge. The existing bottleneck is created by the "culvert used for golf cart crossing" and which acts as a bleed down device.

Ref. # 111, Engineering, Randy Daniel, 6/21/23 9:40 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.