



April 5, 2021

Mr. Curt Keyser, P.E., Director
CITY OF MARGATE
Engineering Department
901 Northwest 66th Avenue
Margate, Florida 33063

Re: **MARQUESA (Site Plan)**
HSQ Project Number: **1703-18**
City Site Plan Number: **2020-429**

Dear Mr. Keyser:

Pursuant to the latest site plan review comments, we have made the requested revisions to the plans on the above referenced project. We provide the following summary of changes and corresponding responses:

CONCURRENCY REPORT

A. Availability of Potable Water

Potable water service is available to serve the needs of the proposed development. The water treatment plant has sufficient available capacity to satisfy the potable water needs of the proposed development as well as those of other developments in the service area which are occupied; available for occupancy; hold active, valid building permits; or have already reserved capacity.

Please note that this determination shall not be construed as a reservation of capacity for the development unless a developer's agreement has been executed with the City specifically reserving water treatment capacity.

Response: *The applicant will apply for a developer's agreement once the site plan and plat approvals have been obtained from the city.*

B. Availability Of Wastewater Treatment And Disposal Services

Wastewater treatment and disposal service is available to serve the needs of the proposed development. The wastewater treatment plant has sufficient available capacity to satisfy the wastewater treatment and disposal needs of the proposed development as well as those of other developments in the service area which are occupied; available for occupancy; hold active, valid building permits; or have already reserved capacity.

Please note that this determination shall not be construed as a reservation of capacity for the development unless a developer's agreement has been executed with the City specifically reserving wastewater treatment and disposal capacity.

Response: *The applicant will apply for a developer's agreement once the site plan and plat approvals have been obtained from the city.*

C. Traffic Impacts

The application is for a plat and site plan approval for an apartment development to consist of 220 apartment units. This proposed development will be separate and distinct from the existing development that includes the charter school and other occupancies. Those occupancies are existing and shall remain, so the traffic attributable to them will remain unchanged.

Accordingly, we believe it is appropriate for the analysis to include a comparison of existing trips attributable to the portion of the development being demolished to the proposed trips attributable to the proposed Marquesa project.

Response: *Please refer to the enclosed response letter prepared by Thomas Hall dated December 16, 2020.*

D. Surface Water Management

Analysis and assessment of the surface water impacts could not be performed, as the application appears to be missing the calculations and/or modeling as well as the approvals from Broward County for the proposed modifications to the existing system.

Please provide appropriate calculations, geotechnical data, and other supporting documentation so that we can evaluate the system and determine whether or not it has adequate capacity to serve the proposed development.

Response: *There was an existing Broward County Surface Water Licenses for the overall property. We have submitted and received approval from the county to separate the redevelopment area from the existing permit. Enclosed is a copy of the issued “standalone” permit and drainage calculations for the western portion of the site that will remain. Once the city has approved the site plan for the redevelopment area, the applicant will submit final engineering plans and calculations to both the city and county for review and approval.*

E. Streets, Sidewalks, Public Places

The public sidewalks abutting the property are proposed, and shall be constructed by the developer in accordance with the City's current standards.

The plans are unclear with respect to the intended improvements on Banks Road. They appear to indicate new asphalt but do not include any pavement markings or a section. Please clarify the disposition of the vacated right turning lane. The city's preference is for the existing right turning lane abutting the north half of the east property line to be converted to landscaped swale area.

The remaining existing roadways abutting the property, as well as the pertinent public places, are labeled as “existing to remain” without modifications. They appear to be in good condition and do not appear to be in distress. To the best of our knowledge and understanding, these public improvements were previously constructed under permits from the City. Accordingly, they are deemed to meet the minimum standards set forth in Chapters 31 and 35 of this Code.

Response: *Please refer to revised Sheet CE-1. Additional pavement markings and notes have been added to Banks Road to clarify the proposed off-site improvements. Complete engineering plans for these improvements will be submitted to both the city and county for review and approval during the engineering permitting phase.*

F. Water Distribution System

To the best of our knowledge and understanding, the existing water distribution system meets or exceeds the minimum standards and requirements of the following:

1. Chapter 39 of the City's Code of Ordinances
2. AWWA Standards
3. Broward County Environmental Protection and Growth Management Division Connection charges and/or impact fees will be determined during the engineering permit review.

Please note that we do not plan to allow any portion of the existing water distribution system to be removed, unless it is replaced by an equivalent system constructed in the public right-of-way.

All components of the proposed water distribution system, including any on-site fire hydrants, constructed within the limits of private property shall serve only this development, shall remain privately owned, and shall be operated and maintained by

the development. This matter will need to be addressed by a developer's agreement or some equivalent agreement to be made between the City's Development Services Department and the applicant.

Response: Pursuant to our meeting regarding the water distribution system for the development, we have made all the required changes that were discussed and indicated on the plan markups that were provided.

G. Wastewater Collection And Transmission System

To the best of our knowledge and understanding, the existing wastewater collection and transmission system meets or exceeds the minimum standards and requirements of the following:

1. Chapter 39 of the City's Code of Ordinances
2. AWWA Standards
3. Broward County Environmental Protection and Growth Management Division Impacts to lift station #36 have been analyzed and have been determined to be negligible, and LS #36 has been found to have sufficient capacity to accept and pump the additional flows attributable to the project. The City accepts this analysis.

All components of the proposed wastewater collection and transmission system constructed within the limits of private property shall serve only this development, shall remain privately owned, and shall be operated and maintained by the development. This matter will need to be addressed by a developer's agreement or some equivalent agreement to be made between the City's Development Services Department and the applicant.

Response: Pursuant to our meeting regarding the sanitary sewer collection system for the development, we have made all the required changes that were discussed and indicated on the plan markups that were provided.

H. Solid Waste And Recycling

- a. Consider adding 1 or more trash dumpsters or compactors that are situated more conveniently buildings #1, 2, and 3.
- b. Indicate on the site plan the locations for storage and for pick-up (2 locations per cart) of no less than 28 95-gallon recycle carts or 1 14-yard recycling dumpster, as mandated by Sec. 19-10(b)(1).

Response: The overall development has been designed with one (1) trash compactor location that will service all residential units within the project. However, as requested, we have increased the recycling area, adjacent to the compactor, to accommodate the required (28) 95-Gallon recycle carts.

I. General Comments

a. D.E.E.S.\ MOT Review

- i. Not applicable for a D.E.E.S.\ MOT Review.

Response: All MOT will be provided for review and approval during the final engineering permit phase.

b. D.E.E.S.\ E.R.C. Review

- i. Preliminary impact fees calculation:
 1. Water and Sewer = \$526,798.10
 2. Fire and Police = \$173,320.40

Calculation may be revised during the construction permitting process. If the applicant has credits based on the previous use, the information shall be submitted as part of the permit package.

Response: All required impact fees will be paid during the final engineering permit phase.

c. D.E.E.S.\ Engineering Review

- i. Water and Sewer
 1. Water main line at Coconut Creek Parkway and Banks Road shall remain as existing.

Response: This comment has been addressed per our meeting and the plan markups provided. Refer to revised Sheet CE-3.

2. Please relocate the water meters to the site perimeter and contain them within an easement to allow the City to read, maintain, and repair them as needed.

Response: This comment has been addressed per our meeting and the plan markups provided. Refer to revised Sheet CE-3.

3. The water meters shall be served by service lines and water mains contained within the public right-of-way.

Response: This comment has been addressed per our meeting and the plan markups provided. Refer to revised Sheet CE-3.

4. In case the applicant is considering charging the occupants of each apartment for their share of the water and sewer charges, please note that the City has very strict regulations with respect to sub-metering or billing end-users for their water consumption. Please refer the owner/developer to Code Sections 39-70 (7) and 39-72 (A)(1).

Response: *Comment Acknowledged. If the applicant proposes sub-metering on this development, the required information will be provided to the city for review and approval during the final engineering permit phase.*

ii. Drainage

1. Provide Drainage and Maintenance agreement. The agreement shall include language for the renewal of the surface water operation license.

Response: *Based on Broward County's request, the overall property will be divided into two (2) separate "standalone" surface water licenses. Therefore, each property owner will be responsible for their own drainage system maintenance within their site.*

iii. Provide the approved Aquatic and Wetland Resources License.

Response: *An aquatic and wetland resources license was not required on this property by Broward County.*

iv. All plan sheets should have the same orientation.

Response: *As discussed at our meeting, the final engineering plans will all be oriented in the same direction. Since this is a new comment and all consultants have already completed their plans, we would request that the current plan orientations be allowed to remain.*

v. At time of Engineering Permit application, provide the following items, among others:

1. Details and location of the PRB.
2. Detail of Erosion Control for the truck entrance.
3. Detail of Solid Lid.

Response: *All requested details will be provided on the final engineering plan set.*

d. Flood Plain Manager Review

i. New Flood Zone: X - Below 500 Year Flood Plain

1. New NAVD 88 Elevation: N/A
2. New Flood Panel: 12011C0355H

Response: *Comment Acknowledged. If the applicant proposes sub-metering on this*

e. Conditions

- i. Relocation of trees and removal of Specimen trees requires a separate engineering permit and a bond.

Response: Comment Acknowledged. Applicant will apply for the required permit.

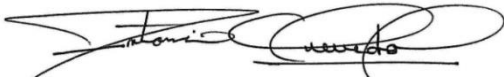
- ii. An engineering permit is required after DRC approval.

Response: Comment Acknowledged. Applicant will apply for the required permit.

Thank you for your assistance in this matter. If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,

HSQ GROUP, INC.

A handwritten signature in black ink, appearing to read "Antonio Quevedo", with a stylized flourish at the end.

Antonio Quevedo, P.E.