

September 10, 2021

Development Review Committee
City of Margate – Development Services Department
901 NW 66th Avenue, Suite C
Margate, FL 33063

Project Name: Chipotle Restaurant with Drive Thru
Application No.: DRC 2021-311

Dear Development Review Committee,

We have received your comment letter dated August 10, 2021 and have revised the construction plans accordingly. In addition, we have provided the following responses to your comments.

DEPARTMENTAL COMMENTS:

BUILDING:

1. *Per FBC 206.2.1, The site design plans are required to show an accessible path from the sidewalk/public transportation to the entrance of the restaurant.*

RESPONSE: The curb ramp to the restaurant has been expanded to be 8 feet wide and connects to the southern right-of-way via a crosswalk and second curb ramp. The new configuration provides a clear and accessible path from the public sidewalk to the entrance of the restaurant. Please see sheet C-303 (Pedestrian Access Plan) for accessible paths from sidewalks to the restaurant.

FIRE:

1. *No Comments.*

RESPONSE: Noted.

PUBLIC WORKS:

1. *This is private property and the drainage on Atlantic Boulevard is the responsibility of FDOT. There should be a request or an agreement already in place to allow the drains from the private property to connect to the FDOT drains on Atlantic Boulevard.*

RESPONSE: The site does not drain onto Atlantic Boulevard and therefore does not require permitting with FDOT. Per existing Environmental Resource Permit (ERP) #06-03360-P through South Florida Water Management District (SFWMD), the site is part of a master stormwater system. The 0.91 AC site captures water through a series of catch basins and conveys it via underground pipes and exfiltration trenches in pre-development.

POLICE:

1. *No Comments.*

RESPONSE: Noted.

ENGINEERING:

Trafficways

1. *A Traffic Impact Analysis was performed by JFO Group Inc. The Analysis was signed and sealed by Florida Professional Engineer, Juan F. Ortega, P.E. License # 63422.*

RESPONSE: Noted.

2. *There is a possible line of sight issue with stop signs at the end of drive through lane and site exit to mall feeder road. Provide analysis to show that what is proposed will suffice or modify.*

RESPONSE: The stop sign at the drive-thru exit lane has been shifted to 8' east of the curb in order to improve visibility. Additionally, the exist lane and corresponding striping has been reconfigured for an overall improved design. Please reference sheet C-301 for updated design.

3. *Show how delivery vehicles will access the site and make deliveries.*

RESPONSE: Please see sheet C-302 for truck turn plan.

4. *Show garbage truck site ingress and egress with computer generated turning curves.*

RESPONSE: Please see sheet C-302 for truck turn plan.

Potable Water and Wastewater

1. *Provide details of the water and sewer easement that runs through the NW tip of the property.*

RESPONSE: Easement documents have been downloaded from the county site and included with the submittal package.

2. *Illustrate proposed connection points for water and sewer.*

RESPONSE: Water and sewer connection points are shown in the utility plan on sheet C-501 and Broward County details are provided on sheet C-903. Per correspondence with Randy Daniel (Assistant Director – Engineering), City of Margate Utility details are still being drafted, therefore county details will be acceptable for this project.

3. *Provide calculations to show potable water demand for the project.*

RESPONSE: Potable water demand calculations have been provided on Sheet A100.

Drainage

1. *Provide a plan of the existing drainage system to illustrate underground pipes and show how this plan will be modified to accommodate the new development. An excerpt from the City's drainage GIS database is attached below.*

RESPONSE: Please see the demolition plan on sheet C-201 for a depiction of the existing drainage system. The existing pipes, exfiltration and structures will be demolished from the first on-site inlet to the point of connection. The off-site curb inlet to the east will remain as the tie-in point from the proposed system to the master Lakewood Mall system. Additionally, a weir has been added to the proposed control structure (manhole) to hold back runoff from the 25-year, 24-hour storm. Please refer to the grading & drainage plan on sheet C-401 for the proposed storm system and detail sheet C-901 for control structure details.

2. *Provide details of perimeter berm and control structure that is proposed to retain runoff on the property.*

RESPONSE: Detailed grading has been provided on sheet C-401 and a control structure detail has been provided on sheet C-901.

3. *Provide pollution control boxes at the point(s) of discharge from the site.*

RESPONSE: Notes have been added on sheet C-401 for proposed pollution retardant baffles at structures before and after exfiltration.

4. *Provide a copy of the SFWMD ERP for Lakewood Plaza.*

RESPONSE: The SFWMD ERP has been provided.

5. *Applicant claims a reduction in impervious area by 0.03 acres to support no additional stormwater treatment; providing detailed calculations of impervious areas. Shows existing 24" CM pipe that collects and discharges stormwater from the site.*

RESPONSE: Please see the area summary tables in section 1.A of the stormwater management report.

Floodplain:

1. *The site is in a AH Flood Zone with BFE 11.00 Feet (NAVD). The City's Flood Plain Management Ordinance was recently amended to require one-foot additional freeboard above BFE, in the SFHA. Therefore, the FFL should be at 12.00 feet (NAVD).*

RESPONSE: The finished floor has been raised to 12.00' as shown on sheet C-401.

Solid Waste

1. *The developer shall consult with the city's solid waste contractor to determine their requirements to service this development.*

RESPONSE: The truck turn plan has been sent to Waste Management for feedback on servicing the site. Bohler is awaiting approval and will forward to the City of Margate once it is received.

Recreation

1. *Not Applicable*

RESPONSE: Noted.

Landscaping

1. *No trees are allowed in the water and sewer easement.*

RESPONSE: Trees were removed from the landscaping plan. Please see updated plan.

Parking Demand Analysis

1. *A Parking Demand Analysis was performed by JFO Group Inc. and digitally signed and sealed by Juan F. Ortega, P.E. Florida license # 64322. Provide a sample calculation for the "calculated parking demand" based on any of the average parking demand rates used from the ITE Parking Manual, 5th Edition.*

RESPONSE: Exhibit 3 of the parking analysis dated June 2, 2021, included in the original submittal to the city, incorporates all calculations summarized in Table 1 using the ITEParkGen Web-based App which is based on the ITE Parking Generation Manual, 5th Edition. See <https://www.iteparkgen.org/>

Parking

1. *Provide a safe path for users of handicap spaces to access the restaurant.*

RESPONSE: The curb ramp to the restaurant has been expanded to be 8 feet wide and shifted east. It connects to the southern right-of-way via a crosswalk and second curb ramp, providing a clear and accessible path from the ADA spaces to the entrance of the restaurant. Please see sheet C-303 (Pedestrian Access Plan) for accessible paths from sidewalks to the restaurant.

Sidewalk

1. *All work in the ROW will require an Engineering Permit.*

RESPONSE: Noted. An engineering permit will be applied for.

CONFORMITY WITH CODE:

1. *The plans illustrate a structure in dark grey satellite image at the north portion of the parcel near the dumpster enclosure. Please identify all symbols with a legend.*

RESPONSE: This structure is the approximate location of a proposed light pole and has been labeled for clarification.

2. *Provide dimensions of bike racks and provide detail of bike racks.*

RESPONSE: The bike rack has been dimensioned. Additionally, please see sheet C-901 for the bike rack detail.

3. *Appears that the proposed stop signs at the top of the drive thru escape lane and the proposed stop sign to exit the site maybe in conflict of visibility.*

RESPONSE: The stop sign at the drive-thru exit lane has been placed 8' east of the curb in order to improve visibility. Additionally, the exit lane and corresponding striping has been reconfigured for an overall improved design.

4. *On the construction detail sheet, there are two proposed fence types provided however, only one fence proposed on site. Please clarify.*

RESPONSE: Neither of those fences are needed and they have both been removed. Please see sheet C-901 for silt fence detail and notes.

5. *On the construction detail sheet, there are two proposed bollards however, no bollards are proposed on site. Please clarify.*

RESPONSE: There is now only one bollard detail on sheet C-902. Bollards are depicted on site plan near the transformer and drive-thru pickup area.

6. *Although a construction plan for temporary fencing and barricade detail was provided, a separate permit will be required to secure an active construction site.*

RESPONSE: Noted. A fence permit shall be applied for by the contractor.

7. *On the construction detail sheet, proposed ADA ramp with rail however, the plan did not indicate the location of a handrail. Please clarify.*

RESPONSE: No handrail is needed and the detail has been removed.

8. *The floor plans call out numbers within an octagon, however no legend was provided.*

RESPONSE: The octagons are window symbols that will be used in the production document phase. They have been removed from the Floor Plan.

9. *Provide a demo plan for the existing sidewalk located along the right-of-way and show how this will be improved. Separate engineering permit will be required.*
Advisory Note: A separate walkway café permit is required. Walkway cafes less than 1,000 square feet in area, permitted as an accessory use to a restaurant is subject to the requirements in Section 22.3 of the Margate Zoning Code.

RESPONSE: Please see demolition plan sheet C-201.

10. *Please show the layout of the walkway seating area on the floor plans to include chairs and tables. Provide full details of walkway seating.*

RESPONSE: An enlarged patio plan has been included with the Architectural Sheets along with images of the furnishings and railing.

Advisory Note 4: A separate non-residential color palette approval permit is required.

RESPONSE: An application for non-residential color palette approval has been provide as part of the resubmittal package

Advisory Note 5: A separate sign permit is required for all signs.

RESPONSE: Acknowledged. A sign permit will be applied for by the Owner's sign vendor.

11. *Per Section 39.6 of the Sign Code, monument signs shall not be permitted within 100 feet of any other monument sign along the same direction of travel of right-of-way. Illustrate on the site plan the distance of the proposed monument sign to the nearest existing monument sign(s). Provide detail sheet of the monument sign.*

RESPONSE: A dimension has been added between the two signs and they are proposed to be more than 100 feet apart.

12. *Sheet C-301, provides a site data table. The table indicates the front setback is 18 feet for the east elevation. Per Section 9.7 of the Margate Zoning Code, defines the front setback as "the minimum permitted distance from the back-of-sidewalk line along a primary street to the primary building facade. The primary frontage setback shall maintain a minimum of eighteen (18) feet, measured from the curb along; along roads classified as an arterial roadway by the Broward Metropolitan Planning Organization's Federal Functional Classification Map." Per the MPO road map, West Atlantic is classified as an arterial roadway and therefore, the front setback is the south elevation. Provide the total front setback for the south elevation measured from the property line to the building.*

RESPONSE: Please see the plan view and site data table on sheet C-301 for setback callouts and dimensions in compliance with Margate Zoning Code.

13. *Section 33.10 of the Margate Zoning Code, handicap signage shall meet this section of the code.*

RESPONSE: The ADA parking sign detail on sheet C-901 has been revised per section 33.10 of the Margate Zoning Code.

14. *Sheet C-301 has parking dimension labeled just slightly shifted off the parking space.*

RESPONSE: The dimension has been shifted to the correct location.

15. *The Parking Justification Statement includes the site plan; however the site plan is not legible. Per Section 33.2(F), a master parking plan shall be included. Please rename the site plan as Master Parking Plan to include all the required information.*

RESPONSE: The parking justification statement has been revised to include the Walmart property and a master parking plan has been provided.

16. *Per Section 33.2(B)(7), location of new light poles shall be identified on the landscape plan and placed a minimum of ten feet from the edge of the tree canopy.*

RESPONSE: Please see updated plan for dimensions from pole to tree.

17. *The landscape plan chart does not identify all landscape material to be Florida native species. Please identify all plant material to be Florida native species. Section 23-5 of the Code of the City of Margate, at least 50% of all required landscaping shall be Florida native species.*

RESPONSE: Please see the updated plans for revised plant list that identifies native plants

18. *On the landscape chart, provide the category for each tree species.*

RESPONSE: Please see the updated plans for revised plant list that identifies tree categories. Please refer to LA01.

19. *The landscape plan provides detail of planting with a note stating "width of planting hole to be 1.5 times the width of the root ball". Per Section 23-5, at least twice the diameter of the root ball is required. Revise note on the landscape plan.*

RESPONSE: Please see updated plans for revised planting hole detail.

20. *Provide a chart on the landscape plan showing how you meet Section 23-6(B)(2) of the Code of the City of Margate.*

RESPONSE: Please see updated chart. Please refer to LA01.

21. *The urban greenway shall have no obstructions impeding pedestrian access.*

RESPONSE: Please see updated landscape plans.

22. *Planting of trees within the ROW may require a separate permit from FDOT.*

RESPONSE: To be coordinated with permit department.

23. *Provide a chart on the landscape plan showing how you meet Section 23-7 of the Code of the City of Margate.*

RESPONSE: Please see updated chart. Please refer to LA01.

24. *Provide a chart on the landscape plan showing how you meet Section 23-8 of the Code of the City of Margate.*

RESPONSE: Please see updated chart. Please refer to LA01.

25. *Per Section 23-8(A), interior landscaping shall contain at least 100 square feet with a dimension of 7 feet. Provide dimensions for all interior landscape areas. The proposed 3.6-foot-wide interior vehicle use area does not meet code.*

RESPONSE: Please see updated civil survey plans.

26. *Per Section 23-8(C), the pedestrian zones shall provide a sidewalk no less than 8 feet in width. The site plan illustrates a 7.5-foot-wide interior pedestrian zone.*

RESPONSE: The sidewalk in this area has been revised to an 8' width. Please see updated civil survey plans.

27. *The landscape plan does not identify the required landscaping around the dumpster enclosure and the proposed transformer as described in Section 23-9 of the Code of the City of Margate. Provide dumpster enclosure that also includes recyclables.*

RESPONSE: Please see updated landscape plans for required screening plantings.

Advisory Note: Per Section 23-4 of the Code of the City of Margate, a separate permit is required for irrigation, tree removal and planting of trees in swale.

RESPONSE: To be coordinated with permit department.

28. *Per Section 33.2 of the Zoning Code, a photometric plan shall be submitted with every DRC application for site plan approval. No photometric plan was provided with this submittal.*

RESPONSE: A photometric plan has been provided with this submittal (Sheet C-701).

CONSISTENCY WITH COMPREHENSIVE PLAN

29. *At this time, staff cannot make a determination of compatibility until the petitioner provides additional information as requested in the 10 criteria above.*

GOAL 2: ENCOURAGE THE HIGHEST STANDARDS OF DEVELOPMENT DESIGN AND LANDSCAPING FOR THE CITY, AS A WHOLE, INCLUDING DISTRICTS WITHIN THE CITY, AND INDIVIDUAL SITE PLANS.

OBJECTIVE 2.1 Future development and redevelopment activities shall be directed to appropriate locations as designated on the Future Land Use Map, consistent with sound planning principles, natural limitations, and the goals, objectives, and policies contained within this plan, consistent with the requirements of S.163.3202 (1), Florida Statutes.

Policy 3.2.2 All proposed development shall be compatible with adjacent land uses. Compatibility determination shall include consideration of factors such as, but not limited to, operational characteristics and intensity of use (ex: hours of business, indoor vs outdoor activities, traffic generation, etc.), noise, glare, odor and other externalities, and adequacy of buffering.

RESPONSE: Noted.

30. *The proposed restaurant with a drive through is proposed to be an outparcel with outdoor seating with pedestrian connectivity to West Atlantic Boulevard. This proposed site will be subject to an urban greenway which enhances the major roadway to allow a pedestrian friendly atmosphere to nearby transit stop and residential areas. Staff finds that the site design is almost consistent with goal 7 when appropriate improvements are made to the site.*

GOAL 7: DESIGN AREAS ACCORDING TO A PLAN THAT SKILLFULLY ASSIGNS USES TO AREAS TO CREATE A SENSE OF IDENTITY AND APPEAL.

Policy 7.2.3 Additional or expanded stand-alone automobile oriented uses such as: large surface parking lots, gas stations/auto repair/car washes; auto dealers; self/equipment storage; "big box"/warehouse; and drive-through facilities should be designed to encourage pedestrian and transit usage.

Policy 7.2.4 The redevelopment and development within the Activity Center shall ensure that all parcels of land have pedestrian connections leading to transit stops. Such connections shall be required as part of the land development regulations adopted to implement the Activity Center land use category. Street connections and pedestrian connection locations shall, at a minimum, be consistent with the Activity Center Master Plan.

Policy 7.3.5 Consistent with the intent of the Activity Center land use category, land development regulations shall include design features that promotes and enhance pedestrian mobility, including connectivity to transit, and alternative modes of transportation

RESPONSE: The site has been improved to be consistent with goal 7 through the most recent plan revisions. The curb ramp to the restaurant has been expanded to be 8 feet wide and connects to the southern right-of-way via a crosswalk and second curb ramp. The new configuration provides a clear and accessible path from the public sidewalk to the entrance of the restaurant. Please see sheet C-303 (Pedestrian Access Plan) for accessible paths from sidewalks to the restaurant.

31. *Staff finds that the development proposal could use improvements to internal pedestrian connectivity to the restaurant and other amenities along the urban greenway in order to be consistent with Policy 7.2.6, below.*

Policy 7.2.6 New development shall incorporate internal pedestrian and transit amenities to serve residents and employees within the area designated as an Activity Center (such as benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plazas (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food refreshment vendor areas.) [BCLUP 2.4.16]

RESPONSE: The internal pedestrian connectivity has been improved in the most recent plan revision. The curb ramp to the restaurant has been expanded to be 8 feet wide and connects to the southern right-of-way via a crosswalk and second curb ramp. The new configuration provides a clear and accessible path from the public sidewalk to the entrance of the restaurant. Please see sheet C-303 (Pedestrian Access Plan) for accessible paths from sidewalks to the restaurant.

We believe the above responses and corresponding plan changes have adequately satisfied the comments. Should you have any questions or would like to discuss the project at any time during your review, please contact us at (561) 571-0280.

Sincerely,

BOHLER ENGINEERING

Chris Lall

Assistant Project Manager

cc: File