



February 14, 2024

Jean Dolan, AICP, CFM  
City of Pompano Beach  
100 West Atlantic Boulevard  
Pompano Beach, FL 33060

Re: Lakes At Palm Aire  
P&Z# 24-13000001 - Rezoning Application  
Staff Report Response Letter

Dear Ms. Dolan:

Please find the following responses addressing the staff comments from the Development Review Committee staff report dated January 24, 2024.

**Planning Department - Jean Dolan, AICP, CFM**

1. Comments are in the form of comment "bubbles" provided on the project narrative and the conceptual site plan attached. The rezoning will track with the LUPA and will not go to P&Z until the LUPA Application is completed.

**Response:** Comments have been addressed. A highlighted document and plan set is included within the resubmittal package indicating how each of the 'bubble' comments were addressed.

**Zoning Department - Lauren Gratzner**

1. No objection for a rezoning from PR to RM-12.

**Response:** Acknowledged.

2. The proposed site plan shall be submitted in accordance with all RM-12 zoning standards (setbacks, height, lot coverage, pervious area, etc.) as well as all Zoning Code requirements.

**Response:** Applicant design team is preparing to submit a Pre-Application package on February 22, 2024 in order to initiate and start the process for a formal Major Final Site Plan application request. The plans and documents submitted will summarize and indicate how the proposed residential community will meet the requirements of the RM-12 Zoning District standards.

3. Complete site plan comments to be provided by time of site plan submittal.

**Response:** Acknowledged.

4. Note that by time of building permits, all amenities and site landscaping shall be constructed/installed prior to issuance of the first phase certificate of occupancy.

**Response:** Acknowledged.

#### **Landscape - Wade Callum**

1. Comments will be rendered at time of site plan submittal. Provide landscape plans in accordance with 155.5203 for the entire site at that time.

**Response:** Applicant design team is preparing to submit a Pre-Application package on February 22, 2024 in order to initiate and start the process for a formal Major Final Site Plan application request. Preliminary landscape plans will be included within this package and will indicate how the proposed landscape plans will meet the requirements of Section 155.5203.

#### **Waste Management - Environmental Services**

1. The Environmental Services Department has no objections to the proposed rezoning request.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com) should you have any questions or concerns regarding this review.

**Response:** Acknowledged.

#### **Engineering Department - David McGirr**

1. No Comments. 1-16-24

**Response:** Acknowledged.

#### **Broward County Sheriff Office - Deputy Tony Russon & Deputy Patrick Noble**

1. \*\*\* ATTENTION IMPORTANT \*\*\*

The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.

**Response:** Acknowledged. Applicant design team will be submitting a signed and sealed CPTED plan as part of the requirements of the Major Site Plan application request at a later date. A preliminary version will be included within the Pre-Application request package for the Major Site Plan, to be filed on February 22, 2024.

2. AS PER CODE 155.2407.E.9., AT THE TIME OF PERMIT SUBMITTAL, THE CPTED SECURITY STRENGTHENING DRAWING PLAN AND SEPARATE CPTED SECURITY STRENGTHENING DRAWING PLAN NARRATIVE SHALL BOTH BE SUBMITTED AS PART OF THE REQUIREMENTS FOR PLANNING & ZONING REVIEW AND APPROVAL.

**Response:** Acknowledged. Applicant design team will be submitting a signed and sealed CPTED plan as part of the requirements of the Major Site Plan application request. The project narrative / Justification Statement will also contain a narrative how each of the CPTED Principles are addressed onsite with the design. A preliminary version will be included within the Pre-Application request package for the Major Site Plan, to be filed on February 22, 2024.

3. \*\*\*ATTENTION IMPORTANT\*\*\*

Participation in the BSO No Trespassing Program is required. If this site is already on the program, then additional signage may be necessary along with an updated affidavit signed by authorized personnel. Please contact the BSO Pompano Beach C.P.T.E.D Advisor regarding placement of the No Trespass Signs.

**Response:** Acknowledged. Applicant design team will be submitting a signed and sealed CPTED plan as part of the requirements of the Major Site Plan application request. The project narrative / Justification Statement will also contain a narrative how each of the CPTED Principles are addressed onsite with the design. The required BSO No Trespassing signs will be proposed and the locations indicated on the CPTED plan at each point of entry into the new community. A preliminary version will be included within the Pre-Application request package for the Major Site Plan, to be filed on February 22, 2024.

4. No comments at this time as this is a rezoning request.

**Response:** Acknowledged.

#### **Utilities Department - Nathaniel Watson**

The following comments are the same as those provided for the LUPA.  
The following comments are as discussed during the January 10, 2024 meeting.

##### **Concerns**

- Proximity to the raw water supply and electrical system
- May impact future well development and generator
- 75% of the City's water comes from this wellfield and may impact future supplies
- Impact to recharge to the aquifer
- Stormwater storage
- Addition stormwater runoff due to impervious areas

# DRC

## Requests

1. Concern about wellfield recharge with the filling in of the existing lakes.  
Provide a pre and post development recharge analysis and include in the Application.

**Response:** The Applicant will comply with all wellfield protection regulations from SFWMD and Broward County and provide those analyses to the City when submitted to the respective agency.

2. Existing infrastructure is assumed to be within an easement or controlled by the utility. Show the City's infrastructure and requested easements on the conceptual development plan.

**Response:** Applicant design team will indicate the details of the Utility Department infrastructure on the Major Final Site Plan.

3. Proposed development is encroaching on a 20" potable supply. Show the potable water supply line and the requested easement on the conceptual development plan.

**Response:** To date, applicant design team has not received as built survey information in order to take into consideration the raw water lines and water main lines that bisect the property into the final design. However, the Applicant design team will indicate the details of the Utility Department infrastructure on the Major Final Site Plan.

4. Proposed development is encroaching on western wells 24 and 25 along with the raw water transmission line. Show the location of this infrastructure and the requested easements and water retention for maintenance on the conceptual development plan.

**Response:** Applicant design team will indicate the details of the Utility Department infrastructure on the Major Final Site Plan, to be filed for review.

5. Need water main easements of 30'. Show on conceptual development plan.

**Response:** To date, applicant design team has not received as built survey information in order to take into consideration the raw water lines and water main lines that bisect the property into the final design. Upon receiving the as built survey information, the Major Final Site Plan will indicate the water main locations and any required easement areas and how each are incorporated into the final design.

6. Need well easements of 50' with water retention area for well maintenance. Please show on conceptual development plan.

**Response:** Applicant design team will indicate the details of the Utility Department infrastructure on the Major Final Site Plan, to be filed for review at a later date.

# DRC

7. New raw water main and well site easements should be obtained for the two future well sites, Generator Building and installation of 1,600 ft. of 24" C900. Show locations on proposed development plan.

**Response:** Applicant design team will indicate the details of the Utility Department infrastructure on the Major Final Site Plan, to be filed for review at a later date.

8. Wells 24, 25, 26 need to have power moved underground. All future wells shall be underground power. Show locations of these wells and space for underground power on the conceptual development plan

**Response:** Applicant design team will indicate the details of the Utility Department infrastructure on the Major Final Site Plan, to be filed for review at a later date.

9. Mutually agreed upon electrical contractor should be used for all power supplies to the wells and wellfield. Problems with inferior work to the north demonstrate this need. Electrical Engineer for design. All underground electrical supply to be encased in concrete. Please provide a \$5 million bond at time of building permit which will be used to address any damage to our infrastructure during construction. Any damage over \$5 million will be an additional developer responsibility to correct.

**Response:** Applicant design team will indicate the details of the Utility Department infrastructure on the Major Final Site Plan, to be filed for review at a later date.

10. Look at property considerations (give the Utility property) to install a generator for the southern wellfield area. Please show locations on conceptual development plan.

**Response:** Applicant design team will indicate the details of the Utility Department infrastructure on the Major Final Site Plan, to be filed for review at a later date.

11. Access to all infrastructure through an ingress/egress agreement. Show locations on conceptual development plans.

**Response:** Applicant design team will indicate the details of the Utility Department infrastructure on the Major Final Site Plan, to be filed for review at a later date.

12. Comply with all Broward County Wellfield protections, SFWMD and DEP regulations. Provide letters from both agencies as part of LUPA/Rezoning process to confirm any conditions those agencies will have for filling the small lakes and entitling the property.

**Response:** Applicant intends to and will be required to permit the construction of the project through Broward County and South Florida Water Management

**DRC**

District . Design team will submit for construction and permit plan approvals with the final engineering design that will be initiated with the Major Final Site Plan application process.

### Building Division

Review Status: Review Complete pending Development Order

No comments. 1-10-24

**Response:** Acknowledged.

### Fire Department - Jim Galloway

1/22/2024

1. T-turns will not be allowed for dead end turn arounds.
- ( ) All new sites within the City of Pompano shall be designed where fire apparatus access and egress from property does not require backing of the apparatus to exit the property. City of Pompano Beach Fire has a Driver Safety and Backing Procedure Policy in place that states: Backing of apparatus shall be avoided.

This P&Z application is able to meet all of the Fire Department requirements at this time for REZONING ONLY. Site plan approval will be required, maintaining all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

\*Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

**Response:** Acknowledged. Applicant design team is preparing to submit a Pre-Application package on February 22, 2024 in order to initiate and start the process for a formal Major Final Site Plan application request. The plans and documents submitted will include an exhibit which indicates how emergency vehicles will access the site as well as the internal circulation. At a future date after the Pre-Application package is submitted, applicant team will submit preliminary engineering plans which will also indicate water supply locations (hydrant locations) as well. Proposed buildings are two story maximum and do not require fire sprinklers.