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Subject: The Oaks at Palm Aire
Case No: Flex Allocation DRC Comment Responses
RESPONSE DATE: 23-05000007
August 16, 2023

Planning Division – Jean Dolan | jdolan@copbtl.com

1. An incentive associated with using Policy 2.16.3 is it allows the flex units to be granted concurrent with site plan approval at the Planning and Zoning Board which eliminates the public hearing at the City Commission level. Please note in your anticipated project schedule that the flex units will be issued concurrent with site plan approval.

Response: Acknowledged.

2. This flex application review does not include a review of the site plan which will be reviewed and approved concurrently with the flex allocation under the Major Site Plan review process. Site Plan comments will be provided under project number 23-12000017.

Response: Acknowledged.

3. The Applicant should upload a Declaration of Restrictive Covenants for the 41 moderate income flex units as part of your P&Z submittal which must be recorded before building permits are issued. A sample DRC has been provided for your use as a model.

Response: Applicant will upload a Declaration of Restrictive Covenants for the affordable housing prior to being scheduled for the Planning and Zoning Board hearing.

4. Please add in the model DRC the bedroom mix of the units to be set aside as affordable per the intent of Ch. 154.61.F.4:

Affordable housing units must be constructed according to the following guidelines:

The unit mix (bedroom count per unit) of the affordable housing units should be proportional to the unit mix (bedroom count per unit) [of the project as a whole].

The affordable housing units may be marginally smaller and have appliances, fixtures and finish, which meet all minimum governmental standards to reduce overall development costs.

The affordable housing units should be incorporated into the general site and design of the overall development and have a compatible exterior design.

The applicant may select whether the proposed development will be owner occupied or renter occupied.

Response: Applicant will add this language into the DRC.

5. It is recommended that you present your project to the appropriate Palm Aire Civic Association(s) at one of their regularly scheduled meetings prior to P&Z. If you have difficulty getting on an agenda of a regularly scheduled meeting of the appropriate HOA, you can arrange a specific meeting just for your project.

Response: Applicant is in the process of scheduling meetings with the appropriate associations. Applicant is currently planning to hold a community meeting at the Herb Skolnick Community Center on September 6th.

6. Please provide a traffic statement that includes a trip generation/ distribution analysis and make any necessary recommendations for operational improvements to mitigate any identified concerns.

Response: A traffic statement with a trip generation and distribution has been provided with this submittal.

Zoning Division - Pamela Stanton | pamela.stanton@copbfl.com

1. See site plan submittal PZ 23-12000017 for all site plan comments.

Response: Acknowledged.

2. No objection to the allocation of Flex units.

Response: Acknowledged.

Landscape Division - Wade Collum | wade.collum@copbfl.com

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

Response: Acknowledged.

Engineering Department - David McGirr | david.mcgirr@copbfl.com

1. No Comments.

Response: Acknowledged.

Fire Department - Jim Galloway | jim.galloway@copbfl.com

1. This P&Z application is able to meet all of the Fire Department requirements at this time for FLEX REQUEST APPROVAL 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.

Response: Acknowledged.

2. Review Status: Review Complete pending Development Order.

Response: Acknowledged.

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

Solid Waste & Recycling - Beth Dubow | Beth.dubow@copbfl.com

1. No objection to flex allocation.

Response: Acknowledged.

DRC

Building Division - James DeMars | james.demars@copbfl.com

1. Review Complete pending Development Order.

Response: Acknowledged.

BSO- Anthony Russo | Anthony_Russo@sheriff.org

1. Review Complete pending Development Order.

Response: Acknowledged.

*** 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.

*** DISCLAIMER ***

This safety and security review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

Response: Acknowledged.

*** Attention important ***

As per code 155.2407.e.9., at the time of site plan 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 site plan review and approval.

Response: Acknowledged.

CRA

Plan Reviewer: Kimberly Vazquez | kimberly.vazquez@copbfl.com

1. This project is not within the CRA District.

Response: Acknowledged.

Utilities

Reviewer- Nathaniel Watson

1. Review Complete pending Development Order

Response: Acknowledged.

2. Please note that additional comments may be forthcoming based on the site plan review process.

Response: Acknowledged.

3. The City of Pompano Beach Utilities Dept. has no comment at this time with regard to the requested flex allocation for the subject property.

Response: Acknowledged.

DRC