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Subject: Pulte Home Company LUPA
DRC Comment Responses
Case No: LN-561
RESPONSE DATE: February 27, 2024

Planning Division – Jean Dolan | jean.dolan@copbfl.com

Review Status: Resubmittal Required

1. Planning comments are provided in the form of comment "bubbles" on the LUPA Application attached in ePlan.

Response: Acknowledged. The comments provided in bubbles on the LUPA application have been addressed.

Zoning Division - Lauren Gratzner | lauren.gratzner@copbfl.com

Review Status: Review Complete Pending Development Order

1. Zoning Staff has no comments on this LUPA.
2. The proposed site plan shall meet the Zoning requirements of the proposed zoning district by time of site plan approval.

Response: Acknowledged.

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

Review Status: Review Complete pending Development Order

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: Acknowledged.

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

Review Status: Review Complete pending Development Order

1. No comments issued.

Response: Acknowledged.

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

Review Status: Review Complete pending Development Order

1. The comments on the LUPA are the same as for the rezoning (24-13000001). Please refer to that project for the Fire Dept. comments.

Response: Acknowledged. Responses to the comments provided in the Rezoning application are provided below.

2. 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.

Response: Acknowledged. Applicant design team submitted 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 include an exhibit which indicates how emergency vehicles will access the site 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.

3. 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.

Response: Acknowledged.

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

1. The Environmental Services Department has no objections to the proposed land use plan amendment.

Response: Acknowledged.

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

Review Status: Review Complete pending Development Order

1. No comments.

Response: Acknowledged.

BSO

Reviewer: BSO Deputy Tony Russo for the City of Pompano Beach

Reviewer: BSO Deputy Patrick Noble for the City of Pompano Beach

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Monday - Thursday; 8 AM - 4 PM

*** 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.

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PZ23-92000001

04/03/2024

*** 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 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.

No comments at this time as this a Land Use Plat Amendment (LUPA).

Response: Acknowledged.

Utilities- Nathaniel Watson: Nathaniel.watson@copbfl.com

Review Status: Resubmittal Required

The following comments are as discussed during the January 10, 2024 meeting.

Concerns

1. Proximity to the raw water supply and electrical system.
Response: Applicant design team will indicate the details of the Utility Department infrastructure on the Major Final Site Plan, to be filed for review.
2. May impact future well development and generator.
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.
3. 75% of the City's water comes from this wellfield and may impact future supplies.
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.
4. Impact to recharge to the aquifer.
Response: The Applicant will comply with all wellfield protection and stormwater regulations from SFWMD and Broward County and provide those analyses to the City when submitted to the respective agency.
5. Stormwater storage.
Response: The Applicant will comply with all stormwater regulations from SFWMD and Broward County and provide those analyses to the City when submitted to the respective agency.
6. Addition stormwater runoff due to impervious areas.
Response: The Applicant will comply with all stormwater regulations from SFWMD and Broward County and provide those analyses to the City when submitted to the respective agency.

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.

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

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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 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.