

May 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
Resubmittal #2

Dear Ms. Dolan:

Please find the following responses addressing the staff comments from the Development Review Committee staff report dated April 3, 2024.

Planning Department - Jean Dolan, AICP, CFM

1. Planning and Zoning is not the agency that will sign off on the lake expansion proposal. Please engage with engineering and public works on that issue. The City is questioning why the project can't provide their own lake on private property rather than encroaching on public property. Concerns about contamination of the City's lake due to connection to the projects stormwater system will need to be addressed.

Response: Applicant design team will permit the lake expansion through Broward County EPGMD which issues the Environmental Resource Permit, Surface Water Management Permit, and Environmental Resource License in this case. Existing lakes present an opportunity for cohesive drainage system.

2. Note that the \$10K per unit affordable housing in lieu fee is applied to 100% of the units in the development (186 in this case) not just the 15% that must be set aside as affordable if that option is chosen.

Response: Acknowledged. Applicant will pay the in-lieu of fee in accordance with Section 154.80 of the City Code.

3. The underground infrastructure must also be shown on the Site Plan with appropriate setbacks. As previously stated, the LUPA and Rezoning won't be considered ready for hearings until Utilities generally approves the locations and protective measures for the above and below ground existing and future utilities particularly related to the City's wellfield.

PZ24-1300001
06/18/2024

Response: Applicant design team has indicated the existing onsite infrastructure, proposed re-routing of existing infrastructure within the development as well as indicated the discussed setbacks from existing well sites on the proposed site development plans. The Major Final Site Plan package will be submitted indicating these details, as well as a comment response letter to the Pre-Application comment staff report.

Zoning Department - Saul Umana

1. Rezoning application associated with Site Plan # 24-1200001. Complete site plan comments to be provided by time of site plan submittal.

Response: Acknowledged.

2. Echoing Landscaping comments that all amenities and site landscaping shall be constructed/installed prior to issuance of first CO.

Response: Applicant design team understands the landscape requirements and would like the opportunity to discuss a potential phasing plan, which will dictate CO issuance within each relevant phase.

3. Obtain all approvals for the drainage, filling of existing lakes and creation of new lakes

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 Major Site Plan Application in order to initiate and start the process for a formal Major Final Site Plan application request. Landscape plans will be included within this package and will indicate how the proposed landscape plans will meet the requirements of Section 155.5203. A preliminary version was included within the Pre-Application request package for the Major Site Plan, filed on February 22, 2024. Applicant design team will include a response letter to the Pre-Application Staff Report provided by City staff addressing the comments provided by each relevant department at time of filing Major Site Plan application.

Waste Management - Environmental Services

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

Response: Acknowledged.

PZ24-13000001

06/18/2024

Engineering Department - David McGirr

1. Public works and Engineering is questioning why the project can't provide their own lake on private property rather than encroaching on public property. Concerns about contamination of the City's lake due to connection to the project's stormwater system will need to be addressed.

Response: Applicant design team will permit the lake expansion through Broward County EPGMD which issues the Environmental Resource Permit, Surface Water Management Permit, and Environmental Resource License in this case. Existing lakes present opportunity for cohesive drainage system.

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 was included within the Pre-Application request package for the Major Site Plan, filed on February 22, 2024. Applicant design team will include a response letter to the Pre-Application Staff Report provided by City staff addressing the comments provided by each relevant department at time of filing Major Site Plan application.

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 was included within the Pre-Application request package for the Major Site Plan, filed on February 22, 2024. Applicant design team will include a response letter to the Pre-Application Staff Report provided by City staff addressing the comments provided by each relevant department at time of filing Major Site Plan application.

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.

PZ24-13000001
06/18/2024

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 was included within the Pre-Application request package for the Major Site Plan, filed on February 22, 2024. Applicant design team will include a response letter to the Pre-Application Staff Report provided by City staff addressing the comments provided by each relevant department at time of filing Major Site Plan application.

4. BSO CPTED & Security Strengthening comments will be issued when site plans are submitted

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

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: As confirmed in our meeting with the Utility Department on 1/10/2024, the wellfield protection jurisdiction resides with SFWMD and/or Broward County. The project will meet all wellfield protection requirements of the jurisdictions with authority, and at the 1/10/2024 meeting we agreed to provide to the Utility Department copies of any calculations we prepare as we proceed through the SFWMD and Broward County permit processes. As those permits are obtained with final site development permits, said calculations will occur after LUPA, zoning, and site plan approvals.

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 within the Major Final Site Plan submittal package.

PZ24-13000001

06/18/2024

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

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: 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. Ten (10) - foot franchise utilities have been indicated on the final site plan, which are the locations for underground electrical infrastructure servicing the property.

PZ24-13000001
06/18/2024

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: Pulte Home Company, LLC utilizes reputable contractors for onsite construction. Pulte has worked with contractors in numerous communities in South Florida without major electrical issues.

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. Locations have been indicated on the site plan for the construction of the future well sites, by the City.

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

Response: Applicant design team will indicate the access easements requested by the Utility Department 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.

Building Division

Review Status: Review Complete pending Development Order

No comments. 3-5-24

Response: Acknowledged.

PZ24-13000001

06/18/2024 Fire Department - Jim Galloway

3-5-24

1. 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 Major Site Plan Application in order to initiate and start the process for a formal Major Final Site Plan application request. A preliminary version of the Life Safety Circulation Plan was included within the Pre-Application request package for the Major Site Plan, filed on February 22, 2024. Applicant design team will include a response letter to the Pre-Application Staff Report provided by City staff addressing the comments provided by each relevant department at time of filing Major Site Plan application. The plans and documents submitted, with the Major Final Site Plan package, will include an exhibit which indicates how emergency vehicles will access the site as well as the internal circulation. Engineering plans, submitted as part of the Major Final Site Plan application, will also indicate water supply locations (hydrant locations) as well. Proposed buildings are two story maximum and do not require fire sprinklers.