



Legislation Text

File #: LN-618, Version: 1

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: JUNE 18, 2024

PALM AIRE PROPERTY PLAT

Request: PLAT
P&Z# 24-14000001
Owner: LENR Development LLC
Project Location: N Course Dr
Folio Number: 494204000062
Land Use Designation: Palm Aire Dashed Line Area - OR (Recreation Open Space)
Zoning District: PR (Parks and Recreation)
Commission District: 5 (Barry Moss)
Agent: Ken DelaTorre (561-707-3410 /ken@designandentitlement.com)
Project Planner: Maggie Barszewski (954-786-7921 /maggie.barszewski@copbfl.com)

Summary:

This is a review of the proposed Palm Aire Property Plat located south of W. Atlantic Blvd., west of Powerline Road. The plat includes 20.64 acres and is restricted to building 214 townhomes. This is a review as a boundary plat that has a conceptual plan indicates access to Atlantic Blvd, with an emergency service access point at the property’s easternmost point connecting to North Course Drive. The Plat will consist of one parcel labeled “Parcel A.” The approval of a Land Use Plan Amendment & Rezoning must precede the consideration of this plat at City Commission.

Staff Conditions:

Statement to the Applicant:

Please email response stating how these DRC comments will be addressed to Maggie Barszewski (maggie.barszewski@copbfl.com), then contact Maggie when you are ready to move forward to upload for the P&Z Board.

PLANNING

Plan Reviewer: maggie.barszewski@copbfl.com

Status: Authorized With Conditions

Comment:

1. 155.2410. A.1 requires the provision of the orderly growth and development of the City. Therefore, the Utilities Dept. will need to confirm that wellfield expansion is still possible with the proposed development to ensure water supply capacity for orderly growth and development of the City.

2. 155.2410. D. 2 requires that the development complies with all other applicable standards in this Code; therefore, this Plat cannot be considered for approval by the City Commission until the Land Use and Rezoning have been approved.

3. 155.2410. D. 6 requires the following statement: All facilities for the distribution of electricity, telephone, cable television, and similar utilities, shall be placed installed underground. Please correct the statement shown on page 2 of the Plat as indicated.

4. Submit all Utility Letters of No Objection required in the application checklist prior to City Commission placement.

5. Prior to any hearings, Utilities Dept. must approve the locations and protective measures for the above and below-ground existing and future utilities particularly related to the City's wellfield.

6. Show all public utilities and easements including: a 20' utility easement with a 20" water main located on the west side of the plat & raw water wells, raw water mains and a 36" storm water main on the east side of the property; future raw water well sites; future well sites (as required by the Utilities Dept.).

7. 155.2410. A. 2 requires the coordination of proposed streets with existing and planned streets in the city's street system, and with other public facilities; In the Narrative it refers to a proposed access as a major entrance. It is offsite of this boundary and is owned by the SF Water Man. District. Prior to hearings a letter from the

District confirming future easements will be allowed.

8. Must submit a Title Opinion less than 6 months old and must be addressed to the City.

9. Must submit County's Development Review Report before going to P&Z.

10. All owners must sign the plat and a copy (can be electronic) must be sent to Maggie Barszewski, prior to placement on a City Commission agenda.

11. Please submit DRC Comment response to Maggie Barszewski via email prior to attempting to upload to P&Z.

ENGINEERING DEPARTMENT

Plan Reviewer: david.mcgirr@copbfl.com

Status: Authorized With Conditions

Comment:

6-3+24

1. This plat does not show a 20' utility easement with a 20" water main located on the west side of the plat. See RW map #66.

2. • Note No. 3 on attached "Plat Project Narrative" states that streets will remain private and utility easements will be provided. They will need to confirm with the Utilities Dept. whether easements will be acceptable to them.

3. There is existing electrical/irrigation control system that services the fountains to our lakes to the south - need to coordinate with PW on whether it can remain or requires relocation.

FIRE DEPARTMENT

Plan Reviewer: jim.galloway@copbfl.com

Status: Authorized With Conditions

Comment:

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

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

BSO

Plan Reviewer: Anthony_Russo@sheriff.org

Status: Authorized With Conditions

Comment:

Development Review Committee Date Reviewed: 05/28/24

Subject: CPTED and Security Strengthening Report: PZ#: 24-14000001

Name: Palm Aire Property Plat

Address / Folio: N Course Drive (Folio# 494204000062)

Type: Plat

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

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

anthony_russo@sheriff.org

M-(561) 917-4556 (Text & Email; No Voicemail)

Tuesday - Friday; 8 AM - 3 PM

patrick_noble@sheriff.org

M-(954) 709-7006 (Text & Email; No Voicemail)

Monday - Thursday; 8 AM - 3 PM

***** ATTENTION *****

Please Thoroughly Read & Initial All The Following Important Statements To Attest That The Security Plan Preparer/ Owner's Agent Understands & Will Comply With All The Following Conditions:

A. *** CPTED / SECURITY CONSULTANT ***

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

B. *** DISCLAIMER ***

SAFETY & SECURITY REVIEWS do not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime & to help avoid any present & future security deficiencies, conflicts, threats, breaches, or liabilities that might occur without any review.

C. *** CPTED & SECURITY STRENGTHENING ***

CONDITIONS required for approval must each be included & described in detail on the narrative & drawing plans. Also, developer &/ or legal agent must initial each individual listed item declaring acknowledgement & compliance.

D. *** 155.2407.E.9., SITE PLAN REVIEW STANDARDS ***

“... COMPLIES WITH CRIME PREVENTION SECURITY STRENGTHENING & CPTED STANDARDS...”

THIS REQUIRES BOTH TO BE ADDRESSED FOR PLANNING & ZONING REVIEW & APPROVAL.

BSO comments will be provided when a Security Strengthening & CPTED plan is submitted for review.

CRA

Plan Reviewer: kimberly.vazquez@copbfl.com

Status: Authorized

Comment:

UTILITIES

Plan Reviewer: nathaniel.watson@copbfl.com

Status: Authorized With Conditions

Comment:

1. Please note that additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.

2. Besides the aforementioned concerns, the City Utilities Dept. has no other comments.

As a reminder, 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 of stormwater runoff due to impervious areas

Requests

- Concern about wellfield recharge with the filling in of the existing lakes.
- Existing infrastructure is assumed to be within an easement or controlled by the utility
- Proposed development is encroaching on a 20" potable supply
- Proposed development is encroaching on western wells 24 and 25 along with the raw water transmission line
- Need water main easements of 30'
- Need well easements of 50' with water retention area for well maintenance
- New raw water main and well site easements should be obtained for future well sites and installation of 1,600 ft. of 24" C900.
- The power in Wells 24, 25, and 26 needs to be moved underground. All future wells shall have underground power.
- A 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.
- Look at property considerations (give the Utility property) to install a generator for the southern wellfield area.

- Access to all infrastructure through an ingress/egress agreement
- Comply with all Broward County Wellfield protections, SFWMD, and DEP regulations.

LANDSCAPE REVIEW

Plan Reviewer: wade.collum@copbfl.com

Status: Authorized With Conditions

Comment:

5.23.24

1. Provide landscape plans in accordance with 155.5203 & 155.3501 for the site.
2. Provide and Environmental Assessment and Wildlife Survey for the property to include Gopher Tortoises, Burrowing Owls, and protected plant and animal life.
3. Site shall have a street tree plan to meet minimum code requirements.

ZONING

Plan Reviewer: Saul.Umana@copbfl.com

Status: Authorized With Conditions

Comment:

1. Plat application associated with Site Plan # 24-1200001. Complete site plan comments to be provided by time of site plan submittal.
2. Obtain all approvals for the drainage and creation of new lakes.
3. Site shall have a street tree plan to meet minimum code requirements.
4. Identify the location of future wells and provide easements on site plan at the time of site plan submittal.
5. Utilities approval is required prior to Zoning compliance permit approval.
6. Any and all changes required for the LUPA and Rezoning must be reflected on the site plan and plat.

Frank.Manusky@copbfl.com

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of

original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).