



Legislation Text

File #: LN-562, Version: 4

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: JUNE 18, 2024

LAKES AT PALM AIRE REZONING

Request: Rezoning
P&Z# 24-13000001
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: Jean Dolan (954-786-4045 / jean.dolan@copbfl.com)

PLANNING

Plan Reviewer: Jean E. Dolan, AICP, CFM
Status: Resubmittal Required

1. Planning and Zoning is not the agency that will sign off on the lake expansion proposal. Please engage with engineering and utilities 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 project's stormwater system will need to be addressed.
2. The Applicant has committed to paying the in-lieu fee of \$10,300 per unit (which escalates 3% annually on January 1st) for the affordable housing requirement per the LUPA which applies to 100% of the units in the development based on the fee at the time of building permit. This will be translated into a condition of approval on the site plan.
3. Both the 2 Future Wells and all underground infrastructure including the electrical and future raw water mains must 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.
4. The rezoning will go to hearings when the LUPA Application is deemed complete and ready for hearings.

ZONING

Plan Reviewer: Saul Umana
Review Status: Review Complete pending Development Order

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

1. Echoing Landscaping comments that all amenities and site landscaping shall be constructed/installed prior to issuance of first CO
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.
5. The Applicant has committed to paying the in-lieu fee of \$10,300 per unit (which escalates 3% annually on January 1st) for the affordable housing requirements per the LUPA. The fee applies to 100% of the units in the development based on the fee at the time of building permit. This will be translated into a condition of approval on the site plan.
6. Utilities approval is required prior to Zoning Approval.
7. Any and all changes required for the LUPA and Rezoning must be reflected on the site plan.

LANDSCAPE

Plan Reviewer: Wade Collum

Review Status: Review Complete pending Development Order

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.

WASTE MANAGEMENT

REVIEW COMPLETE; NO OBJECTION TO REZONING APPLICATION

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

ENGINEERING DEPARTMENT

Plan Reviewer: David McGirr

Review Status: Review Complete pending Development Order

6-3-24

The comment response letter does not address the city's concerns about the proposed lake expansion. Also, private drainage is not allowed to dump into a public waterway.

Previous comment not addressed.

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.

BSO

Development Review Committee

Date Reviewed: 05/28/24
Subject: CPTED and Security Strengthening Report: PZ# 24-13000001:
Address: N. Course Dr., Pompano Beach, FL (Lakes at Palm Aire)
Type: Rezoning Request

Reviewer: BSO Deputy T. Russo for the City of Pompano Beach
anthony_russo@sheriff.org
M-(561) 917-4556 (Text & Email; No Voicemail)
patrick_noble@sheriff.org
M-(954) 709-7006 (Text & Email; No Voicemail)
Tuesday - Thursday; 8 AM - 3 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.

***** 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.

***** 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.

*****Broward Sheriff's Office No Trespassing Program*****

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 consult with the BSO Pompano Beach CPTED Advisor regarding placement of the No Trespass Signs.

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

UTILITIES

Nathaniel Watson
Review Status: Resubmittal Required

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

- Provide calculations regarding wellfield recharge with the filling in of the existing lakes.
- Show infrastructure on the site plan is within an easement or otherwise controlled by the utility
- Remove any proposed development that is encroaching on a 20" potable supply
- Remove any proposed development that is encroaching on western wells 24 and 25 along with the raw water transmission line
- Show water main easements of 30' on the site plan and record easement dedications
- Show well easements of 50' with water retention area for well maintenance on the site plan and record easement dedications
- Show new raw water main and well site easements on the site plan for both future well sites and show location for installation of 1,600 ft. of 24" C900. Record easement agreements for future well site and associated underground infrastructure.
- 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.
- Submit an ingress/egress agreement for approval and recordation that ensures access to all infrastructure.
- Comply with all Broward County Wellfield protections, SFWMD, and DEP regulations.

BUILDING DIVISION

Plan Reviewer:

Review Status: Review Complete pending Development Order

No comments. 3-5-24

FIRE DEPARTMENT

Jim Galloway

Review Status: Review Complete pending Development Order

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.