

[BOND]Control No: 1984-00152

Project Manager: WNHERNAN

Application No: DOA-2011-01165

Comments On Application

Agency	Date Entered	Comments and Responses Version 3 as on 7/26/2011 8:17:15 AM	Resolved	Issue
ARCHREV	06/08/2011	No Comments	<input type="checkbox"/>	
ATTY	05/27/2011	The project reviewer is Susan Taylor-Arens, Paralegal, who can be contacted at 561/355-3388 or staylor@pbcgov.org to discuss the following comments.	<input checked="" type="checkbox"/>	Comment
	05/27/2011	Need consent from Mizner Trail Golf Club, Ltd. Does operating agreement state which General Partner can bind LP? If not, have each GP sign a consent form as follows: Mizner Trail Golf Club, Ltd. by: Compson Mizner Trail, Inc., its General Partner by: (President, VP, or CEO); and Mizner Trail Golf Club, Ltd. by: Mizner Trail Golf Club, Inc., its General Partner by: (President, VP, or CEO) Need back up showing that Robert Comparato and Philip Bliss are either President, Vice-President, (or CEO) of corporation.	<input checked="" type="checkbox"/>	Issue
	05/27/2011	Need Mizner Trail Golf Club, Ltd. to sign disclosure form for "Owner."	<input checked="" type="checkbox"/>	Comment
	07/18/2011	No outstanding comments or certification issues.	<input checked="" type="checkbox"/>	Comment
BLDG	06/06/2011	No Comments	<input type="checkbox"/>	
	07/06/2011	No comments	<input type="checkbox"/>	
ERM	05/24/2011	No Comments	<input type="checkbox"/>	
FIRE	06/15/2011	Needs to show dimension on the plans for entry ways and culdesac	<input type="checkbox"/>	Comment
		<u>Response:</u> Please refer to site plans and regulating plans. Additional dimensions can be added as a part of the Final Site Plan review process if necessary.		
LANDDEV	05/31/2011	This application has been reviewed by Bobby Jagoo. He can be reached at (561)684-4079 and Sjagoo@pbcgov.org.	<input type="checkbox"/>	Comment
		<u>Response:</u> Noted.		
	06/07/2011	Show 10' UE and 5' LAE along all ROWs.	<input type="checkbox"/>	Comment
		<u>Response:</u> Please refer to site plans. If necessary, additional information can be added during the final site plan approval process.		
	06/07/2011	Further comments may be forthcoming pending the review of the revised site plan.	<input type="checkbox"/>	Comment
		<u>Response:</u> Noted.		
	06/07/2011	Please provide the necessary rights-of way and corner clips for an expanded intersection of two thoroughfare roads per Palm Beach County typicals for pavement markings, signing and geometrics, No. T-P-10-001 (corner of 18th St. and Military Trail.)	<input type="checkbox"/>	Comment
		<u>Response:</u> Please refer to site plans. If necessary, additional information can be added during the final site plan approval process.		
LWDD	06/01/2011	This application has been reviewed by Anne H. Perry; I can be reached at 561-819-5577 and annehperry@lwdd.net. COMMENT	<input type="checkbox"/>	Comment
		<u>Response:</u> Noted.		
	06/01/2011	The following Lake Worth Drainage District (LWDD) comments are based on the site plan and other documents scanned May 18, 2011. COMMENT	<input type="checkbox"/>	Comment
		<u>Response:</u> Noted.		
	06/01/2011	This petition is located on the south side of LWDD's L-49 Canal, the west side of the E-3 Canal, and the north side of the L-50 Canal and is adjacent to all three canals. COMMENT	<input type="checkbox"/>	Comment
		<u>Response:</u> Noted.		
	06/01/2011	Prior to final plan approval by the Development Review Officer (DRO), LWDD will require the three (3) LWDD Canals be shown on the site plan and survey and all three canals must be labeled, tied to a horizontal control, either sectional or plat, and dimensioned as well as all recording information referenced above be shown on the site plan. DRO: LWDD-LWDD	<input type="checkbox"/>	Comment
		<u>Response:</u> Noted.		
	06/01/2011	Prior to final plan approval by the Development Review Officer (DRO), LWDD will require all recording information per ORB 2217 PG 311, ORB 2217 PG 314, and ORB 2336 PG 998 to be shown on the Survey and Site Plan. DRO: LWDD-LWDD	<input type="checkbox"/>	Comment

	<u>Response:</u> Noted.		
	06/01/2011	Prior to final plan approval by the Development Review Officer (DRO), LWDD will require signed and sealed canal cross-sections for E-3, L-49 and L-50 Canals. The cross-sections must extend 50 feet beyond both sides of top of bank, and they are to be tied to an accepted horizontal control, either sectional or plat. The cross-sections shall delineate all features that may be relevant, (i.e. buildings, edge of pavement, curbs, sidewalks, guardrails, grade breaks etc.). The cross-sections shall be a maximum of three hundred feet apart, and a minimum of three cross sections is required. The cross-sections are to be plotted at 1"=10', both horizontal and vertical for small canals, and 1"=20' for large canals. All tract and/or lot lines, block lines, sections lines and easements shall be clearly depicted showing existing LWDD right of way. Elevations shall be based on the NGVD (29) datum, with a conversion factor to NAVD (88) must be shown. The cross-sections will be used to determine if LWDD will need to have the applicant convey an easement back to LWDD. DRO: LWDD-LWDD	<input type="checkbox"/> Comment
	<u>Response:</u> Noted.		
	06/01/2011	The three Conditions listed by LWDD on November 1, 2010 are still pending. They need to be addressed prior to Site Plan approval, Master Plan approval and Subdivision Plan approval. COMMENT	<input type="checkbox"/> Comment
	<u>Response:</u> Noted.		
	06/01/2011	LWDD has no objection to the certification of this petition. COMMENT	<input type="checkbox"/> Comment
	<u>Response:</u> Noted.		
PALMTRAN	06/03/2011	No Comments	<input checked="" type="checkbox"/>
PARKS	06/15/2011	Based on the proposed 291 dwelling units 1.74 acres of onsite recreation is required. The plan submitted indicates there will be 2.88 acres of recreation provided, therefore, the Parks and Recreation Department standards have been addressed.	<input type="checkbox"/> Comment
	<u>Response:</u> Noted.		
PLAN	06/07/2011	The site is located within the Urban/Suburban Tier and has a future land use (FLU) designation of High Residential 8 units per acre (HR-8).	<input type="checkbox"/> Comment
	<u>Response:</u> Noted.		
	06/07/2011	The Planning Division has reviewed the request to modify the master plan, add 291 units, modify the Recreation Parcel, add access points and has found it to be consistent with the Land Use designation of the comprehensive Plan.	<input type="checkbox"/> Comment
	<u>Response:</u> Noted.		
	06/07/2011	Revise the Master Plan and Justification Statement to discuss the Workforce Housing requirements.	<input checked="" type="checkbox"/> Issue
	06/07/2011	Provide a letter from Michael Howe regarding the Workforce Housing Requirement for the subject request.	<input checked="" type="checkbox"/> Issue
	06/07/2011	Within one mile of and the future annexation area of: City of Boca Raton.	<input type="checkbox"/> Comment
	<u>Response:</u> Noted.		
PREM	06/03/2011	No Comments	<input type="checkbox"/>
SCHOOL	05/24/2011	The project reviewer is Michael C. Owens from The School District of Palm Beach County and he can be contacted at 561.434.8962 to discuss the following comments/certification issues.	<input type="checkbox"/> Comment
	<u>Response:</u> Noted.		
	05/24/2011	The following School District comments/certification issues are based on the documents dated 5/18/11.	<input type="checkbox"/> Comment
	<u>Response:</u> Noted.		
	05/24/2011	The Preliminary Site Plan, dated 5/18/11, shows two (2) 10' X 15' school bus shelters.	<input type="checkbox"/> Comment
	<u>Response:</u> Noted.		
	05/24/2011	In accordance with adopted school concurrency, a Concurrency Determination for 291 residential units (49 single-family, 242 multi-family) had been approved on May 24, 2011 (Concurrency Case #11052401C). The subject property is located within Concurrency Service Area 21 (SAC 341B).	<input type="checkbox"/> Comment
	<u>Response:</u> Noted.		
	05/24/2011	Please be advised that school age children may not be assigned to	Comment

		the public school closest to their residences. School Board policies regarding levels of service or other boundary policy decisions affect school boundaries.	<input type="checkbox"/>	
		<u>Response:</u> Noted.		
SURVEY	05/24/2011	No Comments	<input type="checkbox"/>	
TRAFFIC	05/25/2011	The project reviewer is Allan Ennis who can be contacted at 561-684-4101. The following comments and/or certification issues are based on the documents dated May 2011.	<input type="checkbox"/>	Comment
		<u>Response:</u> Noted.		
	05/31/2011	Note that proposed layouts of individual pods have not been reviewed as part of this application. Changes to the entrance layouts and street dimensions (and other issues) may be required at final DRO to meet minimum design standards for local residential streets. These changes may dramatically affect the layout of the pods, including the number of lots that can be accommodated within each pod.	<input type="checkbox"/>	Comment
		<u>Response:</u> Noted.		
	05/31/2011	The property owner will be conditioned to convey expanded intersection ROW from Pod 64F-South for the intersection of SW 18th Street at Military Trail.	<input type="checkbox"/>	Comment
		<u>Response:</u> Noted.		
	05/31/2011	The property owner will be conditioned to construct the site related turn lanes identified as necessary in the traffic study and convey additional ROW as necessary for their construction.	<input type="checkbox"/>	Comment
		<u>Response:</u> Noted.		
	07/08/2011	For the HCS intersection analysis at Palmetto Park Road/Powerline Road [PP/P], the third thru lane southbound will not be fully utilized as a thru lane since it terminates into a right turn lane into the shopping center about 700 feet south of the intersection. In a certification issue for the previous traffic study, it was recommended that only 1/6 of the total through traffic (instead of the 1/3 that normally would be assigned to each of the 3 through lanes) should be allocated to this lane based upon our guidelines". Instead of showing the laneage as 3 thru/right lanes, the right turn lane could be treated as an exclusive right (per the CMA analysis) or the lane utilization factor could be tweaked to produce the same result. The arterial analysis should then be rerun using the resultant delay associated with the PP/P intersection.	<input checked="" type="checkbox"/>	Issue
WUD	06/07/2011	No Comments	<input type="checkbox"/>	
ZONING	06/08/2011	General: The project reviewer is Wendy Hernandez, who can be contacted at 561-233-5218 to discuss the following comments.	<input type="checkbox"/>	Comment
		<u>Response:</u> Noted.		
	06/10/2011	General: The Zoning Division recommends that the agent or applicant contact the adjacent property owners and neighborhood organizations a minimum 60 days prior to the first public hearing.	<input type="checkbox"/>	Comment
		<u>Response:</u> Noted. The property owner remains in contact with adjacent property owners and neighborhood organizations. They have been meeting with them and future meetings are also planned. Refer to the justification statement for additional information.		
	06/10/2011	General: Per ULDC Article 2.A.1.1.3.a, all responses to the DRO comment/certification letter shall be in written form, and highlight all changes on the relevant Master, Site and Regulating Plan(s).	<input type="checkbox"/>	Comment
		<u>Response:</u> All responses have been entered. A highlighted plan was submitted to staff on 7-18-11.		
	06/10/2011	Application: The Concurrency request is for 291 units. Outstanding for: Land Development (Legal Positive Outfall), Traffic, Utilities (Water/Sewer) or Health Department, and Mass Transit.	<input checked="" type="checkbox"/>	Issue
	06/10/2011	Application: In accordance with Article 3.E.1.E.3, The applicant shall provide documentation of all efforts to inform association membership of the proposed golf course reconfiguration. Minutes of any association membership meeting, including the results of any vote concerning the applications request, as may be required by the Association, shall also be provided to the Zoning Division for inclusion in ZC and BCC staff reports.	<input checked="" type="checkbox"/>	Issue
	06/10/2011	Application: Site Master/Site Plan comment. Form 13a- may need to be updated based on this comment.	<input checked="" type="checkbox"/>	Issue
	06/10/2011	Application: Form 4 appears to include a mix of numbers for the		Issue

	overall development and for the affected area. Please clarify the numbers for Open Space to include overall development.	<input checked="" type="checkbox"/>	
06/10/2011	Application: Form 4 indicates 1 new access point, where the justification and Plans indicate 7 new access points.	<input checked="" type="checkbox"/>	Issue
06/10/2011	Application: At time of platting Unity of Control will be required to tie these Pod's together for the purposes of recreation calculation if shared.	<input checked="" type="checkbox"/>	Comment
06/10/2011	Preliminary Master Plan and Site Plan: Please describe how you determined the creation of the POD's. Example Pod D has been revised since Application 2010-1728 and now includes no units. What is the use of this Pod and could it be combined with another? This same question for Pod's A and B. This comment may also effect Application forms and Site Tabular Data.	<input checked="" type="checkbox"/>	Issue
06/10/2011	Preliminary Site Plans: As commented on prior application 2010-1728-Provide an analysis of the proposed subdivision plans. Though they are only required for informational purposes, this development has had a lot of history and it is imperative that the Subdivision and Site plan extend beyond the 100 feet to truly indicate how compatibility issues are being addressed.	<input checked="" type="checkbox"/>	Issue
06/10/2011	Preliminary Master Plan: Revise to include the Use and Type for Pod D.	<input checked="" type="checkbox"/>	Issue
07/11/2011	The following comments are based on Plans dated June 27, 2011. The application is being reviewed for compliance with ULDC, Ordinance 2003-067, as amended (Supplement 10). If not certified at the July 13, 2011 DRO Meeting, then substantial plan and document changes are due by noon on July 25, 2011 for the August 10, 2011 DRO Meeting.	<input type="checkbox"/>	Comment
	<u>Response:</u> Noted.		
07/11/2011	Application: Land Use and Zoning - Current Zoning and Proposed Zoning should be revised to indicate AR with a Conditional Use for a PUD.	<input checked="" type="checkbox"/>	Issue
07/11/2011	Preliminary Master/Site Plans: Staff has concerns that the proposed design does not meet the design objectives to locate and design buildings, structures, uses, pathways, access, landscaping, etc that minimize the potential for any adverse impacts on adjacent properties.	<input checked="" type="checkbox"/>	Comment
07/11/2011	Preliminary Site/Subdivision and Regulating Plans: Applicant's justification statement indicated 15% of teh cul-de-sacs are provided with focal points; however, additional focal points or layout of these focal points could be more evenly distributed throughout the proposed pods, and not just limited to cul-de-sacs/"islands/eyebrows". Demonstrate how these proposed amenities/focal points satisfied Art.3.E.C.2.	<input checked="" type="checkbox"/>	Issue
07/11/2011	All plans submitted on June 27, 2011 must comply with the Technical Manual requirements. Show graphically the first 100 feet of the adjacent properties. The Preliminary Master Plan must be revised to either 1) show first 100 feet of adjacent existing residential unit layouts and the proposed residential units in full layout or 2) show only pods with no residential layout. All Preliminary Site/Subdivision plans must show first 100 feet of adjacent residential properties and the full layout of proposed residential units from Pods 64B through G.	<input checked="" type="checkbox"/>	Issue