

Control No: 1984-00152

Application Name: Boca Del Mar PUD

Application No: DOA-2013-01057



### Development Review Officer(DRO) Comments

Agency	Date Entered	Comment	Issue
ARCHREV	05/10/2013	No Comments	
ATTY	04/24/2013	1. The project reviewer is Susan Taylor-Arens, Paralegal, who can be contacted at 561/355-3388 to discuss the following comments.	Comment
ATTY	04/24/2013	2. Sunbiz lists two General Partners for Mizner Trail Golf Club, Ltd.; Compson Mizner Trail, Inc. and Mizner Trail Golf Club, Inc. Provide backup that Compson Mizner Trail, Inc. has sole authority to bind the limited partnership. If they do not, need consent from Mizner Trail Golf Club, Inc. as General Partner of Mizner Trail Golf Club, Ltd. from Philip E. Bliss and Gerald M. Wochna (both listed as Directors). If only one signs, will need backup showing that they have sole authority to bind corporation. (Doug, call me directly with any questions.) Thx.	Issue
ATTY	07/31/2013	3. Please have Mr. Bliss sign County's consent form (Form 3) giving consent to LDS as President of Mizner Trail Golf Club, Inc., General Partner of Mizner Trail Golf, Ltd. That should do it. We need our full consent language which the letter does not contain. Thx much!	Issue
BLDG		Comments resolved	
BLDG	05/08/2013	1. Reviewer - Joe Rosselot 561-233-5117 Any areas where buildings are subject to Fair Housing will require accessible parking and accessible routes to building entrances, between buildings, to public way and site amenities per the Fair Housing manual. This should be taken into consideration in the Master Plan if applicable.	Comment
BLDG	08/06/2013	2. Identify accessible parking for clubhouse in accordance with 208 and Table 208.2 FBC-Accessibility. Identify location of accessible route from clubhouse to public way at Camino Del Mar.	Issue
ERM	04/26/2013	No Comments	
FIRE	05/01/2013	No Comments	
HEALTH		Comments resolved	
LANDDEV		Comments resolved	
LANDDEV	07/02/2013	1. No new documents to review.	Comment
LANDDEV	06/26/2013	2. Only traffic study added.	Comment
LANDDEV	04/29/2013	3. This application has been reviewed by Zig Sledz. He can be reached at (561)478-5701 and zsledz@pbcgov.org.	Comment
LANDDEV	04/30/2013	4. Provide complete geometry of the roads.	Issue
LANDDEV	04/30/2013	5. Show the dimensions of ROW's and RAS's.	Issue
LANDDEV	05/07/2013	6. Show traffic counts at all driveway connections.	Issue
LANDDEV	05/07/2013	7. Please show the dimensions of the driveways (throat distance, width and radii etc.)	Issue
LANDDEV	05/01/2013	8. The safe sight corners at Canary Palm Drive are drawn incorrectly, please revise.	Issue
LANDDEV	05/07/2013	9. A 40' ROW do not exist, please revise.	Issue
LANDDEV	05/01/2013	10. Confirm all curves meet minimum radius requirements.	Issue
LANDDEV	05/01/2013	11. Sidewalks should be minimum of 5 ft wide.	Issue
LANDDEV	05/07/2013	12. PSP - 5, revise gated entry so residents drive straight through and guests are on the roundabout.	Issue
LANDDEV	05/01/2013	13. Label type of roadway on PSP-6.	Issue
LANDDEV	05/01/2013	14. Show complete connection to roads and pods (especially on PSP-6 and PSP-7).	Issue
LANDDEV	05/01/2013	15. Show line of sight for PSP-7 to confirm if 10x15 Buss Shelter will not block line of sight.	Issue
LANDDEV	05/06/2013	16. PSP-5, dimensions data not shown.	Issue
LANDDEV	05/06/2013	17. PSP-6, labels are missing at ROW's.	Issue
LANDDEV	05/07/2013	18. Show a tract line between all 40' RAS and 50' ROW.	Issue
LANDDEV	05/07/2013	19. The 25' corner clip on PSP-3 not shown correctly.	Issue
LANDDEV	05/07/2013	20. Property line not shown correctly along north property line.	Issue
LANDDEV	05/07/2013	21. PSP-4, dimension data not shown clearly.	Issue
LANDDEV	05/07/2013	22. Need more details at the entrance to Military Trl.	Issue
LANDDEV	05/07/2013	23. PSP-7, dimension data not shown.	Issue

LANDDEV	05/07/2013	24. Further comments might be forthcoming pending the review of the revised site plan.	Comment
LANDDEV	08/08/2013	25. Most of our previous comments were not addressed.	Issue
LWDD		Comments resolved	
LWDD	06/28/2013	1. LWDD will require the three (3) LWDD Canals be shown on the Site Plan, Master Plan, and Survey and all three canals to be labeled and dimensioned, tied to a horizontal control, either sectional or plat, as well as all recording information referenced below be shown on the Site Plan. CERTIFICATION	Issue
LWDD	06/28/2013	2. 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, Master Plan, and Site Plan. CERTIFICATION	Issue
LWDD	06/28/2013	3. LWDD objects to the certification of this petition until the aforesaid have been resolved. COMMENT	Comment
LWDD	04/23/2013	4. This application has been reviewed by Anne H. Perry; I can be reached at 561-819-5577 and annehperry@lwdd.net. COMMENT	Comment
LWDD	04/23/2013	5. The following Lake Worth Drainage District (LWDD) comments are based on the site plan and other	Comment
LWDD	04/23/2013	6. This petition is located on the south side of LWDD's L-49 Canal, the west side of the LWDD's E-3 Canal, and the north side of LWDD's L-50 Canal and is adjacent to all three canals. COMMENT	Comment
PALMTRAN		Comments resolved	
PALMTRAN	05/08/2013	1. A Bus Stop Boarding and Alighting Area can be located along Military Trail at Palmetto Park Rd identified on the site plan. It shall not be located within the corner clip. It shall be located no closer than 5-feet before the intersecting point of the corner clip for a nearside location or no closer than 15-feet beyond the intersection of the corner clip for a far side location. It shall be located measuring 30-feet along the property line and 10-feet into the development site. It can be as much as 200-feet from any corner clip. It must agree with applicable portions of the Palm Tran Design Manual and the FDOT Transit Facilities Guidelines as well as other ADA, FDOT, PBC requirements..	Issue
PALMTRAN	05/08/2013	2. A Bus Stop Boarding and Alighting Area can be located along Military Trail at Camino Real identified on the site plan. It shall not be located within the corner clip. It shall be located no closer than 5-feet before the intersecting point of the corner clip for a nearside location or no closer than 15-feet beyond the intersection of the corner clip for a far side location. It shall be located measuring 30-feet along the property line and 10-feet into the development site. It can be as much as 200-feet from any corner clip. It must agree with applicable portions of the Palm Tran Design Manual and the FDOT Transit Facilities Guidelines as well as other ADA, FDOT, PBC requirements.	Issue
PALMTRAN	05/08/2013	3. Applicant needs to identify if the development include the Bus Stop Boarding and Alighting Area Easement as part of platting/re-platting or if the Bus Stop Boarding and Alighting Area Easement will be recorded as a separate document.	Issue
PALMTRAN	05/08/2013	4. A Bus Stop Boarding and Alighting Area can be located along Military Trail at SW 18th St identified on the site plan. It shall not be located within the corner clip. It shall be located no closer than 5-feet before the intersecting point of the corner clip for a nearside location or no closer than 15-feet beyond the intersection of the corner clip for a far side location. It shall be located measuring 30-feet along the property line and 10-feet into the development site. It can be as much as 200-feet from any corner clip. It must agree with applicable portions of the Palm Tran Design Manual and the FDOT Transit Facilities Guidelines as well as other ADA, FDOT, PBC requirements.	Issue
PALMTRAN	05/08/2013	5. A Bus Stop Boarding and Alighting Area can be located along Palmetto Park Rd at MilitarTrail identified on the site plan. It shall not be located within the corner clip. It shall be located no closer than 5-feet before the intersecting point of the corner clip for a nearside location or no closer than 15-feet beyond the intersection of the corner clip for a far side location. It shall be located measuring 30-feet along the property line and 10-feet into the development site. It can be as much as 200-feet from any corner clip. It must agree with applicable portions of the Palm Tran Design Manual and the FDOT Transit Facilities Guidelines as well as other ADA, FDOT, PBC requirements.	Issue
PALMTRAN	05/08/2013	6. A Bus Stop Boarding and Alighting Area can be located along Camino Real at Military Trail identified on the site plan. It shall not be located within the corner clip. It shall be located no closer than 5-feet before the intersecting point of the corner clip for a nearside location or no closer than 15-feet beyond the intersection of the corner clip for a far side location. It shall be located measuring 30-feet along the property line and 10-feet into the development site. It can be as much as 200-feet from any corner clip. It must agree with applicable portions of the Palm Tran Design Manual and the FDOT Transit Facilities Guidelines as well as other ADA, FDOT, PBC requirements.	Issue
PALMTRAN	05/08/2013	7. A Bus Stop Boarding and Alighting Area can be located along SW 18th St at	Issue

			Military Trail as identified on the site plan. It shall not be located within the corner clip. It shall be located no closer than 5-feet before the intersecting point of the corner clip for a nearside location or no closer than 15-feet beyond the intersection of the corner clip for a far side location. It shall be located measuring 30-feet along the property line and 10-feet into the development site. It can be as much as 200-feet from any corner clip. It must agree with applicable portions of the Palm Tran Design Manual and the FDOT Transit Facilities Guidelines as well as other ADA, FDOT, PBC requirements.	
PARKS	05/02/2013	1.	Provide details on the clubhouse renovations, and a detailed site plan for the recreation pod.	Issue
PARKS	05/02/2013	2.	Based on the proposed 288 dwelling units 1.67 acres of on site recreation is required. The plan submitted indicates there will be 3.01 acres of recreation provided, therefore, the Parks and Recreation Department standards have been addressed.	Comment
PARKS	05/02/2013	3.	Consider adding meandering walking paths with amenities in the open space pods.	Comment
PARKS	08/07/2013	4.	While a 3.01 recreation parcel is being provided, a large portion of the parcel is dedicated to parking. Considering reducing the parking area to create an open level playing area or tot lot.	Comment
PLAN			Comments resolved	
PLAN	05/09/2013	1.	The project reviewer in Planning is Sussan Gash. Please contact Sussan for questions or concerns. 233-5339.	Comment
PLAN	05/09/2013	2.	The site is located within the Urban/Suburban Tier and has the future land use (FLU) designation of High Residential 8 units per acre (HR-8).	Comment
PLAN	05/09/2013	3.	Within one mile of and within the future annexation area of the City of Boca Raton.	Comment
PLAN	05/09/2013	4.	Revise the master Plan Site Data; the WHP numbers are incorrect regarding the total number of units being requested.	Issue
PLAN	05/09/2013	5.	Provide an updated WHP determination letter from Michael Howe of the Planning Division.	Issue
PLAN	05/09/2013	6.	Revise the Justification under the Planning/Comp Plan section to address all units previously approved and built / unbuilt status.	Issue
PLAN	05/09/2013	7.	Additional comments or issues may be forthcoming.	Comment
PLAN	08/07/2013	8.	The acreages dont match on the site plan PSBP-1, form 01, justification and on the WHP letter. Make corrections and update all documents accordingly.	Issue
PREM	04/30/2013		No Comments	
SCHOOL			NOT FINALIZED	
SURVEY			Comments resolved	
SURVEY	05/06/2013	1.	The project reviewer is Craig S. Pusey in Survey, who can be contacted at 561-684-4056 to discuss the following comments.	Comment
SURVEY	05/06/2013	2.	The Survey staff relies on the Zoning Division to verify that a paper copy of each digital survey to be reviewed by this office is signed, sealed and filed prior to being deemed sufficient by ePZB. (Zoning Division Sufficiency)	Comment
SURVEY	08/05/2013	3.	The following Division/Department comments and/or certification issues are based on the documents dated 7/29/13.	Comment
SURVEY	08/05/2013	4.	Although the overall Preliminary Regulating Plan (PRP 1-7) has several areas not fully dimensioned the Preliminary Subdivision Plan is and we are allowing this application to move forward under that premise.	Comment
SURVEY	08/07/2013	5.	Also the planner should be aware when we request a Legal & Sketch which consists of the legal and drawing elements inclusive of a multiple page Survey exhibit, that it must be submitted in a compatible file format and not as a "Word" document which distorts the map pages. The separate typed legal containing no drawing elements is what we request in "Word".	Comment
TRAFFIC			Comments resolved	
TRAFFIC	06/28/2013	1.	Since the CMA analysis showed the need for an eastbound left turn lane and westbound thru lane to meet the TPS Test One Part One standard at the SW 18th St/Military Trail intersection, please show % proportionate share calculation or developer commitment to build these improvements in the traffic study.	Issue
TRAFFIC	04/19/2013	2.	The project reviewer is Allan Ennis who can be contacted at 684-4030. The following comments and/or certification issues are based on the documents dated 4/17/2013.	Comment
TRAFFIC	05/02/2013	3.	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. (Demonstrate rejected vehicle operations at gated entrances, provide adequate turn-a-round radii). These changes may dramatically affect the layout of the pods, including the number of lots that can be accommodated within each pod.	Comment
TRAFFIC	04/26/2013	4.	The property owner will be conditioned to convey expanded intersection ROW	Comment

WUD	04/22/2013	from Pod 64F-South for the intersection of SW 18th Street at Military Trail.	
ZONING		No Comments	
ZONING		Comments resolved	
ZONING	05/09/2013	1. PLANS: Subdivision Plans- Address the creation of nonconforming setbacks with the reduction of open space. Several existing structures have reduced setbacks from open space.	Issue
ZONING	05/15/2013	2. LIENS AND FINES: This development has liens and fines that are outstanding for payment. Please provide information and schedule for monies owed.	Issue
ZONING	05/09/2013	3. STANDARDS FOR PDD AND PUD- Staff has concerns that the proposed request does not meet the minimum standards for compliance with modification to a PDD and the requirements to be a PDD. Please address the Purpose and Intents of these Articles, as well as the Development Standards.	Issue
ZONING	05/09/2013	4. STANDARDS ARTICLE 2- Staff has concerns that the justification statement does not address the standards for compliance for a Development Order Amendment, Consistency with the Code, Design Minimizes Adverse Impact, Development Pattern, and Changed Circumstances. Please revise your justification.	Issue
ZONING	05/09/2013	5. LEGAL DOCUMENT- Unified Control Provide a copy of the revised Unified Control for a PDD.	Issue
ZONING	05/15/2013	6. JUSTIFICATION: Revise the statement to include justification on the reduction of recreation as noted in Article 3 page 153.	Issue
ZONING	05/09/2013	7. APPLICATION: In accordance with Article 3, provide all documentation on additional effort to inform the POA. Provide Minutes from the meetings and the Association Meetings.	Issue
ZONING	05/09/2013	8. APPLICATION- Provide clarification on modification on any modification of Conditions of approval, not only from current 2002 resolution, but also from the 1971 resolution. See prior application staff report. Review Boca Del Mar Files.	Issue
ZONING	05/09/2013	9. APPLICATION: General Application- Provide the existing grade for each proposed Pod.	Issue
ZONING	05/09/2013	10. GENERAL: The Project Manager for this application is Wendy Hernandez, Zoning Manager. Please contact her for questions or an appointment at 233-5041 or wnhernan@pbcgov.org if you have any questions on the comments/certification issues.	Comment
ZONING	05/09/2013	11. GENERAL: All responses to the DRO comment/certification issues must be provided by the applicant in a written form, electronically. The applicant must provide a copy of the Plans with the revisions or any additional changes made from the previous submittal. All these revisions must be clearly delineated or highlighted on the Plan(s).	Comment
ZONING	05/09/2013	12. GENERAL: All certification issues must be resolved prior to placement of application on the DRO Agenda for Final Approval or Certification for Public Hearing.	Comment
ZONING	05/09/2013	13. NOTICE: The Zoning Division recommends that applicant(s)/agent(s) contact neighborhood organizations at least sixty (60) days prior to ZC/BCC Hearings.	Comment
ZONING	05/15/2013	14. TRAFFIC STUDY: Provide clarification regarding the table on page 2 stating proposed use is Single Family versus Zero Lot Line. Use is inconsistent with other documents provided for the request.	Issue
ZONING	05/09/2013	15. CONCURRENCY: The Concurrency request is for 288 residential units (ZLL and Townhouse. Outstanding for Concurrency: Land Development (Legal Positive Outfall), Traffic, Utilities (Water/Sewer) or Health Department, and Mass Transit. Please provide written approval from the City of Boca-for Water/Sewer Concurrency approval.	Issue
ZONING	05/15/2013	16. PLANS: Master Plan needs to be revised to indicate Concurrency of approval for the development, not just the proposed.	Issue
ZONING	05/09/2013	17. PLANS: Acreage amounts needs to be clarified, as they differ on several plans, justification and other documents.	Issue
ZONING	05/09/2013	18. PLANS: Master Plan- remove the previous Amendment box. This will be a new exhibit Agent is responsible to ensure amendments are incorporated into the new plan.	Issue
ZONING	05/09/2013	19. PLANS: Site Data revise notation of ACLF to be consistent with the ULDC- Type III CLF. Provide foot notes that the Schools are located in Civic Pods, and the Golf course and parks are located in Recreation Pods. Remove "Pod Area" after Residential.	Issue
ZONING	05/09/2013	20. PLANS: Indicate the location of the Workforce housing.	Issue
ZONING	05/09/2013	21. PLANS- Indicate the location of the Bike lanes in the affected area or add non-conformities table. Requirement by Article 3.	Issue
ZONING	05/09/2013	22. PLANS: Provide the Master Sign Plan in accordance with Article 8. Article 3 references use of way-finding signs. Provide clarification if utilizing these site elements.	Issue
ZONING	05/09/2013	23. PLANS: Subdivision Plans- Technical Manual requires buildings and elements to	Issue

		be noted within 100 feet of the property line.	
ZONING	05/09/2013	24. PLANS: Subdivision Plan- identify widths of roads and the canals.	Issue
ZONING	05/09/2013	25. PLANS: Place the Recreation area on a separate page as it is located in a different Pod.	Issue
ZONING	05/15/2013	26. PLANS: Note the Preliminary Subdivision Plans do not meet the minimum Technical Requirement information. Please revise to meet minimum standards, even though Information Only, ie tabular data; site data; surrounding information within 100' of the property, etc	Issue
ZONING	05/15/2013	27. VISUAL IMPACT ANALYSIS: Revise to meet the requirements of Article 3- page 154. Needs to be signed and sealed. Provide the Aerial and include cross sections as described by this section. Missing information to complete review.	Issue
ZONING	05/09/2013	28. PLANS- Provide the PUD Land Use Mix table on the Master Plan.	Issue
ZONING	05/15/2013	29. PLANS: Revise the Master Plan to indicate the correct Pod Types indicated in the ULDC Art 3. Open Space is not a designated Pod Type.	Issue
ZONING	08/07/2013	30. GENERAL: These Zoning comments are based on the Plans and supporting documents dated July 29, 2013. This application is being reviewed for compliance with ULDC Ordinance 2003-067, Supplement 14.	Comment
ZONING	08/07/2013	31. Comment 05/02/2013 -Not addressed- retyping. APPLICATION: General application- Clarify and revise the acreages for the site proposed for the DOA application, both overall and affected area. The acreage from PAPA, Survey and the Justification Statement are inconsistent. Response states that this was addressed, however it was not. Survey, Papa, Justification and General Ap have different acreages. Please revise and be consistent in documentation.	Issue
ZONING	08/07/2013	32. Comment 5/2/2013 retyped PLANS: Article 3.E.1C.5 requires a Street Layout Plan to be submitted to confirm compliance with the cul-del-sac requirements for the PUD. Please submit the required Plan for review. Response states that this document was submitted, however reviewing the attachments and the disk it was not.	Issue
ZONING	08/07/2013	33. Several comments relative to the Master Plan were stated as being addressed, however revised Master Plans were not submitted. These issues remain open.	Issue

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If you have questions regarding these comments, please contact the applicable Agency staff person indicated in the first comment or Wendy Hernandez Zoning Project Manager at 561-233-5218