

Control No: 1984-00152

Application Name: Boca Del Mar

Application No: DOA-2011-01165



Development Review Officer(DRO) Comments

| Date Entered | Comment | Issue |
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| Architectural Review | | |
| 06/08/2011 | No Comments | |
| County Attorney | | |
| 05/27/2011 | 1. 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. | Comment |
| 05/27/2011 | 2. 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. | Issue |
| 05/27/2011 | 3. Need Mizner Trail Golf Club, Ltd. to sign disclosure form for "Owner." | Comment |
| Building Division | | |
| 06/06/2011 | No Comments | |
| Environmental Resource Management | | |
| 05/24/2011 | No Comments | |
| Fire Rescue | | |
| 06/15/2011 | 1. Needs to show dimension on the plans for entry ways and culdesac | Comment |
| Health Department | | |
| | Comments resolved | |
| Land Development | | |
| 05/31/2011 | 1. This application has been reviewed by Bobby Jagoo. He can be reached at (561)684-4079 and Sjagoo@pbcgov.org. | Comment |
| 06/07/2011 | 2. Show connection between Rec site and Pod 64B. | Issue |
| 06/07/2011 | 3. 90 degree turns or road bends within Pods 64B and 64C are not acceptable. | Issue |
| 06/07/2011 | 4. Remove "Landscape Screen" symbol from site plan. | Issue |
| 06/07/2011 | 5. Show all gate locations. | Issue |
| 06/07/2011 | 6. Pod 64A needs ROW dimensions. | Issue |
| 06/07/2011 | 7. One lot in Pod 64A does not have frontage. | Issue |
| 06/07/2011 | 8. Number all lots. | Issue |
| 06/07/2011 | 9. Intersection with Canary Palm Drive should be at 90 degrees. | Issue |
| 06/07/2011 | 10. Identify unlabeled space on east side of Pod 64A. | Issue |
| 06/07/2011 | 11. Label adjacent Pods. | Issue |
| 06/07/2011 | 12. Identify all unlabeled areas in all Pods. | Issue |
| 06/07/2011 | 13. Show 10' UE and 5' LAE along all ROWs. | Issue |
| 06/07/2011 | 14. Dimension all ROWs. | Issue |
| 06/07/2011 | 15. Show that minimum throat distances have been met. | Issue |
| 06/07/2011 | 16. Provide 25' corner clips for both external intersections in Pod 64C. | Issue |
| 06/07/2011 | 17. Modify Pod 64E median to be useable and include drive lane widths. | Issue |
| 06/07/2011 | 18. Align entrance for Pod 64F with entrance across the street. | Issue |
| 06/07/2011 | 19. Show Military Trail dimensions for pavement for Pod 64F. | Issue |
| 06/07/2011 | 20. Dimension Pod 64F entrance at canal. | Issue |
| 06/07/2011 | 21. Add ROW at 18th Street and Camino Del Mar for right turn lane. | Issue |
| 06/07/2011 | 22. Corner clips required at Military and 18th and Camino Del Mar and 18th. | Issue |
| 06/07/2011 | 23. Corner clip required at Palm d'Oro and Camino Del Mar. | Issue |
| 06/07/2011 | 24. Provide access for dry retention area in Pod 64G. | Issue |
| 06/07/2011 | 25. Further comments may be forthcoming pending the review of the revised site plan. | Comment |
| 06/07/2011 | 26. 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.) | Issue |
| Lake Worth Drainage District | | |
| 06/01/2011 | 1. This application has been reviewed by Anne H. Perry; I can be reached at 561-819-5577 and annehperry@lwdd.net. COMMENT | Comment |

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| 06/01/2011 | 2. The following Lake Worth Drainage District (LWDD) comments are based on the site plan and other documents scanned May 18, 2011. COMMENT | Comment |
| 06/01/2011 | 3. 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 | Comment |
| 06/01/2011 | 4. Prior to site plan approval 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-ENG (still pending) | Comment |
| 06/01/2011 | 5. Prior to site plan approval 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-ENG (still pending) | Comment |
| 06/01/2011 | 6. Prior to site plan approval 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-ENG (still pending) | Comment |
| 06/01/2011 | 7. 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 | Comment |
| 06/01/2011 | 8. LWDD has no objection to the certification of this petition. COMMENT | Comment |

Palm-Tran

06/03/2011 No Comments

Parks and Recreation

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| 06/15/2011 | 1. 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. | Comment |
| 06/15/2011 | 2. Correct tabular data for required and provided recreation. | Issue |
| 06/15/2011 | 3. Add a note to the plans the recreation area is private and for the exclusive use of Boca Del Mar residents. | Issue |

Planning

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| 06/07/2011 | 1. 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). | Comment |
| 06/07/2011 | 2. 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. | Comment |
| 06/07/2011 | 3. Revise the Master Plan and Justification Statement to discuss the Workforce Housing requirements. | Issue |
| 06/07/2011 | 4. Provide a letter from Michael Howe regarding the Workforce Housing Requirement for the subject request. | Issue |
| 06/07/2011 | 5. Within one mile of and the future annexation area of: City of Boca Raton. | Comment |

Property Real Estate Management

06/03/2011 No Comments

School Board

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| 05/24/2011 | 1. 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. | Comment |
| 05/24/2011 | 2. The following School District comments/certification issues are based on the documents dated 5/18/11. | Comment |
| 05/24/2011 | 3. The Preliminary Site Plan, dated 5/18/11, shows two (2) 10' X 15' school bus shelters. | Comment |
| 05/24/2011 | 4. 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). | Comment |
| 05/24/2011 | 5. Please be advised that school age children may not be assigned to the public school closest to their residences. School Board policies regarding levels of service or other boundary policy decisions affect school boundaries. | Comment |

Survey

05/24/2011 No Comments

Traffic Engineering

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| 05/31/2011 | 1. 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. | Comment |
| 05/31/2011 | 2. Table 4 in the Traffic Study appears to have some errors regarding the number of signalized intersections per mile: Palmetto Park from Boca Rio to Powerline has 1.5 instead of 1 Palmetto Park from Military to I-95 has 1 instead of 2 | Issue |
| 05/31/2011 | 3. The class of roadway for purposes of entering the FDOT Generalized Tables should be based upon a calculation of signalized intersections per mile from one major intersection to another (as defined by TPS). | Issue |
| 05/31/2011 | 4. 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. | Comment |
| 05/31/2011 | 5. The proposed driveways for each pod must comply with minimum design standards: they must meet minimum throat distances, must intersect the main road within 10 degrees of perpendicular, and must align with existing roadways or meet PBC access management standards for driveway separation. | Issue |
| 05/31/2011 | 6. Pod 64A entrance may not be within 10 degrees of perpendicular to Canary Palm Drive. Please dimension this line. | Issue |
| 05/31/2011 | 7. Pod 64C entrance does not meet minimum throat distance. | Issue |
| 05/31/2011 | 8. Pod 64E entrance may not be within 10 degrees of perpendicular to Camino del Mar. Please dimension this line. | Issue |
| 05/31/2011 | 9. Pod 64F entrance to Camino Del Mar must align with Palm D'Ora Road. | Issue |
| 05/31/2011 | 10. Show the Parkside Drive entrance on Military Trail on the conceptual master plan and proposed site plan for Pod 64F-North and dimension the separation to the Pod 64F entrance to demonstrate that the proposed full median opening for Pod 64F complies with PBC access management standards. | Issue |
| 05/31/2011 | 11. 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. | Comment |
| 05/31/2011 | 12. 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. | Comment |
| 05/31/2011 | 13. Show 25-ft corner clips at the intersections of all rights of way. | Issue |
| 05/31/2011 | 14. The site plan for POD 64B should show a pedestrian connection to the adjacent Recreation Area (Pod 69). Otherwise, a resident of Pod 64B would have to drive as much as 1.25 miles along Canary Palm Drive, Palm D'Oro Road, and Camino Del Mar in order to go to the Recreation Area. | Comment |
| 05/31/2011 | 15. What year count was used for Powerline Road from Camino Real to Palmetto Park Road? The Traffic Division website does not show any 2010 year count for this segment because it was under construction just as the Broward County Line to SW 18th St and Canary Palm Dr to Camino Real segments were. However, historically the daily volumes on the Camino Real to Palmetto Park Rd segment has been about 25% higher than the Canary Palm Dr to Camino Real segment, yet Tables 6 and 7 show existing peak hour volumes on the Camino Real to Palmetto Park segment that are 10-20% lower than the Canary Palm Dr to Camino Real segment. | Issue |

PBC Water Utilities

06/07/2011 No Comments

Zoning

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| 06/10/2011 | 1. General: The project reviewer is Wendy Hernandez, who can be contacted at 561-233-5218 to discuss the following comments. | Comment |
| 06/10/2011 | 2. 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. | Comment |
| 06/10/2011 | 3. General: The following Zoning comments are based on the site plan(s) and supporting documents dated May 18, 2011. This application is being reviewed for compliance with ULDC Ordinance 2003-067, as amended. If not certified at the July 13, 2011 DRO meeting, then substantial site plan and document changes are due by NOON on July 25, 2011 for the August 10, 2011 DRO meeting. Additional staff comments may result from the revised documents and/or site plans. | Comment |
| 06/10/2011 | 4. General: For this application to be placed on the July 13, 2011 DRO Agenda, staff must be notified by NOON on July 8, 2011 at DROAGEND@PBCGOV.COM requesting to be placed on the DRO agenda. | Comment |
| 06/10/2011 | 5. 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). | Comment |
| 06/10/2011 | 6. 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. | Issue |

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| 06/10/2011 | 7. 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. | Issue |
| 06/10/2011 | 8. Application: Update your Project History document to include Application 2010-1728. | Issue |
| 06/10/2011 | 9. Application: Site Master/Site Plan comment. Form 13a- may need to be updated based on this comment. | Issue |
| 06/10/2011 | 10. Application: Form 4 appears to include a mix of numbers for the overall development and for the affected area. Please clarify the numbers for Open Space to include overall development. | Issue |
| 06/10/2011 | 11. Application: Form 4 indicates 1 new access point, where the justification and Plans indicate 7 new access points. | Issue |
| 06/10/2011 | 12. 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. | Comment |
| 06/10/2011 | 13. 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. | Issue |
| 06/10/2011 | 14. Preliminary Master Plan and Site Plan: Revise the Site Data to include the application number 2011-1165. | Issue |
| 06/10/2011 | 15. 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. | Issue |
| 06/10/2011 | 16. Preliminary Master Plan: Revise to include the Use and Type for Pod D. | Issue |
| 06/10/2011 | 17. Preliminary Master and Site Plans: Clarification- Pod 69A is the Recreation Pod for Pods A-G? Need clarification if the recreation areas contained within the individual Pods are counted for Recreation Pod or for Neighborhood Park requirements. They may not overlap. | Issue |
| 06/10/2011 | 18. Preliminary Site Plans: Staff is concerned about the number of cul-de-sacs and the plans ability to meet the requirements of exemplary standards for minimizing trips, cross connectivity, logical street placement, the enhancement of the built environment, and its minimization of the impacts on the surrounding area. | Issue |
| 06/10/2011 | 19. 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. | Issue |
| 06/10/2011 | 20. Preliminary Site and Regulation Plan: Focal Points should be dispersed and not limited to cul-de-sacs. The applicant is proposing infill and should have an impact not only for the proposed, but for the existing development in their locations. | Issue |

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