

Control No: 1984-00152

Application Name: Boca Del Mar PUD

Application No: DOA-2013-01057



Development Review Officer(DRO) Comments

Date Entered	Comment	Issue
Architectural Review		
05/10/2013	No Comments	
County Attorney		
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
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
Building Division		
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
06/06/2013	2. Reviewer - Joe Rosselot 561-233-5117 Identify types of buildings in pod site plans. If multi-family, identify type and number of stories and whether walk-up (multi-level) dwellings). If subject to Fair Housing, provide required accessible routes as required.	Issue
Environmental Resource Management		
04/26/2013	No Comments	
Fire Rescue		
05/01/2013	No Comments	
Health Department		
	Comments resolved	
Land Development		
	NOT FINALIZED	
Lake Worth Drainage District		
04/23/2013	1. This application has been reviewed by Anne H. Perry; I can be reached at 561-819-5577 and anneperry@lwdd.net. COMMENT	Comment
04/23/2013	2. The following Lake Worth Drainage District (LWDD) comments are based on the site plan and other	Comment
04/23/2013	3. 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
04/23/2013	4. 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
04/23/2013	5. 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. CERTIFICATION	Issue
04/23/2013	6. 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
04/23/2013	7. LWDD objects to the certification of this petition until the aforesaid have been resolved. COMMENT	Comment

Palm-Tran

05/08/2013	1. The Palm Tran project reviewer is Gerald B Gawaldo, 841-4246, who can be contacted to discuss pertinent comments. Your attention is directed to the new ULDC Art 5, Chapter H, Mass Transit Standards codified by Ordinance 2008-003 dated 1/30/2008. Other pre-existing Mass Transit and/or Palm Tran code requirements may be identified by searching these keywords in the PBC ULDC InteractiveCode.	Comment
05/08/2013	2. 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
05/08/2013	3. 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
05/08/2013	4. 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
05/08/2013	5. 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
05/08/2013	6. 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
05/08/2013	7. 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
05/08/2013	8. A Bus Stop Boarding and Alighting Area can be located along SW 18th St at 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.	Issue

Parks and Recreation

05/02/2013	1. 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
05/02/2013	2. Consider adding meandering walking paths with amenities in the open space pods.	Comment
05/02/2013	3. Provide details on the clubhouse renovations, and a detailed site plan for the recreation pod.	Issue

Planning

05/09/2013	1. The project reviewer in Planning is Sussan Gash. Please contact Sussan for questions or concerns. 233-5339.	Comment
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
05/09/2013	3. Within one mile of and within the future annexation area of the City of Boca Raton.	Comment

05/09/2013	4. Revise the master Plan Site Data; the WHP numbers are incorrect regarding the total number of units being requested.	Issue
05/09/2013	5. Provide an updated WHP determination letter from Michael Howe of the Planning Division.	Issue
05/09/2013	6. Revise the overall site plans to incorporate pedestrian pathways throughout that interconnect, including through the open space tracts. Is it possible to incorporate existing golf cart pathways into this concept?	Issue
05/09/2013	7. Revise the Justification under the Planning/Comp Plan section to address all units previously approved and built / unbuilt status.	Issue
05/09/2013	8. Additional comments or issues may be forthcoming.	Comment

Property Real Estate Management

04/30/2013 No Comments

School Board

NOT FINALIZED

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
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
05/06/2013	3. Provide the Legal and Sketch prepared in support of the entire Master Plan for Boca Del Mar. Also include the digital legal provided in "Word" in support of the Master Plan.	Issue
05/06/2013	4. The digital Legal Description provided for what I believe represents the development site lesses out portions of Tract 64 B, Boca Del Mar No. 7 which is not reflected on the Boundary Survey or Site Plan documents. Also the computed land area based upon the legal description yields 109.46 acres whereas the legal reports 106.621 acres. Please explain and correct both issues.	Issue
05/06/2013	5. Once the applicant has determined the correct legal description for the development site, a re-evaluation of the Survey and Site Plan may be necessary.	Comment
05/08/2013	6. Complete all missing dimensional data surrounding the subject property on the Site Plan. Bearings on the Site Plan provided in tif file format appear as dots in many areas which are not adequate for review and approval.	Issue
05/31/2013	7. The above unresolved Division/Department comments and/or certification issues are based on the re-submittals issued 5/24/13. (No revised Survey documents were submitted to address my previous comments/ issues)	Comment

Traffic Engineering

06/04/2013	1. The methodology used for the SW 18th St/Military Trail CMA is incorrect. Because of the shared LT/Thru lane on the West approach, the intersection is split phased. The sum of the critical (or conflicting volumes) should therefore include the highest lane volumes on both the east and west approaches to the intersection. The critical volume for the north and south approaches will be the highest LT+thru lane volume, as usual. Also, Table 6 was not changed to reflect the revised critical volumes shown for the intersection in the Appendix.	Issue
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
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-around radii). These changes may dramatically affect the layout of the pods, including the number of lots that can be accommodated within each pod.	Comment
05/02/2013	4. The Boca Point Master Plan must be updated to reflect the additional access points.	Issue
04/22/2013	5. The intersection analysis for SW 18th St/Military Trail uses a 12-18-2012 turning movement count as a starting point. This count should be adjusted to peak season since it falls outside the January 1 thru March 31 time frame defined by TPS as "peak season".	Issue
04/26/2013	6. 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

PBC Water Utilities

04/22/2013 No Comments

Zoning

05/09/2013	1. 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
05/09/2013	2. 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
05/09/2013	3. 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

05/09/2013	4. GENERAL: These Zoning comments are based on the Plans and supporting documents dated April 17, 2013. This application is being reviewed for compliance with ULDC Ordinance 2003-067, Supplement 14.	Comment
05/09/2013	5. NOTICE: Provide addressed, stamped envelopes with the name(s) of any Municipality that is/are located within 1 mile of the subject property for staff to send notification of the proposal.	Issue
05/09/2013	6. NOTICE: The Zoning Division recommends that applicant(s)/agent(s) contact neighborhood organizations at least sixty (60) days prior to ZC/BCC Hearings.	Comment
05/15/2013	7. 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.	Issue
05/09/2013	8. APPLICATION: General Application- Provide the existing grade for each proposed Pod.	Issue
05/15/2013	9. 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
05/09/2013	10. 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.	Issue
05/15/2013	11. PLANS: Several Preliminary Site Plan (PSP) pages need to be revised to Subdivision Plan (PSBP) acronyms. The PSBP shall be in compliance with the Technical Manual and the naming requirements defined in the application documents.	Issue
05/15/2013	12. PLANS: Provide the required Regulating Plan for a Planned Unit Development as required by Article 2 and the Technical Manual.	Issue
05/09/2013	13. 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
05/15/2013	14. PLANS: Master Plan needs to be revised to indicate Concurrency of approval for the development, not just the proposed.	Issue
05/09/2013	15. PLANS: Acreage amounts needs to be clarified, as they differ on several plans, justification and other documents.	Issue
05/09/2013	16. 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
05/09/2013	17. 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
05/09/2013	18. PLANS: Indicate the location of the Workforce housing.	Issue
05/15/2013	19. PLANS/APPLICATION- Provide a Preliminary Phasing Plan. indicate phasing in the applications and describe phasing in the justification statement.	Issue
05/09/2013	20. PLANS- Indicate the location of the Bike lanes in the affected area or add non-conformities table. Requirement by Article 3.	Issue
05/09/2013	21. 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
05/09/2013	22. 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
05/09/2013	23. 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
05/15/2013	24. JUSTIFICATION: Revise the statement to include justification on the reduction of recreation as noted in Article 3 page 153.	Issue
05/09/2013	25. PLANS: Subdivision Plans- Technical Manual requires buildings and elements to be noted within 100 feet of the property line.	Issue
05/09/2013	26. 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
05/09/2013	27. PLANS: Subdivision Plan- identify widths of roads and the canals.	Issue
05/09/2013	28. PLANS: Place the Recreation area on a separate page as it is located in a different Pod.	Issue
05/15/2013	29. 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
05/15/2013	30. 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
05/09/2013	31. LEGAL DOCUMENT- Unified Control Provide a copy of the revised Unified Control for a PDD.	Issue
05/09/2013	32. PLANS- Provide the PUD Land Use Mix table on the Master Plan.	Issue
05/09/2013	33. STANDARDS ARTICLE 2- Staff has concerns that the justification statement does not address the standards for compliance for a Development Order Amendment, Consistency	Issue

with the Code, Design Minimizes Adverse Impact, Development Pattern, and Changed Circumstances. Please revise your justification.

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| 05/09/2013 | 34. 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 Intent of these Articles, as well as the Development Standards. | Issue |
| 05/15/2013 | 35. LIENS AND FINES: This development has liens and fines that are outstanding for payment. Please provide information and schedule for monies owed. | Issue |
| 05/15/2013 | 36. 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 |

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