



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

Subject: The Oaks at Palm Aire
Flex Allocation DRC Comment Responses
Case No: 23-05000007
RESPONSE DATE: October 16, 2024

Planning Division – Jean Dolan | jdolan@copbfl.com

1. Correct the Application form for the number of units and the Applicant and Applicant and Owner email since Matt Scott is no longer working on the project.
Response: The application form and online application information has been updated with the revised agent and project information.
2. The square footage of the existing and proposed clubhouse in the narrative doesn't match the same in the Traffic Study.
Response: The square footage of the existing and proposed clubhouse has been revised to be consistent in the narrative and traffic study.
3. 39x6=234. Correct the number of market rate units showing 231 in paragraph 3 on page 2 of the narrative.
Response: The number of market rate units has been updated to reflect the revised number of dwelling units within the development.
4. In regard to Policy 01.05.01, include the County's FFE per the County's Flood Elevation map because the highest FFE based on all these maps will have to be considered when determining ultimate FFE.
Response: the County's FFE as been added to this Policy in the narrative.
5. Note that per Chapter 154.61.F.4, the bedroom mix of the affordable flex units must be proportional to the bedroom mix of the unrestricted units. This detail is not included in the sample Affordable Housing Declaration of Restrictive Covenants we previously shared and will have to be added.
Response: Acknowledged. This will be included in the in the Affordable Housing Declaration of Restrictive Covenants.
6. Note that the flex request will go to P&Z approval concurrent with the site plan approval so these will continue to track together.
Response: Acknowledged.

Zoning Division - Pamela Stanton | pamela.stanton@copbfl.com

1. See site plan submittal PZ 23-12000017 for all site plan comments.
Response: Acknowledged.
 2. No objection to the allocation of Flex units.
Response: Acknowledged.
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Landscape Division - Wade Collum | wade.collum@copbfl.com

1. Comments will be rendered at time of site plan submittal. Provide landscape plans in accordance with 155.5203.

Response: Acknowledged.

Engineering Department - David McGirr | david.mcgirr@copbfl.com

1. No Comments.

Response: Acknowledged.

Fire Department - Jim Galloway | jim.galloway@copbfl.com

1. This P&Z application is able to meet all of the Fire Department requirements at this time for FLEX REQUEST APPROVAL 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.

Response: Acknowledged.

2. Review Status: Review Complete pending Development Order.

Response: Acknowledged.

*Additional comments may follow throughout the remainder of the permitting process. The buildings shall follow All NFPA Standards prior to receiving Fire Department approval.

Solid Waste & Recycling - Beth Dubow | Beth.dubow@copbfl.com

1. The Environmental Services Department has no objections to the proposed flex request. The site plan submitted with this application appears to have multiple issues with regard to garbage collection.

Response: Acknowledged.

Building Division - James DeMars | james.demars@copbfl.com

1. No response necessary.

Response: Acknowledged.

BSO- Anthony Russo | Anthony_Russo@sheriff.org

1. Review Complete pending Development Order.

Response: Acknowledged.

*** 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.

Response: Acknowledged.

*** 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.

Response: Acknowledged.

*** Attention important ***

As per code 155.2407.e.9., at the time of site plan 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 site plan review and approval.

Response: Acknowledged.

CRA

Plan Reviewer: Kimberly Vazquez | kimberly.vazquez@copbfl.com

1. This project is not within the CRA District.

Response: Acknowledged.

Utilities

Reviewer- Nathaniel Watson

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.

Response: Acknowledged.

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official permit submittal.

Response: Acknowledged.