

Oaks at Palm Aire Superior Design Alternative Justification

The Applicant respectfully requests the Architectural Appearance Committee grant the following deviation from the Code's design standards:

- 1. 155.5602.C.7.a. and b. Fenestration/Transparency. a. At least 30 percent of the street-facing façade area of the ground-level floor of buildings shall be occupied by windows or doorways. b. All ground-level windows on street-facing facades shall be transparent.**

In lieu of providing transparent windows on street-facing facades for the golf maintenance facility building and the covered storage area, the Applicant proposes occupying a 33 percent of the street-facing façade areas with spandrel glass and adding other architectural features. This design is superior to the code requirement for the following reasons.

- a. The golf maintenance facility building and covered storage area have been oriented on the site with building placement along Oaks Clubhouse Dr., with landscaping and sidewalk between the right-of-way and the buildings. Additionally, the multi-family buildings have been oriented towards Oaks Clubhouse Dr., with parking behind the buildings, shielding any vehicular use are from the public view.
- b. While the design standard expressed a clear preference for transparent windows, the use of the buildings for storage of equipment does not lend itself to creating an active use with transparent windows. Providing spandrel glass rather than transparent glass windows will avoid the public view of the storage and equipment while still meeting the intent of the Code with large windows for an active use design.
- c. Length of the building along Oaks Clubhouse Dr. consists of different planes and variant roof line which includes a pitched roof and a raised central parapet for the storage building and a gable end roof for the maintenance building contributing to interest thru massing. Contrasting yet compatible materials provide an inviting aesthetic. The glazing percentage on both buildings exceed the 30% minimum requirement, currently providing 33%. Additionally, the storage building has a central green wall framed by traditional and elegant banding creating a stronger central anchor to the structure.
- d. The two, smaller, one-story buildings as located on the site also help soften some of the height and massing transitions between the right of way and the project.
- e. The materials used are exceptional in quality: All materials are pre-finished for lasting beauty and durability, eliminating the need for frequent painting; Superior brands with excellent warranties are utilized for the manufactured windows, green wall, banding, brackets, roof tiles and stucco cladding materials, as well as other components on the building.
- f. Sustainable features include, but are not limited to, white roof where applicable, hurricane resistant structure, low-E glazing, West side overhangs, partial South side overhangs, all LED lighting, a Building Automation System (BAS) for monitoring of HVAC energy usage, and Energy Star RTUs.