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Subject: The Oaks at Palm Aire
Site Plan DRC Comment Responses
Case No: 23-12000017
RESPONSE DATE: January 29, 2025

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

1. The response to the previous comment pertaining to the rooftop mechanical equipment resulted in a revision that is not a visually appealing solution and will most likely will be harshly criticized and questioned by the AAC. Also, clarify how rooftop mechanical equipment will be screened. Mechanical equipment mounted on the roof of a building shall be screened by a parapet wall, roof screen, or similar device of a height equal to or exceeding the height of the mechanical equipment being screened, pursuant to Section 155.5301.A. Show and label rooftop screening on the elevation drawings.

Response: This is a typical condition done often in these types of projects. The mechanical equipment is screened by the surrounding pitched roofs. Additionally, the flat area of the roof is not visible from the nearby public realm as it is too high and towards the center of each building. We can provide images of built projects with this condition as needed.

2. After further review of the gated maintenance area, it has been determined that the Golf Maintenance Facility building and the Covered Storage Area building are accessory structures, accessory to the Golf Clubhouse which is the principal structure. Pursuant to Section 155.4302.B.2, accessory structures must not be located in front of the principal structure.

Response: Per discussions with staff, the facades of the golf maintenance and covered storage area buildings have revised to provide enhanced architectural features along the elevation facing Oaks Clubhouse Dr. Please refer to Sheets GCS-2.1-Golf Covered Storage and M.F.-2.1-Maintenance Facility.

3. The Architectural Appearance Committee (AAC) will request drawings of the monument sign. Staff recommends providing the drawings at this time to avoid returning to the AAC at a later date.

Response: Monument sign details and elevations have been provided on sheet EX.1 of this resubmission.

4. If relief from the requirement of the standard of Section 155.4302.B.2 is obtained for the location of the Maintenance Facility building and the Covered Storage Area building, the buildings must comply with the Commercial, Institutional, and Mixed-Use Design Standards, Section 155.5602.

Response: Per discussions with staff, the facades of the golf maintenance and covered storage area buildings have revised to provide enhanced architectural features along the elevation facing Oaks Clubhouse Dr. Please refer to Sheets GCS-2.1-Golf Covered Storage and M.F.-2.1-Maintenance Facility.

5. Verify the number of residential parking spaces shown on the Site Data – Residential table.
Response: The parking counts for the residential parcel have been reviewed and verified. The residential component requires 277 spaces total (198 for 1-2 bed units, 36 for 3-bed units, and 43 guest spaces). The proposed parking was also verified to be 273 surface spaces (including 9 ADA spaces) and 44 garage spaces, overall totaling 317 proposed spaces. This breakdown can be found on SP-1.
6. Verify the orientation of the buildings on all elevation drawings. The Golf Clubhouse Elevation, sheet GCH-3.1 appears to inconsistent with the site plan.
Response: GCH-3.1 has been coordinated for consistency with building orientation.
7. The site plan depicts the primary entrance to the residential clubhouse building opening onto a parking lot, which is prohibited by Section 155.5601.B.1.b, which states multifamily residential developments with more than one building shall be configured so that primary building entrances are oriented towards external streets, internal streets, or open space areas (like courtyards).
Response: A primary entrance along Palm Aire Dr. has been added to the residential clubhouse building. Please refer to Sheets CH-2.1-Res. Clubhouse Floor Plan & CH-3.1-Res. Clubhouse Elevations.

Landscape Division - Wade Collum | wade.collum@copbfl.com

1. Provide a Phase plan for the project with the perimeters, clubhouse and amenities (pickle ball, dog park, pool, mailbox kiosks, etc.) being completed prior to CO Issuance for the first building. Proposed Phase plan does not match the intent of the comment and prioritizes the Golf, Golf areas and Golf Clubhouse. Please add additional phases to the multifamily area per the above requirements.
Response: See sheet SP-6 for the proposed phasing of the site. Per direction from the property owner, the site will be phased in a way to allow the existing golf clubhouse to remain operational while the new golf clubhouse is built to the north. Once the new clubhouse is complete and ready to operate, the existing clubhouse will be demolished, and the residential component can begin development.

Currently, the development is broken into 3 phases:

- Phase 1 includes the construction of all perimeter buffers, new golf clubhouse, cart barn, maintenance facility, and associated parking
- Phase 2 includes the residential clubhouse, entrance, pool/spa, gym, pickleball court, dog park, buildings 1 and 2, and the associated parking shown on SP-6
- Phase 3 includes buildings 3 and 4, the garage buildings, and the remainder of the residential parking lot

2. Square footage and proposed property lines do not match on all plans, correct adjust, calculate, and clarify. BCPA, Civils sheet, TD.s . Include northern fairway appendage area.
Response: Per discussed prior to last resubmittal, the site is undergoing a replat application (23-14000008) at the same time as the site plan application. Please note that all calculations and square footages are based on the proposed site layout, not the existing conditions found on the BCPA. The zoning district lines on the proposed plans will not match the BCPA until the replat application is approved. The applicant is requesting this comment to become a conditional of approval for the site plan application 23-12000017.

3. Provide clarification and tree / palm call out for Mitigation reflecting \$350,000.00 and which trees on the plant list are proposed to be applied towards this.

Response: The mitigation table has been revised on sheet LP.31. Additionally, all trees to be counted towards the mitigation requirements denoted by a "m-" in the plant tag. This has also been noted below the plant schedule on sheet LP.31.

4. Mitigation table is unclear. Required site and street trees cannot be applied towards mitigation calculation. As per 155.5204.E.b.i-iv; Mitigation is to be above and beyond required plantings. It is unclear how the dollar value and dbh to caliper calculation is being derived. Correct clarify please which trees/palms are being applied towards mitigation.

Response: The mitigation table has been revised on sheet LP.31. No required site or street trees are being counted towards the mitigation requirement. Additionally, all trees that count towards the mitigation requirements are denoted by a "m-" in the plant tag. This has also been noted below the plant schedule on sheet LP.31.

5. Provide a tree/palm relocation plan as to how and when the relocations will take place including holding areas, prescriptions, timelines, root ball sizes, temporary irrigation, etc.

Response: The applicant has been coordinating with Sherlock Tree to engage an ASCA arborist to provide a detailed relocation plan that includes: holding areas, prescriptions, timelines, root ball sizes, and temporary irrigation.

6. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any and specific tree relocate contractor.

Response: The current project arborist, Sherlock Tree, is not a registered consulting arborist. The applicant has been coordinating with Sherlock Tree to engage an ASCA arborist to provide specifications and directives for all trees to be relocated.

7. Provide VUA requirements as per 155.5203.D along all sides. Verify once we have on overall sheet. Correct 9 required NE side, 7 on LP.12, 20 along the south side.

Response: While the comment does not specify exact locations around the site where trees are missing, additional trees have been added throughout the golf maintenance facility area. Please see sheet LP.12 for the revised planting layout.

8. There are proposed utilities in required landscape areas, relocate and correct. There are still a lot of utilities and FDC's proposed in landscape islands, remove, correct. Not corrected. Shift utilities and fences away from required trees to allow for mature crown spread and trunk expansion. For example but not limited to LP.11 NW corner end island, LP.12 at garages x2, LP.14 Bldg. #1 islands and missing tree.

Response: Per meeting with city staff, several utility conflicts were discussed and have been updated on the plans. Utilities have been shifted in several areas of the residential parking lot to allow for required trees to be placed near the adjacent parking spaces. Additional trees were added where missing, as noted in the comment.

9. Show PD's, elliotti's at staggered heights but not below code minimums.

Response: The slash pine install specification has been updated to show specific staggered heights and quantities at each height.

10. Provide approvals from Broward County Surface Water Management for filling in the pond / retention area.

Response: The applicant is requesting this comment to become a condition of approval for the site plan application 23-12000017. Per discussion with city staff, "this is a risk for the project, but can be addressed at time of permitting. No permit approvals will be rendered until these approvals are in place." The civil engineer is actively working on permitting with BCSWM.

11. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping. Golf cart parking and cart path on property side of both proposed or existing cart path areas. Staff could not locate the note or symbol.

Response: Curb linework for the golf cart path is shown on both the site and landscape plans, sheets SP-1 and LP.01 show the curbing most clearly. Per staff direction, callouts have been added to the start and ends of the curbed sections of the golf cart path.

12. As per 155.5204.F.3.d; All underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree. Provide notes on the TD and Landscape plans.

Response: Acknowledged. This note has been added to sheets LP.01 and TD.2 of the landscape plan.

13. Provide Street Trees at 1:40' as per 155.5203.G.2.c. Please consider proposing all like species and maybe book end with row and corners with something flowering. Missing 5 on south side.

Response: There is ~1,633 linear feet of property line that abuts roadways, which requires a total of 41 street trees at 1 tree per 40 linear feet. The current landscape plan proposes 45 trees in total (including 5 existing trees). There are 15 trees being proposed along Palm Aire Drive, which is approximately 610 linear feet. There are 30 trees being proposed along Oaks Clubhouse Drive, which is approximately 1,023 linear feet.

14. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas. Golf Clubhouse and Accessory building. It appears that the concrete slab will interfere with required foundation plantings, please clarify. Provide sheet #'s of details.

Response: Footer detail has been provided, will also add footer detail to CH-2.1, GCH-2.1, GCS-2.1, CB-2.1, and MF-2.1.

15. As per 155.5203.B.5.a thru e: Replace and Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available. Irrigation plan and layout is from previous submittal. Remove offsite parking area from the plan.

Response: A revised irrigation plan has been provided with this resubmission that shows the correct and current site layout.

16. Bubblers will be provided for all new and relocated trees and palms.

Response: Acknowledged, note has been added to TD.2 and bubblers will be added to the irrigation plan.

17. As per 155.5204.D.4., tree relocation activities must post a bond to insure the survival of trees designated for relocation. This bond shall be in addition to any other bond that may be required by any other entities. Determination of the bond amount shall be based from the dollar value given for each at time of permitting.

Response: Acknowledged. This note has been added to sheets LP.01 and TD.2 of the landscape plan.

18. Plan shows repeated utility / light pole conflicts in required landscape planting areas, relocate all conflicts out of required landscape areas, and show trees in correct locations.

Response: Utility lines and light poles have been shifted throughout the site to eliminate any conflicts with required landscape planting. Root barriers are proposed in landscape areas that share space with utilities, but each location provides a minimum of 5 feet of clearance between the trunk of the tree and utility.

19. Show Zoning district lines on the LP and update calculations for the PR Zoning district on the Clubhouse areas.

Response: Per discussed prior to last resubmittal, the site is undergoing a replat application (23-14000008) at the same time as the site plan application. Please note that all calculations are based on the proposed site layout, not the existing conditions found on the BCPA. The zoning district lines on the proposed plans will not match the BCPA until the replat application is approved. The applicant is requesting this comment to become a conditional of approval for the site plan application 23-12000017.

20. Show Jap blues @ 12' tall as natural tree form no shaping or shearing.

Response: The install specification for Japanese Blueberry trees has been revised to 12' height with no shaping.

21. Provide existing tree numbers on the landscape plan for trees proposed to remain and be relocated.

Response: Per discussions with city staff, tree numbers have been included for all trees proposed to remain and all relocated hardwood trees (oaks, cypress, canopy trees, etc) on landscape plan sheets. Due to the quantity of sabal palms to be relocated throughout the site, it was deemed unnecessary to include specific tree tags for every relocated palm.

22. All tree work will require permitting by a registered Broward County Tree Trimmer.

Response: Acknowledged.

23. Additional comments may be rendered a time of resubmittal.

Response: Acknowledged.

24. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

Response: Responses to all comments are provided within this memorandum.

Utilities-Nathaniel Watson

1. The wastewater discharge for the development adversely impacts the City's area pump station servicing the project. A contribution in Aid Agreement will be required by the owner for improvements to the infrastructure to accommodate the impact of the additional wastewater discharge from the project. The proposed wastewater discharge design for the subject development will require a capacity study by the owner of the area lift station and system to the city's consultant to ensure the increased service demand can be accommodated. The property owner will bear the cost of the study. Provided the study shows that the station and/or system cannot receive the increased demand, the owner will bear improvements to the station/system via a contribution in an aid agreement with the City.

Response: Acknowledged. A study will be conducted to determine if any upgrades to the City's facilities are required as a result of the subject project.

2. Please attach the 2022 City Engineering Standard details as they apply: 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

Response: The requested details have been added to plan sheet WS.08.

- PZ23-12000017** 3. Given the water demand for the subject project, a capacity study will be required. The owner will bear the costs of the study and any necessary system upgrades required to accommodate the project.

03/05/2025

Response: Acknowledged. A study will be conducted to determine if any upgrades to the City's facilities are required as a result of the subject project.

Fire-Jim Galloway

1. This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time. *Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval.

Response: Acknowledged.