



December 18, 2018

Alex Dambach  
City of Oakland Park Engineering & Community Development  
5399 N. Dixie Highway, Suite 3  
Oakland Park, FL 3334

Re: Oak Tree Planned Unit Development – Case CD18-21

Mr. Dambach,

The purpose of this document is to provide responses to each comment from each relevant City department for the Planned Unit Development Rezoning Application for the Oak Tree property. Each comment is listed below along with a response to each in blue. Also a copy of the overall site plan with revisions clouds addressing each comment is attached to this response letter.

**Planning and Zoning Division:**

**Sec. 24-54. – PUD: Planned Unit Development District**

**(F) Land use and design regulations.**

***(1) Minimum size of planned unit development: All planned unit developments shall contain a minimum of ten (10) acres of contiguous land unless the planning and zoning board finds that a tract which contains less than ten (10) acres is suitable as a planned unit development by virtue of some unusual conditions. This minimum may be waived by the city commission upon the recommendation of the planning and zoning board.***

**Analysis: The property is approximately 139 net acres. Therefore, the applicant would meet the regulation indicated above.**

**Response:** Acknowledged.

***(2) Maximum density: The total number of dwelling units permitted in a planned unit development shall not exceed the total number of units permitted by the Oakland Park Future Land Use Map for the subject area.***

**Analysis: Rezoning and site plan cannot be approved by the City Commission until the Land Use Plan Amendment (LUPA) is adopted.**

**The concurrent LUPA application proposes to change the future land use designation from Parks/Recreation to Irregular 2.88 Residential (2.88 Dwelling Units per Acre). The applicant is proposing to build a maximum of 405 residential homes. If the LUPA is adopted, the proposed rezoning to PUD is consistent with the proposed maximum density.**

**Response:** Acknowledged. Total number of homes proposed within the PUD Application and Final Site Plan will match the density cap of 405 dwelling units. The applicant will record a declaration restricting development on the property to a maximum of 405 dwelling units. The recorded plat will also include the same restriction.

**(3) Minimum lot area, distance between structures, frontage and setbacks:**

**(a) No minimum lot size shall be required within a planned unit development.**

**Analysis:** The applicant is proposing a mixture of single family lot sizes (40 ft., 50ft, 70ft in width) as well as a townhome area. As part of the PUD application, the applicant is proposing Property Development Regulations (PDR) that regulate siting for each housing type as required. The applicant shall update the PUD's proposed PDR/LDR tables so that all single-family configurations comply with the standard land development regulations in the R-1 District for visual consistency with the community. At a minimum, single-family lots shall be 60 ft. in width; and, have a lot size of 6,000 sf, a side yard of 7.5 ft. and a rear yard of 15 ft. (See Page 15). Furthermore, the applicant shall use the zoning district Town Home for guidance on the design of the townhome area. The applicant shall also refer to property development regulations (PDR) as land development regulations/requirements (LDR) in future submittals.

**Response:** The applicant is proposing a wide range of housing types, which is allowable per the Planned Unit Development district. This zoning district allows for flexibility in lot widths, outside of the standard residential zoning districts. The single family detached homes will be offered in three (3) different lot widths: 40,' 50' and 70.' The Planned Unit Development district, which permits single family detached lots smaller than the city standard residential zoning districts of sixty (60) feet in width. Per the City of Oakland Park Code, the purpose of a Planned Unit Development is to allow for a series of requirements, which provides, "...a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning."

Also, this district "allows diversification of uses, structures and open spaces...through a more efficient use of land and a smaller network of utilities and streets." By clustering smaller lots and creating efficiencies within the development area, larger areas of useable open space can be allocated within the community. Also the efficient design is the mechanism which allows the project to meet the Planned Unit Development minimum open space requirements of thirty-five (35) percent. The forty (40) and fifty (50) foot lots will be interspersed throughout the community and will provide for a diversification

of the streetscape, internal to the community. The seventy (70) foot lots, which are wider than the minimum R-1 lot requirement, are clustered along the north area of the property per a Neighborhood Participation meeting with the north community, Oak Tree Estates. Clustering is critical for support by Oak Tree Estates.

The community is designed so that there is a density transition from north to south. The larger seventy (70) foot lots are located to the north and are compatible and consistent with the adjacent Oak Tree Estates neighborhood, which is zoned R-1. As indicated later within this document, the seventy (70) foot lots have setbacks consistent with the R-1 Zoning District and are wider than the minimum lot width. Smaller lots are to the south which is located adjacent to the Lake Emerald Condominium, a higher density neighborhood. This variation in lot sizes will provide a wide range of housing types for the prospective home buyers looking to purchase new construction in the City of Oakland Park. The different lot widths will provide the variation necessary so that this new community will not have issues with monotony and a varied attractive streetscape. Finally, the wide variation in housing types will provide young professionals looking to move into the City of Oakland Park the opportunity to purchase an entry level single family attached home, then purchase a 'move up' single family detached home, as their families grow.

**(b) No minimum distance between structures shall be required within a planned unit development. The appropriate distance between structures shall be evaluated on an individual development basis, after considering the type of character of the current structure types within a development by the city commission upon recommendation of the planning and zoning board.**

**Analysis: The applicant is proposing a 5ft side setback for single family lots that are 40ft and 50ft feet in width. However, a side setback of 7.5 ft. is requested as it provides for greater visual compatibility with typical single-family residential in the City and is consistent with R-1 District's required 7.5 ft. side setback for lots 60ft in width or greater. Therefore, the applicant shall update the PUD's proposed LDR (referred to in the application as PDR) tables so that all single-family configurations comply with Section 24-29, R-1 District for visual consistency with the community.**

**Response:** The applicant is proposing varying setbacks within lot widths, which is allowable per the Planned Unit Development Zoning District. The 40' and 50' single family detached lots will have five (5) foot side setbacks, which provide for ten (10) feet of separation between homes. This single family lot design is in response to feedback from prospective home buyers looking to purchase patio homes, similar to zero lot line home without having the home sit on one lot line. Typically, zero lot line homes / patio homes are limited on the type and amount of windows on the zero side of the home. In utilizing a side yard on both sides, windows can be provided on both sides of the homes providing additional natural light. In addition, smaller yards are proposed to address the desire of prospective home buyers having less yard area for maintenance.

From a design perspective, the smaller homes are interspersed to the south of the spine road and serve as a transition to the higher density community of Lake Emerald. Finally, the seventy (70) single family detached homes utilize a 7.5' side yard setback, which is consistent with the standard Zoning District of R-1. From a design perspective, the seventy (70) foot lots are located along the north in order to serve as a density transition from the north Oak Tree Estates community, which has a zoning designation of R-1. The seventy (70) lots, which are approximately 20% of the new community, will have setbacks which are compatible to the Oak Tree Estates community and the R-1 Zoning District.

**(c) Each dwelling unit or other permitted use shall have access to a public street either directly or indirectly via an approach, private road, pedestrian way, court or other area dedicated to public or private use of common easement guaranteeing access. Permitted uses are not required to front on a dedicated road. The city shall be allowed access on privately owned roads, easements and common open space to insure the police and fire protection of the area, to meet emergency needs, to conduct city services and to generally insure the health and safety of the residents of the planned unit development.**

**Analysis: The applicant is proposing internal private streets approximately 20' in width. These roadways will become the responsibility of the future homeowner's association to maintain. The applicant has indicated that City services, such as Fire and EMS, will have access through the private vehicular residential gate systems, at each entrance, with the use of Knox Boxes at each entrance. Therefore, the applicant is consistent with this requirement. However, all roadway access easements for City Services, will be required at the time of application for site plan and plat review and are also required to comply with the Section 24-96 of the City's Land Development Code.**

**Response:** Acknowledged. Applicant is proposing private internal streets, which will have vehicular gates at entrances to restrict through traffic. Also, the site plan and plat indicate the required right of way dedications along the east and south property line, as required and shown by the Broward County Trafficways Plan. These rights of way will be dedicated by the plat. Site Plan design will adhere to the requirements of Section 24 – 96, except as explicitly indicated within the Planned Unit Development document submitted with this application. Specifically, the applicant is proposing a different maximum length of dead end street. However, in exchange for proposing longer dead end streets, the applicant is proposing a cul de sac which exceeds the minimum code requirement of seventy (70) feet in diameter. Cul de sacs will be designed to be one hundred (100) feet in diameter, which exceeds the code requirement by thirty (30) feet. The applicant has met with the Oakland Park Fire Department and has received support on the design of the cul de sacs. A detail has been added to the Final Site Plan detail sheet, which indicates the fire apparatus truck turn can maneuver within the cul de sacs. Applicant will be submitting a

boundary plat for the entire property. Applicant will provide the sketch and legal descriptions for the public access easements for City EMS access, for the internal private roadways, at a later date and subsequent to plat recordation.

**(d) There are no required setbacks or yards except the following:**

1. Internal streets: There shall be a setback of not less than twenty-five (25) feet in depth abutting all public road rights-of-way within a planned unit development district.

**Analysis: As there are no public roads being proposed within this property, this regulation would not be applicable.**

**Response:** Acknowledged.

2. External streets or boundaries: There shall be a peripheral landscaped setback from boundary lines of the planned unit development of not less than twenty-five (25) feet in depth.

**Analysis: While the applicant has identified the landscape buffer on the site plan, several areas indicate a 15' landscape buffer—the regulation calls for a landscape buffer with a minimum of 25' in depth. Applicant shall provide the required landscape plan for this application that demonstrates compliance with the 25' landscape buffer requirement.**

**Response:** The applicant revised the Site Plan to indicate the minimum required twenty-five (25) foot width landscape buffer in the southwest quadrant of the property. This was the only area in which a fifteen (15) foot wide landscape buffer was proposed. Other locations exceed the minimum requirement.

**(4) Maximum length of structures: No maximum length of structures shall be required within a planned unit development district.**

**Analysis: The applicant is proposing a mixture of single family detached and townhome units. The townhomes units are in configurations of 4, 6, or 8-unit residential buildings. Maximum lengths of the single family attached homes will be based upon the specific lot width of the internal homes.**

**Response:** The applicant is proposing single family attached homes in four unit, six unit and eight unit building configurations. Two different single family attached widths are proposed: twenty (20) foot width and twenty-four (24) foot width single family attached homes. Therefore, the maximum length of single family attached homes is one hundred sixty (160) feet and one hundred ninety - two (192) feet, respectively.

**(5) Maximum height of structures:** No maximum height of structures shall be required within a planned unit development. The city commission upon recommendation of the planning and zoning board shall determine the appropriate height limitations on an individual development basis after considering the character of the surrounding area, the character of the proposed development, and the goals for community development as stated in the Oakland Park Comprehensive Plan.

**Analysis:** The applicant is proposing a mixture of single story and two-story housing types, which would not exceed 35'. For consistency with the community a mean roof height of less than 25 ft. is desired for all single family homes. The townhomes shall exceed 30' in height.

**Response:** The applicant has revised all documents to indicate a maximum height of two stories for all home types.

**(6) Minimum floor area requirements:** The minimum floor area per dwelling unit shall be as follows:

		Square Feet
(a)	Single-family unit	1,100
(b)	One (1) bedroom, two-family (each unit)	600
(c)	Two (2) bedroom, two-family (each unit)	800
(d)	Efficiency unit	400
(e)	One (1) bedroom, multifamily	600
(f)	Two (2) bedroom, multifamily	750
(g)	Each additional bedroom	125

**Analysis:** The applicant shall provide floor plans which demonstrate conformance with the above standards.

**Response:** The applicant has submitted floor plans which indicate the square footage breakdown for each unit. The smallest single family detached home style has a square footage of 1,961 square feet. This home style is offered on the 40' single family detached lot widths. This square footage exceeds the minimum floor area requirements (1,100 s.f.). A table has been added to the site development plan set detail sheet; which provides a summary of the home style names, square footage information and which lot widths a particular home style is offered. The smallest single family attached home style has a square footage of 1,649. This home style is offered within the 20' single family attached / townhome style. This square footage exceeds the minimum floor area requirements (875 s.f. for three bedroom multi-family).

**(7) Building site coverage:**

**(a) The combined ground area occupied by all principal and accessory buildings shall not exceed the following:**

Height of Building in Stories	Maximum Percentage of Building Site Coverage
1	30
2	30
3	30
4	29
5	27
6	25
7	23
8	21
9	20
10	19
11	18
12	17
13	17

**Analysis:** As the total building site coverage being proposed is 21%, and therefore, does not exceed the maximum 30%, the applicant would meet the regulation above. The applicant shall provide an analysis of the areas that were used in calculation for confirmation of compliance with the requirement by staff.

**Response:** Acknowledged. The calculation was revised due to a revision to the residential home types. Therefore, the total calculation is now 20%. The calculation reduced due to the removal of a particular housing type. Please refer to the Building Site Coverage Maximum Calculations on Detail Sheet 1, Sheet 16 for calculation breakdown. The maximum building footprint envelope based upon proposed setbacks was utilized for the calculation. Based upon the fact that we are proposing a specific number for each single family detached lot width, the calculation was based upon max envelope times the total number of units per lot width. Actual home styles purchased on each lot will be determined by prospective home buyers. Actual home style footprints will be less than the maximum building envelope utilized for this calculation. Therefore, the actual overall number will be less. The onsite private clubhouse footprint was also utilized for the calculation as well and is indicated within the table.



(b) Where buildings of different height are to be constructed on the same building site the combined ground area occupied by all principal and accessory buildings shall not exceed the weighted average of the applicable building site coverages indicated in (a) above.

**Analysis:** The proposed structures are to be one and two stories throughout the site. Therefore, the average applicable Building Site Coverage is 30% at this time.

**Response:** Acknowledged.

(c) If the developer/applicant demonstrates to the satisfaction of the city that greater building site coverage is desirable due to the character of the proposed development, the character of the area surrounding the proposed development, and the city goals and objectives for growth and development, the city may allow greater building site coverage than that permitted above.

**Analysis:** Not Applicable at this time.

**Response:** Not applicable.

**(8) Off-street parking and loading requirements: Off-street parking and loading requirements shall meet all the requirements of article VI, except as provided in this section.**

(a) If the developer/applicant demonstrates to the satisfaction of the city that fewer parking spaces are required to adequately serve the residential units within the proposed development, the city may require a minimum of one and one-half (1½) parking spaces per unit. The remaining one-half (½) parking space per unit shall be provided in adequately drained grassed areas that shall not be counted towards meeting the required open space standards of this chapter. Grass to be utilized in said areas must be of a durable nature and approved by the appropriate city personnel. The grassed area should be clearly designated as the parking area and meet all provisions of article VI. If at such time the city manager upon recommendation from the planner and code enforcement officer determines that additional parking is required due to the excessive use of the grassed areas, the developer shall pave the set aside area in accordance with city regulations.

**Analysis:** The applicant has indicated that a minimum of two (2) parking spaces will be provided for each single family and townhome unit. The total number of required parking spaces is 810 parking spaces; the applicant is proposing to provide a total of 876 parking spaces. The applicant is not including the tandem parking spaces depicted on the site plan in the parking calculation of 876 provided parking spaces. The applicant shall also provide additional detail on guest parking in the single-family neighborhood for home based special events.



**Response:** A tabulation of the parking required and proposed is provided within the Site Data on the Final Site Plan sheet. In addition, in order to address City staff's request for parking within the single family neighborhood, on street parallel guest parking is allowable along the roadway, within the proposed swales. Parking within the swales will allow for fire access in the event of an emergency. Swales are six (6) feet in width, along with the two (2) foot gutter, which allows for twenty (20) feet of clear pavement for emergency access. The Homeowner's Association documents, which will be recorded in the public records will provide an overnight parking restriction for guests within the single family neighborhood. In addition, the site will be posted with signs that indicate towing will occur if overnight parking occurs. Parking along roadways and on swale areas is allowable, within the single family detached neighborhoods, on a temporary basis.

**(9) Landscaping:**

- (a) All landscaping shall meet the requirements of article VIII.**
- (b) Landscaping should be related to the general landscaping for the planned unit development, practical and aesthetically functional. Planting material should be used to accomplish the desired objectives of the planned unit development (defining and intensifying spaces and routes of movement, identifying space), be native to South Florida, and functionally appropriate for shade, shelter, height and mass, texture, color and form. Major areas should have distinctive planting schemes using unique type trees, ground cover, and paving to give identity to these areas.**
- (c) All undesirable exotic vegetation, including melaleuca, Brazilian pepper, Australian pine or other vegetation deemed undesirable by the Broward County Urban Forester, shall be removed by the applicant according to a schedule approved by the city. However, the city may allow certain undesirable exotic vegetation to remain at the request of the applicant for good cause.**

**Analysis: A landscape plan that is consistent with the City's Landscape and Streetscape Design standards is required for a PUD application. The applicant shall submit a code compliant landscape plan that also addresses the following comments: All plant material on the landscape plan shall be Florida #1 and the mulch shall be a non-dyed Florida-friendly mulch no less than 3" in depth. A typical landscape plan shall also be submitted for each lot type.**

**Plant material in a PUD should be used to define, identify and intensify the experiences of space and routes of movement. Therefore, the landscape plan must depict appropriately located street trees and areas of distinctive planting that emphasize common recreational amenities and community focal features.**

**Trees shall also be depicted in the townhome community on the internal streets and a minimum of a small understory tree shall be located in front of each townhome. All passive recreation areas shall include shade trees with an emphasis on native species.**

**Response:** A landscape plan has been submitted with the Final Site Plan Application that meets the City code requirements except as indicated within the Planned Unit Development document. Specifically, based upon the 40' residential access street cross section no trees are proposed within the swales within the right of way. Rather, street trees are proposed within the single family detached lots. This will alleviate long term issues that arise from street trees within swales and pavement as well as utility conflicts. This concept also addresses homeowner concerns at time of turnover for long term pavement issues. Native landscape has been incorporated in design for sustainable design. The landscape at community entrances, as well as the primary private recreation facility, is designed as focal elements and to frame vistas. For example, palms are proposed along the entrance to frame the view and provide an experience as one enters the community. Neighborhood parks are planted in order to program passive recreational opportunities as well as provide shade for residents utilizing the passive neighborhood parks. Small street trees or palms have been proposed in between single family attached homes behind the utility easement to provide shade along street scape. Landscaping along the Public Linear Greenway Park, along the east and south property line, will have clustered areas that will allow for views and vistas across the lakes adjacent to the Linear Park. No continuous hedge material is proposed.

**(10) *Underground utilities:* Within the planned unit development, all utilities including telephone, television cable and electrical systems shall be installed underground. Primary facilities providing service to the site may be exempted from this requirement. Large transformers shall be placed on the ground and contained within pad mounts, enclosures or vaults. The developer shall provide adequate landscaping with shrubs and plants to screen all utility facilities permitted aboveground.**

**Analysis: The applicant shall identify on conceptual civil plans the location of utilities and any required transformers.**

**Response:** All onsite utility lines are proposed to be underground. Transformers will be located in the ten (10) foot utility easement adjacent to the road tracts. Transformer locations will be designed by F.P.L. at a later date.

**(11) *Open space requirements:* A planned unit development shall provide and maintain open space at least equal to thirty-five (35) percent of the gross area of the planned unit development exclusive of lakes, lagoons or other waterways. In calculating open space, land areas for structures, public and private street rights-of-way, driveways, off-street parking and loading zones, alleys, fire protection**

***vehicular access and yards and spaces between single-family residential buildings shall not be included. Depending upon the characteristics of a planned unit development, the city may allow credit for lakes, lagoons or other waterways, such credit not to exceed forty (40) percent of the required open space. The required open space shall be designed for both active and passive recreational needs acceptable to the city. In planning active recreational facilities consideration should be given for the inclusion of swimming pools, tennis courts, baseball fields, playgrounds, tot lots, etc.***

**Analysis:** All open space is required to be designed for both active and passive recreation needs. The applicant shall provide a summary of the active and passive recreation programming for the proposed open space areas. The applicant shall also formally request to utilize water area in the open space calculation and shall submit a justification for the requested credit. The applicant shall also submit a plan for the long-term maintenance and management of the open space areas. Further, the open space areas shall remain under unified ownership.

**Response:** The residential community will have a private primary recreation amenity parcel, which is approximately 2.4 acres. This parcel will provide active and passive recreational opportunities for residents. The active component will be programmed through an onsite tennis facility and a fitness center, which will be located inside of the clubhouse. The clubhouse will have various meeting rooms and general rooms in which residents can have other passive recreational opportunities and meeting. A community pool will also be provided for residents for activities such as swimming (active recreation) and socializing with other residents (passive recreation and gathering).

The other internal neighborhood parks / open space areas will be programmed for passive recreational opportunities. Shaded walkways and benches will be provided for passive recreational opportunities in the neighborhood parks. The open space parcel in the northwest quadrant of the property will be programmed for passive and active recreational opportunities. A fitness trail will provide for active recreational opportunities, such as walking and jogging.

Finally, the lakes that are proposed along the approximately 9 acre Public Linear Greenway Park, along the east and south property line of the community, will provide both active and passive recreational opportunities. An eight (8) foot public fitness trail is proposed within this linear park to provide active recreational opportunities, such as walking or jogging. In addition, passive recreational opportunities have been programmed within this park as well. Bench areas are provided, in key locations, along the trail to provide passive recreational opportunities and enjoyment of the vistas across the lakes. Littoral planting areas will be provided adjacent to the seating areas to provide passive recreational opportunities for bird watching and observing nature foraging within the littoral planting areas. All open space areas indicated will be the perpetual maintenance obligation of the to-be-formed homeowners association (H.O.A). This H.O.A. will also maintain the approximately 9 acre Public Linear Greenway Park along the

east and south property line. The entire property is under contract to be purchased by Pulte Homes and will be rezoned to Planned Unit Development under single ownership. Upon approvals, Pulte will close on the property. At a later date and through separate instrument recorded in the public record, per the private agreement that Pulte has with the Oak Tree Estates Homeowners association to the north, a portion of the property directly south and adjacent to Oak Tree Estates property line will be deeded to Oak Tree Estates for use as open space / common area. The private agreement between Pulte and Oak Tree Estates references the perpetual maintenance of this property, upon being transferred. There are financial contributions for maintenance of this property within the agreement. A reverter clause, in which the maintenance will be transferred back to the new H.O.A., should Oak Tree Estates not maintain this area, is being considered.

**(12) Internal circulation: An internal pedestrian and bicycle circulation system shall be provided within the planned unit development separate from each other and from vehicular circulation systems and at a distance sufficient to ensure safety. Such pedestrian and bicycle ways shall be surfaced with a durable and dustless material. The city may waive this requirement at the request of the applicant for design, safety or other good reasons.**

**Analysis: The applicant is proposing a 5' sidewalk within all internal private streets. However, on side streets, sidewalks are proposed only along one side of the street and end at each cul-de-sac. In order to fully provide for safe connections throughout the community, the applicant shall provide sidewalks on both sides of all streets throughout the community. The applicant stated that a 5' separate asphalt bike path is proposed along the other side of the central spine road. However, the bike path is not illustrated on Sheet PCP.1. The 5' bike path shall be designed as a solid green bike path consistent with Broward County requirements.**

**Response:** The primary spine road that runs east west into the community will have sidewalks on both sides. In addition, both entrances will also have walk ways on both sides to connect to the surrounding public walkway connections. The south walk at the primary entrance on Prospect Road has been designed to be eight (8) feet in width. The purpose of this increased width is to provide for multimodal combined pedestrian and bike connection to the surrounding eight (8) foot fitness trail. This fitness trail provides the opportunities and linkages to surrounding Broward County Transit bus stops. The transit stops have been indicated on the Pedestrian Connectivity plan within the Master Development Plan set. The closest Broward County Transit stops are approximately  $\frac{1}{4}$  to  $\frac{3}{4}$  mile from the primary entrance. Internal streets will have posted speed limits of 25 mph. Therefore, residents will use both the street and adjacent walkways for bicycle access. The Broward County Complete Streets program, which is applied to the surrounding public roadways, does not apply to private streets. Rather, the internal walks will transition to the surrounding multi-modal connections, through a wider eight (8) foot walk at the entrances to the community. This

wider walk will transition into the surrounding eight (8) foot wide fitness trail, within the Public Linear Greenway Park. The dead – end cul de sacs are low traffic and will have walkways on one side. Dead end streets will also be posted with 25 mph speed limit. The use of walks on one side of the street also aids with water recharge, the evapotranspiration, since there is less pavement and less heat reflection. With the street trees planted on the residential lots and less pavement, this also aids with heat island reduction.

**(13) *Energy conservation: A planned unit development shall incorporate passive energy conservation measures in its site design in accordance with Chapter 13, Florida Building Code. Such measures shall include, but need not be limited to, the directional orientation of buildings, the location of windows, minimization of radiant heat absorption and the inclusion of energy-efficient landscaping.***

**Analysis: The applicant shall provide a full analysis of the site design measures utilized for compliance with Chapter 13 of the 2018 Florida Building Code.**

**Response:** The single family attached and detached housing types will adhere to the requirements of the 2018 Chapter 13 Florida Building Code. Homes will be constructed with appliances that meet the Energy Star ratings for efficiency as required by Federal Government regulation. Window treatments and insulation will also meet the standards required within the 2018 Florida building Code Chapter 13. In addition, lot landscaping with palms and trees will be provided in order to shade residential buildings from heat impacts. In addition, native plant material will be incorporated into landscape designs to utilize sustainable design elements and low maintenance.

**(14) *Professional services required: Any plans submitted as a part of a petition for a planned unit development shall certify that the services of competent professionals were utilized in the designing or planning process and shall state their names and businesses and addresses. Plans submitted as part of a petition for a planned unit development must be prepared by either a planner who by reason of his education and experience is qualified to become or is a full member of the American Institute of Certified Planners, or an architect licensed by the State of Florida, together with a professional engineer registered by the State of Florida and trained in the field of civil engineering, and/or a land surveyor registered by the State of Florida.***

**Analysis: The applicant shall provide a list of each professional involved in the designing and planning process, which shall include the following information: team member name; business name and address; and professional license(s) and/or certification(s).**

**Response:** The list is provided on page three of the Justification Statement. Design and Entitlement Consultants are active members of American Planning Association and the Florida Chapter, APA ID 253644.

Design and Entitlement Consultants are also active members of the American Society of Landscape Architects and the Florida Chapter, ASLA ID 752244. Ken DeLaTorre is a graduate from the University of Rhode Island Bachelors of Landscape Architecture accredited program, May 1997. Cynthia Pasch with Greenspoon Marder is a certified planner, AICP, as well.

**(H) Master Development Plan Requirements.**

***(1) A master development plan shall accompany an application for rezoning to planned unit development and shall contain the following information:***

- (a) Title of the project and the name(s) of the professionals preparing the submission and the developer/applicant.**

**Analysis: Information provided on Site Plan.**

**Response:** A cover sheet has been provided with the Final Site Plan set which indicates the list of professional on the design team.

- (b) Scale, date, north arrow and general location map.**

**Analysis: Information provided on Site Plan.**

**Response:** Acknowledged.

- (c) Boundaries of the property involved, all existing streets, buildings, watercourses, easements, section lines and other existing important physical features in and adjoining the property, as shown on a suitable current aerial photograph.**

**Analysis: Information provided on Site Plan on Page 2 of CSP-1. The conceptual site plan with the aerial shall have a different page number (e.g. CSP-1) than the conceptual site plan without the aerial (CSP-1).**

**Response:** Sheet has been revised to indicate, "FSPA.1," since it is now part of the Final Site Plan package. FSPA indicates 'Final Site Plan Aerial.'

- (d) Plan locations of the different uses proposed by dwelling types, open space designations, recreational facilities, commercial uses, other permitted uses and major pedestrian and vehicular circulation patterns. The developer/applicant shall provide eight and one-half-inch by fourteen-inch reproductions of the proposed site plan which shall become a part of and attached to the ordinance rezoning the subject property to a planned unit development.**

**Analysis: The applicant shall coordinate with the City Clerk's office prior to adoption to determine if large plans are required to be reformatted into smaller sizes for inclusion in an adopting ordinance.**



**Response:** Acknowledged.

**(e) Tabulations of total gross acreage in the planned unit development and the percentages thereof proposed to be devoted to the several dwelling types, other permitted uses, open spaces, recreational facilities, streets, parks, schools and other reservations.**

**Analysis:** Information provided on Site Plan.

**Response:** Acknowledged.

**(f) Tabulation of gross density by dwelling types and the overall estimated population.**

**Analysis:** Not submitted, but is required.

**Response:** The Site Data has been revised in order to add this information.

**(g) Tabulation of floor area by building type and height and as a percent of total floor area.**

**Analysis:** Not submitted, but is required. Provide a table of each building type and with the height and floor area/square footage.

**Response:** A table has been added to Detail Sheet 3, Page 18, which provides information on each home style. The table indicates which lots each home will be sited on, square footage information as well as a percentage comparison to the lot area.

**h) Tabulation of ground cover by building type and height, number of buildings by building type and height, total building site area, building site coverage.**

**Analysis:** Not submitted, but is required.

**Response:** See Detail Sheet #1, sheet 16 for a Building Site Coverage Maximum Calculations table, which indicates the calculation per housing type.

**(i) Depiction of the water and wastewater treatment facilities and/or source of public water and wastewater disposal facilities. General distribution plan within the development including easements for utility pipe lines.**

**Analysis:** Not submitted, but is required.



**Response:** Conceptual Engineering Plans are included within the Final Site Plan Application Master Development Plan Set.

**(j) Typical landscaping plan showing typical landscaping for housing areas, streets, open space, canal areas, buffer strips, recreational and other areas.**

Analysis: Not submitted, but is required. A landscape plan that is consistent with the City's Landscape and Streetscape Design standards is required for a PUD application.

**Response:** Landscape Plans are included within the Final Site Plan Application Master Development Plan Set.

**(k) Typical elevations of housing, recreation and commercial buildings.**

Analysis: The building elevations provided appear to be standardized elevations that are not specific to the local architectural styles found throughout Oakland Park and South Florida. During the land use plan amendment process and neighborhood outreach meetings the applicant had previously stated that a mid-century modern / modern architectural style would be utilized in the proposed residential community.

The applicant shall update the architectural style of both the single family and townhome residential buildings to:

- Reflect a mid-century modern / modern architectural style:
  - **No barrel tile roof, flat concrete tile is preferred;**
  - **Stucco is preferred with wood/hardie board or scored stucco/concrete siding as horizontal decorative accents;**
  - **Architectural details consistent with the mid-century modern / modern styles are strongly recommended;**
  - **Garage doors shall not exceed 40% of the front façade and have horizontal decorative molding/patterning with a minimum of 15% window area on the garage doors;**
  - **Front facades shall provide for a minimum 25% window area; and**
  - **Principal entries shall include a porch or portico.**
- Provide a minimum of 20% of fenestration on the sides of homes/townhomes on corner lots; and
- Update the design of the townhomes for consistency with the design requirements listed in the City's Town Home District.

Architectural renderings and plans shall be provided for each housing type consistent with the City's submittal requirements. Each

townhome and single-family home type should be designed utilizing community and place making best practices, which include but are not limited to:

- Creating useable space in the front yard, such as a porch;
- Providing large windows along the front façade and side façade (especially on corner lots) and front facades with distinctive architectural elements that provide visual depth;
- Planting native and/or drought tolerant shade trees and shrubs; and
- Providing well-lit pathways, park benches, and shade trees along the sidewalks.

**Response:** Modern Architectural conceptual elevations, specifically designed for the Oakland Park market, are included within the Master Architectural Plan set. Finalized Modern style elevations will be submitted upon final completion. Barrel tile roofs and asphalt shingle roof are not proposed. As a point of clarification, the barrel tile roof specification has been removed from the Color Sample document submitted with the architectural plans. The Color Sample document was submitted to provide the city an idea of color palette and façade options only. Concrete flat tile and metal roofs are proposed for the home styles. Architectural standards are proposed within the Planned Unit Development document, as part of the rezoning application. The standards are supported with the attached Architectural Plans submitted and the design of the facades and master plan meet the overall intent of the PUD requirements. Prototypical landscape plans have been provided within the Master Development Plan set, which indicates the species of plants proposed in each housing type. A table has been added to Detail Sheet #3, Page 18, which indicates which home style can be sold / constructed on each relevant lot width. The sales marketing names indicate the home floor plans. Each home style can be purchased with a different elevation: Florida Modern, Low Country and Craftsman. For example, a homeowner can purchase a Summerwood with a Florida Modern elevation.

- (I) General grading, paving, and drainage plan.

**Analysis:** Not submitted, but is required. Drainage comments are provided in separate section at the end of the memo.

**Response:** Conceptual Engineering Plans are included within the Final Site Plan Application Master Development Plan Set.

**(m) Number of vehicle trips expected to be generated from the project. Streets and arterial roadways expected to carry most project traffic. Expected levels of service on these streets and arterials at project completion both with and without project traffic.**

Analysis: The applicant shall schedule a meeting to establish the traffic methodology for the rezoning application.

**Response:** Acknowledged.

**(n) Schools which are expected to be affected by the project. Estimated number of pupils from the project expected to attend each school. For assistance, the applicant may refer to the Broward County School Board, Department of Pupil Accounting and Site Planning.**

Analysis: The applicant provided a School Consistency Review Report by the School Board of Broward County, initially dated September 13, 2018 and then revised on September 20, 2018. However, the reviewer noted that the applicant should work with the School Board to address the mitigation agreement related to the previously approved LUPA PC 04-22. The reviewer also noted that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

**Response:** This agreement will be terminated with the School Board, as it is no longer relevant.

**(o) Areas proposed to be conveyed, dedicated or reserved for public streets, parks, parkways, playgrounds, school sites, public buildings and similar public and semi-public uses.**

Analysis: Applicant shall provide a table or list of areas proposed to be dedicated or reserved for public streets that corresponds to the easements and dedications identified on the site plan (CSP01). The applicant shall provide drafts of all proposed easements prior to site plan review.

**Response:** Acknowledged. Applicant is proposing private internal streets. Also applicant is submitting a boundary plat. The proposed plat identifies the public access points. Separate sketch and legal descriptions for EMS and City access easements will be provided under a separate cover and at a later date for access to all internal private streets, subsequent to plat recordation.

**(p) A phasing plan which includes an appropriate timetable for development, including open space, if the development is to be platted or constructed in phases.**

**Analysis:** Not submitted, but is required.

**Response:** Applicant is proposing to develop the project in three Phases. See Phasing Plan, sheet 3 within the Master Development Plan set.

**(q) A discussion of the passive energy conservation measures incorporated into site design as required by this section in (F) (13).**

**Analysis:** Not submitted, but is required.

**Response:** The single family attached and detached housing types will adhere to the requirements of the 2018 Chapter 13 Florida Building Code. Homes will be constructed with appliances that meet the Energy Star ratings for efficiency as required by Federal Government regulation. Window treatments and insulation will also meet the standards required within the 2018 Florida building Code Chapter 13. In addition, lot landscaping with palms and trees will be provided in order to shade residential buildings from heat impacts. In addition, native plant material will be incorporated into landscape designs to utilize sustainable design elements and low maintenance. The Planned Unit Development document, submitted with the rezoning application, addresses this subject on page 12 under the Land Use and Design Regulations of the PUD section.

**In addition to the above PUD requirements, the following should be addressed in the Master Plan Development:**

**Site & Compatibility Concerns:**

- 1) The proposed PUD shall comply with the street, sidewalk and subdivision standards in Sec 24-96 of the City's Land Development Code including regulations for dead-end streets.**
- 2) Dark Skies compliant lighting fixtures and dark skies compliant photometric plan.**
- 3) The height of the landscape berms creates a lack of visibility of the linear park trail. At the July 18, 2018 public hearing, it was indicated that there was a desire for open vistas of the lake from the linear park trail and for the new community to be designed to feel connected to City. Therefore, the applicant shall reduce the berm and provide for open fencing constructed of aluminum, metal, wrought iron with no PVC.**
- 4) PUD Lot Land Development Regulations: The draft lot requirements for the PUD should be updated as follows:**
  - a) All single-family lot development regulations shall comply with the minimum standard established in the City's R-1 District and the townhome**

**development shall comply with the minimum standard in the City's Town Home District.**

- i) Single Family lots shall be a minimum of 60ft in width/6,000 sf with a 7.5 ft. side yard.**
- b) Maximum impervious surface per lot should be provided and shall not exceed 70%;**
- c) All setback and height maximums shall be included;**
- d) A setback shall be established for all at-grade improved surfaces of 2.5 ft.;**
- e) All accessory structures shall have the same side setback as the principal structure;**
- f) All allowable accessory structures shall be expressly listed and consistent; and**
- g) Provide for clear fencing requirements (height/location/material), including pool fencing.**

**Response:** The Planned Unit Development is proposing a maximum dead end street of 600 linear feet. The dead end streets have been designed with cul de sac that are larger in size, than what is required by City Code. Per Section 24-96, the diameter of a cul de sac is seventy (70) in overall width. The design proposed is for a one hundred (100) foot cul de sac diameter, which exceeds the city requirement. Fire has approved this specification and this larger specification provides the justification for the longer lengths of dead end streets. The Oakland Park Fire Department indicated that there is no issue with the length of the streets, as long as the fire apparatus can maneuver the cul de sac. A detail has been added to Detail Sheet 3, Page 18 of the plan set, which indicates the fire apparatus turn.

A Photometric Plan is submitted with the Final Site Plan Master Development Plan set, which meets City lighting requirements. The plans include a detail of the light pole specification to be utilized onsite. Light specifications meet dark sky requirements.

With regards to the proposed perimeter berm, the berm is only proposed in locations in which the Public Linear Greenway Park is adjacent to residential homes. This is done for privacy purposes and to provide a separation between the public park element and private lot owners. Finally, the berm will also aid in mitigating traffic noise from surrounding roadways. The berm is not proposed in areas adjacent to the lakes to provide vistas and views across the lakes from the fitness trail. A separate exhibit which depicts the extents of the berm and privacy fence is included within the Master Development Plan Set, on sheet 5.

The applicant is proposing a wide range of housing types, which is allowable per the Planned Unit Development District. This zoning district allows for flexibility in lot widths, outside of the standard zoning district of R-1. The single family detached homes will be offered in three (3) different lot widths: 40,' 50' and 70.' The Planned Unit Development District provides the zoning district, which permits single family detached lots smaller than the city standard residential zoning districts of sixty (60) feet in width. The forty (40) and fifty (50) foot lots will be interspersed

throughout the community and will provide for a diversification of the streetscape, internal to the community. The smaller homes are interspersed to the south of the spine road and serve as a transition to the higher density community of Lake Emerald. The seventy (70) foot lots are clustered along the north area of the property, per a Neighborhood Participation meeting agreement with the north community, the Oak Tree Estates. The seventy (70) foot lots will have 7.5' side yard setbacks, which are consistent with the standard setback for other single family housing zoning districts within the city. The seventy (70) foot lots are located along the north in order to serve as a density transition from the north Oak Tree Estates community, which has a zoning designation of R-1. The seventy (70) lots, which are approximately 20% of the new community, will have setbacks which are compatible to the Oak Tree Estates community and the R-1 Zoning District.

This variation in lot sizes will provide for a wide range of housing types for each level of the prospective home buyers, looking to purchase new construction in the City of Oakland Park. A homebuyer can potentially purchase an entry level single family attached home and then purchase a 'move up' single family detached home, within the same community. All home styles will have a maximum of two – stories. Certain setbacks for certain housing types, such as single family attached driveway setbacks, are addressed within the Planned Unit Development document.

The PUD document has been revised to indicate the maximum impervious lot area of 70%, for individual lots.

The Site Plan Site Data, as well as the PUD document, have been revised to indicate maximum height of all buildings onsite is two (2) stories.

In order to add additional parking for single family attached housing types, driveway setbacks are proposed within the Planned Unit Development. Driveways were designed in order to have two side by side spaces at eighteen feet in width. This design results in a smaller setback between driveways.

The Planned Unit Development also addresses accessory structures. Accessory structures have been revised to match the side setbacks of the principal structures. However, rear setbacks are proposed within the Planned Unit Development in order to provide living space in rear yards of single family detached home styles. A list of accessory structures is provided within the Planned Unit Development document on page 16, Section D Accessory Uses / Structures.

A fence detail has been added to the Detail Sheet #1, within the Master Development Plan set. An exhibit has also been provided within the Master Site Development Plan set which indicates locations of proposed fences, existing fences to remain and proposed walls. The exhibit also provides information with regard to materials.

**Engineering and Utility Comments:****Water/Wastewater Service Comments:**

The applicant shall provide documentation from the water and wastewater suppliers that adequate raw water, treatment capacity and connections are available to service the proposed PUD.

**Response:** Utility Service Availability letter is attached to this document.

**Drainage Comments:**

Document (Exhibit 2) dated September 25, 2018.

- 1) This project is located within the Broward County delegation area and permitting agency will be Broward County Environmental Protection and Growth Management Division (BC EPGMD). The applicant shall update the application to reflect the correct permitting information.

**Response:** The drainage statement has been revised to remove the reference to S.F.W.M.D.

- 2) This project will need to meet BC-EPGMD design criteria. The applicant shall provide the documentation of conformance with the design criteria.

**Response:** Preliminary drainage calculations and Conceptual Engineering plans are included within the Final Site Plan Master Development Plan Set. The calculations have been sent to BC EPGMD for a courtesy pre-permit application review.

- 3) This project must maintain all-natural offsite flows currently routed to the existing golf course. Please verify all offsite flows in your future submittal.

**Response:** All offsite flows will be accommodated. The drainage statement has been revised.

- 4) Design water level on the lakes will NOT be based on old SFWMD permit information rather from the latest Broward County Seasonal High Water Table map or Geotechnical report. Average Wet Season map shows SHWT elevation as of 5.5' NGVD. The applicant shall revise the submittal to reflect these requirements.



**Response:** The design water level of 2.0 feet NAVD is based upon Broward County Future Conditions Map as required by BCEPGMD.

- 5) This project will be designed as a land lock system without any positive outfall. BC EPGMD requires to maintain the perimeter berm at or above the stage of 100 Year-3Day zero discharge event for a self-contained system.**

**Response:** A 25 – year 3 – day perimeter berm will be provided as required by BCEPGMD.

- 6) Will NW 21 Ave and NW 44 St drainage be connected to this project?**

**Response:** The existing N.W. 44<sup>th</sup> Street drainage system contains pipes stubbed out to the north in the event the road is widened. There is an existing swale west of N.W. 21<sup>st</sup> Avenue that will be encompassed by the eighteen (18) feet of proposed right of way dedication.

- 7) Per the SFWMD permit 06-00437-S, 14.5-acre residential development is utilizing two onsite lakes located on the existing golf course (outside their development) for storm water mitigation. This development will have right to continue discharging into the proposed development's storm water management systems. Drainage easement will be needed to dedicate for the areas proposed to be used as the existing residential development's storm water management system plus the drainage connection pipes from that existing residential development to the Oak Tree lake systems. The applicant shall provide the required easement/s.**

**Response:** The Planned Unit Development document, submitted with the rezoning application, references the fact that the historical flows and drainage for Oak Tree Estates will be incorporated into the new drainage design of the Oak Tree Residential PUD. See Section IV, Section N on page 19 of the Planned Unit Development document. Drainage easements will be provided in favor of Oak Tree Estates.

- 8) There is an existing drainage pipe connects the residential development's drainage system to the golf course drainage system on the NW corner. This discharge pattern will remain as is. Please confirm this statement in your future submittal.

**Response:** The drainage statement has been revised to confirm.

- 9) Please include drainage calculations, flood routing and area breakdown in your future submittal.

**Response:** Drainage calculations and Preliminary Engineering plans are included within the Final Site Plan Master Development Plan Set. The calculations meet the permitting requirements of BC EPGMD.

**Oakland Park Fire Prevention Review Comments / Checklist Items:**

3. Provide flow test results on adjacent water line to determine fire flow. OPLDC 24-168 (c). Test is provided by City of Oakland Park Public Works Department. Please Contact Utilities Manager at 954-630-4441 for this service.

**Response:** Acknowledged and will be completed.

4. Hydrants shall be installed on an 8" line looped for pressure and reliability. OPWPS Where water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. NFPA 241 2000 Edition 8.7.2.3

**Response:** The Preliminary Engineering Plans show a looped 8" water main and fire hydrants.

5. Show water mains and hydrants on site plan. OPWPS

**Response:** Water mains and hydrants are shown on the Preliminary Engineering Utility Plans submitted with the Master Development Plan Set.

6. Hydrants shall be provided to insure that the maximum distance between a hydrant and all portions of a structure is 300 ft. In addition, the maximum distance between hydrants and vehicles shall not exceed 400 ft. Distance shall be measured only in directions and paths where a fire hose can be laid. OPWPS

**Response:** The required fire hydrants are shown on the Preliminary Engineering Plans.

7. A fire hose shall not be laid across any street having a width greater than 24' of pavement. OPWPS

**Response:** No streets are proposed to be greater than twenty – four (24) feet of pavement. The internal private Residential Access Streets have twenty (20) feet of pavement. See cross section detail, within Master Development Plan Set, Site Plan Detail Sheet #1, page 16.

8. Full access is to be provided on all sides of a building where possible, but on three (3) sides at a minimum. OPLDC 24-168 (B)

**Response:** Acknowledged. See attached Site Plan.

10. Fire lanes shall be provided for all buildings that are set back more than 150 ft. (46m) from a public road, or exceed 30ft. (9m) in height and are set back over 50 ft. from a public road.  
NFPA 1 18.2.2.1.3

**Response:** Single Family attached and detached homes will have a front setback of twenty (20) feet and or twenty-five (25) feet, as indicated within the Planned Unit Development Document. In addition, no buildings onsite are higher than two – story. No public roads are proposed, rather, the internal private roadways will have City access easements for EMS and utilities.

11. All roads shall be a minimum of 20 ft. wide with an inside turning radius of 30 ft. and outside radius of 50 ft. Show turning radius for all turns with point of compass on plans sealed by engineer.  
NFPA 1 18.2.2.5.3

**Response:** The internal private Residential Access Streets have twenty (20) feet of pavement, with two (2) foot valley gutters on either side. Overall width is twenty – four (24) feet. See cross section detail, within Master Development Plan Set, Site

Plan Detail Sheet #1, page 16.

12. See water protection standard attached for water supply info.

**Response:** Acknowledged.

13. Dead-end fire department access roads in excess of 150 ft. in length shall be provided with approved provisions for the turning around of fire apparatus. NFPA 1 18.2.2.5.4

**Response:** Dead end streets have been designed with cul de sac turnarounds, which exceed minimum City code requirements of seventy (70) feet that are one hundred (100) feet in diameter, which is compliant with NFPA 1. See cul de sac detail, within Master Development Plan Set, Site Plan Detail Sheet #3, page 18. This detail also indicates the truck turn template, for the fire apparatus, meets the requirement and can maneuver within the cul de sac.

14. Knox box, Key switch, or Padlock will be required. NFPA 1 10.12

**Response:** Knox boxes will be provided at all entrances with vehicular gates. A note has been added to the Project Notes section of each relevant sheet.

15. A fire department access road shall extend to within 50ft (15m) of a single exterior door providing access to the interior of the building NFPA 1 18.2.2.2

**Response:** Single Family attached and detached homes will have a front setback of twenty (20) feet and or twenty-five (25) feet, as indicated within the Planned Unit Development Document. The end units of the twenty (20) foot wide townhomes have exterior doors that exceed fifty (50) feet to the paved road. Stabilized fire lanes will be provided between units where necessary.

16. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft. (46m) from fire department access roads as measured by an approved route

around the exterior of the building or facility. NFPA 1 18.2.2.3.1

**Response:** Where necessary stabilized fire lanes will be provided between townhome buildings.

17. More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access. NFPA 1 18.2.2.4

**Response:** Two emergency only access points have been shown – one to N.W. 44<sup>th</sup> Street and one to N.W. 21<sup>st</sup> Avenue.

18. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface suitable for all weather driving capabilities. NFPA 1 18.2.2.5.2

**Response:** All internal private streets will be designed to support loads of fire apparatus.

19. Where required by the AHJ, approved signs or other approved notices shall be provided and maintained for fire department access roads to identify such roads, or prohibit the obstruction thereof, or both. NFPA 1 18.2.2.5.7

**Response:** Acknowledged.

20. Fire lanes shall be marked with freestanding signs with the wording "No Parking Fire Lane by order of the Fire Department", or similar wording. Signs shall be 12" by 18" with a white background and red letters and be a maximum of seven feet in height from the roadway to the bottom of the sign. They shall be within sight of the traffic flow and be a maximum of 60 ' apart. NFPA 1 18.2.2.5.8

**Response:** Acknowledged.

21. Hydrants: Clearances of seven and one half feet (7'6") in front of and to the sides of the fire hydrant, with a four feet (4') clearance to the rear of the hydrant. Exception: these dimensions may be reduced by approval of the fire official. NFPA 1 18.3.4.1

**Response:** The required clearances have been provided. See Preliminary Engineering Plans for fire hydrant locations.

31. Show on civil plan if the ownership of the fire hydrants and underground fire mains are private, or if they will be dedicated to the city with easements, etc. If private HOA documents shall include: The HOA is responsible for annual testing and maintenance of all private fire hydrants and mains within the property.

**Response:** Utility system will be turned over to the City of Oakland Park. Easements over the private roadways for EMS and utility maintenance access will be provided, via separate instrument prior to city acceptance of the system.

36. Concurrency study is required to be validated.

**Response:** Acknowledged.

37. It appears that the RAS (private Residential Access Street) is 20' wide and not 40' as noted. Clearly show and note the paved roadway as 20' wide.

**Response:** The overall forty (40) foot wide internal private Residential Access Streets have twenty (20) feet of pavement, with two (2) foot valley gutters on either side. Overall width is twenty – four (24) feet. See cross section detail, within Master Development Plan Set, Site Plan Detail Sheet #1, page 16.

38. The fire department access road shall NOT include the homes' driveways as noted on sheet CSP.1 as no parking is permitted in a fire access road.

**Response:** Note has been removed from Project Notes section of plan set.

39. Access gates shall have SOS (siren operated system) in addition to Knox access.

**Response:** A note has been added to the Final Site Plan, which indicates that each

entrance with the vehicular gate system will have Knox Locks and SOS system.

40. We recommend an additional emergency access road entrance on 44<sup>th</sup> Street.

**Response:** An emergency access has been added to the southwest cul de sac, connecting to NW 44<sup>th</sup> Street, for emergency purposes. A fence with Knox lock is proposed within the buffer for access. Access will be stabilized surface to allow for a fire apparatus access as well. An emergency access, with stabilized surface, has also been added at the southeast corner of the single family attached neighborhood, which provides emergency access onto NW 21<sup>st</sup> Avenue.

**Broward County Sheriff's Office Oakland Park District Comments:**

1. As previously stated, the greatest concern would be police services. Impact to traffic, calls for service, and potentially crime appear unavoidable. Crime Prevention through Environmental Design (CPTED) should mitigate most of these issues if addressed in the final plans. Due to the higher crime rates in the surrounding area, crime mitigation efforts should include cameras, lighting and substantial security.

**Response:** All vehicular access points into the community will be gated. The perimeter of the property will have either berm, fencing and landscaping to separate surrounding public areas from internal private residential community. A CEPTED exhibit, as well as a perimeter treatment exhibit is included within the Final Site Plan set submitted with this application.

2. This project will generate a significant amount of vehicular traffic. The applicant will need to provide traffic migration improvements and / or adjustments to the site layout to ensure the City traffic control resources are not constrained.

**Response:** Additional emergency access points have been added to the site plan at the southwest corner onto N.W. 44<sup>th</sup> Street, as well as onto N.W. 21<sup>st</sup> Avenue at the southeast corner of the property. Both emergency access points will have a Knox lock, stabilized surface and fencing to address trespassing.



3. Address Police Access into the gated community, as only Fire Rescue is mentioned.

**Response:** All vehicular access gates at all entrances will be equipped with Siren Operated Systems (S.O.S.).

4. Additional guest spaces must be added and shown.

**Response:** Guest spaces are indicated within the single family attached / townhome parcel along the street. In addition, additional overflow guest parking is provided within the Primary Recreation facility that is just west of the single family attached / townhome parcel. Guest will be allowed to park temporarily along the swales within the single family detached neighborhoods. This will allow for twenty (20') of pavement for emergency access. Homeowner's Association documents, as well as signage, will enforce towing for guest parking that is long term.

5. Include additional sidewalks throughout the community and not just on one side.

**Response:** The primary spine road that runs east west into the community will have sidewalks on both sides. In addition, both entrances will also have walk ways on both sides to connect to the surrounding public walkway connections. The dead – end cul de sacs are low traffic and will have walkways on one side. Dead end streets will also be posted with 25 mph speed limit. The use of walks on one side of the street also aids with water recharge, the evapotranspiration, since there is less pavement and less heat reflection. With the street trees planted on the residential lots and less pavement, this also aids with heat island reduction.

6. Include additional crosswalks

**Response:** Crosswalks are indicated on the site plan matching the preliminary engineering plans.

On behalf of Pulte Home Corporation, Design and Entitlement Consultants, LLC. respectfully requests approval of this P.U.D. Rezoning Application for the Oak Tree property.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kenneth DeLaTorre', with a long horizontal flourish extending to the right.

Kenneth DeLaTorre  
Design and Entitlement Consultants, LLC.

CC: Erin Sita, AICP, Keith & Schnars  
Patrick Gonzalez, Pulte Group  
Andrew Maxey, Pulte Group  
Bradley Kesselman, Pulte Group  
Jeff Schnars, Schnars Engineering  
Cynthia Pasch, AICP, Greenspoon Marder