



PLAN CORRECTIONS REPORT 000027-2019-APP FOR CITY OF OAKLAND PARK

PLAN ADDRESS: 1298 NE 35 St
Oakland Park, FL 33334
PARCEL: 494223030710

APPLICATION DATE: 12/26/2019 **SQUARE FEET:** 0.00 **DESCRIPTION:** Guevara Townhouses - Construct 3 townhouse units
EXPIRATION DATE: **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
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DRC Review

REVIEW ITEM	STATUS	REVIEWER
Engineering v.1 Engineering Correction: 01 - General Comment - Alexander Dambach (1/29/20) - Not Resolved Comments: Discipline: Engineering & Utilities Reviewed by: Dennis Shultz, P.E. – Flynn Engineering Review Date: 12/26/19 Phone: 954-522-1004 Email: dshultz@flynnengineering.com Current Comments: 1. Provide response letter with next submittal responding to previous comments provided below. Previous Review Comments: 1. All plans should have orientation of North to the top of the page and not the bottom. 12/26/19 Still not addressed on all plans. 2. There is an existing overhead utility line encroaching across the SE corner of the site. Is this being removed or relocated or is there an existing UE or proposed UE to cover it? Please clarify. 12/26/19 Still not addressed 3. DRC submittal is missing engineering plans. Please provide engineering plans to address both water/sewer and drainage. 12/26/19 Still not addressed 4. Provide preliminary drainage calculations. 12/26/19 Still not addressed 5. Please note that Broward County SWM License will be required at time of permitting. 12/26/19 Still not acknowledged.	Requires Re-submit	Jay Flynn Ph: 954.258.5386 email: jflynn@flynnengineering.com
Engineering v.2 Engineering Correction: 01 - General Comment - Alexander Dambach (3/6/20) - Resolved	Approved	Jay Flynn Ph: 954.258.5386 email: jflynn@flynnengineering.com

PLAN CORRECTIONS REPORT (000027-2019-APP)

Comments: Discipline: Engineering & Utilities
Reviewed by: Dennis Shultz, P.E. – Flynn Engineering
Review Date: 12/26/19
Phone: 954-522-1004
Email: dshultz@flynnengineering.com

Current Comments:

1. None

Previous Review Comments:

1. Provide response letter with next submittal responding to previous comments provided below. 03/16/20 No response letter was provided. 2nd Request for response letter and associated plans and items that address previous comments below. 03/27/20 THIS IS THE 3RD REQUEST FOR A RESPONSE LETTER. NO ADDITIONAL REVIEWS WILL BE DONE WITHOUT A RESPONSE LETTER IN THE NEXT RESUBMITTAL. 04/15/20 Addressed
2. Please provide additional design information for improvements shown in City r/w including curbs, sidewalks, ramps, truncated domes, concrete turn outs, grading, etc. 04/15/20 Addressed
3. Please provide additional information on grading of the driveways to show runoff is being maintained on site and not into adjacent City r/w. 04/15/20 Addressed
4. Please revise exfiltration layout so that it is not under the A/C unit and is accessible for future maintenance. 04/15/20 Addressed
5. Please revise drainage pipe size in exfiltration trench runs to provide a minimum 12" pipe. 04/15/20 Addressed
6. Please provide geotechnical report with an actual site specific K value and update drainage calculations accordingly. Drainage calculations must be based on a real value not an assumed number. 04/15/20 Addressed
7. All plans should have orientation of North to the top of the page and not the bottom. 12/26/19 Still not addressed on all plans. 03/27/20 Addressed (at least on engineering plans).
8. There is an existing overhead utility line encroaching across the SE corner of the site. Is this being removed or relocated or is there an existing UE or proposed UE to cover it? Please clarify. 12/26/19 Still not addressed. 03/27/20 Address by email previously provided from FPL.
9. DRC submittal is missing engineering plans. Please provide engineering plans to address both water/sewer and drainage. 12/26/19 Still not addressed 03/27/20 Addressed
10. Provide preliminary drainage calculations. 12/26/19 Still not addressed. 03/27/20 Addressed
11. Please note that Broward County SWM License will be required at time of permitting. 12/26/19 Still not acknowledged. 03/27/20 Not acknowledged. Refer to current comment 1 above. 04/15/20 Addressed

Fire Prevention v.1	Requires Re-submit	Christopher French Ph: 1-954-630-4559 email: christopherf@oaklandp
Fire Prevention		

Correction: 01 - General Comment - Christopher French (1/8/20) - Not Resolved

Comments: 1) PROVIDE AN ITEMIZED RESPONSE SHEET THAT CLEARLY STATES HOW AND WHERE COMMENTS HAVE BEEN ADDRESSED FROM PREVIOUS CHECKLIST AS WELL AS FOLLOWING COMMENTS.

- 2) Slope on entry shall comply with NFPA 1(15) 18.2.3.4.6.1 &

- 3) 18.2.3.4.6.2* Gradient - The angle of approach and departure for any means of FD access road shall not exceed 1foot of drop per 20 feet (0.3m drop in 6m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.

Fire Prevention v.2	Approved	Christopher French Ph: 1-954-630-4559 email: christopherf@oaklandp
Fire Prevention		

Correction: 01 - General Comment - Christopher French (3/6/20) - Resolved

Comments: 1) PROVIDE AN ITEMIZED RESPONSE SHEET THAT CLEARLY STATES HOW AND WHERE COMMENTS HAVE BEEN ADDRESSED FROM PREVIOUS CHECKLIST AS WELL AS FOLLOWING COMMENTS.

- 2) Slope on entry shall comply with NFPA 1(15) 18.2.3.4.6.1 & -- ADDRESSED

- 3) 18.2.3.4.6.2* Gradient - The angle of approach and departure for any means of FD access road shall not exceed 1foot of drop per 20 feet (0.3m drop in 6m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ. -- ADDRESSED

Landscaping v.1	Requires Re-submit	Kevin Woodall Ph: 1-954-630-4397 email: kevinw@oaklandparkfl.gov
Landscaping		

Correction: 01 - General Comment - Alexander Dambach (12/27/19) - Not Resolved

PLAN CORRECTIONS REPORT (000027-2019-APP)

Comments: Discipline: Landscaping

Reviewed by: Kevin Woodall

Review Date: 12/10/2019

Phone: (954)630-4397

Email: kevinw@oaklandparkfl.gov

Current Comments:

1. Sec.24.105 section 1 (A)(4)(a)

Code requires that "All landscaped areas must have an automatic underground irrigation system which is designed to provide a minimum of 100% coverage with a 50% overlap. A lower level of coverage may be considered in those areas where all plant materials are native or Florida Friendly".

Please provide the required underground irrigation system with rain sensor.

2. Sec.24.105 section 1 (C)(1)(c)

Code requires that "If there is a vehicular use area adjacent to the right-of-way, a decorative wall or hedge at least twenty-four(24) inches in height shall extend the entire length of the landscape strip, exclusive of any required vision triangle and shall be placed along the interior edge of the required landscape strip".

Recommend a hedge be installed in the landscape island at the Southwest corner of the property. Hedge placement should be along the North curb of landscape island.

3. Sec.24.105 section 1 (A)(3)(e)

Code requires that "A minimum of 50% of plant species selected for a project shall be native and a minimum of no less than three(3) species shall be used".

Please provide the 50% native species with a minimum of 3 species to be used.

4. Recommend the installation of a Florida native shade tree in the center of the landscape island on the Northwest corner of property.

Landscaping v.2

Approved

Kevin Woodall Ph: 1-954-630-4397 email: kevinw@oaklandparkfl.gov

Landscaping

Correction: 01 - General Comment - Alexander Dambach (3/6/20) - Resolved

Comments: Discipline: Landscaping

Reviewed by: Kevin Woodall

Review Date: 12/10/2019

Phone: (954)630-4397

Email: kevinw@oaklandparkfl.gov

Current Comments:

1. Sec.24.105 section 1 (A)(4)(a)

Code requires that "All landscaped areas must have an automatic underground irrigation system which is designed to provide a minimum of 100% coverage with a 50% overlap. A lower level of coverage may be considered in those areas where all plant materials are native or Florida Friendly".

Please provide the required underground irrigation system with rain sensor. COMPLETED

2. Sec.24.105 section 1 (C)(1)(c)

Code requires that "If there is a vehicular use area adjacent to the right-of-way, a decorative wall or hedge at least twenty-four(24) inches in height shall extend the entire length of the landscape strip, exclusive of any required vision triangle and shall be placed along the interior edge of the required landscape strip".

Recommend a hedge be installed in the landscape island at the Southwest corner of the property. Hedge placement should be along the North curb of landscape island. ADDRESSED

3. Sec.24.105 section 1 (A)(3)(e)

Code requires that "A minimum of 50% of plant species selected for a project shall be native and a minimum of no less than three(3) species shall be used".

Please provide the 50% native species with a minimum of 3 species to be used. COMPLETED

4. Recommend the installation of a Florida native shade tree in the center of the landscape island on the Northwest corner of property.

ADDRESSED

Null v.2

Pending Assignment

Planning User email: Planning@oaglandparkfl.gov

Null

Planning v.1

Approved

Alexander Dambach Ph: 1-954-630-4339 email: alexander.dambach@o

Planning

Correction: 01 - General Comment - Alexander Dambach (1/29/20) - Resolved

PLAN CORRECTIONS REPORT (000027-2019-APP)

Comments: Project Description:

The applicant proposes to construct a 3-unit townhouse development consisting of one building on a 0.23-acre site. The living space for each unit would be approximately 1,596 square feet. Each unit would face north with pedestrian walkways from each entry to the proposed 6' sidewalk along NE 35 Street. Vehicular access would be from different streets for each unit.

Comprehensive Plan (CP) Consistency:

The subject property has a Comprehensive Plan Future Land Use Map (FLUM) designation of Local Activity Center (LAC). The proposed request is consistent with the underlying FLUM designation and the applicable Comprehensive Plan provisions.

Zoning Consistency:

The subject property is within the Downtown Mixed-Use Zoning District (DMUD) – The Neighborhoods (7) sub-area. The Neighborhoods sub-area allows townhomes at a density not to exceed 16 dwelling units per acre. The applicant is requesting three dwelling units and is consistent with the permitted Neighborhoods sub-area density.

Zoning District Regulations:

Building and Site Design:

1. At the intersection of the driveways (NE 13 Avenue and the alleyway), a 20' clear sight triangle shall be maintained on each side of the driveway. This has been accommodated with fencing below 3' in height at these locations.
2. Depict on the site plan where garbage and recycling bins will be stored for each unit. This is provided in garages or enclosures in rear yards.
3. Provide dimensions of the driveway and confirm that the width is adequate for vehicles to back out. ADDRESSED
4. The site plan on Sheet A-1.0 labeled the south side as the "rear setback". Sec. 24-245 defines the lot front as the shortest lot line on the street or as established by plat. Revise the site plan by labeling the correct setbacks in accordance with Sec. 24-263.1. The labels with dimensions shall match the site data table. ADDRESSED
5. Remove "xx.x ft. NGVD" from the site data table section "e" in sheet A-1.0. It should read "Max. of 3 floors / 36 feet". ADDRESSED
6. Position the a/c units side-by-side along the wall of Unit C and screen appropriately. ADDRESSED
7. The proposed building elevations (e.g. sheet A-3.0) contains keynotes that are not applicable to the project (e.g. #4 porcelain tile, #11 Alum screen enclosure, etc.). Only include keynotes that are applicable to the project. ADDRESSED
8. Remove the bamboo plants on the building elevations (e.g. A-3.1) ADDRESSED
9. The proposed exterior wall surface would be painted white on "smooth cement stucco" according to the keynote on Sheet A-3.0. Revise elevations to provide visual interest to the building façades visible to the public right-of-way with a material change such as brick or stone cladding or modern horizontal wood design tiles / HPL panels (see examples below). DESIGN REVISED

Photometric Plan:

1. Provide location of lights on the site plan and provide a photometric plan depicting the illumination levels and lighting cut sheets with manufacturer's specifications. SHALL BE A CONDITION OF APPROVAL, AND SHALL BE PROVIDED ON FINAL PLANS
2. Consider landscape lighting with accent light fixtures directed upwards into the trees or palms foliage providing low intensity illumination of the pedestrian zones (See p. 49 of the DMUD Design Guidelines). SHALL BE A CONDITION OF APPROVAL, AND SHALL BE PROVIDED ON FINAL PLANS.

Landscape Plan:

3. Please indicate in the Plant List table on sheet LA-1 all native plant material. Sec. 1(D)(5) and p. 26 of DMUD Design Guidelines requires minimum 35% native plant material. LIST SHALL BE REVISED FOR FINAL PLANS
4. Please indicate in the Plant List table on sheet LA-1 that a minimum of 6 trees shall have heights over 12' as required in Sec. 1(D)(10) of the Landscape and Streetscape Design Standards and p. 30 of DMUD Design Guidelines. ADDRESSED
5. Please include shade trees along NE 35 Street and NE 13 Avenue (e.g. Gumbo Limbo, Live Oak, Mahogany). ADDRESSED
6. All mechanical equipment for new construction (i.e. a/c units) shall be screened with shrubs planted 24" in height and spaced 24" on center to form a solid hedge in accordance with Sec. 1(A)(9) of the Landscape and Streetscape Design Standards. ADDRESSED

Sidewalk:

7. Please provide a 9-foot wide sidewalk along NE 13 Avenue consistent with the cross section below. ADDRESSED

Covenants, Conditions, & Restrictions:

8. Please add to the CC&Rs a provision that requires all residents to park inside the garages for each unit. Garages are not to be used for storage space only.

TO BE ADDRESSED IN FINAL DOCUMENTS

General Comments When Submitting Revised Plans:

9. Revise plans to show NE 35 Street, not SW 35 Street (e.g. Sheet A-1.0, LA-1, etc.). ADDRESSED
10. Be consistent with the project name on the Title bar for each sheet (e.g. Each sheet should read "Guevara Townhomes"). ADDRESSED, AS THE ADDRESS IS PROVIDED IN THE TITLE BLOCK.
11. Please note that the process for final development approval for properties within the DMUD require consideration by the Planning & Zoning Board and approval by the City Commission in accordance with Sec. 24-272(A)(6).

PLAN CORRECTIONS REPORT (000027-2019-APP)

Police v.1	Approved	Other User Ph: 954.258.5386 email: UserOther@oaklandparkfl.gov
Solid Waste v.1 Solid Waste	Approved	Antwan Armalin Ph: 1-954-630-4457 email: antwana@oaklandparkfl.g
Structural v.1 Building	Approved	David Spence Ph: 1-954-630-4200 email: davids@oaklandparkfl.gov

- CONDITION(S)** Planning & Zoning Condition - 1. Provide location of lights on the site plan and provide a photometric plan depicting the illumination levels and lighting cut sheets with manufacturer's specifications. SHALL BE A CONDITION OF APPROVAL, AND SHALL BE PROVIDED ON FINAL PLANS
2. Consider landscape lighting with accent light fixtures directed upwards into the trees or palms foliage providing low intensity illumination of the pedestrian zones (See p. 49 of the DMUD Design Guidelines). SHALL BE A CONDITION OF APPROVAL, AND SHALL BE PROVIDED ON FINAL PLANS.
3. Please indicate in the Plant List table on sheet LA-1 all native plant material. Sec. 1(D)(5) and p. 26 of DMUD Design Guidelines requires minimum 35% native plant material. LIST SHALL BE REVISED FOR FINAL PLANS
4. Please add to the CC&Rs a provision that requires all residents to park inside the garages for each unit. Garages are not to be used for storage space only.
TO BE ADDRESSED IN FINAL DOCUMENTS