



DRC COMMENT PACKAGE*

CD17-23RZ/P/Z “Ceiba Groupe Multifamily Development”

DRC Meeting Date: March 22nd, 2018

City Commission Chambers

3650 NE 12th Avenue, Oakland Park, FL 33334

CITY OF OAKLAND PARK

ENGINEERING & COMMUNITY DEVELOPMENT DEPARTMENT

5399 North Dixie Highway, Oakland Park, Florida 33334

Office 954-630-4333 Fax 954-630-4353

www.oaklandparkfl.gov

* - Traffic Engineering comments to be provided separately

EXHIBIT "A"
CITY OF OAKLAND PARK
SITE AND DEVELOPMENT APPLICATION INFORMATION SHEET

PETITION NO.: #CD17-23RZ/Z/P/C “Ceiba Group Multifamily Residential Development” **DATE:** December 22, 2017

PETITIONER: Ceiba Group

REQUEST: Rezone from BP & B-2 to RM-16; Site Development Plan Review, Plat and Concurrency Review & Approval

SECTION: SE 1/4 21-49-42 **SIZE:** Gross Acres: 7.37 ±; 6.59 ±Net Acres

A. LOCATION: 5801 Block of N. Dixie Hwy. & 5900 Block of NE 9 Avenue

B. DENSITY PERMITTED: 117 dwelling units **REQUESTED:** 114 dwelling units

	Subject Property	North	East	South	West
C.EXISTING ZONING	BP & B-2 (with Residential Flexibility Acres granted for Commercial Use)	CF, R-1 & RM-16	FEC Railway	CF & R-1B	R-1B
D.EXISTING LAND USE	Vacant	Rickards Middle School, Water Tower & Multifamily Apartments	FEC Railway	The Shores Behavioral Health Hospital & Single-Family	Single-Family
E. FUTURE LAND USE	Medium Density Residential (up to 16 dwelling units per acre)	Community Facilities & Medium Density Residential (up to 16 DU/AC)	FEC Railway	Low Density Residential (up to 5 DU/AC) & Community Facilities	Low Density Residential (up to 5 dwelling units per acre)

F. DEVELOPMENT CONCURRENCY REVIEW: The planned use of the property will meet the Concurrency LOS standards.

- Potable Water Service** - Adequate and available upon upgrade of potable water distribution system.
- Wastewater Treatment & Disposal** - Adequate and available upon upgrade of sanitary sewer collection system.
- Solid Waste Disposal** -Adequate and available.
- Drainage** – First floor elevation must meet Concurrency LOS prior to the issuance of any Building Permits.
- Regional Transportation Network Capacity** – Since the property is being platted. Adequate & Available to be determined by Broward County. Transit Oriented Concurrency Impact fees to be determined by Broward County.
- Local Street & Road Access** – Adequate capacity determination to be made based on traffic impact analysis. Availability determination will be made upon possible upgrade of nearby local roadways.
- Fire Flow/Protection** -Adequate and available upon the sign-off by the Fire Marshal.
- Parks & Recreation Facilities** – Local Park Impact Fees in the amount of \$171,000.00 to be paid to the City prior to the issuance of any Building Permits.
- School Sites and Buildings** – Educational Impacts Fees per dwelling unit to be paid to Broward County.

G. DEVELOPMENT CONSISTENCY REVIEW: The Medium Density Residential (up to 16 dwelling units per acre) category of the 2007 Future Land Use Map, as amended, can accommodate the proposed use.

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD17-23RZPZ
Discipline: Planning
Reviewed by: Scarlet Hammons, Consultant
Review Date: February 7th, 2018
Phone: 954-630-4339
Email: planner@oaklandparkfl.gov
Project Name: Ceiba Groupe Multifamily Development

Comments Based on Plan Submittal:

_____ No comments
 X Comments as follows or attached
_____ Approved with Comment

General Comments

1. Please indicate on the plans and/or project narrative any site or building design methods being used to conserve energy and/or water.
2. All new proposed signs will require a separate building permit

Minimum Site Development Plan Requirements

3. The Site Plan should be revised to relocate the trash compactor to an area that is central to the community and convenient to all. Additionally, it should not be visible from the public right of way, and be as far as practical from the adjacent residential community (Sec. 13-23).
 - a. List the development's considerations to conventional trash service.
 - b. Provide as part of the resubmittal the agreement with Waste Management detailing the parameters of trash service.
4. Consider relocating the pool and recreation building to a central location for access and convenience for all residents.
5. Revise the site to include a rear yard setback (15' minimum) along the full length of the rear yard (Sec. 24-32 (F)).
6. Revise the site to remove all encroachments within the setbacks including A.C. units; patio enclosures; pool equipment; etc.

Parking, Loading, and Access

7. No comment.

Minimum Landscape Plan Requirements

8. No comment.

Minimum Architectural Plan Requirements

9. Add room dimensions to floor plans and include the total square footage of the units.

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD17-23RZ/P/Z
Discipline: CPTED
Reviewed by: Detective Debra Wallace, FCPP
Review Date: December 28th, 2017
Phone: N/A
Email: Debra_Wallace@sheriff.org
Project Name: Ceiba Groupe Multifamily Development

Comments Based on Plan Submittal:

_____	No comments
<u> X </u>	Comments as follows or attached
_____	Approved with Comment

Crime Prevention (CPTED) is the proper design and effective use of a built environment, which can lead to a reduction in the fear and incidence of crime. There are four important CPTED design guidelines, including Natural Surveillance, Natural Access Control, Territorial Reinforcement and Maintenance.

The applicant, is requesting rezoning 7.4 acres zoned B-2 and BP, business parking to RM-16 to permit a multi-family residential development consisting of 114 , 2 story multi-family units. This will be a gated development comprised of a mixture of 3 and 4 bedroom units including carports, and interconnected pedestrian pathway system and an amenity Center. This is a proposed rental multi-family development. This is the critical time to have CPTED incorporated into the design process, to reduce the opportunities for crime and anti-social behavior. Although a few CPTED designs are incorporated in this plan (8' perimeter wall, one way ingress/egress), this development needs additional items addressed.

1. Natural Surveillance: Nature surveillance is the organization of physical features, activities and people in a manner as to maximize visibility. Keep all public areas well lit; a well coordinated lighting system is a very effective way of establishing a sense of security. A clear line of sight should be clear from both inside and outside in public and private spaces. This would also include the landscaping. Criminals do not like to be seen or possibly recognized. This principle is based on the basis that criminal activity is generally reduced when an area is being monitored casually by others who are present or nearby.

- The Photometric/ lighting plan needs to include lighting on the complete property.
- The one way ingress/egress entrance is a good CPTED concept. Include a monument sign stating private community. This shows pride in the community.
- Front porches should be designed on these units, or at least a sitting area. This increases the awareness by residents of whom is in area and might not belong.
- The main entrance should have a nice feature or a sign with the name of the complex. This shows ownership and pride.
- The clubhouse/pool should be placed on the interior of the property
- Include a small outside park/open space area separate from the pool/clubhouse area in a different area of the development.

2. Natural Access Control: Take the control out of the criminal hand. Criminals like settings where they can enter and leave without being observed. This objective is the perception of risk to the criminal and denies access to targets. Nature Access control is the physical guidance of people entering and exiting a space by the sensible placement of entrances, exits, signs fencing, landscaping and lighting. Natural access control places users of space in areas where natural surveillance exists. This development defines this concept quite well, through the one way ingress/egress/landscaping and fencing. Include the following in your development.

- Include CCTV in the clubhouse/office area and include signage stating such.
- Accentuate with lighting and architectural elements so it is clear where pedestrian traffic should be guided.
- Include prickly or thorny vegetation to discourage access to areas where no one should be walking

3. Territorial Reinforcement: This principle's purpose is to define public to private property. Legitimate occupants have a sense of ownership and will notice people who don't belong. The property has excellent definition from public to private from the roadway to the entrance, fencing and the landscaping. An additional way to implement territorial reinforcement:

- Include sidewalks, walkways and possible dog walking areas throughout this development. Include dog stations with doggy bags and trash container.
- Although Carports define private property, garages are needed in this development for several reasons. These are 3 and 4 bedroom apartments which will have multiple occupants, including children. Additional parking spaces are needed for each unit and garages offer this, along with storage since carports are for vehicles only and not storage of many items. Out of sight out of mind for the criminals.

4. Maintenance: This is an important aspect, if the property is not maintained in pristine condition crime and vandalism will soon follow. This relates to safety as well as pride. Ways to incorporate this into the site:

- All the landscaping must be maintained. The landscaping should provide a clear line of sight. Keep all hedges below 30" if placed in front of windows, all trees should provide canopies at least 8' in height. Any plants within 3' of any roadway or walkway should be maintained at 2'.

Additional questions and or concerns.

- Who will maintain the properties within this development, (to also include the mowing and trimming of the landscaping)?
- Will this development be required to apply residents to obtain an annual Residential Rental Certificate of Use as with Broward County and other Cities? If not, the City needs to address this issue. As this is necessary to proactively obtain compliance with proper home maintenance and community standards which address not only life, health, and safety issues but also the negative results of inadequate maintenance in rental properties. This directly impacts the Calls for Services for all departments and property values.
- **ADDITIONAL PARKING** spaces are needed. 2 spaces are required per Code for a 3 and 4 bedroom unit BUT are NOT enough as previous developments in Oakland Park demonstrate. This has caused and is still a substantiate drain on City services and a life safety issue, with vehicles parking on the roadway, blocking access for Police, Fire and Sanitation. This also creates neighborhood disturbances between tenants and homeowners who in turn contact the police. Along with the fact of potential lower property values.
- Have a lease with a towing company and post signs throughout the community, Designate a removal company to authorize tows for abandoned and or/ illegally parked vehicles.
- Have trespass affidavit with BSO and post No Trespassing signs in common areas.
- Will this development meet City Ordinance 24-175, 176 and 177 requirements to include Police Services? Adequate services as required for new developments?

This security survey has been conducted as a public service of the Broward Sheriff's Office CPTED Deputy. The information contained herein is based on guidelines set by the Florida Crime Prevention Training Institute and the observations of the Individual Deputy conducting the survey. This survey is intended to assist you in improving the overall level of security only. It is not intended to imply the existing security measures or proposed security measures are absolute or perfect.

All new construction or retrofits should comply with existing building codes, zoning laws and fire codes. Prior to installation or modifications the proper licenses and variances should be obtained.

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD17-23RZ/P/Z
Discipline: Engineering & Utilities
Reviewed by: Dennis Shultz, P.E.
Review Date: December 14th, 2017
Phone: 954-522-1004
Email: dshultz@flynnengineering.com
Project Name: Ceiba Groupe Multifamily Development

Comments Based on Plan Submittal:

_____	No comments
<u> X </u>	Comments as follows or attached
_____	Approved with Comment

1. Add note to the cover sheet: "The proposed work has been designed in accordance with all applicable Federal, State, County and City Codes and regulations having jurisdiction. If any discrepancies exist between the plans/specifications prepared by the designer and the City Code and/or the City standard details, the later shall govern or the most stringent."

2. Add standard note to plans: All vegetation, muck, and any deleterious material within the ROW limits of all streets and alleys and required off-street parking areas must be removed and replaced with clean fill material, free of stumps, large roots or other matter not suitable for inclusion in roadway fill.

3. All applicable Federal, State, County, drainage district and City permits for construction of paving, grading, drainage, water, and sanitary sewer shall be obtained prior to construction.

4. Add standard note to plans: The finish surface of base course and that of the wearing surface shall not vary more than .1 foot from the approved grading plan (template) and all areas shall be graded to drain. Any irregularities exceeding this limit shall be corrected.

5. Add standard note to plans: The asphalt surface course shall not be placed until as-built drawing of the limerock base have been submitted and approved by the EOR and City Engineer or designee.
6. Please add FEMA flood map information to civil site plan.
7. Provide drainage calculations.
8. FFE of buildings must meet ASCE 24 (BFE+1')
9. Confirm feasibility of drainage wells on this site.
10. Review noted capacity of proposed drainage wells (600gpm/ft)
11. Note the spot elevations of all corners of the HCP parking and the accessible route to the building to indicate compliance with ADA slope requirements.
12. Exfiltration trench does not reflect correct Broward County average wet season groundwater elevation for this site.
13. Exfiltration trench section does not meet Broward County plate WM 14.1.
14. Provide drainage for new right turn lane on NE 58th Street.
15. Replace stop sign detail with latest BCTED detail.
16. Note the pavement restoration in the City ROW of NE 58th St and NE 9th Ave for the utility work.
17. Coordinate with the landscape plans so that the backflow preventors / FH's are not in conflict with the proposed trees.
18. Private/Public labels on water POS are backwards on both C-5A and C-5B.
19. Provide required fire flow and fh flow test to confirm proposed 8" water main can meet this requirement.
20. Confirm fh spacing is acceptable to Fire.
21. Revise water main layout in SE corner between Bldgs 3-4 to eliminate long dead end.

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD17-23RZ/P/Z
Discipline: Building
Reviewed by: David Spence
Review Date: January 29th, 2018
Phone: 954-630-4413
Email: davids@oaklandparkfl.gov
Project Name: Ceiba Groupe Multifamily Development

Comments Based on Plan Submittal:

<input checked="" type="checkbox"/>	No comments
<input type="checkbox"/>	Comments as follows or attached
<input type="checkbox"/>	Approved with Comment

No comments at this time.

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD17-23RZ/P/Z
Discipline: Fire
Reviewed by: Division Chief John Preston
Review Date: December 19th, 2017
Email: johnp@oaklandparkfl.gov
Project Name: Ceiba Groupe Multifamily Development

Comments Based on Plan Submittal:

<input type="checkbox"/>	No comments
<input checked="" type="checkbox"/>	Comments as follows or attached
<input type="checkbox"/>	Approved with Comment

ALL CHECKED ITEMS BELOW MUST BE ADDRESSED.

1. ☒ Clubhouse Building may require a fire sprinkler system. FFPC 5th Edition
2. ☒ Clubhouse Building may require a fire alarm system. FFPC 5th Edition
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 the Utilities Manager at 954-630-4441 for this service.
4. ☒ Hydrants shall be installed on a 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
5. ☐ Show water mains and hydrants on site plan. OPWPS
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

- ☒ 7. A fire hose shall not be laid across any street having a width greater than 24' of pavement.
OPWPS
- ☒ 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)
- ☐ 9. Hazardous materials permit will be required.
- ☒ 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
- ☒ 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
- ☒ 12. See water protection standard attached for water supply info.
- ☐ 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
- ☒ 14. Knox box, Key switch, or Padlock will be required. NFPA 1 10.12
- ☐ 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
- ☒ 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
- ☐ 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
- ☐ 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
- ☐ 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

☐ 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

☐ 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

☒ 22. Fire Protection Appliances: Clearances of seven and one half feet (7' 6") in front of and to the sides of the appliances. Exception: These dimensions may be reduced by approval of the fire official. NFPA 1 18.3.4.2

☐ 23. Fire department connections shall be identified by a sign that states "No Parking, Fire Department Connection" and shall be designed in accordance with Florida Department of Transportation standards for information signage. Exception: Existing signs when approved by the fire official. NFPA 1 18.3.4.3

☐ 24. When installing a fire sprinkler system a fire hydrant shall be located within fifty feet of the fire dept. connection.

☐ 25. For fee simple townhomes that require fire sprinklers a fire dept. connection shall be provided for each unit. This will also include a hornstrobe outside each unit.

☐ 26. When installing a fire sprinkler system a backflow shall be provided for each building.

☐ 27. Home owners association (HOA) documents shall include that the owner will provide access to his or her unit annually by a fire sprinkler contractor for a inspection and test of the fire sprinkler system.

☒ 28. Provide 10 inch address numerals on each unit. If the units do not face the street, install at the end of the building, or on a sign at the entrance to the building.

☐ 29. Home Owner Association (HOA) documents shall include that the owner will provide access to his or her unit annually by a Fire Alarm contractor for an inspection and test of the Fire Alarm System. NFPA 72

☐ 30. Show fire line, backflow, FDC for Fire Sprinkler system on civil drawings.



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.

32. ☐
Provide,
and show
on plans,
25' X 50'
laddering
area.

33. ☒ Provide building directory signs as needed throughout complex.

34. ☐ Clearly indicate on the Civil plans the point of service as defined by State Statue 633.021(18)

35. ☐ Clearly indicate on the Civil plans that all automatic fire sprinkler piping, including the underground fire service shall be installed by a certified contractor as per Florida Administrative Code Rule 69A-46 and State Statue 489.105(n).

• **LEGEND**

FFPC Florida Fire Prevention Code

NFPA 1 National Fire Protection Association

OPWPS Oakland Park Water Protection Standard

OPLDC Oakland Park Land Development Code

NFPA13 National Fire Protection Assn.

NFPA25 National Fire Protection Assn.

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD17-23RZ/P/Z
Discipline: Landscaping
Reviewed by: Kevin Woodall
Review Date: December 13th, 2017
Phone: 954-630-4397
Email: kevinw@oaklandparkfl.gov
Project Name: Ceiba Groupe Multifamily Development

Comments Based on Plan Submittal:

_____	No comments
<u> X </u>	Comments as follows or attached
_____	Approved with Comment

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1. Please have Landscape Plans signed and sealed by a registered landscape architect, licensed to practice in the State of Florida.
 2. Cypress mulch is prohibited in the City. Recommend the use of an alternative mulch.
 3. Recommend the use of a smaller variety of shade tree in place of the Live Oaks, "Quercus virginiana", proposed in landscape islands with a width of less than ten (10) feet.
 4. Recommend all shade trees and palm trees planted near light poles be planted the minimum off-set for the type of tree proposed to be planted near light poles.
 - Large shade tree – minimum off-set of 15ft. from light pole.
 - Medium shade tree – minimum off-set of 10ft. from light pole.
 - Large palm – minimum off-set of 15ft. from light pole.
 - Medium palm – minimum off-set of 10ft. from light pole.
 - Small palm – minimum off-set of 7.5ft. from light pole.