



## **DRC COMMENT PACKAGE**

**CD18-22 DMUD "Urbana Townhomes"  
1027-1037 NE 34 Court  
DRC Meeting Date: November 28, 2018  
City Commission Chambers  
3650 NE 12<sup>th</sup> 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](http://www.oaklandparkfl.gov)**

## CITY OF OAKLAND PARK

### DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

**Application:** CD18-22 DMUD  
**Discipline:** Planning & Zoning Division  
**Reviewed by:** Alex Dambach, AICP, Planning Supervisor  
**Review Date:** November 15, 2018  
**Phone:** 954-630-4339  
**Email:** [alexander.dambach@oaklandparkfl.gov](mailto:alexander.dambach@oaklandparkfl.gov)  
**Project Name:** Urbana Townhomes – 1027-1037 NE 34 Ct

**Comments Based on Plan Submittal:** 1st Submittal

|             |                                 |
|-------------|---------------------------------|
| _____       | No comments                     |
| _____<br>XX | Comments as follows or attached |
| _____       | Approved with Comment           |
| _____       | Approved                        |

---

### Project Description

This is a 27,509 square foot lot in the Neighborhoods subzone of the Downtown Mixed-Use District. The applicant proposes to clear the site of its existing one-family and two-family dwellings, unify the parcels, and construct 10 townhouse dwelling units in two buildings with five units per building on the site. One building would front directly on the street, its units would contain rear-loaded internal garages and front entrance doorways facing the street. The other building would be in the back with front-loaded two car garages and entrance doorways facing a one-way circulation alley that would loop around the front building. Open space would include private rear yard for the back units, common landscaped areas at the side ends of the buildings, and small front yards for the front units. In addition to the two car garages, there would be two additional common spaces at the sides of the rear building. Each townhouse unit would have 1,917 to 1,957 square feet with three bedrooms and 2½ bathrooms.

### Review of Submitted Plans (dated 5/28/18):

Cover Sheet (AS-100)

1. Clarify how brick pavers can be utilized to satisfy the 35% pervious requirement. It may be necessary to instead reduce the amount of pavement.

#### Site Plan (Sheet AS-101)

1. Balconies are only allowed to extend 1/3 of the distance into setback area which would only allow a 1.66 foot balcony on the front side of Building # 1 (Sec. 24-77);
2. View triangles need to be adjusted for the driveways. At a minimum the view triangle locations should be at the back sidewalk edge. **A waiver would be necessary for any configuration other than having the triangle begin at the lot line.** Adjustments to the driveway widths from 15 feet to 10 feet could also be considered, provided fire access road requirements can be met. (L&SDS: 1.A.8g);

#### Photometric Plan (Sheet PH-101)

1. Light levels are not shown for all sides of property. Lighting needs to be provided for all yard areas.

#### Landscape Plan (LS-2)

1. The required landscape table does not use the correct requirements for a property in the Neighborhoods sub-category of the DMUD (See L&SDS 1.D.10);
2. A 10-foot landscape buffer is required along the west property line since the neighboring property is single-family residential use (L&SDS: 1.D.7a). **A waiver would need to be requested if this cannot be corrected;**
3. Within the Plant Material Schedule, it is suggested to list plants within categories for trees, shrubs, groundcovers, etc. with totals for each category. This will make it easier to determine what the plant is being used for and if requirements are being met.

#### Parking, Loading, and Access

1. Ten parking spaces are proposed. 2 parking spaces are proposed per dwelling unit inside attached garages located in the first level of each townhouse unit. Two additional guest spaces are proposed near the rear building. The applicant could consider reducing the width of the entrance and exit driveways to increase green space and pervious area, add a 10 foot buffer to the adjacent single-family property, and to improve the sight triangle configuration. In doing this, the applicant would need to provide additional site features to ensure compliance with Fire Access Road requirements.

#### General Comments

1. Area for storage of garbage and recycling bins/carts need to be provided for each townhouse.

## **District Regulations**

### **DMUD Neighborhoods Subzone Bulk Requirements (Incl. Freestanding Residential Standards)**

| <b>Requirements</b>                   | <b>Required</b>       | <b>Proposed (entire site)</b> | <b>Zoning Status</b> |
|---------------------------------------|-----------------------|-------------------------------|----------------------|
| <b>Front</b>                          | 5'                    | 5'2"                          | Conforming           |
| <b>Side (interior lot line)</b>       | 15'                   | 22'8"                         | Conforming           |
| <b>Rear</b>                           | 30'                   | 30'1"                         | Conforming           |
| <b>Minimum Landscaped or Pervious</b> | 35%                   | 33.5% / 38.5%                 | TBD (see comments)   |
| <b>Multifamily Unit Size Minimum</b>  | 1,200 SF              | 1,917 SF                      | Conforming           |
| <b>Parking Spaces</b>                 | 2 / du = 10           | 12 parking spaces             | Conforming           |
| <b>Building Height Limits</b>         | 3 stories/Max 36 Feet | 2 stories/23 Feet             | Conforming           |
| <b>Units Per Acre</b>                 | Up to 16              | 16                            | Conforming           |

**CITY OF OAKLAND PARK**

**DEVELOPMENT REVIEW PLAN REVIEW COMMENTS**

**Application:**

**Discipline:**

**Reviewed by: Antwan Armalin**

**Review Date:**

**Phone: (954)630-4457**

**Email: Antwana@oaklandparkfl.gov**

**Project Name: Urbana Lofts**

**Comments Based on Plan Submittal:**

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

---

**Current Comments:**

1. Will have to place carts out curbside on 34<sup>th</sup> Ct.

## CITY OF OAKLAND PARK

### DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

**Application:** 1027-1047 NE 34 CT – IDI Downtown, LLC

**Discipline:** Engineering & Utilities

**Reviewed by:** Dennis Shultz, P.E., Flynn Engineering

**Review Date:** 10/18/18

**Phone:** 954-522-1004

**Email:** dshultz@flynnengineering.com

**Project Name:** Urbana-DMUD Site Development Plan

**Comments Based on Plan Submittal:**

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

---

**Current Comments:**

1. Provide preliminary drainage calculations
2. Bldg #2 units need sidewalk access to the public sidewalk in r/w of NE 34 Ct.
3. Coordinate approval of existing FH spacing with Fire.
4. Please clarify the label of "Typical 2" water services (By City)". City does not install water services for private development. If they do not exist please note that they are to be installed as part of this project.
5. Show road restoration adjacent to proposed new concrete turnouts for full lane width restoration. Also, provide road restoration (full lane width) for water services noted in comment above if they are to be installed as part of this project.

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: 1027-1047 NE 34 CT-IDI Downtown, LLC

Discipline: Landscaping

Reviewed by: Kevin Woodall

Review Date: 10/23/2018

Phone: (954)630-4397

Email: kevinw@oaklandparkfl.gov

Project Name: Urbana-DMUD Site Development Plan

Comments Based on Plan Submittal:

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

---

**Current Comments:**

1. Recommend the use of root Barriers along the Eastern and Western property lines where the "***Bambusa textilis***" are to be planted.
2. The sight triangles for driveways should be placed on the inside edge of the pedestrian sidewalk. Please reflect this on the landscape plans.
3. Sight triangles are to be 20'x20' instead of the 10'x10' depicted on plans. Please reflect the required 20'x20' sight triangle on the landscape plans.

**CITY OF OAKLAND PARK**

**DEVELOPMENT REVIEW PLAN REVIEW COMMENTS**

**Application: CD18-22 DMUD**

**Discipline: Fire Prevention**

**Reviewed by: Pam Archacki**

**Review Date: 11/09/18**

**Phone: 954-630-4555**

**Email: pama@oaklandparkfl.gov**

**Project Name: Urbana Townhomes**

**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           |
| <input type="checkbox"/>            | Approved                        |

---

**Current Comments:** Please see attached comments.





## Development Review Checklist

954-630-4544

### Fire Prevention

fax 954-229-0424

Case # CD18-22 DMUD Name Ubana Townhomes

Address 1027 - 1047 NE 34 Court

Date 11/09/18 Reviewer Pam Archacki

☐ **NO COMMENTS**

#### ALL CHECKED ITEMS BELOW MUST BE ADDRESSED.

|  |
|--|
| 1. <input checked="" type="checkbox"/> Building will require a fire sprinkler system. FFPC 2010 Edition  |
| 2. <input checked="" type="checkbox"/> Building will require a fire alarm system. FFPC 2010 Edition  |
| 3. <input checked="" type="checkbox"/> 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. <input type="checkbox"/> Hydrants shall be installed on a 8" line looped for pressure and reliability. OPWPS<br>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. <input type="checkbox"/> Show water mains and hydrants on site plan. OPWPS  |
| 6. <input checked="" type="checkbox"/> 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. <input type="checkbox"/> A fire hose shall not be laid across any street having a width greater than 24' of pavement. OPWPS   |
| 8. <input type="checkbox"/> 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. <input type="checkbox"/> Hazardous materials permit will be required.   |
| 10. <input type="checkbox"/> 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. <input checked="" type="checkbox"/> 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 (One-way roads shall be a minimum of 15')  |
| 12. <input checked="" type="checkbox"/> See water protection standard attached for water supply info.  |
| 13. <input type="checkbox"/> 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. <input type="checkbox"/> Knox box, Key switch, or Padlock will be required if gate is locked. NFPA 1 10.12   |



Development Review Checklist  
Continued  
**Fire Prevention**  
pg 2



|  |
|--|
| 15. <input type="checkbox"/> 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. <input checked="" type="checkbox"/> 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. <input type="checkbox"/> 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. <input type="checkbox"/> 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. <input type="checkbox"/> 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. <input type="checkbox"/> 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.<br>NFPA 1 18.2.2.5.8 |
| 21. <input type="checkbox"/> Hydrants: Clearances of three feet (3') 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. <input checked="" type="checkbox"/> Fire Protection Appliances: Clearances of three feet (3') 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. <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> When installing a fire sprinkler system a fire hydrant shall be located within fifty feet of the fire dept. connection.  |
| 25. <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> When installing a fire sprinkler system a backflow shall be provided for each building.  |
| 27. <input checked="" type="checkbox"/> 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. <input type="checkbox"/> 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.   |



Development Review Checklist continued

**Fire Prevention**

pg 3



|   |
|---|
| 29. <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> Show fire line, backflow, FDC for Fire Sprinkler system on civil drawings.  |
| 31. <input type="checkbox"/> 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. <input type="checkbox"/> Provide, and show on plans, 25' X 50' laddering area.  |
| 33. <input type="checkbox"/> Provide building directory signs as needed throughout complex.   |
| 34. <input checked="" type="checkbox"/> Clearly indicate on the Civil plans the point of service as defined by State Statute 633.021(18)  |
| 35. <input checked="" type="checkbox"/> 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 Statute 489.105(n).  |
| 36. <input checked="" type="checkbox"/> In addition: An In-building public safety radio enhancement system may be required for fire department communications. Minimum radio signal strength for fire department communications to be maintained at a level determined by the AHJ for all new and existing buildings. Note that Building must comply with two-way radio communications enhanced system per Florida Fire Prevention Code, 5th Ed. NFPA 1, Sec. 11.10 |
| 37. <input type="checkbox"/> In addition:   |
| 38. <input type="checkbox"/> In addition:   |
| 39. <input type="checkbox"/> In addition:   |
| 40. <input type="checkbox"/> In addition:   |

• **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.



# **Oakland Park Fire Rescue**



## **Access Road Requirements**

The requirements identified in this document are minimum standards. The Authority Having Jurisdiction (AHJ), based on specific fire fighting/and or Emergency Medical Service (EMS) needs, may require necessary modifications to these minimum standards on a case-by-case basis.

Fire department access roads must be provided for every community, facility, building, or portion of a building. Set-up sites, fire lanes, and slopes in a project must be able to accommodate a truck with dimensions as follows.

Overall length: 46 feet, 10 inches  
Bumper to bumper: 32 feet  
Wheelbase length: 256 inches

### **Requirements for changes of elevation on Fire Department access roads**

- Angle of approach: 11 degrees max = (1: 5.14 ratio) =(19.4%)
- Brake-over angle: 7 degrees max = (1: 8.14 ratio) =(12.3%)
- Angle of departure: 8 degrees max = (1: 7.12 ratio) =( 14%)
- Driving inclines 11 degrees max = (1: 5.14 ratio) =(19.4%)

## **Required dimensions for Fire Department access roads**

- All pertinent dimensions of fire department access roads such as drivable roadway width, turn radii, cul-de-sacs, and T or Y turnarounds must be identified on a site plan. All sidewalks and green space shall be identified separate from roadway dimensions.
- The minimum dimensions for fire department access roads shall be 20 feet unobstructed width (two-way traffic) and not less than 13 feet 6 inches of unobstructed vertical clearance NFPA 118.2.2.5.1. The AHJ will accept one-way traffic lanes to be a minimum of 15 feet unobstructed width.
- Dead end fire department access roads exceeding 150 feet shall be provided with approved provisions for the turning around of fire apparatus NFPA 1 18.2.2.5.4. An approved turn-around shall be by means described below.
  - o A minimum 50 feet centerline radius cul-de-sac of which must be a suitable surface as described in *Emergency vehicle support capability* and approved by the AHJ.
  - o A T-Turn or Y-Turn with an extension of the “T or Y” to be a minimum of 46 feet from the edge of each side of the roadway (not the center of the roadway) which must be a suitable surface as described below and approved by the AHJ.

## **Building access**

- A fire department access road shall extend to within 50 feet of a single exterior door providing access to the interior of any and all buildings NFPA 1 18.2.2.2
- 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 feet (450 feet if fully sprinklered) from a fire department access road as measured by an approved route around the exterior of the building or facility NFPA 1 18.2.2.3.1

## **Gated communities or properties**

- Gates to communities or properties shall be a minimum 15 feet clear width if the approach to and/or departure from the gate is not within a turn radius.
- Gates that are within a turn radius shall be a minimum 20 feet clear width
- Fire Department access to gated communities shall be by Knox Key Switch

model 3502 ONLY or Knox padlock model 3753 on manual gates where permitted.

### **Emergency vehicle support capability**

- Fire department access roads shall be designed and maintained to support a minimum of 32 tons and shall be provided with a surface suitable for all-weather driving capabilities NFPA 1 (18.2.2.5.2)

### **Non-Paved Fire Department Access Roads**

- **Fire** Department access roads permitted to traverse through non-paved areas via “grass payers” or other approved means that will allow grass, foliage, or other landscaping material to grow shall be clearly delineated with signs complying with NFPA 1 Florida Edition (18.2.2.5.8). The edges of non-paved Fire Department access roads shall also be delineated in a manner that will make the access road apparent under all conditions.

### **Aerial apparatus set-up sites**

- Sites shall be provided at the corner of each building over three stories in height and at the approximate center of buildings in excess of 125 feet in length for fire fighting operations.
- Sites shall be no closer than 10 feet and no further than 30 feet from any building. Each site shall be a minimum 21 feet wide and 36 feet long with a cross slope no greater than 5 percent.
- Sites shall comply with the requirements of the emergency vehicle support capabilities above and also capable of withstanding any point forces resulting from outriggers.

### **Fire hydrants, sprinkler systems, and other fire related devices**

- Clearance from landscaping, parking, or other obstructions around fire hydrants and fire department connections to sprinkler systems shall be a minimum of seven and one-half feet in front of and to the sides of each appliance NFPA 1 18.3.4.1, 18, 3.4.2
- Any required fire sprinkler post indicator valve and/or fire department connection shall be located not less than 40 feet from the protected building.
- The fire department connection shall be within 50 feet of the closest fire hydrant.

**Should you desire to review your plans with the Oakland Park Fire Rescue**

**Department prior to submittal of an application, please contact the Fire Marshal at 954-630-4544 to set up a consultation meeting.**



## **ATTENTION CONTRACTORS & DESIGN PROFESSIONALS**

### **EFFECTIVE IMMEDIATELY**

NFPA 1:11.10 Requires minimum radio signal strength for fire department communications to be maintained at a level determined by the AHJ for all new and existing buildings.

The Owner's Rep or GC shall conduct a Preliminary Initial Assessment to determine if the minimum radio signals strength for fire department communication is in compliance with Broward County standards.

Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed.

An assessment will be conducted by the Owner's Rep or GC to determine if the minimum radio signals strength for fire department communication in the occupancy is in compliance, in accordance with NFPA 1: 11.10.1 and NFPA 72: 24.5.2.2.1 through 24.5.2.2.3.

Radio coverage shall be provided throughout the building as a percentage of floor area as specified below in accordance with NFPA 72: 14.4.12.1.2 through 14.4.12.1.4 and NFPA 24.5.2.3.

1. A test "grid" plan shall be produced to ensure testing throughout the building.
2. Signal levels shall be measured to ensure the system meets the criteria of 24.5.2.3 according to parameters as follows:
  - a. 24.5.2.3.1 Inbound.  
A minimum inbound signal strength of -95 dBm, or other signal strength as required by the authority having jurisdiction, shall be provided throughout the coverage area.
  - b. 24.5.2.3.2 Outbound.  
A minimum outbound signal strength of -95 dBm at the donor site, or other signal strength as required by the authority having jurisdiction, shall be provided for the coverage area.
  - c. Critical areas, such as the emergency command center(s), the fire pump room(s), exit stairs, exit passageways, elevator lobbies, standpipe cabinets, sprinkler sectional valve locations, and other areas deemed critical by the authority having jurisdiction, shall be provided with 99 percent floor area radio coverage.
  - d. General building areas shall be provided with 90 percent floor area radio coverage.

## ACCEPTANCE

1. If three nonadjacent areas fail the test with less than -95 decibels per milliwatt (-95 dBm), and/or a DAQ3 or below; or if two adjacent areas fail with less than -95 decibels per milliwatt (-95 dBm), and/or a DAQ3 or below, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems; and/or

Rev. 10/30/2015

1. If there is less than 99 percent floor area radio coverage to all Critical areas, or less than 90 percent floor area radio coverage to all General building areas, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems.

## Water Protection Standard Oakland Park Fire Marshal's Office Adopted January 2, 1995



This standard is applicable to both new and existing sites where the owner wishes to plat, re-plat, build, renovate, or remodel, or obtain any development order.

In areas where, in the opinion of the Fire Marshal or his representative, there are inadequate fire hydrants in number or quality, un-looped water lines, or inadequate pressure available to protect lives or property, the owner of the property must provide such improvements as are necessary to meet the following requirements:

- **Pipe Size:** The minimum size pipe to which hydrants are attached shall be 6" in single family residential areas and 8" in size in all other areas. All such lines and hydrants shall be in utility easements dedicated or deeded to the City or to the Utility transmitting water to said property if such deeds or easements are requested by the City or the Utility.
- **Hydrants:** Every street intersection shall have one fire hydrant on at least one corner of the intersection unless situated at four lane or greater traffic-way where two hydrants will be required on opposite sides of the major artery. Additionally, and in any case, hydrants shall be provided to insure that the maximum distance between a hydrant and all portions of a structure is 500 feet in all single family residential areas and 300 feet in all other areas. Maximum distance between hydrants and vehicles with no structures involved shall not exceed 400 feet. Distance shall be measured



only in directions and paths where a fire hose can be laid, and it shall be given that a hose cannot be laid across any street having a width greater than 24 feet of pavement. Alternatively, the required distances may be doubled for any building choosing to be fully sprinklered if not otherwise required to do so.

- **Hydrants:** Technical- All hydrants shall be Mueller Super Centurion or approved equal for maintenance standardization, with bottom opening of 5 1/4 " in diameter. They shall be erected and maintained so as to have the center of the steamer connection a minimum of 18" above the crown of the nearest roadway and a minimum of 18" above the surrounding ground with four foot clearance in any direction.
- **Looping:** It is the intent of this standard that the entire fire water supply system for this City be looped for both pressure and reliability. There shall be no fire service line constructed or replaced without looping the system, unless waived by the Fire Marshal for cause.
- **Pressure and Flow Requirements:** All fire hydrants shall have a minimum of 20 PSI residual pressure while flowing at the requirement in GPM. The minimum GPM flow shall be:
  - R1.....1,000 GPM
  - RM10.....1,500 GPM
  - RM16, CF and B1 under 20,000 square feet and two stories or less.....2,000 GPM
  - RM25, other B1 and CF, and all other, including B2, B3, I1, as well as any operation deemed hazardous by the Fire Marshal's Office.....2,500 GPM

These figures shall apply to both area zoning and actual building use.

**Alternatives for buildings installing non-required systems:**

1. The installation of a fully automatic, monitored fire and smoke detection system throughout a structure shall reduce the minimum GPM flow requirement by twenty-five percent.
2. The installation of a monitored automatic fire suppression system throughout a structure shall reduce the minimum GPM flow requirement by twenty-five percent.

(In no case should total reductions for alternatives be more than 50%)

**CITY OF OAKLAND PARK**

**DEVELOPMENT REVIEW PLAN REVIEW COMMENTS**

**Application: DMUD Site Development Plan**

**Discipline: Broward Sheriff's Office**

**Reviewed by: Detective Debra Wallace**

**Review Date: November 1, 2018**

**Phone: 954-202-3131**

**Email: Debra\_Wallace@sheriff.org**

**Project Name: Urbana-(1027-1047 NE 34 Ct)**

**Comments Based on Plan Submittal:**

\_\_\_\_\_ No comments  
\_\_\_\_\_ X \_\_\_\_\_ Comments as follows or attached  
\_\_\_\_\_ Approved with Comment

---

**BROWARD SHERIFF'S OFFICE  
OAKLAND PARK DISTRICT**

5399 N DIXIE HIGHWAY  
OAKLAND PARK, FL 33334



**CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN  
(CPTED)**

Detective Debra Wallace FCPP  
Debra\_Wallace@sheriff.org  
November 1, 2018

**1027-47 NE 34 Ct  
"2- 5 unit Townhouse Development"**

**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 proposing to build 10 townhouses on 2 lots which will be combined through a unity of title. The townhouses would be built in 2 rows of 5 units each. These are 2 single family homes in a DMUD zoning district include a mixture of single family

homes along with multi-family units on this street. This is the time to have CPTED incorporated into the design to reduce opportunities for crime and anti-social behavior.

**1. Natural Surveillance:** Nature Surveillance is the organization of physical features, activities and people in such a way as to maximize visibility. This concept creates the perception of safety to legitimate users by creating a risk of detection to intruders and offenders. 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. 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. Great use of windows and balconies, and the front porches (front units)

- Include a photometric lighting plan on the property. Ensure that the light doesn't trespass onto adjoining properties. Motion sensor lighting would be sufficient in certain areas. More lighting fixtures with lower wattage instead of higher wattage with fewer fixtures help reduce shadows and reduce glare. This is important for identification.
- Include a common areas for socialization, i.e. benches, focal points, etc. especially since the front 5 townhomes have no yard(rear)
- Where will the dumpster area or the garbage carts be stored/placed.
- The best CPTED practice wants buildings entries/porches to be located in the front where they can be viewed from the public streets. The front building with the 5 townhouses demonstrate this concept quite well.

**2. Natural Access Control:** Take the control out of the criminal hand. Would be criminals prefer settings and environments they can enter or leave without being observed. This objective is the perception of risk to the criminal and denies access to targets. Physically guiding people entering and exiting a space by sensible placement of entrances, exits, signs, fencing landscaping and lighting.

- Are these rentals or for sale? Will a HOA be implemented, Additional suggestions/comments would be needed once this is determined.
- Use landscaping/hedges/or low fences across the front. Where are the mailboxes located? Will there be a kiosk? If carts are to be utilized, where will they be placed for collection?

**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.

- Front porches create a traditional area from semi-public to private. Enhance these areas on the rear units.
- Knee walls along the sidewalks will additionally define the public to the private space
- Include Address numerical on each building.

**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:

- Will a HOA be responsible for the maintenance? This type of developments decline rapidly after a short time.
- 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.
- Furthermore, well-maintained properties suggest that the owners care about their property and will not tolerate any unlawful activity.

Additional questions and or concerns.

- Contain BSO for a trespass affidavit and have signs posted.
- Even though this neighborhood has developments similar to this, and may have been constructed to Code, these developments create issues for the residents and the surrounding residents. These lots are only 27, 481 sq. ft., with 10 townhomes which have 3 bedrooms each. Besides the 2 car garage there are only 2 extra parking spaces. This isn't a matter of if this will be a problem; it WILL be a problem with not enough parking, parking on others swales, and parking spaces. This in turn creates calls for service to all disciplines. TOO much development for this size lot.

*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: 1027 -1047 NE 34 Ct. IDI Site Development**

**Discipline: Structural**

**Reviewed by: Dave Spence**

**Review Date: November 13, 2018**

**Phone: 954-630-4413**

**Email: [davids@oaklandparkfl.gov](mailto:davids@oaklandparkfl.gov)**

**Project Name: Urbana**

**Comments Based on Plan Submittal:**

|           |                                 |
|-----------|---------------------------------|
| _____     | No comments                     |
| _____     | Comments as follows or attached |
| <u>XX</u> | Approved with Comment           |
| _____     | Approved                        |

- 
1. The following items need to be shown on the final DRC plans of record:
    - a. Flood Plain Elevation for the First floor shall be 7.71
    - b. Provide on the following on the First Page of Plans. For Each Unit:

- i. Construction Type:
    - ii. Occupancy Type:
    - iii. Occupant Load per floor:
    - iv. 1ST Floor:
    - v. 2nd Floor:
    - vi. 3rd Floor: Date of FBC Code:
    - vii. Fire Sprinkler System:      Yes      No
    - viii. Flood Zone /NAVD 88 Elevation:
    - ix. Total:
      - i. Live Load per Floor:
      - ii. Dead Load per floor:

2. ATTENTION:

These plans have been reviewed for Development Review Council purposes only and are not released for construction activity of any kind. DRC plans are considered "NOT FOR CONSTRUCTION PLANS" and do not completely reflect the complete

nature of all work to be completed under future plans that will be submitted for construction.

Be advised, that additional comments regarding Florida Building Code requirements may be rendered during the review process of construction documents submitted with building permit applications.