



DRC COMMENT PACKAGE

**CD18-22DMUD / Urbana Townhomes
1027-1037 NE 34 Ct
2nd DRC Review Comments
DRC Meeting Date: February 28, 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**

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD18-22 DMUD
Discipline: Planning & Zoning Division
Reviewed by: Andrew Riddle, AICP
Review Date: February 15, 2019
Phone: (954) 630-4573
Email: andrew.riddle@oaklandparkfl.gov
Project Name: Urbana Townhomes – 1027-1037 NE 34 Ct
Comments Based on Plan Submittal: 2nd Submittal

_____	No comments
<u> X </u>	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 yards 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.

District Regulations

DMUD Neighborhoods Subzone Bulk Requirements

Requirements	Required	Proposed (entire site)	Zoning Status
Front	5'	5'2"	Conforming
Side (interior lot line)	15'	22'8"	Conforming
Rear	30'	26'7"	DRC Approval*
Minimum Landscaped or Pervious	35%	35.1%	Conforming.
Multifamily Unit Size Minimum	1,200 SF	1,917 SF	Conforming
Parking Spaces	2 / du = 10	12 parking spaces	Conforming
Building Height Limits	3 stories/Max 36 Feet	2 stories/23 Feet	Conforming
Units Per Acre	Up to 16	16	Conforming

***Additional Comment:**

- 1. The applicant proposes a rear yard setback of 26'-7" where a 30' is required. The applicant adjusted the placement of the building to accommodate balconies in the front side of the building. The applicant requests DRC approval for a reduction in the rear building setback as required by the land development code. The applicant shall demonstrate it has met the standard of review for a reduction in required setbacks in Sec. 24-78.**

Sec. 24-78. - Modification of required yards in certain zoning districts; criteria for modification of required yards.
(A) The development review committee may, in conjunction with site development reviews of downtown mixed use district, federal highway mixed use business and entertainment district and mixed use land development projects, consider a request to modify the setbacks or yards as required by the respective land development code provisions, and may recommend to the planning and zoning board and city commission approval of such request provided that the criteria set forth below are met.

(B) Commission consideration of yard modification shall take place at a duly noticed public hearing and according to quasi-judicial procedures.

(C) No modification of required yards or setbacks shall occur except according to the following criteria:

- (1) By adjusting the location of the structure on the site, an architectural and/or engineering study can graphically demonstrate that a superior site development as relating to shadows and/or compatibility with adjacent low density residential neighborhoods will result from such adjustment; or
- (2) By adjusting the location of the structure on the site it is found that:
 - (a) There is continuity of yards between the proposed development and adjacent properties; and
 - (b) There is continuity of architectural features with adjacent properties which encourages public pedestrian interaction between the proposed development and the public street; or instead of (a) and (b) above, it is found that:
 - (c) There is continuity of architectural features with adjacent properties; and
 - (d) There is continuity of urban scale, including height, proximity to the street and relationship of building size, with adjacent properties.

(D) Additional requirements for modification of required yards:

- (1) All other land development code requirements are met.
- (2) The intent and spirit of the dimensional regulations of the applicable district concerning yards as relating to air, light and shadow is maintained.

Applicant Response (2/17/2019):

To whom it may concern.

The request is being made in order to accommodate balconies on the front of the property, street side. The new code requirement of a 5ft setback on the front did not take in consideration that typical balconies will extend into the setback at least 3ft. The old regulation is still in effect allowing a balcony to extend only 1/3 into the setback leaving the development with an 18" balcony, not practical. A minimum of 3ft is needed for practical homeowner use. This request is being made in order to create functional balconies, which will also will be more aesthetically pleasing than just a window.

The request to reduce the rear setback 26' 7" is comparable with the other properties adjacent. The rear setbacks on the surrounding properties around our development are 20 ft. Urbana is still an additional 6+ feet more than the average rear setback. All rear yards will fenced in. Urbana is a 2 story development. We have a 2 story multi family development and single family behind us and multi family and single family to our side setback. In addition Urbana's side setbacks are 25% larger than required, offering even more of a buffer. This development is consistent with the code in this area and promotes multifamily.

With this said, continuity is unaffected. Scale, height and proximity to the street based on the new code is consistent for existing and future developments.

All other land development code requirements have been met.

Thank you in advance for your consideration.
IDI Downtown
Robert Saporiti

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 widths of the entrance and exit lanes from 15 feet to 10 feet to achieve more open space.

Addressed.

Site Plan (Sheet AS-101)

1. 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);

Addressed. Waiver Approved.

2. 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);

Addressed.

3. View triangles need to be adjusted for the driveways. The engineering & utilities review statement recommends, at a minimum, adjusting the view triangle locations to the back sidewalk edge. **A waiver would be necessary for this suggestion to be used.** Adjustments to the driveway widths from 15 feet to 10 feet would also likely be necessary. (L&SDS: 1.A.8g);

Addressed. Waiver approved.

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.

Addressed.

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);

Addressed.

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);

Addressed.

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.

Addressed.

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 should 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.

Addressed.

General Comments

1. Area for storage of garbage and recycling bins need to be provided for each townhouse.
- Addressed.**
2. Please provide a copy of the Urbana Lofts Homeowners Association documents prior to issuance of Certificate of Occupancy (CO) to be reviewed by staff.

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:

<input type="checkbox"/>	No comments
<input checked="" type="checkbox"/>	Comments as follows or attached
<input type="checkbox"/>	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
February 11, 2019

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

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. Criminal 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. **COMMENT: INCLUDE LIGHTING ON COMPLETE PROPERTY**
- Include a common areas for socialization, i.e. benches, focal points, etc. especially since the front 5 townhomes have no yard(rear) **COMMENT: NOT ADDRESSED**
- Another choice of palm would be best suited for the front. The Raptis excelsa will block the windows view in a short time.

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. **COMMENT: PLACE RESTRICTIONS IN HOA ONLY PARKING IN PARKING SPACES/GARAGE AND NOT ON DRIVEWAYS.**
- What is the purpose of the 5' pedestrian easement on the 3 townhomes to the rear?
- Provide a legend on the fencing

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.

- **COMMENTS: SO NOTED**

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.
- 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. **COMMENT: SAME**

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.

ITY 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: 01/30/19

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. Please provide asbuilt information on the existing MH's on invert elevations on NE 34th Court as well as asbuilt information on the existing 6" sewer laterals where plan C1 shows the new 6" sewer service connection.
2. Please provide proposed slope information on proposed 6" sewer services as well as proposed invert elevations at proposed building C.O. and verify that there is sufficient depth to handle these connections when coordinated with the inverts coming out of the building provided by plumbing.
3. Please also label proposed utility crossing information on plan C1 for water, sewer, fire, and drainage lines.

Previous Review 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: CD18-22 DMUD

Discipline: Fire Prevention

Reviewed by: Pam Archacki

Review Date: 02/09/19

Phone: 954-630-4555

Email: pama@oaklandparkfl.gov

Project Name: Urbana Townhomes

Comments Based on Plan Submittal: 2

<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. One-way driveways shall be a minimum of 15'. Sidewalks and pavers shall be flush with driveway to meet 15' requirement.
2. Turning radius from street onto driveways shall have inside turning radius of 30 ft. and outside radius of 50 ft. or better. Show turning radius for all turns with point of compass on plans sealed by engineer.

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: 02/06/2019
Phone: (954)630-4397
Email: kevinw@oaklandparkfl.gov
Project Name: Urbana — DMUD Site Development Plan

Comments Based on Plan Submittal:

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

Current Comments:

1. No comments at this time.

Previous Review Comments:

1. Recommended 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 sight triangle on the landscape plans.

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

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

Discipline: Solid Waste

Reviewed by: Antwan Armalin

Review Date: 2/8/2019 **Phone:** (954)630-4457

Email: Antwana@oaklandparkfl.gov

Project Name: DMUD Site Development Plan

Comments Based on Plan Submittal:

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

**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: February 15, 2019

Phone: 954-630-4413

Email: davids@oaklandparkfl.gov

Project Name: Urbana

Comments Based on Plan Submittal:

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

The applicant will address these comments on final construction document set of plans for building department review for construction.

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.