



DRC COMMENT PACKAGE

CD18-21 PUD "OAK TREE PUD"
2400 Oak Tree Ln
DRC Meeting Date: November 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: CD18-21 PUD
Discipline: Planning & Zoning Division
Reviewed by: Alex Dambach, AICP, Planning Supervisor
Review Date: November 19, 2018
Phone: 954-630-4339
Email: alexander.dambach@oaklandparkfl.gov
Project Name: Oak Tree PUD – 2400 Oak Tree Ln

Comments Based on Plan Submittal: 1st Submittal

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

This is the current review and analysis from the Oak Tree PUD Planning Team of the Rezoning application dated October 3, 2018 for the City of Oakland Park Development Review Committee (DRC). It should be noted, the application cannot be approved by City Commission until the Land Use Plan Amendment (LUPA) is adopted.

The approximately 139 net acre property is currently vacant and is zoned OS (Open Space/Recreation). Blackwood Partners, LLC (applicant) is requesting a rezoning to the PUD (Planned Unit Development) District that would allow for the redevelopment of the Oak Tree property (property) with 405 residential units. The subject property is located on the northwest corner of the intersection of N.W. 21st Avenue and N.W. 44th Street; the property also has a frontage along Prospect Road.

The proposed master plan would demolish any remaining existing structures from the site, now used as a closed golf course, and develop the property into a new residential community of a maximum of 405 residential homes. Bordering the site on the north are R-1 (Single Family Residential) and RM-16 (Medium Density Multi-Family Residential) zoned properties. On the south and west, the property is bordered by PUD-zoned properties.

An application for a PUD with rezoning requires that materials listed in the Land Development Code Sections 24-54 (PUD) and 24-163 (Types of Applications and Procedures). The review and analysis below are based on Section 24-54 (F)(1) – (14) and Section 24-54 (H)(1)(a) – (q).

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

(F) Land use and design regulations.

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

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

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

Analysis: Rezoning and site plan cannot be approved by the City Commission until the Land Use Plan Amendment (LUPA) is adopted. The concurrent LUPA application proposes to change the future land use designation from Parks/Recreation to Irregular 2.88 Residential (2.88 Dwelling Units per Acre). The applicant is proposing to build a maximum of 405 residential homes. If the LUPA is adopted, the proposed rezoning to PUD is consistent with the proposed maximum density.

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

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

Analysis: The applicant is proposing a mixture of single family lot sizes (40 ft, 50ft, 70ft in width) as well as a townhome area. As part of the PUD application, the applicant is proposing Property Development Regulations (PDR) that regulate siting for each housing type as required. The applicant shall update the PUD's proposed PDR/LDR tables so that all single-family configurations comply with the standard land development regulations in the R-1 District for visual consistency with the community. At a minimum, single-family lots shall be 60 ft in width; and, have a lot size of 6,000 sf, a side yard of

7.5 ft. and a rear yard of 15 ft. (See Page 15). Furthermore, the applicant shall use the zoning district Town Home for guidance on the design of the townhome area. The applicant shall also refer to property development regulations (PDR) as land development regulations/requirements (LDR) in future submittals.

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

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

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

Analysis: The applicant is proposing internal private streets approximately 20' in width. These roadways will become the responsibility of the future homeowner's association to maintain. The applicant has indicated that City services, such as Fire and EMS, will have access through the private vehicular residential gate systems, at each entrance, with the use of Knox Boxes at each

entrance. Therefore, the applicant is consistent with this requirement. However, all roadway access easements for City Services, will be required at the time of application for site plan and plat review and are also required to comply with the Section 24-96 of the City's Land Development Code.

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

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

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

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

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

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

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

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

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

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

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

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

(7) Building site coverage:

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

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

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

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

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

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

Analysis: Not Applicable at this time.

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

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

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

(9) Landscaping:

(a) All landscaping shall meet the requirements of article VIII.

(b) Landscaping should be related to the general landscaping for the planned unit development, practical and aesthetically functional. Planting material should be used to accomplish the desired objectives of the planned unit development (defining and intensifying spaces and routes of movement, identifying space), be native to South Florida, and functionally appropriate for shade, shelter, height and mass, texture, color and form. Major areas should have distinctive planting schemes using unique type trees, ground cover, and paving to give identity to these areas.

(c) All undesirable exotic vegetation, including melaleuca, Brazilian pepper, Australian pine or other vegetation deemed undesirable by the Broward County Urban Forester, shall be removed by the applicant according to a schedule approved by the city. However, the city may allow certain undesirable exotic vegetation to remain at the request of the applicant for good cause.

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

Plant material in a PUD should be used to define, identify and intensify the experiences of space and routes of movement. Therefore, the landscape plan must depict appropriately located street trees and areas of distinctive planting that emphasize common recreational amenities and community focal features. Trees shall also be depicted in the townhome community on the internal streets and a minimum of a small understory tree shall be located in front of each townhome. All passive recreation areas shall include shade trees with an emphasis on native species.

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

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

(11) *Open space requirements:* A planned unit development shall provide and maintain open space at least equal to thirty-five (35) percent of the gross area of the planned unit development exclusive of lakes, lagoons or other waterways. In calculating open space, land areas for structures, public and private street rights-of-way, driveways, off-street parking and loading zones, alleys, fire protection vehicular access and yards and spaces between single-family residential buildings shall not be included. Depending upon the characteristics of a planned unit development, the city may allow credit for lakes, lagoons or other waterways, such credit not to exceed forty (40) percent of the required open space. The required open space shall be designed for both active and passive recreational needs acceptable to the city. In planning active recreational facilities consideration should be given for the inclusion of swimming pools, tennis courts, baseball fields, playgrounds, tot lots, etc.

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

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

Analysis: The applicant is proposing a 5' sidewalk within all internal private streets.

However, on side streets, sidewalks are proposed only along one side of the street and end at each cul-de-sac.

In order to fully provide for safe connections throughout the community, the applicant shall provide sidewalks on both sides of all streets throughout the community. The applicant stated that a 5' separate asphalt bike path is proposed along the other side of the central spine road. However, the bike path is not illustrated on *Sheet PCP.1*. The 5' bike path shall be designed as a solid green bike path consistent with Broward County requirements.

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

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

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

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

(H) Master Development Plan Requirements.

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

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

Analysis: Information provided on Site Plan.

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

Analysis: Information provided on Site Plan.

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

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

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

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

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

Analysis: Information provided on Site Plan.

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

Analysis: Not submitted, but is required.

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

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

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

Analysis: Not submitted, but is required.

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

Analysis: Not submitted, but is required.

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

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

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

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

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

- **Reflect a mid-century modern / modern architectural style:**
 - **No barrel tile roof, flat concrete tile is preferred;**
 - **Stucco is preferred with wood/hardie board or scored stucco/concrete siding as horizontal decorative accents;**
 - **Architectural details consistent with the mid-century modern / modern styles are strongly recommended;**

- Garage doors shall not exceed 40% of the front façade and have horizontal decorative molding/patterning with a minimum of 15% window area on the garage doors;
- Front facades shall provide for a minimum 25% window area; and
- Principal entries shall include a porch or portico.
- Provide a minimum of 20% of fenestration on the sides of homes/townhomes on corner lots; and
- Update the design of the townhomes for consistency with the design requirements listed in the City's Town Home District.

Architectural renderings and plans shall be provided for each housing type consistent with the City's submittal requirements. Each townhome and single-family home type should be designed utilizing community and place making best practices, which include but are not limited to:

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

(1) General grading, paving, and drainage plan.

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

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

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

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

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

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

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

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

Analysis: Not submitted, but is required.

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

Analysis: Not submitted, but is required.

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

Site & Compatibility Concerns:

- 1) **The proposed PUD shall comply with the street, sidewalk and subdivision standards in Sec 24-96 of the City's Land Development Code including regulations for dead-end streets.**
- 2) **Dark Skies compliant lighting fixtures and dark skies compliant photometric plan.**
- 3) **The height of the landscape berms creates a lack of visibility of the linear park trail. At the July 18, 2018 public hearing, it was indicated that there was a desire for open vistas of the lake from the linear park trail and for the new community to be designed to feel connected to City. Therefore, the applicant shall reduce the berm and provide for open fencing constructed of aluminum, metal, wrought iron with no PVC.**
- 4) **PUD Lot Land Development Regulations: The draft lot requirements for the PUD should be updated as follows:**
 - a) **All single-family lot development regulations shall comply with the minimum standard established in the City's R-1 District and the townhome development shall comply with the minimum standard in the City's Town Home District.**
 - i) **Single Family lots shall be a minimum of 60ft in width/6,000 sf with a 7.5 ft side yard.**
 - b) **Maximum impervious surface per lot should be provided and shall not exceed 70%;**
 - c) **All setback and height maximums shall be included;**
 - d) **A setback shall be established for all at-grade improved surfaces of 2.5 ft;**
 - e) **All accessory structures shall have the same side setback as the principal structure;**
 - f) **All allowable accessory structures shall be expressly listed and consistent; and**
 - g) **Provide for clear fencing requirements (height/location/material), including pool fencing.**

Water/Wastewater Service Comments:

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

Drainage Comments:

Document (Exhibit 2) dated September 25, 2018.

- 1) This project is located within the Broward County delegation area and permitting agency will be Broward County Environmental Protection and Growth Management Division (BC EPGMD). The applicant shall update the application to reflect the correct permitting information.**
- 2) This project will need to meet BC-EPGMD design criteria. The applicant shall provide the documentation of conformance with the design criteria.**
- 3) This project must maintain all-natural offsite flows currently routed to the existing golf course. Please verify all offsite flows in your future submittal.**
- 4) Design water level on the lakes will NOT be based on old SFWMD permit information rather from the latest Broward County Seasonal High Water Table map or Geotechnical report. Average Wet Season map shows SHWT elevation as of 5.5' NGVD. The applicant shall revise the submittal to reflect these requirements.**
- 5) This project will be designed as a land lock system without any positive outfall. BC EPGMD requires to maintain the perimeter berm at or above the stage of 100 Year-3Day zero discharge event for a self-contained system.**
- 6) Will NW 21 Ave and NW 44 St drainage be connected to this project?**

- 7) Per the SFWMD permit 06-00437-S, 14.5-acre residential development is utilizing two onsite lakes located on the existing golf course (outside their development) for storm water mitigation. This development will have right to continue discharging into the proposed development's storm water management systems. Drainage easement will be needed to dedicate for the areas proposed to be used as the existing residential development's storm water management system plus the drainage connection pipes from that existing residential development to the Oak Tree lake systems. The applicant shall provide the required easement/s.
- 8) There is an existing drainage pipe connects the residential development's drainage system to the golf course drainage system on the NW corner. This discharge pattern will remain as is. Please confirm this statement in your future submittal.
- 9) Please include drainage calculations, flood routing and area breakdown in your future submittal.

ADDITIONAL COMMENTS:

1. Traffic review comments are forthcoming
2. The applicant will need to work with the City's Engineering Division regarding installation of sidewalks along the right of way of Prospect Road including addressing lot lines irregularities along that roadway.

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD18-21

Discipline:

Reviewed by: Antwan Armalin

Review Date: 11/14/2018

Phone: (954)630-4457

Email: Antwana@oaklandparkfl.gov

Project Name: Oak Tree PUD

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
<input type="checkbox"/>	Approved

Solid waste is to be reviewed upon site plan application

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD18-21 PUD

Discipline: Landscaping

Reviewed by: Kevin Woodall

Review Date: 10/23/2018

Phone: (954)630-4397

Email: kevinw@oaklandparkfl.gov

Project Name: Oak Tree PUD

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:

1. This application is for Rezoning Approval only. No landscape plans provided for review at this time.

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD18-21 PUD

Discipline: Fire Prevention

Reviewed by: Pam Archacki

Review Date: 11/09/18

Phone: 954-630-4555

Email: pama@oaklandparkfl.gov

Project Name: Oak Tree PUD

Comments Based on Plan Submittal: 1

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

Current Comments:

1. We recommend as a condition of the PUD that the HOA shall be responsible to enforce the towing of vehicles parked in fire lanes with zero tolerance or be subject to steep fines for life safety code violations.
2. Please see attached comments.



Development Review Checklist

954-630-4544

Fire Prevention

fax 954-229-0424

Case # PD18-21PUD Name Oak Tree PUD

Address 2400 Oak Tree Lane

Date 11/06/18 Reviewer Pam Archacki

☐ **NO COMMENTS**

ALL CHECKED ITEMS BELOW MUST BE ADDRESSED.

1. <input type="checkbox"/> Building will require a fire sprinkler system. FFPC 2010 Edition
2. <input 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 checked="" type="checkbox"/> 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. <input checked="" 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 checked="" type="checkbox"/> A fire hose shall not be laid across any street having a width greater than 24' of pavement. OPWPS
8. <input checked="" 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 checked="" 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
12. <input checked="" type="checkbox"/> See water protection standard attached for water supply info.
13. <input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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. NFPA 1 18.2.2.5.8
21. <input checked="" 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 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 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 type="checkbox"/> When installing a fire sprinkler system a fire hydrant shall be located within fifty feet of the fire dept. connection.
25. <input 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 type="checkbox"/> When installing a fire sprinkler system a backflow shall be provided for each building.
27. <input 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 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 type="checkbox"/> Show fire line, backflow, FDC for Fire Sprinkler system on civil drawings.
31. <input checked="" 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 type="checkbox"/> Clearly indicate on the Civil plans the point of service as defined by State Statute 633.021(18)
35. <input 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: Concurrency study is required to be validated.
37. <input checked="" type="checkbox"/> In addition: It appears that the RAS (private Residential Access Street) is 20' wide and not 40' as noted. Clearly show and note the paved roadway as 20' wide.
38. <input checked="" type="checkbox"/> In addition: The fire department access road shall NOT include the homes' driveways as noted on sheet CSP.1 as no parking is permitted in a fire access road.
39. <input checked="" type="checkbox"/> In addition: Access gates shall have SOS (siren operated system) in addition to Knox access.
40. <input checked="" type="checkbox"/> In addition: We recommend an additional emergency access road entrance on 44th Street.

• **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 118.2.2.5.4. 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 118.2.2.2
- 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 118.2.2.3.1

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 pavers” 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: CD18-21PUD

Discipline: Broward Sheriff's Office

Reviewed by: Detective Debra Wallace

Review Date: November 19, 2018

Phone: 954-202-3131

Email: Debra_Wallace@sheriff.org

Project Name: Oak Tree PUD (amended)

Comments Based on Plan Submittal:

_____	No comments
<u> X </u>	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 19, 2018

CD18-21 PUD

“Oak Tree Rezoning”

2400 Oak Tree Lane

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 overlapping design guidelines, including Natural

Surveillance, Natural Access Control, Territorial Reinforcement and Maintenance.

Pulte Homes is requesting a **Rezoning** from Open Space (OS) to Planned Unit Development (PUD). If approval is obtained, up to 405 residential dwelling units will be constructed. Although this is a rezoning request, any and all efforts to reduce impact should be made during the design process. Included are recommendations:

- As previously stated, the greatest concern would be police services. Impact to traffic, calls for service, and potentially crime appear unavoidable. Crime Prevention through Environmental Design (CPTED) should mitigate most of these issues if addressed in the final plans. Due to the higher crime rates in the surrounding area, crime mitigation efforts should include cameras, lighting and substantial security.
- This project will generate a significant amount of vehicular traffic. The applicant will need to provide traffic mitigation improvements and/or adjustments to the site layout to ensure that City traffic control resources are not constrained.
- Address Police Access into the gated community, as only Fire Rescue is mentioned.
- Additional guest spaces must be added and shown.
- Include additional sidewalks throughout the community and not just on one side
- Include addition crosswalks

This is solely a preliminary review for the rezoning, as more in-depth plans and information is required for a complete CPTED review.

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 19, 2018

Phone: 954-630-4413

Email: davids@oaklandparkfl.gov

Project Name: Oak Tree PUD

Comments Based on Plan Submittal:

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

-
1. At this time, there are no comments. When site plan review commences, comments will be provided.