



## **DRC COMMENT UPDATE PACKAGE**

**CD18-21 PUD "OAK TREE PUD"  
2400 Oak Tree Ln  
Released March 26, 2019  
City Commission Chambers  
3650 NE 12<sup>th</sup> Avenue, Oakland Park, FL 33334**

**CITY OF OAKLAND PARK**

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**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  
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**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

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This documents the current review and analysis from the Oak Tree PUD Planning Team of the revised rezoning application, which was submitted in December 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. A boundary plat was also submitted January 25, 2019 and is under review. This plat does not include proposed lots. At this time, a traffic study cannot be evaluated until information required by the City’s traffic engineer for this project is provided.

The approximately 139 net acre property is currently vacant and is zoned OS (Open Space/Recreation). The applicant requests a rezoning to a 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. 21<sup>st</sup> Avenue and N.W. 44<sup>th</sup> 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).

The statements below include previous comments as well as updates based on the meeting held between the applicant and City staff on February 13, 2019.

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.**

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

Applicant's Response: Acknowledged.

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**(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.**

Initial 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.

Applicant's Response: Acknowledged. Total number of homes proposed within the PUD Application and Final Site Plan will match the density cap of 405 dwelling units. The applicant will record a declaration restricting development on the property to a maximum of 405 dwelling units. The recorded plat will also include the same restriction.

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

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

Initial 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.

Applicant's Response: The applicant is proposing a wide range of housing types, which is

allowable per the Planned Unit Development district. This zoning district allows for flexibility in lot widths, outside of the standard residential zoning districts. The single family detached homes will be offered in three (3) different lot widths: 40,' 50' and 70.' The Planned Unit Development district, which permits single family detached lots smaller than the city standard residential zoning districts of sixty (60) feet in width. Per the City of Oakland Park Code, the purpose of a Planned Unit Development is to allow for a series of requirements, which provides, "...a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning." Also, this district "allows diversification of uses, structures and open spaces...through a more efficient use of land and a smaller network of utilities and streets." By clustering smaller lots and creating efficiencies within the development area, larger areas of useable open space can be allocated within the community. Also the efficient design is the mechanism which allows the project to meet the Planned Unit Development minimum open space requirements of thirty-five (35) percent. The forty (40) and fifty (50) foot lots will be interspersed throughout the community and will provide for a diversification

Revised Analysis: For setbacks & lot size, staff recommends the following:

- o 7.5ft side setback for 70' lots,
- o 5ft side setback for 1-story homes on 40' – 50' lots, and
- o 7.5ft setback for two-story homes on the 40'-50' lots.
- o Front porches and balconies would be permitted to encroach up to 6 feet into the required front yard setback area.

The applicant is preparing an alternative proposal to respond to staff's recommendation to require 7.5 ft side setback for 2 story homes.

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- (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.

Revised Analysis 1: The applicant is proposing lots with 40ft, 50 ft and 70ft widths. While no minimum distance is required between structures, the side setback is required to be evaluated based on lot size and character of the structures. The City had previously stated a desire for lots to be consistent with the size and setback requirements for the R-1 District (7.5 ft setback on minimum 60ft wide lots) to ensure compatibility with existing residential neighborhoods. The City would consider more flexible lot size and setback requirements for structures with high quality architectural character that are compatible with the existing single-family homes within the City. Existing homes in the City typically have larger areas of fenestration and may include front porch or balcony areas that enhances the homes connection to the street and its curb appeal. Specifically, staff is requesting that the applicant revise the required architectural renderings to reflect a minimum of a balcony, a front porch, or a large amount of transparent fenestration on each of the proposed residential home types. Porches and balconies are especially important for the proposed townhome lots (20' & 24' wide lots), and the 40' - 50' wide single-family lots where the garage doors take up more than half the front façade of the structures.

Applicant's Response: The applicant is proposing varying setbacks within lot widths, which is

allowable per the Planned Unit Development Zoning District. The 40' and 50' single family detached lots will have five (5) foot side setbacks, which provide for ten (10) feet of separation between homes. This single-family lot design is in response to feedback from prospective home buyers looking to purchase patio homes, similar to zero lot line home without having the home sit on one lot line. Typically, zero lot line homes / patio homes are limited on the type and amount of windows on the zero side of the home. In utilizing a side yard on both sides, windows can be provided on both sides of the homes providing additional natural light. In addition, smaller yards are proposed to address the desire of prospective home buyers having less yard area for maintenance. From a design perspective, the smaller homes are interspersed to the south of the spine road and serve as a transition to the higher density community of Lake Emerald. Finally, the seventy (70) single family detached homes utilize a 7.5' side yard setback, which is consistent with the standard Zoning District of R-1. From a design perspective, the seventy (70) foot lots are located along the north in order to serve as a density transition from the north Oak Tree Estates community, which has a zoning designation of R-1. The seventy (70) lots, which are approximately 20% of the new community, will have setbacks which are compatible to the Oak Tree Estates community and the R-1 Zoning District.

Revised Analysis 2: The PUD requirements state that evaluation of the character of structures is necessary in the determination of appropriate distances between structures. Therefore, staff has provided the following recommendations for architecture, setbacks & lot size based on the analysis of the proposed community.

For *setbacks & lot size*, staff recommends the following:

- 7.5ft side setback for 70' lots,
- 5ft side setback for 1-story homes on 40' – 50' lots, and
- 7.5ft setback for two-story homes on the 40'-50' lots.
- Front porches and balconies would be permitted to encroach up to 6 feet into the required front yard setback area.

The applicant is preparing an alternative proposal to respond to staff's recommendation to require 7.5 ft side setback for 2 story homes.

Regarding *architecture*, in the November 8, 2018 DRC comments, staff requested that the applicant add porches and balconies as the façade of the home designs were predominately garage doors. Staff was concerned with the proposed homes limited connection to the street (forward living) and the consistency of the proposed community with Oakland Park's requirements and character. The applicant's revised application did not modify the initially proposed architectural renderings substantially. Staff also discussed the design at a February 13, 2019 meeting and during a neighborhood tour. Staff is now recommending the following:

- Use Pulte architectural styles from various locations or modify the proposed Florida Modern style to feature high design with a softening of the appearance of the garages, a covered front entry for each dwelling unit, maximization of public/private interaction between dwellings and the streets, and a minimum of one of the following for each house and townhouse:
  - Transparent fenestration of at least 30 percent of front wall area,
  - A front porch with at least 60 square feet and with no dimension smaller than 6

feet in length, and/or

- A balcony with at least 40 square feet and with no dimension smaller than 4 feet in length.

Provide drawings and information about the proposed models with the minimum of fenestration and design enhancements (base model) as well as the homes with upgraded architectural features.

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(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.

Initial 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.

Applicant's Response: Acknowledged. Applicant is proposing private internal streets, which will have vehicular gates at entrances to restrict through traffic. Also, the site plan and plat indicate the required right of way dedications along the east and south property line, as required and shown by the Broward County Trafficways Plan. These rights of way will be dedicated by the plat. Site Plan design will adhere to the requirements of Section 24 – 96, except as explicitly indicated within the Planned Unit Development document submitted with this application. Specifically, the applicant is proposing a different maximum length of dead end street. However, in exchange for proposing longer dead end streets, the applicant is proposing a cul de sac which exceeds the minimum code requirement of seventy (70) feet in diameter. Cul de sacs will be designed to be one hundred (100) feet in diameter, which exceeds the code requirement by thirty (30) feet. The applicant has met with the Oakland Park Fire Department and has received support on the design of the cul de sacs. A detail has been added to the Final Site Plan detail sheet, which indicates the fire apparatus truck turn can maneuver within the cul de sacs. Applicant will be submitting a boundary plat for the entire property. Applicant will provide the sketch and legal descriptions for the public access easements for City EMS access, for the internal private roadways, at a later date and subsequent to plat recordation.

Revised Analysis: The applicant has acknowledged the requirement in its December resubmittal and has requested relief from the subdivision requirements for the length of the proposed cul-de-sac streets. In exchange the applicant is proposing to widen the roadway to 100 ft. Additional analysis and discussion with the City's fire department is required prior to finalizing the analysis in this section.

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(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.

Applicant's Response: Acknowledged.

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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: Staff had previously identified the location where the required landscape buffer was less than 25 ft in depth. This has been addressed in the resubmittal. The applicant has also provided a landscape plan that provides street trees and a small shade tree in the planting areas in front of the proposed townhomes. The landscape plan is undergoing formal review with final detailed comments pending.

Applicant's Response: The applicant revised the Site Plan to indicate the minimum required twenty-five (25) foot width landscape buffer in the southwest quadrant of the property. This was the only area in which a fifteen (15) foot wide landscape buffer was proposed. Other locations exceed the minimum requirement.

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**(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.

Applicant's Response: The applicant is proposing single family attached homes in four unit, six unit and eight unit building configurations. Two different single family attached widths are proposed: twenty (20) foot width and twenty-four (24) foot width single family attached homes. Therefore, the maximum length of single family attached homes is one hundred sixty (160) feet and one hundred ninety - two (192) feet, respectively.

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**(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 height of less than 25 ft is desired for all single family homes. The townhomes shall not exceed 30' in height. Height shall be measure as total height of structure measured to the top of the ridge or peak of the structure.

Applicant's Response: The applicant has revised all documents to indicate a maximum height of two stories for all home types.

Additional Analysis: The applicant has not identified a height limit in total feet and only references 2-stories. The code permits two-stories up to 35ft (Sec. 24-29) in many zones, staff is concerned that homes built at the maximum are not consistent with the typically scale of homes within the City. Staff is recommending a fixed height limitation:

- o 25ft maximum for all single-family homes, and
- o 30ft maximum for all townhomes structure.

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**(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 has provided floor plans which demonstrate conformance with the above standards.

Applicant's Response: The applicant has submitted floor plans which indicate the square footage breakdown for each unit. The smallest single family detached home style has a square footage of 1,961 square feet. This home style is offered on the 40' single family detached lot widths. This square footage exceeds the minimum floor area requirements (1,100 s.f.). A table has been added to the site development plan set detail sheet; which provides a summary of the home style names, square footage information and which lot widths a particular home style is offered. The smallest single family attached home style has a square footage of 1,649. This home style is offered within the 20' single family attached / townhome style. This square footage exceeds the minimum floor area requirements (875 s.f. for three bedroom multi-family).

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**(7) Building site coverage:**

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(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 20%, 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.

Applicant's Response: The calculation was revised due to a revision to the residential home types. Therefore, the total calculation is now 20%. The calculation reduced due to the removal of a particular housing type. Please refer to the Building Site Coverage Maximum Calculations on Detail Sheet 1, Sheet 16 for calculation breakdown. The maximum building footprint envelope based upon proposed setbacks was utilized for the calculation. Based upon the fact that we are proposing a specific number for each single family detached lot width, the calculation was based upon max envelope times the total number of units per lot width. Actual home styles purchased on each lot will be determined by prospective home buyers. Actual home style footprints will be less than the maximum building envelope utilized for this calculation. Therefore, the actual overall number will be less. The onsite private clubhouse footprint was also utilized for the calculation as well and is indicated within the table.

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(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.

Applicant's Response: Acknowledged.

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(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.

Applicant's Response: Not Applicable.

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**(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. The applicant has agreed to allow for swale parking. Should this be a condition of approval – Discussion required.

Applicant's Response: A tabulation of the parking required and proposed is provided within the Site Data on the Final Site Plan sheet. In addition, in order to address City staff's request for parking within the single family neighborhood, on street parallel guest parking is allowable along the roadway, within the proposed swales. Parking within the swales will allow for fire access in the event of an emergency. Swales are six (6) feet in width, along with the two (2) foot gutter,

which allows for twenty (20) feet of clear pavement for emergency access. The Homeowner's Association documents, which will be recorded in the public records will provide an overnight parking restriction for guests within the single family neighborhood. In addition, the site will be posted with signs that indicate towing will occur if overnight parking occurs. Parking along roadways and on swale areas is allowable, within the single family detached neighborhoods, on a temporary basis.

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**(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. The City is formally reviewing the landscape plan for consistency with the City's code. The proposed plan shows shade trees in the areas identified for open space use, street trees and littoral plantings in the lakes for the recreations and street plantings. Internal discussion with staff is required to determine if plantings are adequate to meet the open space justification.

Applicant's Response: A landscape plan has been submitted with the Final Site Plan Application that meets the City code requirements except as indicated within the Planned Unit Development document. Specifically, based upon the 40' residential access street cross section no trees are proposed within the swales within the right of way. Rather, street trees are proposed within the single family detached lots. This will alleviate long term issues that arise from street trees within swales and pavement as well as utility conflicts. This concept also addresses homeowner concerns at time of turnover for long term pavement issues. Native landscape has been

incorporated in design for sustainable design. The landscape at community entrances, as well as the primary private recreation facility, is designed as focal elements and to frame vistas. For example, palms are proposed along the entrance to frame the view and provide an experience as one enters the community. Neighborhood parks are planted in order to program passive recreational opportunities as well as provide shade for residents utilizing the passive neighborhood parks. Small street trees or palms have been proposed in between single family attached homes behind the utility easement to provide shade along street scape. Landscaping along the Public Linear Greenway Park, along the east and south property line, will have clustered areas that will allow for views and vistas across the lakes adjacent to the Linear Park. No continuous hedge material is proposed.

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**(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. The applicant shall provide a typical landscape detail that identifies the proposed screening that will be utilized for any transformer facilities. Discussion with staff that proposed location is appropriate.

Applicant's Response: All onsite utility lines are proposed to be underground. Transformers will be located in the ten (10) foot utility easement adjacent to the road tracts. Transformer locations will be designed by F.P.L. at a later date.

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**(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. Discussion with staff on the adequacy of the proposed plan. The revised landscape plan shows shade trees and what appears to be trails in the open space areas between homes. However, there is no detail in the landscape plans on the material of the improved surfaces. The applicant has also added strategic littoral plantings to enhance opportunities to attract birds and wildlife.

Applicant's Response: The residential community will have a private primary recreation amenity parcel, which is approximately 2.4 acres. This parcel will provide active and passive recreational opportunities for residents. The active component will be programmed through an onsite tennis facility and a fitness center, which will be located inside of the clubhouse. The clubhouse will have various meeting rooms and general rooms in which residents can have other passive recreational opportunities and meeting. A community pool will also be provided for residents for activities such as swimming (active recreation) and socializing with other residents (passive recreation and gathering). The other internal neighborhood parks / open space areas will be programmed for passive recreational opportunities. Shaded walkways and benches will be provided for passive recreational opportunities in the neighborhood parks. The open space parcel in the northwest quadrant of the property will be programmed for passive and active recreational opportunities. A fitness trail will provide for active recreational opportunities, such as walking and jogging. Finally, the lakes that are proposed along the approximately 9 acre Public Linear Greenway Park, along the east and south property line of the community, will provide both active and passive recreational opportunities. An eight (8) foot public fitness trail is proposed within this linear park to provide active recreational opportunities, such as walking or jogging. In addition, passive recreational opportunities have been programmed within this park as well. Bench areas are provided, in key locations, along the trail to provide passive recreational opportunities and enjoyment of the vistas across the lakes. Littoral planting areas will be provided adjacent to the seating areas to provide passive recreational opportunities for bird watching and observing nature foraging within the littoral planting areas. All open space areas indicated will be the perpetual maintenance obligation of the to - be - formed homeowners association (H.O.A). This H.O.A. will also maintain the approximately 9 acre Public Linear Greenway Park along the east and south property line. The entire property is under contract to be purchased by Pulte Homes and will be rezoned to Planned Unit Development under single ownership. Upon approvals, Pulte will close on the property. At a later date and through separate instrument recorded in the public record, per the private agreement that Pulte has with the Oak Tree Estates Homeowners association to the north, a portion of the property directly south and adjacent to Oak Tree Estates property line will be deeded to Oak Tree Estates for use as open space / common area. The private agreement between Pulte and Oak Tree Estates references the perpetual maintenance of this property, upon being transferred. There are financial contributions for maintenance of this property within the agreement. A reverter clause, in which the maintenance will be transferred back to the new H.O.A., should Oak Tree Estates not maintain this area, is being considered.

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**(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. Most of the cul-de-sac streets do not have double sidewalks in the December submittal. The applicant has identified the linear park as multi-modal, but the proposed 8' is inadequate to all for two-way bicycle and pedestrian traffic. A minimum of 10' is standard.

Applicant's Response: The primary spine road that runs east west into the community will have sidewalks on both sides. In addition, both entrances will also have walk ways on both sides to connect to the surrounding public walkway connections. The south walk at the primary entrance on Prospect Road has been designed to be eight (8) feet in width. The purpose of this increased width is to provide for multimodal combined pedestrian and bike connection to the surrounding eight (8) foot fitness trail. This fitness trail provides the opportunities and linkages to surrounding Broward County Transit bus stops. The transit stops have been indicated on the Pedestrian Connectivity plan within the Master Development Plan set. The closest Broward County Transit stops are approximately ¼ to ¾ mile from the primary entrance. Internal streets will have posted speed limits of 25 mph. Therefore, residents will use both the street and adjacent walkways for bicycle access. The Broward County Complete Streets program, which is applied to the surrounding public roadways, does not apply to private streets. Rather, the internal walks will transition to the surrounding multi-modal connections, through a wider eight (8) foot walk at the entrances to the community. This wider walk will transition into the surrounding eight (8) foot wide fitness trail, within the Public Linear Greenway Park. The dead – end cul de sacs are low traffic and will have walkways on one side. Dead end streets will also be posted with 25 mph speed limit. The use of walks on one side of the street also aids with water recharge, the evapotranspiration, since there is less pavement and less heat reflection. With the street trees planted on the residential lots and less pavement, this also aids with heat island reduction.

Revised Analysis: A sidewalk on both sides of the road is required in all platted residential developments per Code Section 24-96(K)(1)(a), Section 24-95, and Section 24-54(F)(12)

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**(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.

Applicant's Response: The single family attached and detached housing types will adhere to the requirements of the 2018 Chapter 13 Florida Building Code. Homes will be constructed with appliances that meet the Energy Star ratings for efficiency as required by Federal Government regulation. Window treatments and insulation will also meet the standards required within the 2018 Florida building Code Chapter 13. In addition, lot landscaping with palms and trees will be provided in order to shade residential buildings from heat impacts. In addition, native plant material will be incorporated into landscape designs to utilize sustainable design elements and low maintenance.

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**(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).

Response: The list is provided on page three of the Justification Statement. Design and Entitlement Consultants are active members of American Planning Association and the Florida Chapter, APA ID 253644. Design and Entitlement Consultants are also active members of the American Society of Landscape Architects and the Florida Chapter, ASLA ID 752244. Ken DeLaTorre is a graduate from the University of Rhode Island Bachelors of Landscape Architecture accredited program, May 1997. Cynthia Pasch with Greenspoon Marder is a certified planner, AICP, as well.

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(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:**

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(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.

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

Analysis: Information provided on Site Plan. As plans are being reviewed digitally, please provide a bar scale on all plans.

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- (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). Information also provided on Boundary Plat provided.

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- (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.

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- (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.

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

Analysis: The gross density and estimated population of 1,336 people was provided on the site plan based on Broward County Population data. This yields a PPH of approximately 3.3 persons per household.

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- (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.

Response: A table has been added to Detail Sheet 3, Page 18, which provides information on each home style. The table indicates which lots each home will be sited on, square footage information as well as a percentage comparison to the lot area.

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- (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: The total ground cover by building type was not provided, but is required.

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(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.

Response: Conceptual Engineering Plans are included within the Final Site Plan Application Master Development Plan Set.

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

Analysis: A landscape plan that is consistent with the City's Landscape and Streetscape Design standards is required for a PUD application. Waiting on final comments from LA team.

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

Initial 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:

Applicant's Response: Modern Architectural conceptual elevations, specifically designed for the Oakland Park market, are included within the Master Architectural Plan set. Finalized Modern style elevations will be submitted upon final completion. Barrel tile roofs and asphalt shingle roof are not proposed. As a point of clarification, the barrel tile roof specification has been removed from the Color Sample document submitted with the architectural plans. The Color Sample document was submitted to provide the city an idea of color palette and façade options only. Concrete flat tile and metal roofs are proposed for the home styles. Architectural standards are proposed within the Planned Unit Development document, as part of the rezoning application. The standards are supported with the attached Architectural Plans submitted and the design of the facades and master plan meet the overall intent of the PUD requirements. Prototypical landscape plans have been provided within the Master Development Plan set, which indicates the species of plants proposed in each housing type. A table has been added to Detail Sheet #3, Page 18, which indicates which home style can be sold / constructed on each relevant lot width. The sales marketing names indicate the home floor plans. Each home style can be purchased with a different elevation: Florida Modern, Low Country and Craftsman. For example, a homeowner can purchase a Summerwood with a Florida Modern elevation.

Revised Analysis: Regarding *architecture*, in the November 8, 2018 DRC comments, staff requested that the applicant add porches and balconies as the façade of the home designs were predominately garage doors. Staff was concerned with the proposed homes limited connection to the street (forward living) and the consistency of the proposed community with Oakland Park's requirements and character. The applicant's revised application did not modify the initially proposed

architectural renderings substantially. Staff is now recommending the following:

- Use Pulte architectural styles from various locations or modify the proposed Florida Modern style to feature high design with a softening of the appearance of the garages, a covered front entry for each dwelling unit, maximization of public/private interaction between dwellings and the streets, and a minimum of one of the following for each house and townhouse:
  - Clear fenestration of at least 30 percent of front wall area,
  - A front porch with at least 60 square feet and with no dimension smaller than 6 feet in length, and/or
  - A balcony with at least 40 square feet and with no dimension smaller than 4 feet in length.

Provide drawings and information about the proposed models with the minimum of fenestration and design enhancements (base model) as well as the homes with upgraded architectural features.

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(l) **General grading, paving, and drainage plan.**

Analysis: Drainage comments are provided in separate section at the end of the memo.

Response: Conceptual Engineering Plans are included within the Final Site Plan Application Master Development Plan Set.

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(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. The applicant's traffic methodology has been approved by the consulting engineer. The applicant shall provide the required traffic study for the rezoning application. (Engineering comments provided under separate cover).

---

(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.

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(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.

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- (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: Phasing map is submitted, but timetable and open space distribution is required.

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- (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.

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**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. This requires continued discussion.
- 2) Dark Skies compliant lighting fixtures and dark skies compliant photometric plan. Applicant has stated that proposed photometric plan is dark skies compliant. The fixtures are dark skies compliant the lighting level is generally appropriate. However, the internal pedestrian scale lighting are installed at 16', which is at the top end of the range recommended for pedestrian scale lighting.
- 3) FSP7 – the external pedestrian trails do not appear to provide connections to the sidewalk network that are paved and ADA compliant connections to cross walks at major intersections along Prospect Road. Discussion with staff required to determine requirements for required public improvements to ensure adequate and safe connections. Discussion on public bike lanes and sidewalk along Prospect or just intersection improvements required. Conditions of approval should begin to be established to capture required improvements related to project.
- 4) PUD Lot Land Development Regulations: The draft lot requirements for the PUD should be updated as follows:
  - a) Maximum impervious surface per lot should be provided and shall not exceed 70%;
  - b) All setback and height maximums shall be included;
  - c) A setback shall be established for all at-grade improved surfaces of 2.5 ft;
  - d) All accessory structures shall have the same side setback as the principal structure;
  - e) All allowable accessory structures shall be expressly listed and consistent; and
  - f) Provide for clear fencing requirements (height/location/material), including pool fencing.

**Traffic Concerns:**

- 1) Rezoning/PUD Traffic Study needs to be completely submitted for review.
- 2) Staff is recommending additional traffic mitigation:
  - o Traffic calming along NW 44<sup>th</sup> Street from 21 Avenue to the City's Boundary.
    - Complete streets program including possible broken medians, meandering roadways, etc.
  - o Coordinate signalization for NW 44<sup>th</sup> Street and NW 31 Avenue.

### Drainage Concerns:

- 1) Staff will provide technical drainage comments under separate cover.
- 2) The conversion of the golf course to a residential property could impact the City's CRS rating. This was not addressed in the drainage statement and no additional support documentation was provided. The applicant's CRS consultant will is now beginning to work with the City's consultant in this area.

### Open Space

- 1) The applicant is required to provide a justification under separate cover for requesting to use water towards the open space calculation. (Sec. 24-54.F.11)
- 2) The shared use path in the greenway is 8ft in width, it should be 12 ft in width to accommodate both bike and pedestrian traffic safely.
- 3) Technical comments on wildlife viewing areas, spacing and tree species are included in the landscape technical comments.
- 4) The applicant proposes to convey or allocate northern open space area for adjacent neighborhood. The applicant has not provided detail on the previously discussed clause that would allow for the property to revert to Oak Tree PUD if not maintained.
- 5) Oak Tree Estates POA board members are meeting with City staff for discussion.
- 6) The applicant will include a statement and landscaping detail in the landscaping plans regarding low-maintenance plantings and treatment of the area.

### Changes to Plans & Support Documents:

1. PSP 3- The legend colors are not consistent with the map.
2. As plans are being reviewed digitally, please provide a bar scale on all plans.

### 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: Drainage comments sent under separate cover

Drainage Comments:

Documents dated January 04, 2019.

1. Please include Oak Tree Estates residential development in your drainage calculations as this area will be discharging into your drainage system. You indicated in your write ups that drainage basin area is 165 ac including 19.17 ac of offsite residential. Your calculations cover 157.08 ac. Site data or area breakdown doesn't show offsite areas. It is not clear if your lakes are sized based on offsite areas discharge into Oak Tree site.
2. Please check with Broward County EPGMD and document the perimeter berm elevation criteria for a self-contained system. The site should be designed to stand alone and provide full on-site retention to the 100-year, 3-day storm event.
3. Finish floor should also be checked against the Broward County 100-Year, 3-Day flood map elevation. Please include Broward County 100-Year flood map info.
4. Please check your stage elevations. Some begin stages are too low (Open/Rec, R/W etc).
5. Project name used in other documents (Oak Tree/ Oaktree) is different than what is used here. Please use a consistent project name.
6. Allowable discharge into C-13 does not apply in this project.
7. No flood routing/ modeling is included. It is necessary to see how the stages build up in course of time on the project site through a flood hydrograph. This can be achieved using any approved storm water modeling software (ICPR/ SWIM etc.) Please submit flood routing modeling information.
8. Please see the mark ups.

## LANDSCAPE ARCHITECTURE PLAN REVIEW

DATE: February 1, 2019

SUBJECT: OAK TREE PUD/Rezoning Application Technical Review

REVIEW OF: LANDSCAPE PLANS

### COMMENTS

1. PLEASE SEE PLAN REVIEW MARK UP SET ATTACHED
2. A STATEMENT INDICATING MATERIAL AVAILABILITY WAS NOT PROVIDED.
3. A 6 FOOT HIGH BERM WITH A 6 FOOT HIGH WALL ON TOP WILL CREATE A 12 FOOT HIGH BUFFER ALONG MOST OF THE PROJECT. IS THIS THE INTENT?
4. MANY LOCATIONS ALONG THE BERM HAVE THE TOE ENDING AT THE BACK OF WALK. ADJUST TO MEET REQUIREMENTS AND TO MATCH GRAPHIC DETAIL.
5. MORE SHRUB MASSES ALONG BERMS ARE RECOMMENDED.
6. LOCATIONS OF SIGN FEATURES AND WALLS SEEM TO BE LOCATED ON THE BERM SLOPE. INDICATE HOW THIS WILL LOOK AND FUNCTION. ADJUST SO THESE FEATURES FUNCTION ALONG ONE SINGLE GRADE LINE.
7. THE GRAPHIC DETAIL OF THE BERM AND TREE LOCATIONS DO NOT MATCH PLANS.
8. LITTORAL PLANTINGS ARE BEING CREATED TO ALLOW FOR WILDLIFE VIEWING. INDICATE WHAT MATERIAL WILL GO INTO THESE LOCATIONS. ALL ASPECTS OF SHELTER AND FOOD SOURCES ARE NEEDED TO QUALIFY FOR WILDLIFE AREAS. MORE LITTORAL AREAS ARE NEEDED ALONG LAKES.
9. WILDLIFE AREAS MUST HAVE ACCESS FOR VIEWING. ONLY 2 SUCH AREAS WERE PROVIDED. FOR THESE AREAS TO QUALIFY, PROVIDE PEDESTRIAN ACCESS AND BENCHES THROUGHOUT WILDLIFE VIEWING AREAS.
10. PROVIDE TREES FOR SHADE AND BENCHES ALONG FITNESS TRAIL.
11. SHOW LIGHT POLES AND OTHER NEEDED UTILITIES ON LANDSCAPE PLANS FOR THROUGH REVIEW.
12. PROVIDE ADEQUATE MAINTENANCE ACCESS ALONG BUILDINGS. SEE MARK UP. MANY SHRUB MASSES APPEAR TO BE TOO CLOSE TO BUILDINGS TO PROPERLY MAINTAIN SOD.
13. ADJUST, DETAIL AND DIMENSION DETAILS/PLANS AS INDICATED ON MARK UP.
14. ADJUST PLAN NOTES AS INDICATED ON MARK UP.
15. TREE INVENTORY MUST ALSO INCLUDE DISPOSITION. TREE REMOVAL PERMITS WILL BE REQUIRED.

**CITY OF OAKLAND PARK**

**DEVELOPMENT REVIEW PLAN REVIEW COMMENTS**

**Application: CD18-21 PUD**

**Discipline: Fire Prevention**

**Reviewed by: Pam Archacki**

**Review Date: 01/25/19**

**Phone: 954-214-3240**

**Email: pama@oaklandparkfl.gov**

**Project Name: Oak Tree PUD**

**Comments Based on Plan Submittal: 2**

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

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**Current Comments:**

1. As condition of the PUD the HOA documents shall clearly state there is NO on-roadway parking permitted and the HOA shall be responsible for towing of vehicles parked on paved roadways or in fire lanes, with zero tolerance. It shall further state that failure to enforce no parking on paved roadways, other than for deliveries, will result in civil proceedings and fines.
2. Flow test results on adjacent water lines shall be provided to determine whether fire sprinklers will be required.
3. There is an 8" water main on NW 29<sup>th</sup> Street that shall be used as a secondary source, to loop the water lines, if an easement provides access.
4. All roads shall have 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.
5. All fire department access roads shall comply with NFPA 1 – 18.2.3.



## 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<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 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



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|--|
| 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.<br>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.   |



**Fire Prevention**



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|--|
| 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 Statue 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 Statue 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 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: CD18-21PUD**

**Discipline: Broward Sheriff's Office**

**Reviewed by: Detective Debra Wallace**

**Review Date: January 22, 2019**

**Phone: 954-202-3131**

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

**Project Name: Oak Tree PUD (amended)Resubmittal**

**Comments Based on Plan Submittal:**

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

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

5399 N DIXIE HIGHWAY  
OAKLAND PARK, FL 33334



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

Detective Debra Wallace FCPP

Debra\_Wallace@sheriff.org

January 22, 2019

**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.**

- 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. **APPLICANT RESPONSE: Doesn't address cameras, lighting and security sufficiently .**
- 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. **APPLICANTS RESPONSE: Doesn't address my comments, only that emergency access points are included.**
- Address Police Access into the gated community, as only Fire Rescue is mentioned. **ADDRESSED**

Additional guest spaces must be added and shown. **APPLICANTS RESPONSE: suggest swale parking will be permitted. Is your HOA Docs stating no Parking permitted on the roadways? What is your definition on a "temporary basis"? Include in your Docs. NO parking should be permitted on the roadway in the cul-de-sac on Garbage pick up days. Provide signage in these areas.**

- Include additional sidewalks throughout the community and not just on one side **APPLICANT RESPONSE: Do not satisfactory justify why one installing sidewalks on one side, as it pertains to safety. It is the consensus of most safety authorities, that sidewalks are desirable in all areas with pedestrian traffic in residential developments for multiple reasons. (See National Committee for traffic Safety's booklet. Building Traffic Safety into Residential Developments).**
- 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.*

**ADDITIONAL REVIEWS FOR LANDSCAPING, SOLID WASTE, STRUCTURAL, FIRE CONCURRENCY, CRS IMPACTS, ETC. ARE FORTHCOMING.**