



DRC COMMENT PACKAGE

CD18-21 PUD "OAK TREE PLAT"

2400 Oak Tree Ln

DRC Meeting Date: June 20, 2019

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: 5/21/19
Phone: 954-630-4339
Email: alexander.dambach@oaklandparkfl.gov
Project Name: Oak Tree PLAT – 2400 Oak Tree Ln

Comments Based on Plan Submittal: 3rd Submittal

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

This documents the current review and analysis from the Oak Tree PLAT Planning Team of the plat application, which was submitted on January 25, 2019 for the City of Oakland Park Development Review Committee (DRC). This is a boundary plat and does not include proposed lots.

The property has 140.7 gross acres (based on Gross Acreage Exhibit provided by Caulfield & Wheeler, Inc. and dated 8/9/16) and 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 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.

Observations:

1. Submitted plat is a boundary plat. This is acceptable, but future lots created in this property shall be in accordance with the site plan approved through the creation of the Oak Tree Planned Unit Development (PUD).
2. Non-Vehicle Access Lines depict access points. The plat provides five access points: a 38.2' opening along Prospect Road for Oak Tree Drive providing access to Oak Tree Estates, a 100' opening along Prospect Road for the main entrance to the proposed development, a 20' opening along NW 21st Avenue for an emergency accessway, a 100' opening along NW 44th Street for a resident entrance to the proposed development, and a 20' opening along NW 44th Street for an emergency accessway.

3. Right of way is being dedicated for NW 44th Street, NW 21st Avenue, and for Prospect Road.
4. The proposed plat includes an engree-egress easement providing access to the Oak Tree Estates neighborhood (Golf-Tam Village Plat).

Conditions:

1. The plat has been submitted to Broward County and shall comply with all requirements of Broward County Code of Ordinance Section 5-189.
2. The applicant may seek building permits for model homes prior to final plat approval by the Broward County Council provided an agreement is established with the City in accordance with Section 24-188(E) of the Land Development Code.

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD18-21PUD

Discipline: Broward Sheriff's Office

Reviewed by: Detective Debra Wallace

Review Date: March 7, 2019

Phone: 954-202-3131

Email: Debra_Wallace@sheriff.org

Project Name: Oak Tree PUD/Preliminary Plat Review

Comments Based on Plan Submittal:

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

March 7, 2019

CD18-21 PUD

“Oak Tree PUD/Preliminary Plat Review”

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.

- *This is solely a preliminary review for the Preliminary Plat Review, 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: CD18-21 PUD / BP

Discipline: Fire Prevention

Reviewed by: Pam Archacki

Review Date: 3/08/19

Phone: 954-214-3240

Email: pama@oaklandparkfl.gov

Project Name: Oak Tree PUD Boundary Plat

Comments Based on Plan Submittal: 1

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

CITY OF OAKLAND PARK
DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD-18-21 PUD

Discipline: Landscaping

Reviewed by: Kevin Woodall

Review Date: 06/01/2019

Phone: (954)630-4397

Email: kevinw@oaklandparkfl.gov

Project Name: Oak Tree PUD/Preliminary Plat Review

Comments Based on Plan Submittal:

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



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Development Review Committee Review Transmittal

DATE: June 3, 2019

FIRE PREVENTION	P. Archacki <small>electronic</small>	PLANNING	A. Dambach
HORTICULTURE	K. Woodall	COMP PLAN	A. Dambach <small>electronic</small>
POLICE	D. Wallace	BUILDING	D. Spence
UTILITIES	Flynn Eng. <small>electronic</small>	ZONING	A. Dambach <small>electronic</small>
ENGINEERING	Flynn Eng. <small>electronic</small>	CE	B. Ostroff <small>electronic</small>
SOLID WASTE	A. Armalin <small>electronic</small>	CRA	Renee Miller <small>electronic</small>

PROJECT NAME: Oak Tree PUD / Preliminary Plat Review

CASE #: CD18-21PUD

Address: 2400 Oak Tree Lane

(☒) New Application

(☐) Resubmittal

SUBJECT: Request for a preliminary boundary plat review for the Oak Tree PUD.

**Please prepare your comments and email me
no later than March 5, 2019**

Thank you,
Andrew Riddle, AICP
Senior Planner
andrew.riddle@oaklandparkfl.gov
Office 954-630-4478

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD18-21PUD

Discipline: Solid Waste

Reviewed by: Antwan Armalin

Review Date: 6/3/2019

Phone: (954)630-4457

Email: Antwana@oaklandparkfl.gov

Project Name: Oak Tree PUD / Preliminary Plat Review

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

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD18-21 PUD

Discipline: Structural

Reviewed by: Dave Spence

Review Date: May 6, 2019

Phone: 954-630-4413

Email: davids@oaklandparkfl.gov

Project Name: Oak Tree Preliminary Plat Review

Comments Based on Plan Submittal: May 2 2019

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

ATTENTION:

These plans have been reviewed for Development Review Council purposes only and are not released for construction activity of any kind. DRC plans are considered “NOT FOR CONSTRUCTION PLANS” and do not completely reflect the complete nature of all work to be completed under future plans that will be submitted for construction.

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

The plans submitted for DRC Plan Review are for Preliminary for Plat Review.

At this time for Oak Tree I do not have any critique comments.

Dave Spence