



April 26, 2019

Alex Dambach
City of Oakland Park Engineering & Community Development
5399 N. Dixie Highway, Suite 3
Oakland Park, FL 3334

Re: Oak Tree Planned Unit Development – Case CD18-21

Mr. Dambach,

The purpose of this document is to provide responses to each remaining comment from each relevant City department for the Planned Unit Development Rezoning Application for the Oak Tree property. Each comment is listed below along with a response to each in blue. Also a copy of the overall site plan with revisions clouds addressing each comment is attached to this response letter.

Planning and Zoning Division:

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

(F) Land use and Design Regulations

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

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

Revised Analysis: 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.

Response: Applicant is proposing a solution in which the lot sizes will be reconfigured in order to provide a limitation on the number of the forty (40) foot lots that will utilize the five (5) foot minimum side yard setback. In certain locations, the forty (40) foot lots will utilize adjacent drainage easements or open space tracts to provide more space for side yard setbacks. In addition, the fifty (50) foot lots have been increased to be fifty – three (53) feet wide. These fifty – three foot wide lots will utilize six and a half (6.5) minimum side yard setbacks. The Planned Unit Development document as well as all details have been updated to indicate the larger side yard setback for the fifty – three (53) foot lots. Both solutions will result in large side yards being visible from the streetscape. With regard to the front porches an Architectural Standards Checklist is attached to the PUD Document. This checklist requires that each of the single family attached homes have a minimum of one architectural feature / option on the front façade. Porches are one of the items. The porch front setback encroachment has been indicated within the PUD Document as well. See Section IV.J.e.1.

(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 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.

Response: Resubmittal package has been updated to provide City staff a complete set of revised architectural plan sheets. The applicant has requested that should City staff take objection to a particular home style, it will be eliminated from the set. Attached to the Justification Statement is a Architectural standard checklist. In conjunction with the anti-monotony language indicated within the Justification Statement and the minimum requirements within the checklist, the streetscape will result in a varied and interesting streetscape design. Upon approval of the submitted architectural plans, color elevations will be provided under a separate cover.

(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.

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.

Response: Applicant is proposing a forty (42') residential access street tract. Within this tract, there will be 20' feet of pavement, with 2' of valley gutter on either side. In addition, there will be 4' of grass green space area followed by two five-foot walkways on either side of the road. Applicant has met with the Fire Department and the Fire Department has no issue with the proposed lengths of dead end street, based upon the fact that the cul de sac widths will be 100' diameter, which exceeds minimum code requirements.

(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.

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:

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

Response: Applicant accepts the requested height limitations, with the only exception being the maximum height for single family attached homes. The applicant is proposing a maximum height of twenty – eight (28) feet. The PUD Document has been revised to indicate these height limitations. Please refer to Section IV. F1 for height requirements, as well as height definition.

(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.

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 24-95(F) (12)

Response: Five (5) foot sidewalks are proposed on both sides of the street, unless as indicated on the site plan (walks widen in certain locations at main entrance).

(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:

(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.

Response: The second page with the aerial overlay is titled "FSPA.1 / FSP.2. This sheet title indicates "Final Site Plan Aerial #1 / Final Site Plan Sheet #2"

(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.

Response: Acknowledged.

(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.

Response: In reviewing the Pulte Architectural Plans, the floor plan that has the largest first floor under roof square footage with all possible options added is the Stonewater at 4,143 square feet.

(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.

Response: Acknowledged. Landscape comments were received from the City and this resubmittal addresses the latest City comments.

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

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 features.

Response: Resubmittal package has been updated to provide City staff a complete set of revised architectural plan sheets. The applicant has requested that should City staff take objection to a particular home style, it will be eliminated from the set. Attached to the Justification Statement is an Architectural standard checklist. In conjunction with the anti-monotony language indicated within the Justification Statement and the minimum requirements within the checklist, the streetscape will result in a varied and interesting streetscape design. Upon approval of the submitted architectural plans, color elevations will be provided under a separate cover.

(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).

Response: Traffic study is included with the resubmittal package.

(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.

Response: The Applicant has had several meetings with the School Board and Broward County staff concerning the existing declaration. All parties agree that the declaration should be terminated because it is not consistent with current School Board and Broward County policies. In addition, the proposed development plan proposes single family units on the subject property, not townhouse units as contemplated in the declaration. The Applicant has submitted a request to the School Board to terminate the declaration. This termination will occur prior to the issuance of any building permits for the Oaktree development. None of the schools that serve the property are overcapacity; therefore, no additional school mitigation is required.

(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.

Response: An exhibit is included within the Master Development Plan Set which highlights the easement areas to be reserved for City of Oakland Park access for municipal access, utility and emergency purposes. A public access easement will be provided for the Public Greenway Park along the east and south frontage of the property. Easement language will be submitted to the City for review prior to the first building permit issuance.

(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.

Response: The Phasing Plan, sheet FSP.3 has been revised to indicate the distribution and timing of certain open space areas.

(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.

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. Radiant heat absorption is addressed with the use of less pavement, within the community. Less pavement reduces the amount of heat reflection and also provides more opportunity for water recharge.

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.

Response: Five (5) foot sidewalks are proposed on both sides of the street, unless as indicated on the site plan (walks widen in certain locations at main entrance).

- 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.

Response: The lighting fixtures proposed are the standard FPL LED street lights. Pole heights are 15' in height and the overall dimension is at the center point of the light fixture. Light poles proposed are primarily roadway fixtures. LED specifications for light poles are energy efficient and reduce carbon footprint by being between 25% - 50% more energy efficient than high pressure sodium specifications. LED specification also provide for better light distribution and higher quality color rendition to improve visibility and safety for pedestrians and traffic. The better quality color rendition is significant for safety from a CPTED perspective. LED specifications also provide for fewer outages and lower maintenance costs.

- 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.

Response: The Site Plan and Pedestrian Connectivity Plan has been updated in order to indicate the transitions to the existing walkways, especially at the southwest and northeast corners of the property. Pedestrian Connectivity Plan indicates the proposed walkways along Prospect, from the proposed Broward County Complete Streets program, and how they will transition with existing walkways.

- 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%;

Response: The PUD document indicates the maximum impervious surface area of 70% in Section IV.H.1.

- b) All setback and height maximums shall be included;

Response: The PUD document indicates setbacks in Section IV.J, as well as in Exhibits 3 – 7. Height maximums are defined and indicated in Section IV.F.1. of the PUD document.

- c) A setback shall be established for all at-grade improved surfaces of 2.5 ft.;

Response: The PUD document indicates setbacks in Section IV.J. as well as within Exhibits 3 – 7. Driveway setbacks of 2.5 feet from the single family detached lot lines are indicated within the Exhibits 3 – 7. Other accessory structures, fences and equipment are also indicated in Section IV.J and Exhibits 3 – 7.

- d) All accessory structures shall have the same side setback as the principal structure;

Response: The PUD document indicates setbacks in Section IV.J. as well as within Exhibits 3 – 7. Accessory structures are indicated as having the same side setbacks as the principal structure and a five (5) rear setback. See Section IV.J.1.d. and Exhibits 3 – 7.

- e) All allowable accessory structures shall be expressly listed and consistent; and

Response: The PUD document defines other accessory structures within the PUD document in Section IV.J.1.d.

- f) Provide for clear fencing requirements (height/location/material), including pool fencing.

Response: Pool fencing maximum height is six (6) feet. Material will be aluminum rail. Location is typically around pool deck area or on residential lot line. Color may be black or bronze.

Traffic Concerns:

- 1) Rezoning/PUD Traffic Study needs to be completely submitted for review.

Response: PUD Traffic Study is included within this resubmittal package.

- 2) Staff is recommending additional traffic mitigation:

- Traffic calming along NW 44th Street from 21 Avenue to the City's Boundary.
 - Complete streets program including possible broken medians, meandering roadways, etc.
- Coordinate signalization for NW 44th Street and NW 31 Avenue.

Response: The Site Plan has been revised to show pavement widening and median on NW 44th Street for the purpose of traffic calming. See preliminary engineering plans for details.

Drainage Concerns:

- 1) Staff will provide technical drainage comments under separate cover.

Response: See attached drainage comments and response letter from Schnars Engineering.

- 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.

Response: Pulte's CRS consultant is working with the City to mitigate impacts and indicate no net loss to City's CRS rating system. A financial contribution to the City of Oakland Park for the Repetitive Lost Area Analysis (R.L.A.A.) is proposed by the applicant to address mitigation impacts.

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)

Response: A separate Open Space Justification Statement is provided within this resubmittal package.

- 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.

Response: The shared use path has been revised to 12 feet within the linear park along the south property line.

- 3) Technical comments on wildlife viewing areas, spacing and tree species are included in the landscape technical comments.

Response: A bird watching seating area has been provided adjacent to the lake just west of the secondary entrance off of NW 44th Street.

- 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.

Response: Pulte has amended its agreement with Oak Tree Estates to provide for the protection to provide for the funding protection in the event of a maintenance deficiency.

- 5) Oak Tree Estates POA board members are meeting with City staff for discussion.

Response: Acknowledged.

- 6) The applicant will include a statement and landscaping detail in the landscaping plans regarding low-maintenance plantings and treatment of the area.

Response: Native plant material has been utilized throughout the project's open space areas including the perimeter buffers. The importance of using native material allows for less irrigation, fertilizer and pesticides to be used, protecting the quality of Florida's water bodies by reducing pollution. Additionally, these native plants lessen the negative impact on wildlife habitats and act as a food source, host and shelter for birds, butterflies, bees and small mammals.

Changes to Plans & Support Documents:

1. PSP 3- The legend colors are not consistent with the map.

Response: Phasing colors on plan match Legend below plan.

2. As plans are being reviewed digitally, please provide a bar scale on all plans.

Response: All plans have a graphical scale. When printed full size graphical scales are to scale.

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.

Response: A letter dated December 17, 2018 was provided with the last submittal from the City of Oakland Park, providing conditional water and sanitary sewer availability. A copy of this letter is provided with this resubmittal package.

Drainage Comments:

- Please see attached drainage comments and response letter from Schnars Engineering.

Oakland Park Fire Prevention Review Comments #2:

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.

Response: Attached to this response letter is a draft of the HOA documents, in which it is indicated that no on-roadway parking permitted. See Section 9.7 of the Use Restriction section of the draft Declaration of Covenants Conditions and Restrictions.

2. Flow test results on adjacent water lines shall be provided to determine whether fire sprinklers will be required.

Response: Please see the attached Fire Flow test. No fire sprinklers are required. See attached Fire Hose Deployment Plan within Master Development Plan set.

3. There is an 8" water main on NW 29th Street that shall be used as a secondary source, to loop the water lines, if an easement provides access.

Response: The water system within Oak Tree Estates is owned by the City of Fort Lauderdale; therefore, it is not viable to have a connection. Multiple connections are proposed to the water main south of NW 44th Street.

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.

Response: Fire Department turning movements have been shown on the Site Plan.

5. All fire department access roads shall comply with NFPA 1 – 18.2.3.

Response: All proposed fire department access roads will comply.

Oakland Park Fire Prevention Review Checklist Items:

3. 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 Utilities Manager at 954-630-4441 for this service.

Response: Please see attached fire flow test results.

4. Hydrants shall be installed on an 8" line looped for pressure and reliability. OPWPS
Where water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. NFPA 241 2000 Edition 8.7.2.3

Response: The Preliminary Engineering Plans show a looped 8" water main and fire hydrants.

5. Show water mains and hydrants on site plan. OPWPS

Response: Water mains and hydrants are shown on the Preliminary Engineering Utility Plans submitted with the Master Development Plan Set.

6. 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

Response: The required fire hydrants are shown on the Preliminary Engineering Plans.

7. A fire hose shall not be laid across any street having a width greater than 24' of pavement. OPWPS

Response: No streets are proposed to be greater than twenty – four (24) feet of pavement. The internal private Residential Access Streets have twenty (20) feet of pavement. See cross section detail, within Master Development Plan Set, Site Plan Detail Sheet #1, page 18.

8. 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)

Response: Acknowledged. See attached Site Plan.

10. 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

Response: Single Family attached and detached homes will have a front setback of twenty (20) feet, as indicated within the Planned Unit Development Document. In addition, no buildings onsite are higher than two – story. No public roads are proposed, rather, the internal private roadways will have City access easements for EMS and utilities. No part of any building will be more than 150 feet to a fire lane (see fire hose deployment plan for the townhomes).

11. 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

Response: The internal private Residential Access Streets have twenty (20) feet of pavement, with two (2) foot valley gutters on either side. Overall width is twenty – four (24) feet. See cross section detail, within Master Development Plan Set, Site Plan Detail Sheet #1, page 18. Emergency vehicle turning movements have been added to the site plan.

12. See water protection standard attached for water supply info.

Response: Acknowledged.

13. 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

Response: Dead end streets have been designed with cul de sac turnarounds, which exceed minimum City code requirements of seventy (70) feet that are one hundred (100) feet in diameter, which is compliant with NFPA 1. See cul de sac detail, within Master Development Plan Set, Site Plan Detail Sheet #3, page 18. This detail also indicates the truck turn template, for the fire apparatus, meets the requirement and can maneuver within the cul de sac.

14. Knox box, Key switch, or Padlock will be required. NFPA 1 10.12

Response: Knox boxes will be provided at all entrances with vehicular gates. A note has been added to the Project Notes section of each relevant sheet.

15. 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

Response: Single Family attached and detached homes will have a front setback of twenty (20) feet, as indicated within the Planned Unit Development Document. All buildings will be provided with an exterior door within fifty (50) feet to the paved road.

16. 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

Response: No part of the residential buildings will exceed 150 feet from a fire department access road.

17. 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

Response: Two emergency only access points have been shown – one to N.W. 44th Street and one to N.W. 21st Avenue.

18. 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

Response: All internal private streets will be designed to support loads of fire apparatus.

19. 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

Response: Acknowledged. No parking Fire Lane signs will be placed as appropriate and necessary at emergency access points.

20. Fire lanes shall be marked with freestanding signs with the wording "No Parking Fire Lane by order of the Fire Department", or similar wording. Signs shall be 12" by 18" with a white background and red letters and be a maximum of seven feet in height from the roadway to the bottom of the sign. They shall be within sight of the traffic flow and be a maximum of 60' apart. NFPA 1 18.2.2.5.8

Response: Acknowledged.

21. Hydrants: Clearances of seven and one half feet (7'6") 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

Response: The required clearances have been provided. See Preliminary Engineering Plans for fire hydrant locations.

31. 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.

Response: Utility system will be turned over to the City of Oakland Park. Easements over the private roadways for EMS and utility maintenance access will be provided, via separate instrument prior to city acceptance of the system.

36. Concurrency study is required to be validated.

Response: Acknowledged.

37. 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.

Response: The overall forty – two (42) foot wide internal private Residential Access Streets have twenty (20) feet of pavement, with two (2) foot valley gutters on either side. Overall width is twenty – four (24) feet. See cross section detail, within Master Development Plan Set, Site Plan Detail Sheet #1, page 18.

38. 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.

Response: Note has been removed from Project Notes section of plan set.

39. Access gates shall have SOS (siren operated system) in addition to Knox access.

Response: A note has been added to the Final Site Plan, which indicates that each entrance with the vehicular gate system will have Knox Locks and SOS system.

40. We recommend an additional emergency access road entrance on 44th Street.

Response: An emergency access has been added to the southwest cul de sac, connecting to NW 44th Street, for emergency purposes. A fence with Knox lock is proposed within the buffer for access. Access will be stabilized surface to allow for a fire apparatus access as well. An emergency access, with stabilized surface, has also been added at the southeast corner of the single family attached neighborhood, which provides emergency access onto NW 21st Avenue.

Broward County Sheriff's Office Oakland Park District Comments:

1. 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.

Response: The entrances will have an Envera System, which provides for offsite monitoring of entrances. Each entrance will have cameras that will read license plates, as well as driver identification, in both the ingress and egress lanes.

2. 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.**

Response: As part of the Land Use Plan Amendment application, the applicant is committing to the offsite improvements indicated below:

Based upon the Oak Tree Land Use Plan Amendment Traffic Analysis, prepared by McMahon, Dated December 5, 2018 and coordination with Broward County Traffic Engineering Division (BCTED) and the City of Oakland Park, the following summarizes the agreed upon geometric and signalization modifications at the intersection of Prospect Road and NW 21st Avenue:

- Construct a second westbound left – turn storage lane with at least 300 feet of storage.
 - Add corresponding signalization displays to accommodate this dual westbound left – turn.
- Install a corresponding protected –only eastbound left-turn phase. Alternatively, if a sufficient sightline offset can be achieved with respect to the new dual westbound left-turn lanes noted above, this may be omitted.
- Construct a 200-foot eastbound right-turn storage lane.

- Add a protected – to – permissive northbound left – turn signal phase and replace signalization display.
 - Extend the two (2) exiting southbound receiving lanes from the intersection of Prospect Road and NW 21st Avenue to NW 44th Street. Currently one (1) of the receiving lanes is eliminated before linking to NW 44th Street.
3. 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.**

Response: Guest parking within the single family detached neighborhoods is allowed on the grass green space area along the roadway. Guest are not permitted to block the roadway access to restrict emergency access. Overnight guest parking will not be permitted and language is within the draft homeowner’s documents which restricts overnight parking. See Section 9.7 of the Use Restriction section of the draft Declaration of Covenants Conditions and Restrictions. Signage indicating the homeowner’s association is allowed to two will be posted within the residential community. Parked cars are not permitted to block sight triangles at road intersections.

4. 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).

Response: Sidewalks are provided on both sides of all internal streets.

5. Include addition crosswalks:

Response: Crosswalks have been added across the spine road.

On behalf of Pulte Home Corporation, Design and Entitlement Consultants, LLC. respectfully requests approval of this P.U.D. Rezoning Application for the Oak Tree property.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kenneth DeLaTorre", with a stylized flourish extending to the right.

Kenneth DeLaTorre
Design and Entitlement Consultants, LLC.

CC: Erin Sita, AICP, Keith & Schnars
Patrick Gonzalez, Pulte Group
Andrew Maxey, Pulte Group
Bradley Kesselman, Pulte Group
Jeff Schnars, Schnars Engineering
Cynthia Pasch, AICP, Greenspoon Marder

March 14, 2019

Shahin M. Shafiq, P.E., PTOE, PMP
Senior Project Manager
Keith and Schnars
6500 North Andrews Avenue
Fort Lauderdale, FL 33309

**RE: Oak Tree PUD
Site Plan Application Drainage Comment Responses**


Shahin,

Please accept this response to your comments dated January 4, 2019, regarding the Oak Tree PUD drainage portion of the Site Plan application.

1. Attached are the latest calculations which address your comments. Updated calculations were submitted on February 12, 2019 to BCEPD for the ERP / SWM license. An RAI letter was received from BCEPD on March 12, 2019 and the only comment related to the calculations was to use a different rainfall amount for the 25 year storm which has also been revised on the attached calculations. Oak Tree Estates has been included in the surface water management calculations. The original permit was for 165 acres; but, drainage basin as currently calculated is less. See attached Master Surface Water Management Plan submitted to BCEPD plan indicating the offsite site areas included in the calculations. Note that the plan includes 19.17 acres of Oak Tree Estates and 1.16 acres of NW 21st Avenue (the west half of the RW).
2. We are not aware of any code that requires a 100 year perimeter berm for a zero discharge system. The calculations and master grading plan were reviewed by BCEPD and no comments were received relative to the perimeter berm being placed at the 25 year – 3 day storm stage.
3. The Drainage Report includes the 100 year Broward County Map elevation which is 7.5 ft NAVD. The Broward County maps have been added to the Drainage Report. The minimum finished floor elevation for the project is proposed to be 8.3 ft NAVD.
4. We have checked the starting elevations and they are correct. Please look at the updated calculations submitted to BCEPD which are based upon the Master Grading Plans we prepared for the SFWMD / ERP/ ERL applications.
5. The project name has been revised on the calculations.
6. The calculations include the **allowable** discharge. In this case, the proposed discharge is zero.
7. No flood routing is necessary with a zero discharge system. The maximum stage is provided.
8. See additional land use breakdown provided in the current calculations for the area of buildings, driveways, etc..

Sincerely,

SCHNARS ENGINEERING CORPORATION



Jeffrey T. Schnars, P.E.
President



City of Oakland Park Fire Hydrant Flow Test

Address: NW 44th St West of NW 21st Av

Hydrant # : N/A

Date: 01/10/19

Static PSI: 80 Before Flowing

Residual PSI: 60 While Flowing

Pitot Gauge PSI: 50 While Flowing

Diameter: 2.5 Size of Opening Tested

This Hydrant Flow*: 1186 GPM

*Per AWWA Manual M17, Fourth Edition, Field Procedure for Flow Tests

Nearest Fire hydrant

Hydrant # 1173

2nd Static: 80 PSI before flowing

2nd Residual 72 PSI While running

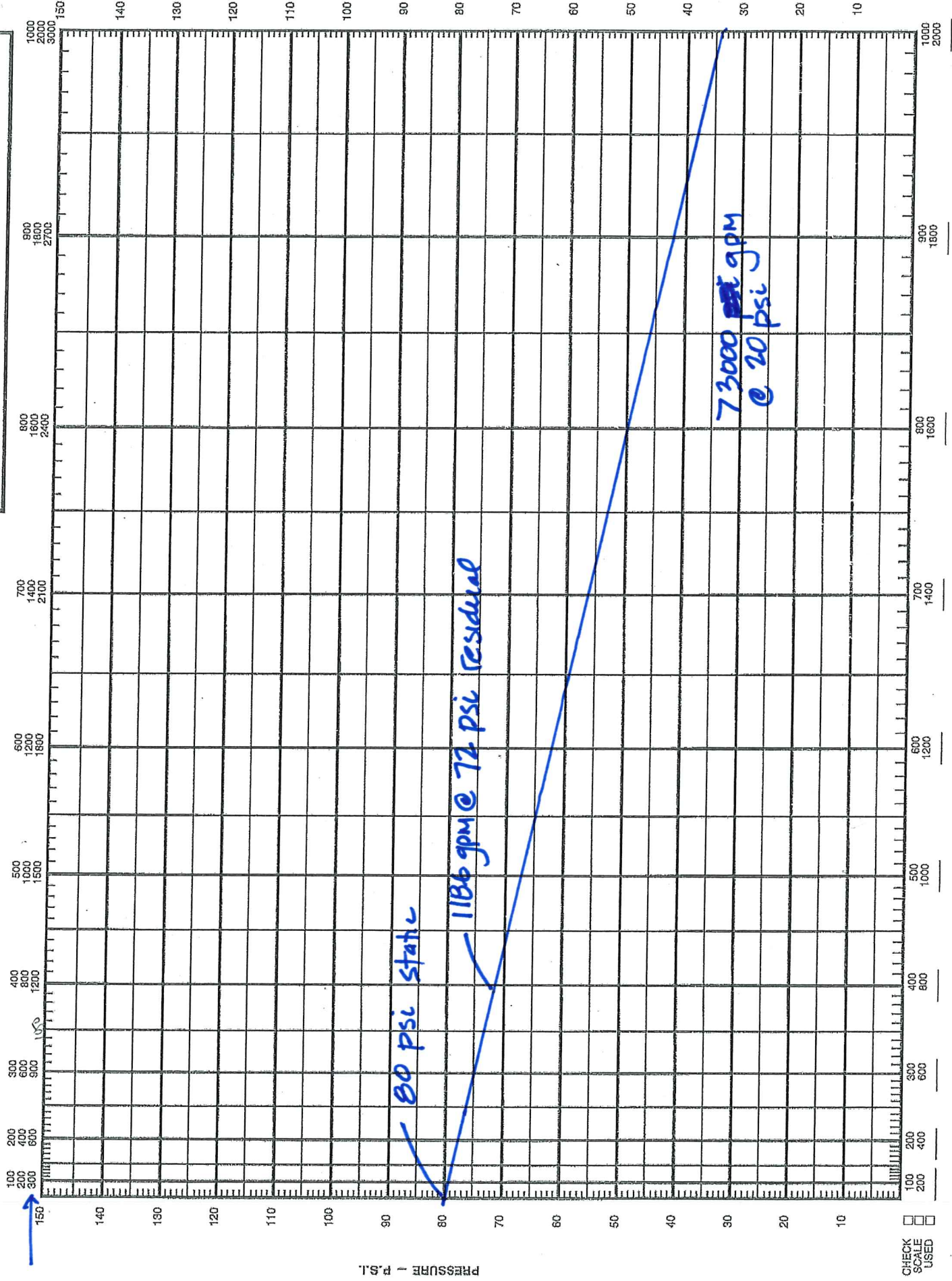
Tester: Darion Rohaus

Date Tested: 01/11/19

Witness Julio Perez

WATER SUPPLY GRAPH NO. N 1.85

DATE	BY	LOC. #
PROPERTY OF		



CHECK
SCALE
USED



April 29, 2019

Alex Dambach
City of Oakland Park Engineering & Community Development
5399 N. Dixie Highway, Suite 3
Oakland Park, FL 3334

Re: Oak Tree Planned Unit Development – Case CD18-21

Mr. Dambach,

The purpose of this document is to provide responses to the Oak Tree PUD/Rezoning Application Technical Review comments for the Landscape Architecture Plans dated February 1, 2019. Each comment is listed below along with a response to each in blue.

Landscape Architecture Plan Review:

1. Please see plan review mark up set attached.

Cover Sheet

Response:

- a) Shade trees have been added per comment and existing trees to be preserved are also incorporated.
- b) Shrubs have not been added south of Oak Hill Estates as the Applicant desires for lake views.
- c) The lake has been removed adjacent to Prospect Road per the new site plan design.
- d) A wildlife viewing area has been provided adjacent to the lake.
- e) Benches currently are proposed within the 60-foot public greenway to allow wildlife viewing.
- f) Street lighting has been depicted on the resubmitted landscape plans.

- g)** A detail has been provided for the littoral areas of the lakes on the south side of the property that identifies proposed plant species.

Sheet DET.3/FSP.18

- a)** Section has been revised per comment.

Sheet LSP.1

- a)** Plantings have been added per comment.

Sheet LSP.3

- a)** The proposed wall ends at the top of the berm with the proposed fence beginning at the wall termination.
- b)** The area in question regarding what is being represented is the 30' ingress/egress easement for the existing Oak Hill Estates development.

Sheet LSP.4

- a)** The section detail has been revised to correctly depict the location of the proposed fitness trail as it relates to the proposed toe of berm.

Sheet LSP.8

- a)** The proposed lake is no longer being proposed in this area and a 6-foot wall and berm is now intended in this area.
- b)** The proposed wall ends at the top of the berm with the proposed fence beginning at the wall termination.

Sheet LSP.10

- a) The proposed hedge has been removed from the west side of the fence.
- b) A gap of 2 feet has generally been provided to allow maintenance of the open space areas. Additionally, the meandering of the proposed hedging has now been designed to be a lineal layout.

Sheet LSP.11

- a) A gap of 2 feet has generally been provided to allow maintenance of the open space areas. Additionally, the meandering of the proposed hedging has now been designed to be a lineal layout.

Sheet LSP.12

- a) A gap of 2 feet has generally been provided to allow maintenance of the open space areas. Additionally, the meandering of the proposed hedging has now been designed to be a lineal layout.

Sheet LSP.13

- a) A gap of 2 feet has generally been provided to allow maintenance of the open space areas. Additionally, the meandering of the proposed hedging has now been designed to be a lineal layout.
- b) The lake area has been revised per the new site plan design.

Sheet LSP.14

- a) The shrubs have been extended to end of the proposed wall per comment.

Sheet LSP.15

- a) The proposed hedge has been removed from the west side of the fence.

- b)** A gap of 2 feet has generally been provided to allow maintenance of the open space areas. Additionally, the meandering of the proposed hedging has now been designed to be a lineal layout. A two-foot gap has also been provided to allow maintenance of the shrub material on the proposed berm.
- c)** The proposed community sign is now affixed to the proposed 6-foot wall.

Sheet LSP.16

- a)** A gap of 2 feet has generally been provided to allow maintenance of the open space areas. Additionally, the meandering of the proposed hedging has now been designed to be a lineal layout. A two-foot gap has also been provided to allow maintenance of the shrub material on the proposed berm.
- b)** The maintenance of the proposed area where the fence terminates into the lake will be provided by the H.O.A. The termination of the fence has been revised to occur outside of the proposed littoral area.

Sheet LSP.19

- a)** The proposed wall ends at the top of the berm with the proposed fence beginning at the wall termination.

Sheet LSP.20

- a)** The details have been revised accordingly per comments.

Sheet LSP.21

- a)** The proposed tree has been set back approximately 5 feet from the edge of the driveway.
- b)** Medium canopy trees have been provided adjacent to the left side of the proposed unit to soften the side adjacent to the roadway.

Sheet LSP.21

- a) The proposed tree has been set back approximately 7 feet from the edge of the driveway.
- b) Medium shrubs are being proposed adjacent to the unit per comment.

2. A statement indicating material availability was not provided.

Response: The landscape contractor is currently working on providing this and it will be submitted upon completion.

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.

Response: Yes per client's direction, the purpose is to separate the public element of the proposed parkway from the proposed development community.

4. Many locations along the berm have the toe ending at the back of the walk. Adjust to meet requirements and to match graphic detail.

Response: The plans have been revised accordingly.

5. More shrub masses along the berms are recommended.

Response: Additional masses have been added per comment.

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.

Response: The sign at the SW corner has been affixed to the proposed wall. The remaining signs have been revised to be located along a single grade line per comment.

7. The graphic detail of the berm and tree locations do not match plans.

Response: The graphic has been revised to reflect the proper locations.

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.

Response: A littoral zone detail has been provided that specifies material per comment.

9. Wildlife areas must have access for viewing. Only two such areas were provided. For these areas to qualify, provide pedestrian access and benches throughout wildlife viewing areas.

Response: A viewing access area and benches have been provided adjacent to the lake at the entry off of NW 44th Street.

10. Provide trees for shade and benches along the fitness trail.

Response: Shade trees and benches have been added adjacent to the fitness trail per comment.

11. Show light poles and other needed utilities on landscape plans for thorough review.

Response: Proposed light poles have been depicted on the revised landscape plans. The utilities have also been provided on the landscape plans.

12. Provide adequate maintenance access along buildings. See markup. Many shrub masses appear to be too close to buildings to properly maintain sod.

Response: The open space areas per the markup have been addressed accordingly. The detail provide on sheet LSP.20 also addresses this concern.

13. Adjust, detail and dimension details/plans as indicated on markup.

Response: Details have been addressed per comments.

14. Adjust plan notes as indicated on markup.

Response: Notes have been addressed per comments.

15. Tree inventory must also include disposition. Tree removal permits will be required,

Response: A tree disposition spreadsheet has been provided as part of the

resubmittal package. Tree removal permit requirements acknowledged.

On behalf of Pulte Home Corporation, Design and Entitlement Consultants, LLC. respectfully requests approval of this P.U.D. Rezoning Application for the Oak Tree property.

Sincerely,



Kenneth DeLaTorre
Design and Entitlement Consultants, LLC.

CC: Erin Sita, AICP, Keith & Schnars
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