



DEVELOPMENT REVIEW COMMITTEE

PROJECT REPORT

REPORT TYPE:

CHECK ONE

Initial	<input checked="" type="checkbox"/>	Progress	<input type="checkbox"/>	Final	<input type="checkbox"/>
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COMMENTS BASED ON PLAN SUBMITTAL DATED: 5-7-21

Project Name: Sky Building
Address: 3701-3801 N Dixie Hwy
DRC Meeting/Review Date: April 29, 2021

Review Status:

Discipline	Reviewer	Status
Building/Structural	David Spence	Approved
Engineering	Dennis Schultz	Approved
Traffic	Eric Czerniejewski	Approved
Fire	Christopher French	Approved
Landscaping	Kevin Woodall	Approved
Planning/Zoning	Alex Dambach	Approved
Police/CPTED	Charles Howard	Approved
Solid Waste	Antwan Armalin	Approved

DRC Approval Date: 5/20/21DRC Coordinator: Lorrainia Belle 954-630-4573 lorrainia.belle@oaklandparkfl.gov



PLAN CORRECTIONS REPORT 000065-2021-APP FOR CITY OF OAKLAND PARK

PLAN ADDRESS: 3855 N Dixie Hwy
Oakland Park, FL 33334

PARCEL: 494223000470

APPLICATION DATE: 04/15/2021

SQUARE FEET: 0.00

DESCRIPTION: 3855 N Dixie HWY- Sky Building/ OP Square

EXPIRATION DATE:

VALUATION: \$0.00

CONTACTS

Name

Company

Address

DRC Review

REVIEW ITEM

STATUS

REVIEWER

Engineering v.1
Engineering

Approved

Dennis Schultz Ph: 954-522-1004 email: DSchultz@FlynnEngineering.cc

Correction: 01 - General Comment - LORRAINIA BELLE (4/15/21) - Resolved

Comments: 1. Provide FDOT Pre-Application letter or email from FDOT Access Management that one is not required.

2. Provide preliminary drainage calculations. Note that both water quality and water quantity must be addressed.

3. Please expand general notes on cover to also note the proposed 2019 FEMA flood map elevations for this site as this will be the maps used for review of this site at permitting.

4. Please revise double yellow striping for island between garage access and loading area as shown on PMS-1.0. The island can not cross the crosswalk area.

5. Provide pedestrian crosswalk signs for new crosswalks at NE 38th Street on east side of NE 11th Avenue as shown on PMS-1.0.

6. Plans show parallel parking spaces close to stop sign on NE 11th Avenue. FS 316.1945 prohibits parking within 30' of stop signs.

7. Show sight distance at intersection per FDOT index on PMS plans for intersections of NE 37th Street and Dixie Highway and NE 11th Avenue and NE 38th Street

Correction: 01 - General Comment - Dennis Schultz (5/12/21) - Resolved

Comments: 1. APPROVAL CONDITION - Provide FDOT Pre-Application letter once it is available.

2. APPROVAL CONDITION FOR CONSTRUCTION PLANS - General note 10 still only refers to the 2014 FEMA flood map info. Please also provide the proposed 2019 FEMA flood map info which will also be used by the City Floodplain Manager for permit review of this project.

3. APPROVAL CONDITION FOR CONSTRUCTION PLANS - Please also remove the curb ramps now that the crosswalk has been removed across NE 38th Street just east of NE 11th Avenue. They can not encourage pedestrians to cross an unmarked mid-block crosswalk. If the crosswalk is to remain, as is shown in architect plans, warning signs should be installed

Fire Prevention v.1
Fire Prevention

Approved

Christopher French Ph: 1-954-630-4559 email: christopherf@oaklandp

Landscaping v.1
Landscaping

Approved

Kevin Woodall Ph: 1-954-630-4397 email: kevinw@oaklandparkfl.gov

Correction: 01 - General Comment - Alexander Dambach (4/15/21) - Resolved

Comments: The City prefers the use of hardwood shade trees over the use of palm trees. Whenever and wherever possible, make substitutions of hardwood shade trees for palm trees.

North building has only one street tree along NE 11th Avenue.

Trees - 135: hardwood - 57, Palm - 78

Recommend the use of silva cells for all trees proposed for planting in hard scape areas. Also, please coordinate with the Landscaping reviewer on ensuring sustainability of proposed street trees.

Cypress mulch is prohibited for use in the City.

Please indicate on plant list the native and the non-native trees and shrubs.

Null v.1
Null

Pending Assignment

Planning User email: Planning@oaklandparkfl.gov

Planning v.1
Planning

Approved

Alexander Dambach Ph: 1-954-630-4339 email: alexander.dambach@

Correction: 01 - General Comment - LORRAINIA BELLE (4/15/21) - Resolved

PLAN CORRECTIONS REPORT (000065-2021-APP)

Comments: --

The site consists of two vacant city blocks on the west side of N. Dixie Highway separated by N.E. 38th Street. It is in the Dixie Mixed Use sub-area of the Downtown Mixed Use Zoning District (DMUD). The southern parcel (south block) is a 1.2 acre (50,001 square feet) rectangular lot with frontage on N. Dixie Highway, N.E. 37th Street, N.E. 11th Avenue, and N.E. 38th Street (Park-Lane Road). The northern parcel (north block) is a 0.9 acre (38,390 square feet) triangular lot with frontage on N. Dixie Highway, N.E. 38th Street (Park-Lane Road), N.E. 11th Avenue, and N.E. 39th Street. These lots are city-owned and intended for redevelopment.

The applicant proposes to construct a new building on each lot connected by an elevated skybridge at the third level. The south block is to contain a mixed use building that would include a new 35,223 square foot City Hall, street-level retail and commercial space along N. Dixie Highway, a 334-space parking garage, and 21 live-work dwelling units. Vehicular access to the garage is to be from NE 37th Street, and pedestrians would access it through the City Hall lobby entrance at NE 38th Street, which would have an added crosswalk at its corner with NE 11th Avenue. Connections from the garage to residences the north lot would be through the skybridge proposed at the third floor and to live-work units in the south lot through internal connections on each level.

The north block is to contain a mixed-use building that would include street-level retail and commercial space and 119 dwelling units. Near the commercial areas, residential amenities including a gym, two entrance lobbies, and a café are proposed on the ground floor. The minimum gross unit size for all project residences would be 991 square feet with an average unit size of 1,142 square feet.

Each building would have a loading dock. Access to the south building would require truck back-in movements from NE 37th Street, and access for the north building would require truck back-in movements from NE 11th Avenue. The total floor area of street-level retail and commercial in both buildings is to be 16,237 square feet.

The site is to be laid out with varying setbacks from each street line that are all more than the required 12 feet from N. Dixie Highway and 10 feet from the other streets. These setback areas are planned for plazas, planting areas, walkways, ramps, and steps. Special pavers are proposed for the plazas and walkways. In the public rights-of-way 20 new on-street parking spaces and new sidewalks are proposed. All new utility connections are to come from NE 11th Avenue. Street trees are proposed for the N. Dixie Highway frontage.

The total height of both buildings is to be 74.75 feet. The south block would mostly contain parking garage space, but two stories would not contain parking. The north block building would have six stories. On October 7, 2020, The City approved a building height above 3 stories and 36 feet though acceptance of public amenities consisting of 40 public parking spaces, a pedestrian bridge, and pedestrian plazas, and it approved allocation of flexibility housing units to provide for 140 apartments including live-work units.

****Comprehensive Plan (CP) Consistency:**

The subject property has a Comprehensive Plan Future Land Use Map (FLUM) designation of Local Activity Center. The proposed project is consistent with the underlying FLUM designation.

****Zoning Bulk and Setback Regulations:**

Existing Zoning

Subject Property – Downtown Mixed Use District – Dixie Mixed Use

Zoning District Regulations:

Front Setbacks

Required – 12'

Proposed North Building - 12'

Proposed South Building - 12'

Status - Complies

Side Setback on north side

Required - 10'

Proposed North Building - 18'

Proposed South Building - 10'

Status – Complies

Side Setback on south side

Required - 10'

Proposed North Building - 12'

Proposed South Building – 11.5'

Status – Complies

Rear Setback

Required – 10'

Proposed North Building - 10'

Proposed South Building - 10'

Status – Complies

PLAN CORRECTIONS REPORT (000065-2021-APP)

Landscaping and Pervious Area:

Required - 5%

Proposed North Building – 8.47%

Proposed South Building – 5.81%

Status – Complies

Building Height Limit

Required – 36' with 3 stories or 90' with 6 stories if Additional Building Height Program approved

Proposed – 74.75' with 6 stories

Status – Additional Building Height Program provided

Parking Spaces

Required – 272 spaces consisting of 99 spaces for studio or one-bedroom units, 40 spaces for 2 bedroom units, 25 spaces for the live work units, 65 spaces for commercial area, and 141 spaces for city hall. A 30 percent reduction to the total parking allocation applies for this mixed-use development.

Proposed – 354 with 40 provided as public amenities.

Status – Complies.

Unit Sizes

Required – Minimum gross floor area of 900 sf per unit, Average gross floor area of 1,100 sf per unit

Proposed – Smallest unit would have 992 gross square feet, and the average size would be 1,142 gross square feet.

Status – Complies.

Density North Block

Required – 40 dwelling units plus 79 flexibility units

Proposed – 119 dwelling units

Status – allocation of flexibility units provided.

Density South Block

Required – 54 dwelling units

Proposed – 21 dwelling units

Status – Complies

Analysis:

Proposed is a pair of mixed-use new buildings on vacant lots that were acquired, cleared, and remediated for redevelopment. The addition of multi-family residential units is considered a best practice in downtown area planning. Additional benefits are provided by a new City Hall, public parking for the overall downtown community, and new retail space. This project requires additional review by the Planning and Zoning Board, and if this Board approves the site plan, a report is to be provided to City Commission, which may elect to review the project as well.

ITEMS TO BE ADDRESSED:

The parking garage has clearly defined vehicle access from NE 37th Street and clearly defined access to the residential units in both buildings and to the City Hall facilities. Pedestrian access from the garage to the sidewalk for general public access and for the retail and commercial areas along N. Dixie Highway needs to be more clearly defined. Current plans show the only elevators and stairs from the garage leading into the City Hall Lobby. Connections are needed for access to the other areas of the project site and to the downtown overall. Possible solutions include use of the northeast stairwell. CPTED needs to be considered with the final travel plan for this purpose. For final plans, this information should be provided. -- ADDRESSED IN WITH NOTES AND PLANS

Exterior signage for the project will need additional review by the Development Review Committee. This can be provided at a later time with signage permit submission. -- ADDRESSED/ACKNOWLEDGED BY APPLICANT

Several palm trees are proposed along NE 37 Street. These should be replaced with street-appropriate hardwood shade trees. Additionally, due to site constraints, frontages along NE 11th Avenue and NE 37th Street where trees cannot be planted because of loading docks, driveways, and other infrastructure. The DRC would need to permit an adjustment for this situation. For final plans, the landscaping plantings shall be amended to show alternate tree types. -- ADDRESSED BY DRC CONSENSUS/PROJECT APPROVAL

The primary exterior wall material is textured stucco with horizontal scoring, as explained in the narrative and drawn on the façade plans. The renderings do not show this scoring, making the buildings look extremely stark. The dark color also adds to that starkness. It is suggested that a brighter color be used and a depiction of the scored stucco be shown to get a truer perspective of the exterior appearance. -- TO BE ADDRESSED THOROUGH FINAL PLANNING

It should be acknowledged that although 360 parking spaces were initially proposed for the project, it now has 354 due to more finalized building and infrastructure design. This adjustment complies with the amended Developer Agreement and still allows for the provision of 40 public parking spaces as an amenity required through the Additional Building Height Program. -- ADDRESSED

PLAN CORRECTIONS REPORT (000065-2021-APP)

Solid Waste v.1
Solid Waste

Approved

Antwan Armalin Ph: 1-954-630-4457 email: antwana@oaklandparkfl.g

Correction: 01 - General Comment - LORRAINIA BELLE (4/15/21) - Resolved

Comments: My concern is with the trash room. What are the plans for trash service? RESOLVED, THERE IS A TRASH ROOM AND LOADING DOCK IN IN EACH BUILDING.

Structural v.1
Building

Approved

David Spence Ph: 1-954-630-4200 email: davids@oaklandparkfl.gov

CONDITION(S) General Condition - Please confirm there will be wet standpipes in the stairwells.
Confirm parking garages will be fully sprinklered as well as standpipes for ops.
Clarify access to living areas from parking garages.
Sheet PMS-1.0 Inside turn radii to meet 30/50 sweep.
Confirm on roof doors will there be Knox to gain access.
BDA antenna's to be located in elevator shafts as they are deemed Critical areas.
Please confirm placement of Generator (EPSS) to support Fire Pump.

Christopher French
954-630-4559
Christopherf@oaklandparkfl.gov

1. APPROVAL CONDITION - Provide FDOT Pre-Application letter once it is available.
2. APPROVAL CONDITION FOR CONSTRUCTION PLANS - General note 10 still only refers to the 2014 FEMA flood map info. Please also provide the proposed 2019 FEMA flood map info which will also be used by the City Floodplain Manager for permit review of this project.
3. APPROVAL CONDITION FOR CONSTRUCTION PLANS - Please also remove the curb ramps now that the crosswalk has been removed across NE 38th Street just east of NE 11th Avenue. They can not encourage pedestrians to cross an unmarked mid-block crosswalk. If the crosswalk is to remain, as is shown in architect plans, warning signs should be installed

date: May 12, 2021
to: Alex Dambach, AICP, Planning Supervisor
from: Eric Czerniejewski, P.E., ENV SP
subject: Sky Building/Oakland Park Square Traffic Review

MEMORANDUM

The Corradino Group, Inc (Corradino) has been requested to complete a traffic review for the Oakland Park Square/West Dixie Lot Development generally bounded by North Dixie Highway to the east, NE 11th Avenue to the west, NE 39th Street to the north, and NE 37th Street to the south in Oakland Park, Florida. The following are our traffic review comments based on the 05/06/21 resubmittal:

Traffic Impact Study and Site Plan

1. Please include the following additional intersections to the project study area:
 - NE 6th Avenue and NE 38th Street
 - NE 6th Avenue and Oakland Park Boulevard
 - Dixie Highway and Oakland Park Boulevard

There is historical traffic data that has been collected that may be used in lieu of new traffic counts. The proposed trip assignment from the SERPM model run indicates that 49% of traffic is coming from the south and 27% is coming from the west.

Kimley Horn 04/16/21 Response: *The requested intersections were added to the traffic impact analysis.*

TCG 04/20/21 Response: Addressed.

2. Please revise the multi-modal reduction factor to a maximum of 10% in the traffic analysis.

Kimley Horn 04/16/21 Response: *The multimodal reduction factor was reduced from 18.1 percent (18.1%) to 10.0 percent (10.0%).*

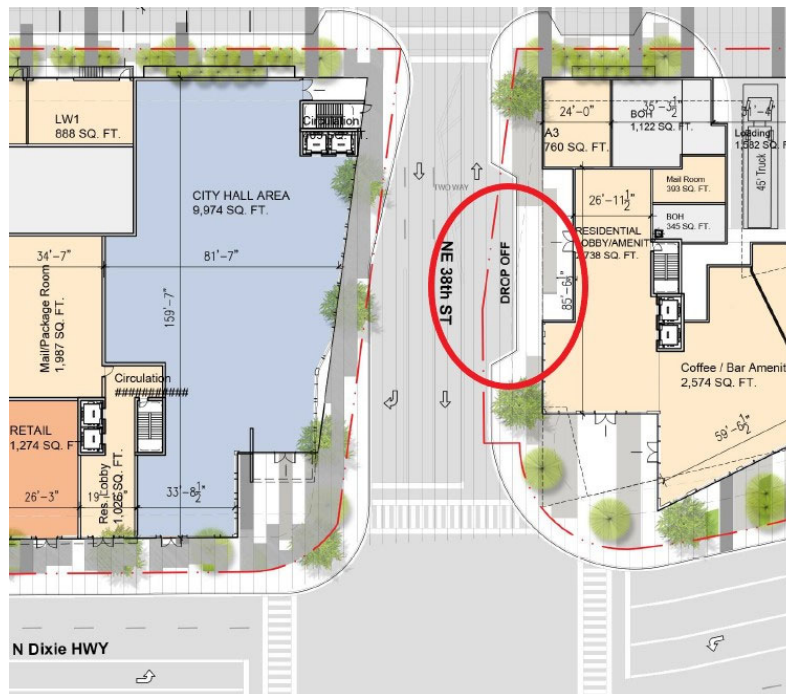
TCG 04/20/21 Response: Addressed.

3. Please include the site generated trips from the recently approved RAM development site located at 670 East Oakland Park Boulevard in the traffic analysis.

Kimley Horn 04/16/21 Response: *The trips generated by the RAM Oakland Park project were added to the analysis as a committed development in future background and future total conditions.*

TCG 04/20/21 Response: Addressed.

4. Please provide additional narrative in the traffic study regarding the proposed drop off area proposed on the north side of NE 38th Street.



Kimley Horn 04/16/21 Response: *The drop-off area has been eliminated from the proposed project since the initial submittal.*

TCG 04/20/21 Response: Addressed.

5. Please provide additional details regarding the proposed one-way streets along NE 11th Avenue between NE 39th Street and NE 37th Street as well as NE 37th Street between NE 11th Avenue and Dixie Highway as depicted on the proposed site plan. Please update the traffic analysis to match the conceptual site plan.



Kimley Horn 04/16/21 Response: *The conversion of NE 11th Avenue to a one-way southbound roadway between NE 37th Street and NE 39th Street is a City of Oakland Park initiative and not proposed as part of the project.*

TCG 04/20/21 Response: Addressed.

6. Please confirm if the proposed development will be providing valet parking in either future building. If valet parking will be provided, a detailed valet parking traffic analysis section should be provided within the traffic study narrative.

Kimley Horn 04/16/21 Response: *Valet service will not be provided.*

TCG 04/20/21 Response: Addressed.

7. A signed and sealed pavement marking, and signage plan should be provided and should include the detailed site parking, stop control at driveway connections and other site circulation issues related to both buildings of this development.

Graef 04/16/21 Response: *S&S PMS-1.0 sheet has been provided. This sheet shows the required dimensions, striping, and signage.*

TCG 04/20/21 Response: Addressed

8. Please provide a copy of the Auto TURN vehicular turning movement path simulation exhibit for the proposed loading zones and fire staging areas for both buildings of the redevelopment.

Graef 04/16/21 Response: *Auto TURN simulations have been ran for both buildings. See sheets TP-1.0 and FTP-1.0.*

TCG 04/20/21 Response: Addressed

9. Please provide the sight triangles for the proposed driveway connection to NE 37th Street and NE 11th Avenue per City of Oakland Park criteria.

Graef Response: *20' X 20' sight triangles have been provided on each end of the driveway. See sheet PMS-1.0.*

TCG 04/20/21 Response: Addressed

10. Please confirm if bicycle storage including bicycle racks will be provided in both buildings of the development to promote multimodal transportation options.

Graef 04/16/21 Response: *Site plan related comments will be addressed by others.*

TCG 04/20/21 Response: This item is still pending.

Kimley Horn 05/06/21 Response: *Bicycle racks will be provided for both buildings.*

TCG 05/12/21 Response: Addressed.

11. Please confirm if the proposed development will meet the required minimum parking requirements per the City's Code of Ordinance. If a shared parking study has been prepared for reduced parking, please provide a copy for review and approval.

Kimley Horn 04/16/21 Response: *The project meets the minimum required number of parking spaces per the City Code of Ordinances.*

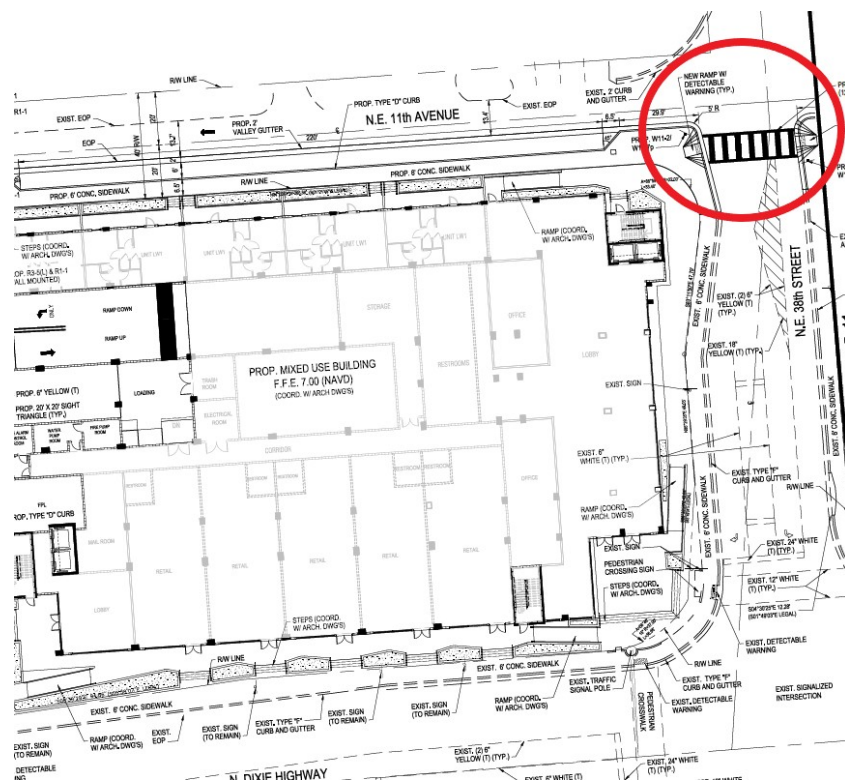
TCG 04/20/21 Response: Addressed.

12. Please update Tables 4 and 5 to include a column to the right of the Movement column that includes the number of project site generated trips that have been assigned to the subject turning movements. For turning movements with project trips that have 95th percentile vehicle queues that extend past the existing storage, please provide feasibility of turn lane extensions.

Kimley Horn 05/06/21 Response: *Tables 4 and 5 were updated to include the requested column. Note the project does not result in any queues extending beyond the available storage.*

TCG 05/12/21 Response: Addressed.

13. Please consider converting the two-way stop control at NE 38th Street and NE 11th Avenue to an all-way stop intersection due to the introduction of a midblock marked crosswalk at this intersection. A warrant study for the all-way stop intersection should be completed to ensure appropriate MUTCD warrants are met.



Kimley Horn 05/06/21 Response: *The midblock crosswalk is no longer proposed as part of the project.*

TCG 05/12/21 Response: Addressed.