



# DEVELOPMENT REVIEW COMMITTEE

## PROJECT REPORT

**REPORT TYPE:**

CHECK ONE

Initial

Progress

Final X

**COMMENTS BASED ON PLAN SUBMITTAL DATED:** 7/26/21

Project Name:

Broward Housing Authority

Address:

Cor NW 27 St with NW 19 & NW 20  
Sts (1920 NW 27 St)

DRC Meeting/Review Date:

July 8, 2021

Review Status:

| Discipline          | Reviewer           | Status   |
|---------------------|--------------------|----------|
| Building/Structural | David Spence       | Approved |
| Engineering         | Dennis Schultz     | 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 Coordinator: Lorrainia Belle 954-630-4573 [lorrainia.belle@oaklandparkfl.gov](mailto:lorrainia.belle@oaklandparkfl.gov)



## PLAN CORRECTIONS REPORT 000035-2020-APP FOR CITY OF OAKLAND PARK

**PLAN ADDRESS:** 1860 NW 27 St  
Oakland Park, FL 33311

**PARCEL:** 494228010150

**APPLICATION DATE:** 04/17/2020

**SQUARE FEET:** 0.00

**DESCRIPTION:** NW 27 St-1860 - Broward Housing Authority Plat Waiver  
and const 6 new sf houses

**EXPIRATION DATE:**

**VALUATION:** \$0.00

### CONTACTS

|                | Name       | Company                            | Address     |
|----------------|------------|------------------------------------|-------------|
| Owner          | D Morgan   | Broward Count Housing<br>Authority | N 4780 Sr 7 |
| Representative | James Kahn | Keith                              |             |

### DRC Review

#### REVIEW ITEM

Engineering v.1  
Engineering

#### STATUS

Approved

#### REVIEWER

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

Correction: 01 - General Comment - Dennis Schultz (6/10/21) - Resolved

Comments: 1. Provide schematic engineering plans (paving and drainage, water and sewer).

2. Provide preliminary drainage calculations (water quality).

3. Reference the Preliminary 2021 Flood Map information as well as the current 2014 Flood Map informatoin on the schematic engineering plans as the more restrictive one will be used for review at time of permit.

Fire Prevention v.1  
Fire Prevention

Approved

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

Landscaping v.1  
Landscaping

Requires Re-submit

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

Null v.1  
Null

Pending Assignment

Planning User email: Planning@oaglandparkfl.gov

Planning v.1  
Planning

Approved

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

Correction: 01 - General Comment - Alexander Dambach (6/30/21) - Resolved

## PLAN CORRECTIONS REPORT (000035-2020-APP)

Comments: -

### \*\*Project Description

This project affects two corner properties in the Lakeside neighborhood. At the southeast corner of NW 27 Street and NW 19 Avenue is a 45,837 square foot rectangular property (19 Av site) with 148 feet of NW 27 Street frontage and 310 feet of NE 19 Avenue frontage. At the southeast corner of NW 27 Street and NW 20 Avenue is a 26,937 square foot irregular property (20 Av site) with 68 feet of NW 27 Street frontage and 220 feet of NW 20 Avenue frontage. Both sites are vacant and platted. The applicant requests a plat waiver for affordable housing to subdivide the sites.

The applicant proposes to subdivide both properties creating six lots at the 19 Av site and three lots at the 20 Av site. These nine lots are each to be developed with a one-story, single-family dwelling that would include a front-facing two-car garage, two-car wide driveway.

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

The subject property has a Comprehensive Plan Future Land Use Map (FLUM) designation of Low-Density Residential. The proposed request is consistent with the underlying FLUM designation.

### \*\*Zoning Bulk and Setback Regulations:

#### Existing Zoning

Subject Property – RM-16, Multi-family residential district

#### Zoning District Regulations:

##### Front Setbacks

Required – build-to line is to be the average of the two buildings to the site's south for lots 1, 3, 4, 5, & 6 and at 30 feet for lot at the 19 Av site & 25 feet for all three lots at the 20 Av site

Proposed – varying setbacks

Status – Plan needs to be amended to match setback requirements

##### Side Setbacks (internal lot lines)

Required – 7.5'

Proposed – 7.5' or greater

Status – Complies

##### Side Setback (corner lot lines)

Required – 15'

Proposed – 15' or greater

Status – Complies

##### Rear Setback

Required – 15'

Proposed – 15' or greater

Status – Complies

##### Landscaping and Pervious Area:

Required - 30%

Proposed – Varies, in excess of 53%

Status – Complies

##### Building Height Limit

Required – 27'

Proposed – 15'

##### Parking Spaces

Required – 2 spaces per unit

Proposed – 2 spaces per unit

Status – Complies.

##### Minimum Transparent Window Area

Required – Minimum 23 percent on front wall and 10 percent on north walls of corner units

Proposed – Front is under 20 percent and north wall is not provided

Status – Exterior elevation plans need to be revised to provide minimum glazing.

### Analysis:

The proposed development of new single-family housing is an improvement to the long-vacant lots in this area. These are proposed as affordable housing, and single-family configurations are a beneficial arrangement for this type of housing, giving residents control of the property

## PLAN CORRECTIONS REPORT (000035-2020-APP)

surrounding their homes. There are site modifications that are necessary.

### Issues:

1. RESOLVED - LOTS RECONFIGURED. ORIGINAL COMMENT: The configuration of proposed Lot 3 in the 19 Avenue site does not meet minimum lot width requirements. It is required to have a mean width measured at right angles to its depth of 60 feet, but this lot's mean width is approximately 48 feet. It would be to be reconfigured possibly with land transferred from Lot 4 or with some other adjustment.
2. RESOLVED - SETBACKS ADJUSTED. ORIGINAL COMMENT: The front yard setbacks need to be adjusted to meet zoning setback requirements. For the 19 Av site, Lots 1, 3, 4, 5, and 6 are all required to match the average front setback established by the 2660 and 2620 NE 19 Avenue. Lot 2 is required to have a setback of exactly 30 feet due to the extremely deep setback established by 1870 NW 27 Street.
3. RESOLVED - GLAZING INCREASED. ORIGINAL COMMENT: The facades do not meet the minimum glazing standard of 23 percent for front walls and 15 percent for street-facing side walls, exclusive of garage area. Additional transparent window area needs to be provided on these walls and/or each front doorway needs to contain at least 5 square feet of transparent window area, in which case the door can be credited towards the required percentage.

|                                |          |  |
|--------------------------------|----------|--|
| Police v.1                     | Approved | Chuck Howard Ph: 954-202-3124 email: charles_howard@sheriff.org  |
| Solid Waste v.1<br>Solid Waste | Approved | Antwan Armalin Ph: 1-954-630-4457 email: antwana@oaklandparkfl.g |
| Structural v.1<br>Building     | Approved | David Spence Ph: 1-954-630-4200 email: davids@oaklandparkfl.gov  |