



# DEVELOPMENT REVIEW COMMITTEE

## PROJECT REPORT

**REPORT TYPE:**

CHECK ONE

Initial

Progress

Final

X

**COMMENTS BASED ON PLAN SUBMITTAL DATED:** 1/3/22

Project Name: Henza 4 Single Family Project

Address: 2600 NW 19 St

DRC Meeting Date: 11/18/21

**Approvals:**

Discipline	Reviewer	Status
Building/Structural	David Spence	Approved
Engineering	Dennis Shultz/Chris Lips	Approved
Fire	Christopher French	Approved
Planning/Zoning	Alex Dambach	Approved
Police/CPTED	Charles Howard	Approved
Solid Waste	Antwan Armalin	Approved
Utilities	Chris Lips	See Engineering
Landscape	Kevin Woodall	Approved

DRC Coordinator: Lorrainia Belle 954-630-4573 [lorrainia.belle@oaklandparkfl.gov](mailto:lorrainia.belle@oaklandparkfl.gov)



**PLAN CORRECTIONS REPORT 000074-2021-APP  
FOR CITY OF OAKLAND PARK**

<b>PLAN ADDRESS:</b>	NW 19 Ave	<b>PARCEL:</b>	494228010220
	Oakland Park, FL 33311		
<b>APPLICATION DATE:</b>	10/18/2021	<b>SQUARE FEET:</b>	0.00
<b>EXPIRATION DATE:</b>		<b>VALUATION:</b>	\$0.00
		<b>DESCRIPTION:</b>	

<b>CONTACTS</b>	<b>Name</b>	<b>Company</b>	<b>Address</b>
Developer		HENZA DEVELOPERS LLC	2600 Nw 19 Ave Oakland Park Fl 33311

<b>DRC Review</b>		
<b>REVIEW ITEM</b>	<b>STATUS</b>	<b>REVIEWER</b>
Engineering v.1	Approved	Jay Flynn Ph: 954.258.5386 email: jay.flynn@oaklandparkfl.gov
Engineering		
Correction: 01 - General Comment - LORRAINIA BELLE (11/10/21) - Resolved		

# PLAN CORRECTIONS REPORT (000074-2021-APP)

Corrective Action: --

## APPROVAL CONDITIONS:

1. Conditional DRC approval of this project is given with the requirement that the final engineering plans and drainage calculations be revised prior to permit submittal and city permit approval to reflect the original elevations of the site based on previous surveys or available lidar for the pre-condition and the site designed in the post-condition to either meet pre vs post criteria or provide alternate berming as acceptable to Broward County SWM. In addition, a general license from Broward County SWM will also be required prior to permit issuance.

2. Water meters should be located within the access parcel. See detail 206.

1. Provide preliminary drainage calculations. - ADDRESSED
2. Label existing fire hydrant on CU-101. - ADDRESSED
3. Water meters should be located within the access parcel. See detail 206. - CONDITION
4. Review depth of sewer line provided. Invert of cleanout for connection to the last house is only 1' below FFE. - ADDRESSED WITH CONDITION
5. Review and revise your elevations provided for inverts and rims of the cleanouts.- ADDRESSED WITH CONDITION
6. Suggest not running new sewer service thru proposed exfiltration trench. Alternatively detail how this crossing will work to protect the exfiltration trench from possible leaks from the sewer service. - ADDRESSED WITH CONDITION

Thanks,

Dennis Shultz, P.E.  
954.522.1004 (Office-Main)  
954.533.7632 (Office-Direct)

## Paving & Drainage

1. Itemized response letter to previous comments is required - ADDRESSED
2. Show how to rear access from the residences is provided with FFE 8.00 and brick paver patio at 6.17. Steps or ramp? - ADDRESSED WITH CONDITION
3. The drainage calculations do not appear to be representative of the proposed grading and drainage plans. Since this development is to retain stormwater runoff within the private property, the grading parameters identified in the calculations should only reflect the proposed grades where runoff is held on-site, not the grades associated with the transition between the off-site and on-site. - ADDRESSED WITH CONDITION
  - a. The proposed road grade should start from about 5.85, not 4.20. - ADDRESSED WITH CONDITION
  - b. The proposed sidewalk grade should start from about 5.94, not 4.20. - ADDRESSED WITH CONDITION
  - c. The proposed landscape grade should start at 5.00, not 3.80 as 3.80 is not an average low grade found anywhere else on the proposed plan. To utilize the existing low grade of 3.80, please separate out this small isolated area similar to how the proposed swales are done and show how this area will be interconnected to the other site areas before the site discharges off-site. - ADDRESSED WITH CONDITION
4. The exfiltration trench calculations indicate a water head of 4.5 which would only occur when the site floods to an elevation of 7.00. Since the perimeter elevation on the west property line would allow off-site discharge at an elevation of 5.00, the max. static head would be 2.5, not 4.5. - ADDRESSED WITH CONDITION
5. Explain why the post-development calculations reflect soil storage but the predevelopment calculation reflects no soil storage. - ADDRESSED WITH CONDITION
6. Survey shown reflects a date of 10.13.2021 which appears to be after the site was filled. Please verify if there was a topo survey performed prior to the filling activities which should be the basis for a pre-post drainage analysis. If no survey exists prior to the filling, LIDAR should be obtained for the pre-development calculations. - ADDRESSED WITH CONDITION
7. The plans indicate the sidewalk has a maximum grade of 4.3%. Explain why handrails are proposed along the proposed sidewalk? - ADDRESSED WITH CONDITION
8. The off-site roadway appears to be significantly lower than the proposed development and also appears to contain grades lower than the proposed bottom of swale grade of 3.5. In addition, the road edge of pavement is broken up and uneven. Revise the plans to show the road to be reconstructed with a uniform width and minimum pavement elevation of 4.00. - ADDRESSED WITH CONDITION
9. Revise the proposed roadway swale to maximize the bottom width at elevation 3.5 or lower is permissible with Broward County given the low existing pavement grades. - ADDRESSED WITH CONDITION

## Water & Sewer

1. The plans indicate a public water main is to be extended into the site and private fire service. Please provide a 12' U.E. over the proposed water main with a minimum 6' separation from other utilities. - ADDRESSED WITH CONDITION
2. Please revise the plans to identify the sanitary sewer laterals to be private beyond the right-of-way of NW 19th Avenue. - ADDRESSED WITH CONDITION

## Advisory Comments for Permitting:

1. Project will be required to obtain a Broward County SWM License (or exemption) prior to permitting.
2. HOA will be required (note this will have to also include restrictions prohibiting filling in the existing swales for patios, pools, etc. not shown on the permit plans)
3. CB rims in the roadway are 5.58 but the 5yr-1day post-stage is 5.59.
4. Suggest providing grading for mill & resurfacing of NW 19th Ave not just generic note in section a-a.
5. Show swale being graded on both sides of NW 19th Ave

## PLAN CORRECTIONS REPORT (000074-2021-APP)

Correction: 01 - General Comment - Alexander Dambach (10/29/21) - Resolved

Comments: COMMENTS ADDRESSED: 1-Project will require a NFPA 13 Automatic Sprinkler System. 2- Provide flow test results on adjacent water line to determine fire flow. OPLDC 24-168 (c). A fire hydrant flow test request is attached for your use. Please submit the form along with \$75.00 directly to Utility Billing - City Hall 3650 NE 12th Avenue, Oakland Park, FL 33334 Phone: 954-630-4280 3-Hydrants shall be installed on a 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 4- Show water mains and hydrants on site plan. OPWPS. 5- 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. 6-When installing a fire sprinkler system a fire hydrant shall be located within fifty feet of the fire dept. connection. 7- When installing a fire sprinkler system a backflow shall be provided for each building. 8- 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 annual fire sprinkler system. The HOA is responsible for annual testing and maintenance of all private fire hydrants and mains within the property. 9- 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. 10- Show fire line, backflow, FDC for Fire Sprinkler system on civil drawings. Christopher French 954-630-4559 Christopherf@oaklandparkfl.gov

Landscaping v.1 Landscaping	Approved	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@o

Correction: 01 - General Comment - Alexander Dambach (12/22/21) - Resolved

## PLAN CORRECTIONS REPORT (000074-2021-APP)

### Corrective Action: \*\*Project Description

This project affects a property at the east side of the dead-end of NW 19 Ave in the Lakeside neighborhood, abutting both the city limits and Osswald Park to its immediate south. The 37,678 net square foot rectangular parcel is now platted as Lot 9, Block 2 of the Gedeon Subdivision and has 127.78 feet of frontage along NW 19 Ave but no other street frontages.

The applicant proposes to replat the site, designating it as the Henza Plat, to subdivide the site into four lots along with a parcel to contain a private street for access to these lots. These four lots would each be developed with a single-family dwelling. The plat note would restrict the property to four single-family units.

The proposed roadway would extend east from NW 19 Avenue with a 40-foot-wide private right-of-way accessing the row of four north-facing single-family residential lots. Between the third and fourth lot, a 25-foot-long T-turn-around spur is proposed.

Each residential lot is proposed to have more than 67 feet of frontage and range in area from 6,018 to 6,750 square feet. Water and sewer service would extend from NW 19 Avenue along the proposed private roadway to each lot including, sprinkler service for each residence. Electrical utilities would also extend underground from NW 19 Avenue to each lot.

### \*\*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 – R-1, Single-family residential district

#### Zoning District Regulations:

##### Front Setbacks

Required – Because there are no reference dwellings on the proposed block to be developed, the required setback is 25 feet

Proposed – 25 feet

Status – Complies

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

Required – 7.5 feet

Proposed – 7.5 to 13 feet

Status – Complies

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

Required – 7.5 feet

Proposed – 13.7 to 14.2 feet

Status – Complies

##### Side Setback (corner lot line)

Required – 15 feet

Proposed – 19.4 feet

Status – Complies

##### Rear Setback

Required – 15 feet

Proposed – 15.8 to 16.2 feet

Status – Complies

##### Landscaping and Pervious Area:

Required – 30 percent

Proposed – 62 percent

Status – Complies

##### Building Height Limit

Required – 27 feet

Proposed – 12 feet

##### Parking Spaces

Required – 2 spaces per unit

Proposed – 2 spaces per unit

Status – Complies

## PLAN CORRECTIONS REPORT (000074-2021-APP)

### Minimum Transparent Window Area

Required – Minimum 23 percent on front walls, and 10 percent on west wall of corner unit

Proposed – 23.6 percent on front walls, and 14.2 percent on west wall of corner unit

Status – Complies

### Lot Width

Required – 60 feet

Proposed – 67 feet

Status – Complies

### Lot Area

Required – 6,000 square feet

Proposed – 6,018 to 6,750 square feet

Status – Complies

### Analysis:

The proposed development of new single-family housing is an improvement to the long-vacant lots in this area. These are proposed as new architecturally designed homes, and single-family configurations are a beneficial arrangement for this neighborhood, but site modifications are necessary.

The plat meets the requirements for approval.

### Issues:

#### 1. Right-of-way width – ADDRESSED

Section 24-96 requires specific right-of-way widths on public or private streets, and the minimum width required for a marginal access street is 40 feet. The proposed width is 40 feet.

#### 2. Sidewalks – ADDRESSED

Sidewalks are required in the right-of-way in front of each dwelling, but are not advised for the NW 19 Avenue frontage where swale area for additional drainage is recommended and where the road dead-ends leaving no pedestrian destination for this sidewalk.

#### 3. Tandem parking - ADDRESSED

The proposed driveways are only one car wide leading into a one-car garage causing a tandem parking configuration for the required two parking spaces per dwelling unit. The driveways and/or garage designs need to be revised to provide two parking spaces per dwelling that are not blocked by another parking space.

#### 4. HOA documents to maintain road, drainage, landscaping, and sidewalks – ADDRESSED CONDITION OF APPROVAL

Home-owners association documents need to be drafted and provided for maintenance of the roadway, common drainage systems, street lighting, and sidewalks.

#### 5. Street naming, addresses – ADDRESSED CONDITION OF APPROVAL

The street will need to be named in accordance with the numerical street naming system or a proposed street name that is not similar to any other street name in Broward County, and address numbers will need to be assigned based on the street-grid system.

#### 6. Access agreement for streets – ADDRESSED TO BE PROVIDED WITH RECORDING

The developer needs to create an access agreement for City access to private streets.

#### 7. Underground electrical service – ADDRESSED CONDITION OF APPROVAL

The plans need to show underground utilities including electrical service to residences.

Police v.1

Approved

Chuck Howard Ph: 954-202-3124 email: charles\_howard@sheriff.org

Correction: 01 - General Comment - LORRAINIA BELLE (11/10/21) - Resolved

## PLAN CORRECTIONS REPORT (000074-2021-APP)

Corrective Action: BROWARD SHERIFF'S OFFICE  
OAKLAND PARK DISTRICT  
5399 N DIXIE HIGHWAY  
OAKLAND PARK, FL 33334

### CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

CPTED REVIEWER Deputy Charles Howard, FCPP, FCP  
Phone (954) 202-3124  
Email Charles\_howard@sheriff.org

DATE: November 8th, 2021  
PROJECT NAME: 2600 NW 19 Avenue

CASE #: CD21-24Z (Henza 4 Single Family Project)

\_\_\_\_ APPROVED - NO COMMENTS

\_xx\_\_\_\_ APPROVED - WITH COMMENTS

\_\_\_\_ COMMENTS AS FOLLOWS OR ATTACHED

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 design guidelines, including Natural Surveillance, Natural Access Control, Territorial Reinforcement and Maintenance.

The applicant (Henza 4 Single Family ) is requesting DRC approval to build 4 units on a .8649 acre site, on (4) R1 zoned lots.

### COMMENTS:

- Unit numbers – wayfinding is a crucial factor in CPTED evaluations. This improves the ability of visitors, delivery personnel and first responders to find the unit numbers quickly and without delay. This improves flow of traffic and minimizes traffic congestion.
  - o The 4 unit numbers / address should be clearly visible from the roadway (NW 19 AVE). It is recommended a marque with the unit numbers / address be installed on NW 19 AVE closest to the driveway entrance
  - o Unit numbers at each front door
- Lighting – please include a lighting diagram of where light fixtures are located in relation to the access driveway, and buildings. --  
ADDRESSED
- Mailboxes – theft of mail and identity theft have a direct correlation to one another. It is recommended mailboxes be installed in the front of the building, facing NW 19 AVE and have a locking mechanism on each mailbox.
- Construction site security – construction sites are typically frequented by vandals, subcontractors looking to steal items after-hours, or curious on lookers living in the neighborhood. The construction should be completely surrounded by construction site fencing, with a contractor access gate in the front. Each side of the fencing should have at least (1) sign reading "THIS AREA IS A DESIGNATED CONSTRUCTION SITE, AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY." Signs should be constructed of metal, securely fastened, and smaller than 2" reflective lettering. Access gate should have a thick grade chain, heavy duty lock, and kept secured after-hours.
- A BSO No trespassing affidavit should be on file when construction begins, and (1) BSO No trespassing sign securely fastened on the front construction site access gate.
- Parking - BSO Deputies frequently respond to complaints involving parking disputes or persons blocking access to resident's apartments. Proper signage helps alleviate this problem, and allows first responders' access to all units in the event of an emergency.
  - o "No Parking" signs should be installed along the fence line that runs parallel to the proposed "Access Drive Aisle"
  - o "No Parking" signs should be installed in front of the building facing NW 19 AVE to prevent vehicles from parking on the roadway and blocking visibility of vehicles leaving the "Access Drive Aisle". This will allow large emergency vehicles access to the property as well.
  - o Have a contract on file with a local towing company in the event there is an issue with unauthorized or illegally parked vehicles. Have towing company sign posted at the entrance to the "Access Drive Aisle" facing NW 19 AVE.
- o Front doors should have visibility of persons on the other side. In the absence of a glass front door, it is recommended having wide angle peepholes installed. This way residents can see persons on the other side before exiting their home.

# PLAN CORRECTIONS REPORT (000074-2021-APP)

\*\*\*\*\* THIS AREA LEFT BLANK \*\*\*\*\*

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.

Solid Waste v.1 Solid Waste	Approved	Antwan Armalin Ph: 1-954-630-4457 email: antwana@oaklandparkfl.g
Structural v.1 Building	Approved	Patricia Fernandez Ph: 954-203-9280 email: patricia.fernandez@oaklar
Correction: 01 - General Comment - LORRAINIA BELLE (12/22/21) - Resolved		
Corrective Action: ***PLAT APPLICATION IS APPROVED AND THE SITE PLAN IS STILL PENDING. ****		

## CONDITION(S) Engineering Condition - Advisory Comments for Permitting:

- Comment: 1. Project will be required to obtain a Broward County SWM License (or exemption) prior to permitting.
2. HOA will be required (note this will have to also include restrictions prohibiting filling in the existing swales for patios, pools, etc. not shown on the permit plans)
3. CB rims in roadway are 5.58 but the 5yr-1day post stage is 5.59.
4. Suggest providing grading for mill & resurfacing of NW 19th Ave not just generic note in section a-a.
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