

REPORT OF DRC FINDINGS Case #CD20-21OP3D "Sky Building Flexibility Units"
DEVELOPMENT REVIEW COMMITTEE DECEMBER 12, 2022 10:00 AM

At the City of Oakland Park's special Development Review Committee (DRC) meeting of Monday, December 12, 2022, the DRC heard the request of the City and NR Investments, LLC, to replace the allocation of 57 Local Activity Center residential units assigned to the project with 57 flexibility units. No other proposed changes or amendments to the approved site development plan or other previously granted approvals was requested.

Pete Schwarz, Director of Community and Economic Development, presented the case to the DRC. He explained that the approved site development plan and other associated approvals would remain in place, that this request was simply an accounting procedure in which one type of residential unit (density) was being replaced with another.

Mr. Schwarz further explained that the City's Comprehensive Plan describes and defines Flexibility Units and that the Land Development Code, Section 24-72 prescribes the procedures for allocation of flexibility units. As part of that procedure, the Development Review Committee is required to determine that the allocation is in compliance with Section 24-72.

No members of the Development Review Committee presented any comments or questions.

The meeting was attended virtually by one member of the public, Mr. Dean Sirulnik of 3553 N Dixie Highway, Oakland Park. He stated that he was attending to support the project and had no further questions or comments.

The DRC unanimously (10-0) determined that the application was in compliance with the Land Development Code.



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 Buiding/ OP Square
EXPIRATION DATE: **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Developer	Daniel De Puga		

DRC Review

REVIEW ITEM	STATUS	REVIEWER
Engineering v.1 Engineering	Approved	Dennis Shultz Ph: 954-522-1004 email: Dshultz@FlynnEngineering.com

Correction: 01 - General Comment - Lorrainia Belle (4/15/21) - Resolved

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

2. Provide preliminary drainge 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 Shultz (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
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Correction: 01 - General Comment - Christopher French (6/28/22) - Not Resolved

Comments: *****PROVIDE AN ITEMIZED RESPONSE SHEET THAT CLEARLY STATES HOW AND WHERE COMMENTS HAVE BEEN ADDRESS:
ALL CHANGES TO PLANS MUST BE CLOUDED.****

1- Stacking of cars in garage will require in rack sprinklers, this is categorized as Ordinary Hazard Group II under NFPA 13.

Christopher French

954-630-4559

christopherf@oaklandparkfl.gov

Corrective Action: *****PROVIDE AN ITEMIZED RESPONSE SHEET THAT CLEARLY STATES HOW AND WHERE COMMENTS HAVE BEEN
ADDRESSED. ALL CHANGES TO PLANS MUST BE CLOUDED.****

1- Stacking of cars in garage will require in rack sprinklers, this is categorized as Ordinary Hazard Group II under NFPA 13.

Christopher French

954-630-4559

christopherf@oaklandparkfl.gov

Fire Prevention v.2 Fire Prevention	Approved	Christopher French Ph: 1-954-630-4559 email: christopherf@oaklandp
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Correction: 01 - General Comment - Christopher French (8/23/22) - Resolved

Comments: *****PROVIDE AN ITEMIZED RESPONSE SHEET THAT CLEARLY STATES HOW AND WHERE COMMENTS HAVE BEEN ADDRESS:
ALL CHANGES TO PLANS MUST BE CLOUDED.****

1- Stacking of cars in garage will require in rack sprinklers, this is categorized as Ordinary Hazard Group II under NFPA 13.

Christopher French

954-630-4559

christopherf@oaklandparkfl.gov

Landscaping v.1 Landscaping	Approved	Kevin Woodall Ph: 1-954-630-4397 email: kevinw@oaklandparkfl.gov
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Correction: 01 - General Comment - Alexander Dambach (4/15/21) - Resolved

PLAN CORRECTIONS REPORT (000065-2021-APP)

Comments: The City requires 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 planing 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.

Planning v.1

Approved

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

Correction: 01 - General Comment - Lorrainia Belle (4/15/21) - Not Resolved

PLAN CORRECTIONS REPORT (000065-2021-APP)

Comments: --

This report updates the proposed Sky Building Project based on plans submitted in December 2021, and it supersedes and replaces the report for prior DRC reviews.

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 Downtown Core West sub-area of the Oakland Park Downtown Development District (OP3D). 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. The City owns the lots and has entered an agreement for them to be developed.

The applicant proposes to construct a new building on each lot to be connected by an elevated sky bridge 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, 8,762 square feet of street-level commercial space along N. Dixie Highway, a 300-space parking garage including 114 stacker spaces using 57 two-space stacker machines, and 17 live-work dwelling units. Vehicular access to the garage is to be from NE 37 Street, and pedestrians would access it through the City Hall lobby entrance at NE 38 Street. Connections from the garage to residences at the north lot would be through the sky bridge, and access to live-work units in the south lot would be through internal connections on each level.

The north block is to contain a mixed-use building that would include 6,272 square feet of street-level commercial space and 119 dwelling units. Near the commercial areas, residential amenities including a gym, entrance lobbies, and a café are also proposed on the ground floor. The minimum unit size for all project residences would be 624 square feet.

Each building would have a loading dock. Access to the south building would require truck back-in movements from NE 37 Street, and access to 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 15,484 square feet. Both buildings would also have extensive roof deck areas for residential and office users.

The site is to be laid out with varying setbacks 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, 18 new on-street parking spaces and new sidewalks are also proposed. All new utility connections are to come from NE 11th Avenue. Street trees are proposed for the N. Dixie Highway frontage.

The height of the south block is to be 71.25 feet, and the north block is to be 74.97 feet. All but two levels of the south block would consist mostly of garage area with liner live-work units along the front of the building. The north block would have six stories. On October 7, 2020, The City approved a building height above 3 stories through acceptance of public amenities consisting of 40 public parking spaces, a pedestrian bridge, and pedestrian plazas, and it approved the allocation of flexibility housing units to provide for 140 apartments including live-work units. With current revisions, the project now provides 136 apartments, and with updates to the Land Development Code, the flexibility allocation is now unnecessary and void. Those units have returned to the City's flexibility pool.

****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 – Oakland Park Downtown Development District - Downtown Core West

Zoning District Regulations:

Front Setbacks

Required – Trafficways plus 2'

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'

PLAN CORRECTIONS REPORT (000065-2021-APP)

Proposed North Building - 10'
Proposed South Building - 10'
Status – Complies

Landscaping and Pervious Area:
Required - 20% plus 5% as roof terrace/garden
Proposed – 29% plus 20% as roof terrace/garden
Status – Complies

Building Height Limit
Required – 45' with 3 stories or 83' with 6 stories if Additional Building Height/Bonus Provisions Program approved
Proposed – 74.97' and 6 stories
Status – Complies - Additional Building Height Program provided

Parking Spaces

Required – 274 spaces, of which three can be on-street, based on staff's analysis of square footage and unit counts. According to the Developer's Agreement, all required parking spaces for residential units are proposed to be provided without using the mixed-use discount. For the commercial and City Hall spaces, the 30 percent mixed-use discount is to be used. The parking requirements are as follows: 99 spaces for studio and one-bedroom units, 40 spaces for 2-bedroom units, 5 spaces for one-bedroom live-work units, 24 spaces for two-bedroom live-work units, 31 spaces (discounted) for commercial area, 70 spaces (discounted) for City Hall, one on-site space for live-work guests, and two on-street spaces for live work guests.

Proposed – 300 garage spaces with 24 provided as public amenities plus 18 on-street spaces with 16 provided as public amenities, leaving 276 spaces for zoning compliance. 114 spaces would be provided in stacker lifts, and a valet would always need to provide access to those spaces. Up to 171 zoning-required spaces could be assigned or reserved for specific users along with 2 excess garage spaces providing a total of 173 spaces available for dedication. Other garage spaces are not to be assigned. The Development Review Committee would need to approve the adjusted parking configuration, per Section 24-80(B)(5), that uses stacker lifts with valet access. Status – Complies if DRC approves adjusted configuration using stacker lifts.

Unit Sizes
Required – Minimum floor area of 600 net square feet per unit
Proposed –Smallest unit would have 624 net square feet
Status – Complies.

Density
Required – 157 maximum dwelling units
Proposed – 136 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 project has been reduced in size and scope based on building supply considerations and updated zoning standards.

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.

ITEMS TO BE ADDRESSED:

- Trafficways dedication:**
The site plan needs minor adjusting regarding placement of steps, planters, and ramps in areas to be dedicated for County-required Trafficways areas. The site plan, landscape plan, and civil plans need to be amended to adjust the locations of these site features. The architectural plan set has been updated, but the Civil and Landscaping sets need to be revised.
- Exterior signage:**
The applicant has acknowledged during prior reviews that exterior signage will need additional review by the OP3D design review committee.
- Landscaping:**
Several palm trees are proposed along NE 38 Street. These should be replaced with street-appropriate hardwood trees wherever possible. Additionally, due to site constraints, the DRC has approved adjustments to landscaping at frontages along NE 11th Avenue and NE 37th Street where trees cannot be planted because of loading docks, driveways, and other infrastructure.
- Facades:**
Detailed information needs to be provided for exterior wall, trim, and finishing materials. Needed are material detail lists, color information, and example photographs along with information about specific locations of these items for staff review. The renderings make the buildings look extremely stark. The dark color also adds to that starkness. It is suggested that a brighter color be used.

The garage screening appears to have changed from the original proposal and a trellis over the City Hall roof deck appears to be missing in the revised plans. This roof trellis needs to be in the project and on the plans. Additionally, please address the façade at the northern point of the north building, which is a very high-profile location and needs special architectural treatment.

5. Parking configuration:

The applicant needs to clarify the management of the 114 stacker machine spaces. Because the lower car would need to be removed from its space to access the upper car, valet staff is necessary to manage and operate these machines. The applicant needs to provide a statement in writing acknowledging that valet staff will operate manage access to these stacker spaces at all times. Additionally, the size and configuration of these spaces would not meet older zoning requirements written before the technological development of these types of spaces, so the Development Review Committee would need to approve an adjustment per Section 24-80(B)(5).

6. Parking Garage Pedestrian Access

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.

In the prior plan layout, pedestrian access to the garage for public access for the retail and commercial areas along N. Dixie Highway was to include use of the elevators and lobby at the corner of NE 37 Street and N Dixie Hwy, where live-work units are proposed. The revised project narrative indicates that public and retail access will only be possible through the City Hall lobby. The applicant should explain garage access when the City Hall lobby is closed at night and address the need for convenient access to parking for the Dixie Highway business customers.

7. Additional information and detail are needed for parking areas:

- a. Provide a detailed parking management plan including equipment to be used such as license plate readers, access controls, valet or attendant staff, monitoring, and surveillance.
- b. Provide clear delineations of how spaces in the garage are to be assigned to use types (residential, retail, City Hall, public, etc.) and, based on parking management plan, how these use allocations will be maintained.
- c. Show locations and labeling for electric vehicle charging stations and how these will be configured based on parking area assignments. Indicate whether chargers will be Level 2 or Level 3.

8. The interior plans need to include the location(s) for recycling facilities including bins, and an explanation of the method for building occupants to transport recyclables to those bins, such as designated chutes, needs to be provided.

9. The rendering on the cover sheet is incorrect. It needs to be updated on the revision plans.

10. Please remove labels and demarcations in indoor areas for City Hall for space uses including labels for offices, restrooms, BOH, lobbies, business areas, or corridors.

11. Staff understands a generator is proposed, and this needs to be shown on the plans. The location for the generator's enclosure and its fuel tank needs to be shown and clearly labeled in the building.

12. Any references to roof parking needs to be removed from project plans, such as on Page 5. This language is confusing. An additional proof-reading is necessary to ensure there are no errors on the plans. The roof plan on Page 5 also should be adjusted to not repeat the image of the fifth floor on the sixth floor for the South Building.

13. Clearly label the plans to show that the proposed parapet will provide a full screening from street view of all rooftop mechanical equipment.

14. An antenna is proposed for this building. The plans need to show the location of the unit(s), equipment cabinets, and appearance/effect on facades.

Correction: 01 - General Comment - Lorrainia Belle (7/11/22) - Not Resolved

PLAN CORRECTIONS REPORT (000065-2021-APP)

Corrective Action: PLEASE RESUBMIT A PHYSICAL COPY. WHEN RESUBMITTING PLEASE CLOUD ALL CHANGES ON EACH PLANS. ITEMS TO BE ADDRESSED:

- 1) The site plan needs to provide clear indication of the property lines, setbacks and County-required Trafficways areas.
 - a) Provide the civil plan for the site plan
- 2) Trafficways dedication:
 - a) The site plan, landscape plans, and civil plans need to be update to show all four of the Country required dedicated Trafficways areas and remove encroachments if necessary.
- 3) Elevations
 - a) Please provide each elevation on a separate page to see the full details.
 - b) Detailed information needs to be provided for exterior wall, trim, and finishing materials. Needed are material detail lists, color information, and example photographs along with information about specific locations of these items for staff review.
 - c) South building
 - i) Northeast area (Dixie Highway corner) on the 2nd and 3rd floors, please provide the materials and color treatment for the area.
 - ii) Provide a local example, sample or a photo of the proposed material used for the garage as shown on the south and west elevations
 - iii) North, south, and west elevations has blank walls, please provide architectural treatment such as different materials, colors and textures on facades. Use joints, panel patterns, reveals in stucco, variations in paint to break up long facades and volumes into a dynamic visual rhythm.
 - d) North building
 - i) On the east elevation, the windows to the north have been removed. Please cloud all changes.
 - e) The original rendering shows the transparent material for the Sky bridge, the proposed plans show a similar screening material as the garage.
- 4) Parking Garage Pedestrian Access
 - a) 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. In the prior plan layout, pedestrian access to the garage for public access for the retail and commercial areas along N. Dixie Highway was to include use of the elevators and lobby at the corner of NE 37 Street and N Dixie Hwy, where live-work units are proposed. The revised project narrative indicates that public and retail access will only be possible through the City Hall lobby from the garage. The applicant should explain garage access to retail when the City Hall lobby is closed at night and address the need for convenient access to parking for the Dixie Highway business customers.
- 5) Parking configuration
 - a) The applicant needs to clarify the management of the 114 stacker machine spaces. Because the lower car would need to be removed from its space to access the upper car, valet staff is necessary to manage and operate these machines. The applicant needs to provide a statement in writing acknowledging that valet staff will operate manage access to these stacker spaces at all times.
 - i) Please provide an official letter with details and a signature.
 - b) Additionally, the size and configuration of these spaces would not meet older zoning requirements written before the technological development of these types of spaces, so the Development Review Committee would need to approve an adjustment per Section 24-80(B)(5).
 - i) Please provide the manufacturer and equipment details. The details will include the height, size, etc.
 - c) The applicant needs to submit a letter requesting an approval for the proposed 114 stacker machine spaces.
 - d) Provide a detailed parking management plan including equipment to be used such as license plate readers, access controls, valet or attendant staff, monitoring, and surveillance.
 - e) Provide clear delineations of how spaces in the garage are to be assigned to use types (residential, retail, City Hall, public, etc.) and, based on parking management plan, how these use allocations will be maintained.
 - i) Please provide the signage detailed that would be posted in the garage.
 - f) Show locations and labeling for electric vehicle charging stations and how these will be configured based on parking area assignments. Indicate whether chargers will be Level 2 or Level 3.
 - i) Please provide a chart for the labeling on the plans.
- 6) Interior
 - a) The interior plans need to include the location(s) for recycling facilities including bins, and an explanation of the method for building occupants to transport recyclables to those bins, such as designated chutes, needs to be provided.
 - i) Please label and cloud the area, on the floor plans.
- 7) City Hall amenities
 - a) Courtyard
 - i) Provide civil and architectural plans showing the detail of the courtyard.
 - b) Rooftop
 - i) Provide civil and architectural plans showing the detail of the rooftop.
- 8) Civil Plans
 - a) PMS-1.0 is missing the Country required dedicated Trafficways areas on the North and the south area is indicated incorrectly.
 - b) PMS-1.1 is missing the ADA across walk at NW and SE corner.
 - c) Provide a civil site plan with setbacks.
 - d) Please confirm sidewalks meet ADA requirements. Several intersection crossings do not indicate ADA accessible crossings.
- 9) Landscape Plan

PLAN CORRECTIONS REPORT (000065-2021-APP)

- a) Revise to show the County required dedicated Trafficways areas. Please provide the Trafficways areas in color.
- b) Please include in the plant list table the type, name, size, gallon, and quantity of all the trees, shrubs, etc.
- c) At the main entrance, it is indicated for Coontie. Please provide some color by placing "orange bromeliad (Aechmia Blanchetiana orange) or other colorful plant species.
- d) Palm trees have a max limit of 10 percent of the required shade trees requirement.

10) General

- a) The City uses the Brand Book (attached) for design of all city facilities. It includes specific color selections and landscape furniture for city facilities which should be used for this project. Provide updated paint colors.
- b) Please confirm sidewalks meet ADA requirements. Several intersection crossings do not indicate ADA accessible crossings. Both civil and architectural site plans should match and provide ADA accessible crossings.

Planning v.2

Approved

Lorrainia Belle Ph: 954-630-4573 email: LORRAINIA.BELLE@OAKLAN

Planning

Correction: 01 - General Comment - Lorrainia Belle (9/12/22) - Resolved

PLAN CORRECTIONS REPORT (000065-2021-APP)

Corrective Action: ITEMS TO BE ADDRESSED:

1) Trafficways dedication:

- a) The site plan, landscape plans, and civil plans need to be revised to show the County required dedicated Trafficways areas. The site plan needs minor adjusting regarding placement of steps, planters, and ramps in areas to be dedicated for County-required Trafficways areas. The South building is missing the dedicated area on the northeast corner on NE 38th St & Dixie Highway.
 - This comment is addressed as the trafficways dedication was not required at the northeast corner of the south building.
- b) Canopy at the southeast corner of the north building is not identified on the site plan which may encroach into the dedicated area.
 - This comment will be addressed by removal of the canopy.

2) Site Plan:

- a) It appears that the south building may encroach into the NE 38th St. required setback in two locations.
 - Review of the 3D plans at the meeting confirmed these details are not part of the building.
- b) All canopies should be identified with dashed lines on the site plan. The proposed canopies on both the north and south building are not identified on the site plan.
 - The canopies will be shown on the site plan in dashed lines and will be revised to not encroach into the ROW.

3) Parking

- a) Parking calculations in zoning data table are not correct for retail and city hall parking which are calculated at 1/350. Additionally, there is no 30% reduction for the residential use. Further, the table indicates that 319 spaces are provided, while only 282 were counted in the garage and 19 on street totaling 301 spaces.
 - Parking chart will be adjusted for the proper ratio and deductions. Review of the axonometric plans shows 319 parking spaces. A note will be added to the floor plans to indicate that the axonometric plans are the controlling plan for parking count purposes. The axonometric plans should have each space enumerated.
- b) A minimum of 313 parking spaces are required which includes 40 parking spaces offered as a public amenity for Additional Building Height approvals.
 - The parking chart will be revised to identify the 40 amenity spaces.
- c) The second, third, and fourth floor parking tabulations on the floor plans do not match the observed/counted number of spaces. It's not clear if the zoning data table calculations correspond with the actual number of spaces on the floor plans and axonometric parking plan.
 - Review of the axonometric plans shows 319 parking spaces. A note will be added to the floor plans to indicate that the axonometric plans are the controlling plan for parking count purposes.
- d) The parking chart should identify the number of spaces by location (on street, 2nd floor, etc.). Public amenity spaces must also be noted.
 - The parking chart will be amended to identify the location of spaces and the amenity spaces.
- e) Parking axonometric plans should identify the location and type of access restrictions provided within the parking garage. It should include notes regarding valet and the operations/restrictions provided in the "Parking Facility Agreement Outline for the Operations of the Parking Garage."
 - The axonometric plans will be revised to include a note that the Parking Facility Agreement will control the operation of the parking garage.
- f) Parking axonometric plans should only denote residential and non-residential spaces.
 - The plan will be revised accordingly.

4) Parking configuration

- a) The DRC will need to grant a waiver to permit the 114 stacked spaces. The applicant needs to submit a letter requesting an approval for the proposed 114 stacker machine spaces. The fee for the waiver is \$231.
 - It was determined a waiver is not required.
- b) The applicant needs to clarify the management of the 114 stacker machine spaces. Because the lower car would need to be removed from its space to access the upper car, valet staff is necessary to manage and operate these machines. The applicant needs to provide a statement in writing acknowledging that valet staff will operate manage access to these stacker spaces at all times.
 - The axonometric plans will be revised to include a note that the Parking Facility Agreement will control the operation of the parking garage.
- c) Please provide an official letter with details and a signature.
 - No longer needed.
- d) Additionally, the size and configuration of these spaces would not meet older zoning requirements written before the technological development of these types of spaces, so the Development Review Committee would need to approve an adjustment per Section 24-80(B)(5).
 - It was determined a waiver is not required.
- e) Please provide the manufacturer and equipment details for the stackers. The details will include the height, size, etc.
 - Specifications will be provided.
- f) Provide a detailed parking management plan including equipment to be used such as license plate readers, access controls, valet or attendant staff, monitoring, and surveillance.
 - The parking facility agreement will be referenced as the control for the operation of the garage.
- g) Provide clear delineations of how spaces in the garage are to be assigned to use types (residential, retail, City Hall, public, etc.) and, based on parking management plan, how these use allocations will be maintained.
 - The parking facility agreement will be referenced as the control for the operation of the garage.
- h) Please provide the signage detailed that would be posted in the garage.
 - Sign details will be provided.
- i) Show locations and labeling for electric vehicle charging stations and how these will be configured based on parking area assignments. Indicate whether chargers will be Level 2 or Level 3.
 - A note "All charging stations to be Level 2 or greater" will be provided on the axonometric plan.
- j) Please provide a chart for the labeling on the plans.
 - This comment is addressed.

PLAN CORRECTIONS REPORT (000065-2021-APP)

k) Provide the electric vehicle supply equipment detail. The development has the option to provide Level 3 infrastructure and charging units with minimum 100 ampere service and 400 volts.

- A detail of the equipment will be provided.

5) Architecture

a) Canopies viewed on elevations/renderings are not consistently noted on the second floor plans and site plans.

- The canopies will be shown on the site plan in dashed lines and will be revised to not encroach into the ROW.

b) Green wall details not provided in landscape plans.

- Details will be provided.

c) The Material Schedule notes on the elevations sometimes inaccurately identify the proposed material. For example, the note will be on an area that appears scored, but is noted as smooth in the Material Schedule.

- The applicant will review the elevations to confirm proper material reference.

d) Not all exterior materials are provided with note references on the architectural elevations.

- Notes will be provided where necessary.

e) More detail is necessary regarding the shape and size of perforation and color of the garage screening.

- A new detail will be provided.

f) Please add: "Colors to be field verified and approved by the City of Oakland Park prior to application" to Sheet 010.

- Comment to be considered by both parties and will revisit the issue.

Police v.1	Approved	Chuck Howard Ph: 954-202-3124 email: charles_howard@sheriff.org
Project Application v.1 Project Application	Requires Re-submit	Planning User email: Planning@oaglandparkfl.gov
Project Application v.2 Project Application	Pending Assignment	Planning User email: Planning@oaglandparkfl.gov
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.		
Solid Waste v.2 Solid Waste	Approved	Antwan Armalin Ph: 1-954-630-4457 email: antwana@oaklandparkfl.g
Structural v.1 Building	Approved	Patricia Fernandez Ph: 954-707-2123 email: patricia.fernandez@oaklar