

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

| | | | |
|------------|--|---------------|-----------|
| Name: | OAKLAND PARK MULTIFAMILY | Number: | 026-MP-18 |
| Applicant: | CG Oakland Park LLC | Comm. Dist.: | 4 |
| Agent: | Pillar Consultants, Inc. | Sec/Twp/Rng: | 11/49/42 |
| Location: | North Side of Northeast 58 Street Between Northeast 9 Avenue and North Dixie Highway | Platted Area: | 6.6 Acres |
| City: | Oakland Park | Gross Area: | 7.3 Acres |
| Replat: | Madrid Square (Plat Book 112, Page 8) | | |

LAND USE

| | | | |
|------------------|-----------------------------------|-----------------------------|--|
| Existing Use: | Vacant | Effective Plan: | Oakland Park |
| Proposed Use: | 114 Townhouse Units | Plan Designation: | Medium Density Residential (16 DU/AC) |
| Adjacent Uses: | | Adjacent Plan Designations: | |
| North: | School | North: | Med. Density Res. (16 DU/AC), Com. Fac. |
| South: | Single Family Residence, Hospital | South: | Low Density Res. (5 DU/AC), Comm Fac. |
| East: | Single Fam. Res., FEC RR, | East: | Med. Density Res. (16 DU/AC), Ind (Ft. Laud) |
| West: | Single Family Residence, Antenna | West: | Low Den. Res. (5 DU/AC), Med Res (16 DU/AC) |
| Existing Zoning: | BP & B-2 | Proposed Zoning: | RM-16 |

RECOMMENDATION (See Attached Conditions)

APPROVAL: Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

Meeting Date: 04/09/19
Action Deadline: 05/21/19
Deferral Dates:

Prepared: HWC
Reviewed:
Approved:

SERVICES

| | | | |
|--------------------|----------------|----------------------|----------------------|
| Wastewater Plant: | BCUD 4 (09/18) | Potable Water Plant: | Oakland Park (05/18) |
| Design Capacity: | 95.0000 MGD | Design Capacity: | 90.000 MGD |
| 12-Mo. Avg. Flow: | 71.7800 MGD | Peak Flow: | 53.470 MGD |
| Est. Project Flow: | 0.0285 MGD | Est. Project Flow: | 0.039 MGD |

Comments: Sufficient capacity exists at this time. Comments: Sufficient capacity exists at this time.

PARKS

SCHOOLS

| Dwelling Units | Impact Fee |
|----------------|------------|
| 114 | * |

Local:

Regional:

| Land Dedication | Impact Fee | Admin. Fee |
|---|------------|------------|
| County conducts no local review within municipalities | N/A | N/A |
| 0.62 Acres | * | * |

* See Staff Comment No. 5
See Finding No. 2
See General Recommendation No. 1

* See Staff Comment No. 6
See Finding No. 4
See General Recommendation No. 1

TRANSPORTATION

| Concurrency Zone: Central | Trips/Peak Hr. | Transit Concurrency Fee | Road/Admin. Fee |
|------------------------------|----------------|----------------------------|--------------------|
| Res. Uses: | 75 | * | N/A |
| Non-Res. Uses: | N/A | N/A | N/A |
| Total: | 75 | * | N/A |

* See Staff Comment No. 4
See Finding No. 1
See General Recommendation No. 1

OAKLAND PARK MULTIFAMILY
026-MP-18

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 114 townhouse units. This property is being platted because it does not qualify for an exception to the mandatory platting rule, as it contains more than two (2) dwelling units and the plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways approval is valid for 10 months. Approval was received on October 25, 2018.
- 3) This plat is a replat of Madrid Square (Plat Book 112, Page 8, B.C.R.) which was approved by the Broward County Board of County Commission on November 4, 1980 for 32 townhouse units.
- 4) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. These fees shall be based on the gross square footage of any building(s) as defined in the ordinance.
- 5) This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this application and determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, this plat will be subject to school impact fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. See the attached School Capacity Availability Determination received from the School Board.
- 6) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees for the proposed 114 townhouse units will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 7) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 8) This plat is located in the City of Oakland Park and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County

Code of Ordinances. The surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.

- 9) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.
- 10) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of license may be required prior to undertaking surface disturbing activities.
- 11) The Water and Environmental Licensing Section encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.
- 12) Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Oakland Park if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 13) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been

protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:

<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>

- 14) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 15) The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.
- 16) This project is within the Broward County Water and Wastewater Services service area. A BCWWS Developer's Agreement or BCWWS Utility Connection Permit will be required before water/sanitary sewer construction can begin. Please visit www.broward.org/waterservices/eei00600.htm for Developers Coordination information. The configuration of water/sanitary sewer facilities will likely change per subsequent detailed plan review associated with the BCWWS developer's agreement or BCWWS Utility Connection Permit.
- 17) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 18) This property is within 20,000 feet of the Fort Lauderdale Executive Airport and Pompano Beach Municipal Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

- 19) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development will not have an adverse effect on any known historical or archaeological resources or areas of archeological or paleontological sensitivity. The archaeologist notes that this property is located in the City of Oakland Park and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Oakland Park's Engineering and Community Development, at 954-630-4348 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.
- 20) This plat is served by BC Transit Route 50 on Dixie Highway (SR 811) and a proposed bus stop.
- 21) Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards." In accordance with Section 5-189(b)(5) of the Land Development Code, the applicant has submitted the attached pre-application approval letter from the Florida Department of Transportation.
- 22) The attached memorandum from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division indicates that they have reviewed the plat application and have determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 23) The attached comments were received from the Broward County Planning Council indicate that the proposed residential use is in compliance with the permitted uses of the effective land use plan. Also, this plat is not subject to Policy 02.16.2 regarding affordable housing as the site was not the subject of a Broward County Land Use Plan amendment.
- 24) The adjacent City of Fort Lauderdale was notified and did not object to this application.
- 25) The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

- 26) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

CONCURRENCY REVIEW

- 1) This plat is located within the Central Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This plat has been reviewed by the School Board, and satisfies the public school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.
- 3) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

GENERAL RECOMMENDATIONS

- 1) Applicant must pay transportation concurrency fees, school impact fees and regional park impact and administrative fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code.
- 2) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:
 - A) No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.
 - B) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **April 9, 2024**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting

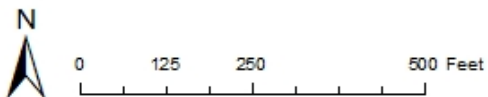
- compliance with this requirement within the above referenced time frame;
and/or
- C) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **April 9, 2024**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.
 - D) This plat is restricted to 114 townhouse units.
 - E) This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
 - F) Any structure within this plat must comply with Section 2B.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.
- 3) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



Commission District No. 4
Municipality: Oakland Park
S/T/R: 11/49/42



026-MP-18
Oakland Park
Multifamily

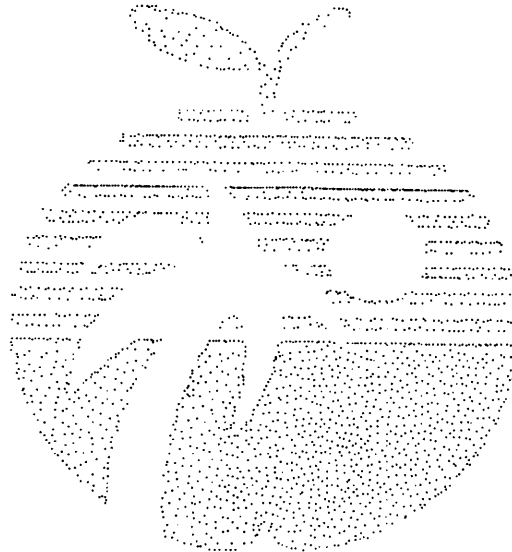


Prepared by: Planning and Development Management Division
Date Flown: January 2018

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT
SBBC-2345-2017
County No: 026-MP-18
Oakland Park Multifamily

November 27, 2018



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

| PROJECT INFORMATION | NUMBER & TYPE OF PROPOSED | OTHER PROPOSED | ADDITIONAL STUDENT |
|---------------------------------------|---------------------------|----------------|--------------------|
| Date: November 27, 2018 | Single-Family: | Clubhouse | Elementary: 20 |
| Name: Oakland Park Multifamily | Townhouse: 114 | | Middle: 9 |
| SBBC Project Number: SBBC-2945-2017 | Garden Apartments: | | High: 13 |
| County Project Number: 026-MP-18 | Mid-Rise: | | Total: 42 |
| Municipality Project Number: | High-Rise: | | |
| Owner/Developer: CG Oakland Park, LLC | Mobile Home: | | |
| Jurisdiction: Oakland Park | Total: 114 | | |

Comments

This project was previously reviewed by District staff for 114 (three or more bedroom) garden apartment units, which generate 49 (22 elementary, 13 middle and 14 high school) students. The applicant is proposing to modify the project to 114 (three or more bedroom) townhouse units, which generates 42 (20 elementary, 9 middle and 13 high school) students. **WITH THE CREDIT GIVEN FOR THE PERMITTED UNITS, THE IMPACT OF THE APPLICATION IS A NET DECREASE OF 7 STUDENTS.** This application as proposed is not anticipated to generate additional students into Broward County Public Schools. Therefore, pursuant to Section 8.11 (a)(2) of the Second Amended Interlocal Agreement for Public School Facility Planning, this application has been determined to be exempt from public school concurrency requirements. However, please be advised that regular school impact fees are still due for the units.

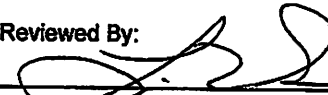
In the 2017/18 school year, the application site is served by North Andrews Gardens Elementary, James Rickards Middle and Northeast High Schools' concurrency service areas (CSAs). Please be advised that this application was reviewed utilizing 2017/18 school year data because the current school year (2018/19) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. The Capacity Allocation Team met on June 20, 2018 and decided to allocate 5 needed elementary school student stations to Oakland Park Elementary School, which is adjacent to North Andrews Gardens and was anticipated to maintain the adopted LOS for the next three school years. It should be noted that FISH capacity for the impacted schools reflect compliance with the class size constitutional amendment.

This application is determined to satisfy public school concurrency on the basis that the project is vested for public school concurrency requirements. This preliminary SCAD shall be valid for 180 days for a maximum of 114 (three or more bedroom) townhouse units and conditioned upon final approval by the applicable governing body. As such, this determination will expire on May 25, 2019. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary SCAD, notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the District. Upon the District's receipt of sufficient evidence of final approval by the regulatory agency which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide its final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project. The applicant shall notify the District of any proposed changes to the development, which increases the number of students generated by the project. If a change is proposed to the application, which causes additional students to be generated by the project, the students will not be considered exempt or vested from public school concurrency (PSC) when the project is re-reviewed.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

SBBC-2345-2017 Meets Public School Concurrency Requirement Yes No

11-27-18
Date

Reviewed By: 
Signature
Lisa Wight
Name
Planner
Title



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

October 4, 2018***

THIS PRE-APPLICATION LETTER IS VALID UNTIL – July 19, 2019
THIS LETTER IS NOT A PERMIT APPROVAL

***Letter revised on October 4, 2018 to new access request.

Jay C. Evans
Pillar Consultants, Inc.
5230 S University Drive, Suite 104
Davie, FL 33328

Dear Jay C. Evans:

RE: **July 19, 2018 - Pre-application Meeting for Category C Driveway**
Broward County - City of Oakland Park, Urban; SR 811; Sec. # 86170; MP: 4.730
Access Class - 06; Posted Speed - 40 mph; SIS - Influence Area; Ref. Project:

Request: Right-out driveway along SR 811/N Dixie Highway, located approximately 165 feet north of NE 58th Street.

SITE SPECIFIC INFORMATION
Project Name & Address: **Oakland Park Multifamily - 5897 N Dixie Highway, Oakland Park, FL 33334**
Applicant/Property Owner: **CG Oakland Park, L.L.C. BY**
Parcel Size: **6.60 Acres** Development Size: **114 DU Multi-Family Residential**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- The minimum driveway length shall be 25 feet, measured from the ultimate right of way line from the State Road. If a gate is installed, it shall be 25 feet, measured from the ultimate right of way line from the State Road.
- The driveway shall be channelized and the width shall be 12 feet.
- The existing median at the driveway shall be extended 50 feet north beyond the opening and must meet FDOT standards.

Comments:

Co-ordinate with the Broward County Transit during the time of permit.

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: ashok.sampath@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Ashok Sampath
District Access management Manger

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2018-10-04 & Variance\1. 86170 MP 4.730 SR 811_Oakland Park Multifamily\86170 MP 4.730 SR 811_Oakland Park Multifamily_revised.docx



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

M E M O R A N D U M

DATE: March 4, 2019

TO: Josie Sesodia, Director
Planning and Development Management Division

FROM: David (D.G.) McGuire, Construction Project Manager
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Application for Plat – Final Report
Oakland Park Multi-family plat (026-MP-18)

The Highway Construction and Engineering Division, Traffic Engineering, and the Transportation Department, Transit Division have reviewed the application for a new plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), and any previously recorded plats.

As a result of our review, staff has determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code.

STAFF COMMENT

RATIONAL NEXUS REVIEW

- 1 This plat has been evaluated by staff for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code. Staff has made a finding that the proposed development meets the threshold for rational nexus and this report includes right-of-way dedication requirements.

STAFF RECOMMENDATIONS

NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following comments:

- 2 Along the ultimate right-of-way of Old Dixie Highway (SR811) except at a 20-foot opening located approximately 165 feet north of the south plat limits. Said non-access line will include a corner chord and extend along NE 58th Street for a minimum of 100 feet.

The opening shall be channelized and noted on the plat as an “EGRESS ONLY.”

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 3 Right-of-way for a corner chord based on a 30-foot radius at the intersection of Old Dixie Highway (SR811) and NE 58th Street.
- 4 The right-of-way to be dedication to meet the corner chord obligation is located along a roadway functionally classified as a City of Oakland Park right-of-way. The area to be dedicated shall be noted on the plat as a distinct parcel and specific dedication language shall be provided on the dedication page of the plat. Please contact the City for the specific conveyance text, as necessary.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 5 The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.
- 6 A channelized egress driveway on Old Dixie Highway (SR811) at the 20-foot opening.

SIDEWALK REQUIREMENTS FOR BUS LANDING PAD (Dedicate)

- 7 A 2 foot wide x 40 foot long paved bus landing pad (8 foot total expanded sidewalk) on Old Dixie Highway (SR 811) commencing 60 feet north of the south plat limit and continuing north for 40 feet.

SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 8 An 8 foot wide x 40 foot long expanded sidewalk with a maximum cross slope of 2% for the bus landing pad (design must extend to the face of curb and gutter) on Old Dixie Highway (SR 811) commencing 60 feet north of the south plat limit and continuing north for 40 feet. Design is subject to review by the Service and Capital Planning Section of the Transit Division, the Paving and Drainage Section of the Highway Construction and Engineering Division, and the Permits Section of the Florida Department of Transportation.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 9 Along Old Dixie Highway (SR 811) adjacent to this plat and extending 100 feet along NE 58th Street.

COMMUNICATION CONDUIT/INTERCONNECT/SCHOOL FLASHER (Secure)

- 10 The developer shall be responsible for replacement of communication conduit/interconnect/school flasher that is damaged by construction of the required improvements. The security amount for communication conduit/interconnect along Old Dixie Highway (SR 811) shall be determined by the Traffic Engineering Division.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 11 Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The minimum security amount for pavement markings and signs is \$1,000.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 12 Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction & Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.

The Installation of Required Improvements Agreement shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to NVAL Amendment Agreement recordation and/or commencement of construction. Security amounts shall be based upon the one of the following:

- a. Approved construction plans. When security is based on approved construction plans, the security will be calculated at one hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
- b. Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
- c. All forms are available on the Highway Construction & Engineering Division's web page at:
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

IMPROVEMENT PLAN SUBMITTAL (Pre-construction and Security Release Requirements)

- 13 Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review for conformance to Plat recommendations, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County.

GENERAL RECOMMENDATIONS

- 14 Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
- 15 All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:

- A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
 - 1) State of Florida Department of Transportation:
 - 2) "Roadway and Traffic Design Standards."
 - 3) "Standard Specifications."
 - 4) "FDOT Transit Facilities Guidelines."
- B) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

All standard forms are available for downloading from the Highway Construction and Engineering Division's website:
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>.

- 16 This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant shall request a current tax letter be forwarded from the Revenue Collection Division to HCED Plat Section.

F.S. 177 PLAT MYLAR LTP REVIEW COMMENTS

The following comments note the corrections necessary for the plat mylar to comply with the requirements of Florida Statutes Chapter 177. If additional clarification is necessary, please contact Jason Espinosa at (954) 577-4593 or via email at JESPINOSA@BROWARD.ORG.

Please note that additional changes made to the plat mylar beyond this list of corrections may necessitate additional review time; delay recordation; and result in additional review fees.

All resubmittals shall include a paper copy of the plat with changes from the original plat review application highlighted.

17 SURVEY DATA

- A) The legal description in the title opinion or certificate shall match the legal description on the plat. The plat drawing shall follow the legal description.
 - 1) Show labels on the plat drawing that correspond to calls in the description.
- B) The bearing reference line must be a well-established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Review and revise as necessary.

- C) The State Plane Coordinates shown on the southwest corner of Section 11-49-42 appear not to fit the bearing – distance ties from said corner to the plat. Review and revise as necessary. Additionally, the State Plane Coordinates shown on the plat drawing appear to locate the plat in Section – Township - Range that differs from the location called for in the plat description. Review and revise as necessary.
- D) Review Surveyor's Note # 6 as it pertains to the source of the State Plane Coordinates and Grid bearings shown on the plat. The Resurvey recorded in M.P.B. 6, PG. 19, B.C.R. cited in the note is not in the vicinity of this plat. Review and revise as necessary.
- E) Provide closure reports, with areas, of the plat boundary and any parcels created by the plat. Revise the closures, based on Comment 1) D), as necessary.
- F) Full dimensioning and square footage shall be shown on all dedicated right-of-way, if applicable. Revise the directions of the bearings on the north, south and west lines of PARCEL 'C' in the detail to run in the same direction of the plat boundary dimensions. Additionally, show the plat boundary lines with a thicker, bolder line weight than the right-of-way lines created by PARCELS "B" and 'C'.
- G) Two land ties to two independent land corners or one land corner and one other recorded corner shall be shown. Show found monumentation at both corners. Explain the method to re-establish the west 1/4 corner of Section 11-49-42 in order to monument the corner.
- H) The platting surveyor shall submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor shall submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available at the following website:
<http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx>
- I) The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

18 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A) Confirm that the 6' Utility Easement to be created by this plat will only be within the northerly portion of PARCEL A. Review and revise as necessary. Depict the entire right-of-way width of State Road No. 811, N.E. 58th Street adjacent to the plat. Label the Right-of-Way shown with all recorded instruments which establish public rights-of-way adjacent to this plat. Refer to the Adjacent Right-of-Way Report.

19 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The title shall be updated for review of any agreements and the recordation process. Standard format for Title Certificates, Opinions of Title, the Adjacent Right-of-way Report, and a Guide to Search Limits of Easements and Right-of-way may be obtained by contacting the Highway Construction & Engineering Division or by visiting our web site: <http://bcegov2.broward.org/bcengineering/index.asp>

20 DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B) Show Detail 'A' at a standard engineering scale.
- C) Explain the apparent solid line having a 104.70' east – west distance dimension within PARCEL A. If it is intended to be a parcel boundary, revise the PARCEL identifications as necessary. If it is meant to be an easement line, show the line as a dashed line and remove the distance dimension.

21 SIGNATURE BLOCKS


- A) The Surveyor's Certification shall be signed and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177. The printed name and registration number of the professional surveyor and mapper shall appear directly below the Surveyor's Certificate, along with the printed name, address, and certificate of authorization number of the legal entity. Move the name, address and certificate of authorization number of the legal entity preparing the plat to beneath the platting surveyor's name and registration number.

22 HIGHWAY CONSTRUCTION & ENGINEERING DIVISION INTERNAL PROCEDURES
(These items are required for plat recordation but are completed by County staff)

- A) Planning Council Administrator Signature
- B) Completion of all POSSE Inputs; Impact Fee and Security reports printed
- C) County Surveyor Signature
- D) PRMs Verified
- E) Development Order, Planning & Redevelopment Director signature
- F) Engineering Director Signature
- G) City/District scanned copy of mylar, as required.



TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Oakland Park Multi-Family (026-MP-18)
City of Oakland Park

DATE: August 30, 2018

The Future Land Use Element of the City of Oakland Park Comprehensive Plan is the effective land use plan for the City of Oakland Park. That plan designates the area covered by this plat for the uses permitted in the “Medium Density Residential (up to 16 du/ac)” land use category. This plat is generally located on the northwest corner of Dixie Highway and Northeast 58 Street.

The density of the proposed development of 114 dwelling units on approximately 7.3 gross acres of land, including the immediately adjacent rights-of-way, is 15.6 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

- North: Medium Density Residential (up to 16 du/ac) and Community Facilities
- South: Low Density Residential (up to 5 du/ac) and Community Facilities
- East: Medium Density Residential (up to 16 du/ac) and Industrial (City of Fort Lauderdale)
- West: Low Density Residential (up to 5 du/ac) and Medium Density Residential (up to 16 du/ac)

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:KJW

cc: David Hebert, City Manager
City of Oakland Park

Jennifer Frastai, Director, Engineering & Community Development Department
City of Oakland Park



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

November 6, 2018

City Planner
City of Fort Lauderdale
100 N Andrews Avenue
Fort Lauderdale, FL 33301

RE: Municipal notification of a proposed Project Update Application adjacent to the city limits:

Plat Name: Oakland Park Multifamily

Plat No. 026-MP-18

Written comments must be received on or before December 6, 2018

As per Broward County Commission Policy effective March 24, 1998, we are forwarding a copy of an application to all municipalities that are adjacent to the plat for your review.

Comments must be in writing and received at the Planning and Development Management Division on or before the above referenced date via e-mail to: PDMDInfo@broward.org

Any written comments received will be forwarded to the applicant.

If you should have any questions, please contact Thuy Turner at 954-357-6623.

Sincerely,

**THUY
TURNER**

Digitally signed by THUY TURNER
DN: dc=cty, dc=broward, dc=bc,
ou=Organization, ou=BCC,
ou=EPGM, ou=DER, ou=Users,
cn=THUY TURNER
Date: 2018.11.07 07:42:01 -05'00'

Thuy (twee) Turner, AICP, Planning Section Supervisor
Planning and Development Management Division