



## PLAN CORRECTIONS REPORT 000029-2020-APP FOR CITY OF OAKLAND PARK

**PLAN ADDRESS:** 3407 N Dixie Hwy  
Oakland Park, FL 33334  
**PARCEL:** 494223000540

**APPLICATION DATE:** 02/11/2020  
**SQUARE FEET:** 0.00  
**DESCRIPTION:** 3407 N Dixie Hwy - Convert Storefront into teen center  
**EXPIRATION DATE:**  
**VALUATION:** \$0.00 (computer coding training)

| CONTACTS | Name | Company               | Address   |
|----------|------|-----------------------|---|
| Owner    |      | ROSELLI HOLDINGS VIII | N 3471 Federal Hwy, 600<br>Ft. Lauderdale, FL 33306 |

### DRC Review

| REVIEW ITEM                            | STATUS             | REVIEWER   |
|--|--------------------|--|
| Engineering v.1<br>Engineering         | Approved           | Jay Flynn Ph: 954.258.5386 email: jflynn@flynnengineering.com      |
| Fire Prevention v.1<br>Fire Prevention | Approved           | Christopher French Ph: 1-954-630-4559 email: christopherf@oaklandp |
| Landscaping v.1<br>Landscaping         | Approved           | Kevin Woodall Ph: 1-954-630-4397 email: kevinw@oaklandparkfl.gov   |
| Null v.1<br>Null                       | Pending Assignment | Planning User email: Planning@oaglandparkfl.gov                    |
| Planning v.1<br>Planning               | Approved           | Alexander Dambach Ph: 1-954-630-4339 email: alexander.dambach@c    |
| Police v.1                             | Approved           | CHUCK HOWARD email: charles_howard@sheriff.org                     |
| Solid Waste v.1<br>Solid Waste         | Approved           | Antwan Armalin Ph: 1-954-630-4457 email: antwana@oaklandparkfl.g   |
| Structural v.1<br>Building             | Approved           | David Spence Ph: 1-954-630-4200 email: davids@oaklandparkfl.gov    |

# PLAN CORRECTIONS REPORT (000029-2020-APP)

**CONDITION(S)** General Condition - Broward Sheriff Office Condition

CPTED REVIEWER: Deputy Charles Howard #18027, FCPP, FCP

Phone (954) 202-3124

Email Charles\_howard@sheriff.org

DATE: Feb. 4, 2020

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.

II. Natural Access Control: Take the control out of the criminal hand. Criminals like settings where they can enter and leave without being observed. This objective is the perception of risk to the criminal and denies access to targets. Natural Access control is the physical guidance of people entering and exiting a space by the sensible placement of entrances, exits, signage, fencing, landscaping and lighting. Natural access control places users of space in areas where natural surveillance exists. This development defines this concept quite well, through the one way ingress/egress/landscaping and fencing. Include the following in your development:

1. Wayfinding

- a. The main entrance/marquee should have name of the business. This shows ownership and pride.
- b. The front /main entrance door into the office space should have the business name and hours of operation.
- c. Rear/west door- should be clearly marked with the address number, according to city code.

2. Rear/west door- should have a wide angle "fish eye" type peep hole or CCTV camera system with a clear unobstructed view of the other side of the doorway. This will insure the safety of staff and patrons exiting this door, knowing no one is on the other side.

Additional comments / concerns:

1) What is the security plan in place to safeguard children while in the facility? Please include:

- a. Corporate security plan/ written policy for Florida franchises
- b. Does the security plan in place for this facility conform to state and federal regulations or industry standards? If so please reference those standards.
- c. What security features are in place for the front and rear doors to prevent unauthorized persons from having direct access to the children attending the programs (e.g. door alarms, intercom system to communicate with visitors prior to entry into the facility, CCTV cameras, or plans for a secure lobby or waiting area)?
- d. What are the security measures in place for releasing children to individuals arriving for pick up? Is there a tracking mechanism in place at the facility for divorce agreements, restraining orders, where the child's welfare would be affected?
- e. If CCTV cameras are installed, please include a diagrams of their locations? Is there off site recording of the cameras or a DVR?

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.

## PLAN CORRECTIONS REPORT (000029-2020-APP)

### Planning & Zoning Condition - Planning and Zoning Comments/Analysis:

The project site is a 32,745 square foot lot with frontage on both N. Dixie Highway and NE 11th Avenue. It contains a 9,481 square foot one-story building used as a shopping center and a 32 space parking lot in the front (N. Dixie Hwy side) and a row of 13 parking spaces accessed directly from NE 11th Avenue in the back. All existing and anticipated uses in the building are commercial requiring one parking space for each 250 square feet of floor area. There are 45 parking spaces, and 38 are required. The building and site were recently renovated with building facade improvements and new landscaping.

Proposed is the occupancy of two of the building's storefront units with a total of 3,315 square feet for a teen center where teenagers and pre-teens learn computer coding. It would contain two workrooms, a lobby, and support areas. This is classified as a teen center use in the Land Development Code, and in the Downtown Mixed Use District - Park Place Subarea, it requires conditional use approval.

### Comprehensive Plan (CP) Consistency:

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

### Existing Zoning

Subject Property - DMUD - Park Place Subarea

North - DMUD - Park Place Subarea East - B-1

South - DMUD - Park Place Subarea

West - DMUD - Park Place Subarea

### Zoning District Regulations:

#### Standard

#### Minimum Pervious Area

Required - 5%

Proposed - Existing

Status - Existing 900 square foot green space complies

#### Front Setback

Required - 12' from N. Dixie Hwy

Proposed - Existing - 97'

Status - Complies, Existing conditions to remain

#### Side Setback

Required - 10'

Proposed - Existing - 0'

Status - Existing conditions to remain

Pre existing conditions permitted to remain according to Sec. 24-267

#### Rear Setback

Required - 10'

Proposed - Existing - 30'

Status - Complies, Existing conditions to remain

#### Building Height Limit

Required - 36'

Proposed - Existing - 16'

Status - Complies, Existing conditions to remain

#### Parking Spaces (1 space per 250 square feet)

Required - 38 spaces

Proposed - Existing 45 spaces

Status - Complies, Existing conditions to remain

### Downtown Mixed Use District Design Guidelines:

This property was recently renovated and landscaped in accordance with the Downtown Mixed Use District Design Guidelines. For the proposed use, signage is required to comply with regulations found on Pages 30-32 with limits on sign materials and lighting.

## PLAN CORRECTIONS REPORT (000029-2020-APP)

Structural Condition - On permit plans, the following will be needed:

- 1 Call out the existing Occupancy Classification.
- 2 This is a change of Occupancy. It shall meet the conditions of Chapter 10 of the Florida Building Code – Existing Building, 6th Edition (2017) CHANGE OF OCCUPANCY.
- 3 Call out the level of Alteration Chapter 5 FBC EB.
- 4 Call out the Type of E Occupancy it will be.
- 5 Provide a layout of the entire business.
- 6 Provide total square Footage.

These plans have been reviewed for Development Review Council purposes only and are not released for construction activity of any kind. DRC plans are considered

“NOT FOR CONSTRUCTION PLANS” and do not completely reflect the complete nature of all work to be completed under future that will be submitted for construction.

Be advised, that additional comments regarding Florida Building Code requirements may be rendered during the review process of construction documents submitted with building permit applications.

Fire Department Conditions - Fire Department Conditions to be acknowledged by applicant as condition of DRC approval:

1. Building will require a fire alarm system FFPC 2010 Edition
2. NFPA 101 (15)- Educational occupancies shall include all buildings used for educational purposes through the 12th grade by 6 or more persons for 4 or more hours per day.
3. NFPA 101 7.3.2.1 Provides occupant load factors that are the minimums. We encourage providing the maximum probable number of occupants in accordance with NFPA 101 A.7.3.1.2.
4. Locks on required exits to comply with NFPA 1- 7.2.1.5.3
5. NFPA 101 (15)- 14.3.4.1.1 Educational occupancies shall be provided with a fire alarm system.
6. Knox box, Key switch, or Padlock will be required. NFPA 1 10.12

-Christopher French

Fire Inspector I II, CFPE, CFI, Investigator  
City of Oakland Park Fire Rescue