



## PLAN CORRECTIONS REPORT 000031-2020-APP FOR CITY OF OAKLAND PARK

**PLAN ADDRESS:** 880 W Prospect Rd  
Oakland Park, FL 33309  
**PARCEL:** 494222080530  
**APPLICATION DATE:** 03/12/2020 **SQUARE FEET:** 0.00 **DESCRIPTION:** W Propect Rd-880 - Cubesmart and Fire Station  
**EXPIRATION DATE:** **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Owner		OAKLAND PARK STORAGE BUILDERS LLC	Nw 880 44 St Oakland Park, FL 33309

### DRC Review

REVIEW ITEM	STATUS	REVIEWER
Engineering v.1 Engineering	Requires Re-submit	Jay Flynn Ph: 954.258.5386 email: jflynn@flynnengineering.com

Correction: 01 - General Comment - LORRAINIA BELLE (3/16/20) - Not Resolved

Comments: Application: CD20-04ZVRZCU

Discipline: Engineering & Utilities

Reviewed by: Dennis Shultz, P.E., Flynn Engineering

Review Date: 03/13/20

Current Comments:

1. Provide FDOT Pre-Application Letter.
  2. Provide updated survey of full site.
  3. Provide topo on updated survey for full site and adjacent r/w including existing crown of roads adjacent to the site.
  4. Update survey to reflect the new 2019 FEMA Flood Map Info.
  5. Suggest Pavement Markings and Signage be provided on a separate plan instead of being shown on both C-1 and C-2.
  6. C-1 should show existing topo and preliminary grading.
  7. C-1 should also show the locations and configuration of proposed curb ramps.
  8. C-2 should label sizes of proposed water & fire services and proposed sewer services and force main.
  9. Proposed sidewalk connection to the Prospect Road r/w is directly into existing fh. Either show existing fh to be relocated or adjust new sidewalk connection.
  10. Please clarify what happens to the remainder of the existing 4" sewer force main on-site past the proposed new connection.
- Corrective Action: 1. Provide FDOT Pre-Application Letter.
2. Provide updated survey of full site.
  3. Provide topo on updated survey for full site and adjacent r/w including existing crown of roads adjacent to the site.
  4. Update survey to reflect the new 2019 FEMA Flood Map Info.
  5. Suggest Pavement Markings and Signage be provided on a separate plan instead of being shown on both C-1 and C-2.
  6. C-1 should show existing topo and preliminary grading.
  7. C-1 should also show the locations and configuration of proposed curb ramps.
  8. C-2 should label sizes of proposed water & fire services and proposed sewer services and force main.
  9. Proposed sidewalk connection to the Prospect Road r/w is directly into existing fh. Either show existing fh to be relocated or adjust new sidewalk connection.
  10. Please clarify what happens to the remainder of the existing 4" sewer force main on-site past the proposed new connection.

Fire Prevention v.1	Requires Re-submit	Christopher French Ph: 1-954-630-4559 email: christopherf@oaklandp
Fire Prevention		
Correction: 01 - General Comment - Christopher French (3/17/20) - Not Resolved		

## PLAN CORRECTIONS REPORT (000031-2020-APP)

- Comments: 1. For your permit plans, Building may require a fire sprinkler system. FFPC 6th Edition
2. For your permit plans, Building may require a fire alarm system. FFPC 6th Edition
3. 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
4. Full access is to be provided on all sides of a building where possible, but on three (3) sides at a minimum. OPLDC 24-168 (B) -- 3 side access is provided...CMF 04/21/20
5. See water protection standard attached for water supply info.
6. Knox box, Key switch, or Padlock will be required if gate is locked.
7. For your permit plans, When installing a fire sprinkler system a backflow shall be provided for each building.
8. Provide 10 inch address numerals on each unit. If the units do not face the street, install at the end of the building, or on a sign at the entrance to the building.
9. Show fire line, backflow, FDC for Fire Sprinkler system on civil drawings.
10. 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.
11. Clearly indicate on the Civil plans the point of service as defined by State Statue 633.021(18)
12. Clearly indicate on the Civil plans that all automatic fire sprinkler piping, including the underground fire service shall be installed by a certified contractor as per Florida Administrative Code Rule 69A-46 and State Statue 489.105(n).
13. In addition: Building to require BDA communications enhancement system.
14. In addition: Add Hydrant at station entrance to fill truck.
15. In addition: Dumpster location and will it be shared?

Landscaping v.1 Landscaping	Approved	Kevin Woodall Ph: 1-954-630-4397 email: kevinw@oaklandparkfl.gov
Null v.1 Null	In Review	Planning User email: Planning@oaglandparkfl.gov
Planning v.1 Planning	Requires Re-submit	Alexander Dambach Ph: 1-954-630-4339 email: alexander.dambach@oaklandparkfl.gov
Correction: 01 - General Comment - Alexander Dambach (3/31/20) - Not Resolved		

## PLAN CORRECTIONS REPORT (000031-2020-APP)

Comments: The applicant proposes to construct a mixed use building that would contain a CubeSmart self-storage facility and a City Fire Station at a vacant site consisting of 0.88-acres (38,332 square feet) owned by the applicant and zoned B-2, General Business, and 0.104 acres (4,555.6 square feet) owned by the City of Oakland Park and zoned I-1, Light Industrial. The 0.984 acre (42,887.6 square foot) vacant, irregular site is located at the corner of Powerline Road and Prospect Road. The Planning and Zoning Board is to review the requests for rezoning, right of way vacation, and conditional use approval. The Board of Adjustment is to review the requests for variances for front, side, and rear setbacks and for floor area ratio. Recommendations from the Planning and Zoning Board and the Board of Adjustment will be provided to the City Commission for a final decision on the variance, rezoning, and conditional use requests.

The current zoning of the majority of the site is B-2, General Business District, which does not permit self-storage facilities, so a rezoning to the B-3, Commercial-Industrial District, is now requested. The Comprehensive Plan Future Land Use Map designates this site for industrial use, so a rezoning to B-3 with the existing flexibility allocation already provided make this rezoning consistent. The southern portion is zoned I-1, Light Industrial, and no request has been provided for that zone to change.

The surrounding uses include Interstate 95 to the site's southeast side with billboards and automotive land uses on the opposite side of the freeway and an industrial warehouse district immediately to the North. Across the street on the west side of Powerline Road is the Fort Lauderdale Fiveash Water Treatment Plant and its water tanks. This property has been vacant over the past two decades. Although development proposals have been considered in the past, no development has occurred. A warranty deed in OR Book 33020 Page 432 restricts the use of the property to prohibit the sales or storage of petroleum or petroleum derivative fuels or lubricant. This restriction is deemed as a covenant running with the land, but it would not conflict with the proposed self-storage facility.

Proposed is a 6 story, 74'10"-foot tall, 97,367 square foot triangular-shaped building. The first floor and part of the second floor would contain a City Fire Station with a 2-lane pass-through truck garage, 10-space indoor employee parking area, and facilities for the fire station. The remainder of the second floor and all upper floors would contain a climate-controlled self-storage facility with rental units of varying sizes. Part of the first floor would also contain a lobby, 2-vehicle loading area, and 3-space covered parking area for the storage facility. The storage of motor vehicles or boats be permitted. The proposed structure would need variances from all yard setbacks. Buildings taller than 50 feet require larger setbacks in proportion with building height.

The site would be configured such that vehicles would enter the site from a one-way entrance at W. Prospect Road where there would be a fire-truck entrance to the station garage and a one-way driveway lane would split away leading to the storage facility's loading zone and covered indoor parking area. This lane would continue to a two-way building entrance where fire trucks could exit the garage and where employees would enter or exit the indoor employee parking area. At the south end of the site, in the to-be-vacated portion of NW 43rd Court, would be nine additional parking spaces. The exit to the property would be a one-lane, right-turn-only driveway onto N. Powerline Road.

Landscaping is proposed around the perimeter of the site. A pylon sign is proposed to advertise the self storage facility near the Prospect Road entrance at the north end of the site. An enclosed dumpster is proposed to the south of the building. The facades would include 'skyline' signage along the triangular building's three facades.

### FINDINGS

1. A row of palm trees is proposed along the western edge of the property near N. Powerline Road, but no street trees are proposed along that street. Street trees should be included in accordance with the City's Landscape and Streetscape Design Standards. It is also strongly recommended that considerably fewer palm trees be included along the western edge.
2. Signalization, markings, and other infrastructure to support the fire truck exit movements should be shown on the final site plan.
3. Provide details on sustainable/green building features to be integrated in the project including solar panels, water saving mechanisms, stormwater management, etc.

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

The subject property has a Comprehensive Plan Future Land Use Map (FLUM) designation of Industrial. The proposed request is for the site to be rezoned to the B-3, Commercial-Industrial District. Although this zoning district is more similar to the FLUM designation than the current B-2, General Business District, but the B-3 zone is to be used for commercially designated parcels. The flexibility allocation of this site would need to remain with this rezoning.

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

##### Existing Zoning

Subject Property - B-2, General Business and I-1, Light Industrial  
North - B-2, General Business and I-1, Light Industrial  
South - TR, Transportation District and I-1, Light Industrial  
West - U, City of Fort Lauderdale  
East - TR, Transportation District

##### Proposed Zoning

B-3, Commercial-Industrial and I-1, Light Industrial

Zoning District Regulations, based on proposed B-3 district, where building construction is proposed:

Floor Area Ratio:

## PLAN CORRECTIONS REPORT (000031-2020-APP)

Maximum Permitted: 1.0  
Proposed: 2.27 including City-owned lot  
Status – A variance would be required.

Front Setback  
Required – 37'5"  
Proposed – 34'8"  
Status - A variance would be required.

Side Setback, East I-95 frontage:  
Required – 24'11"  
Proposed – 5'  
Status – A variance would be required.

Side Setback, West N. Powerline Road frontage:  
Required – 24'11"  
Proposed – 30'  
Status – Complies.

Rear Setback:  
Required – 24'11"  
Proposed – 23'2"  
Status – A variance would be required.

Landscaping and Pervious Area:  
Required - 20%  
Proposed - 20%  
Status – Complies with City-Owned lot included in project.

Building Height Limit:  
Required – 100'  
Proposed – 74'10"  
Status – Complies.

Parking Spaces:  
Required – 8 for self storage and 10 for fire station  
Proposed – 23  
Status – Complies.

---

Police v.1

Requires Re-submit

CHUCK HOWARD email: [charles\\_howard@sheriff.org](mailto:charles_howard@sheriff.org)

Correction: 01 - General Comment - Alexander Dambach (4/2/20) - Not Resolved

## PLAN CORRECTIONS REPORT (000031-2020-APP)

Comments: 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 is requesting DRC conditional use approval for a 6 story, 97,367 s.f. building area, 22 parking spaces, on .88 acres. Also including in this proposal is .115 acre parcel owned by the City of Oakland Park ("City") zoned I-1 to be used for parking. The City Fire Station will occupy the 1st and 2nd floor (10,825 s.f.). Since this is a new proposed project with significant changes, ALL previous CPTED reviews and CPTED addendums are no longer valid.

1. **Natural Surveillance:** Natural surveillance is the organization of physical features, activities and people in a manner as to maximize visibility. Keep all public areas well lit; a well coordinated lighting system is a very effective way of establishing a sense of security. A clear line of sight should be clear from both inside and outside in public and private spaces. This would also include the landscaping. Criminals do not like to be seen or possibly recognized. This principle is based on the basis that criminal activity is generally reduced when an area is being monitored casually by others who are present or nearby.

- Outside seating provides an excellent source of natural surveillance and a deterrent from criminal behavior. Parking lots become frequent targets of robberies and burglaries. It is recommended a bench seat be installed near the front office facing the south parking lot.

2. **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, signs, 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:

- **Perimeter Fencing** – The sidewalk that runs along Powerline Rd and Prospect Rd in front of this property is frequently traveled by pedestrians and bicyclist. It is recommended a CPTED type fence installed along the property line to deter cut through traffic from the sidewalk across the driveway. The CPTED fence should start at the southernmost border and run to the eastern most border between the sidewalk and the property line in accordance with city code.
- **Stairwell doors** - all stairwell doors on each floor should have small safety windows allowing clear visibility into the stairwell for added safety.
- **Dumpster enclosure** - should have security mirror(s) allowing visibility into the enclosure. There should be ample room underneath the access gates providing clear visibility if someone was hiding on the other side.
- "No parking / do not block doors" signage posted on exterior of each garage door housing the fire trucks
- "No public access / Employees Only" signage posted on the 1st floor automatic garage gates leading into the employee parking area.
- **Wayfinding** is very important when visitors are not familiar with the layout of the property. The complete numerical address of the property should be listed on the marquee or building. Marquee should be positioned in a way that is visible to Prospect Rd and Powerline Rd. Marquee should be lighted 24/7.

3. **Territorial Reinforcement:** This principle's purpose is to define public to private property. Legitimate occupants have a sense of ownership and will notice people who don't belong. The property has excellent definition from public to private from the roadway to the entrance, fencing and the landscaping. An additional way to implement territorial reinforcement:

- **Signage** informing visitors property is under 24 hour CCTV surveillance.
- **Generator protection** - bollard's should be installed on the west side of the generator, closest to the driveway. This will protect it from possible vehicle damage. A perimeter fence should be installed around the generator to prevent vandalism or sabotage.
- **Right turn only reinforcement / Powerline Rd** - signage should be posted below the stop sign "right turn only" for the exit onto Powerline Rd. The southwest driveway connected to Powerline Rd should be curved in a way that will deter vehicles from entering this driveway. There should be a sign "Do not enter" facing Powerline Rd. so vehicles will not turn right into the parking lot
- "Do not enter" signage posted closest to the 1st floor parking garage. This will inform motorist traveling the wrong way on the one-way access driveway in front of the building.

4. **Maintenance:** This is an important aspect, if the property is not maintained in pristine condition crime and vandalism will soon follow. This relates to safety as well as pride. Ways to incorporate this into the site:

- All landscaping must be maintained. The landscaping should provide a clear line of sight. Keep all hedges below 30" if placed in front of windows, all trees should provide canopies of 8' minimum height

## PLAN CORRECTIONS REPORT (000031-2020-APP)

Additional questions and or concerns.

- Have a trespass affidavit on file with BSO and post No Trespassing signs at Prospect Rd entrance and Powerline Rd. exit to the property.
- Underground 1st floor parking garage spaces should be secured with an automatic gate to prevent intruders and vandalism. Since underground spaces will only be used by fire department staff, handicap space (#1) should be relocated to space #14.
- Fire Department entrance will not be manned by staff, so there should be signage posted as such. There should be an access phone for public use if they have an emergency or need to summon fire / rescue personnel.
- CubeSmart should submit their CCTV camera diagram, as the fire department will have their own CCTV cameras installed by the City at a later date.
- After-hours security monitoring - a frequent complaint from other storage facilities is homeless persons sleeping in the building and thefts after-hours. Entrance and exit doors should be alarmed and monitored by a security company. Each floor should have motion sensors to detect movement after-hours.
- Blind spot mirror installed at the exit of the parking garage giving drivers a clear view of vehicles approaching from the north.

---

Solid Waste v.1  
Solid Waste

Approved

Antwan Armalin Ph: 1-954-630-4457 email: antwana@oaklandparkfl.g

Recommendation(s) 3/13/2020- APPROVED  
Application: CD20-04ZURZCU (30-2020-APP EnerGov9)  
Discipline: Solid Waste  
Reviewed by: Antwan Armalin  
Review Date: 3/13/2020  
Phone: (954)630-4457  
Email: Antwana@oaklandparkfl.gov  
Project Name: Cubesmart & Fire Station

---

Structural v.1  
Building

Approved

David Spence Ph: 1-954-630-4200 email: davids@oaklandparkfl.gov

---