



PLAN CORRECTIONS REPORT 000028-2020-APP FOR CITY OF OAKLAND PARK

PLAN ADDRESS: 670 E Oakland Park Blvd
Oakland Park, FL 33334

PARCEL: 494226680010

APPLICATION DATE: 01/15/2020 **SQUARE FEET:** 0.00 **DESCRIPTION:** 670 E Oakland Park Blvd - Ram Development Multi Use
EXPIRATION DATE: **VALUATION:** \$0.00 separate commercial and residential

CONTACTS	Name	Company	Address
Owner	PHYLLIS OVERSTREET	WAL-MART STORES EAST LP	E 670 Oakland Park Blvd Oakland Park, FL 33334

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 - Alexander Dambach (1/24/20) - Not Resolved

Comments: Reviewed by: Dennis Shultz, P.E.

Review Date: 01/24/20

Phone: 954.522.1004

Email: dshultz@flynnengineering.com

Current Comments:

--General

1. Please provide written responses with resubmittal. A resubmittal without them will not be reviewed.
2. Please note the 2019 FEMA flood zone for this site will be AE 6.

--Commercial

3. Provide FDOT Pre-Application Letter
4. Provide separate Pavement Marking & Signage Plan
5. On plan C5 the fire service to the retail / restaurant building is showing a 4" DDCV but also has a note for 8" C900 PVC WM after the DDCV. Please relocate this note to label the portion before the DDCV.

6. Please also include the Pre development flood stages for comparison with the Post development flood stages provided.

--Residential

7. Provide separate Pavement Marking & Signage Plan
8. Please also include the Pre development flood stages for comparison with the Post development flood stages provided.
9. Water quality structures are not allowed by Broward County SWM.
10. Without water quality structures the drainage system will need to be interconnected to utilize exfiltration trench for the water quality.
11. Is additional drainage going to be provided for the area around the pool and other landscape areas?
12. Show offsite drainage design for both Oakland Park Boulevard and NE 6th Avenue.
13. How is storm water to utilize the drainage well adjacent to the dry detention area?

Correction: 01 - General Comment - LORRAINIA BELLE (5/29/20) - Not Resolved

Comments: Discipline: Engineering & Utilities

Reviewed by: Dennis Shultz, P.E.

Review Date: 05/28/20

Current Comments:

General

1. Please provide written responses with resubmittal. A resubmittal without them will not be reviewed. Please provide a response again with the next resubmittal 5/28/20

Commercial

2. Please also include the Pre development flood stages for comparison with the Post development flood stages provided. Not addressed. The pre development stages are required to also be provided along with the post stages for review at this time. They can be preliminary but must be submitted for DRC review 5/28/20
3. Show offsite drainage design for both Oakland Park Boulevard and NE 6th Avenue. Not addressed. The preliminary PGD plan should also include this information for DRC review 5/25/20.

Residential

4. Please also include the Pre development flood stages for comparison with the Post development flood stages provided. Not addressed. The pre development stages are required to also be provided along with the post stages for review at this time. They can be preliminary but must be submitted for DRC review 5/28/20

Fire Prevention v.1	Requires Re-submit	Christopher French Ph: 1-954-630-4559 email: christopherf@oaklandp
Fire Prevention		

Correction: 01 - General Comment - Alexander Dambach (2/24/20) - Not Resolved

PLAN CORRECTIONS REPORT (000028-2020-APP)

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

Please be advised, this plan review was performed in 3 sections: 1-Grocery 2-Mixed Retail 3-Residential. There are some duplicate responses. 1-Grocery

Building may require Two-Way Radio Communications Enhancement System.

Building may require a fire sprinkler system. FFPC 6th Edition

Building may require a fire alarm system. FFPC 6th Edition

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

Hydrants shall be installed on a 8" line looped for pressure and reliability. OPWPS Where water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. NFPA 241 2000 Edition 8.7.2.3

Show water mains and hydrants on site plan. OPWPS

Hydrants shall be provided to insure that the maximum distance between a hydrant and all portions of a structure is 300 ft. In addition, the maximum distance between hydrants and vehicles shall not exceed 400 ft. Distance shall be measured only in directions and paths where a fire hose can be laid. OPWPS

Fire lanes shall be provided for all buildings that are set back more than 150 ft. (46m) from a public road, or exceed 30ft. (9m) in height and are set back over 50 ft. from a public road. NFPA 1 18.2.2.1.3

All roads shall be a minimum of 20 ft. wide with an inside turning radius of 30 ft. and outside radius of 50 ft. Show turning radius for all turns with point of compass on plans sealed by engineer. NFPA 1 18.2.2.5.3

Knox box, Key switch, or Padlock will be required if gate is locked. NFPA 1 10.12

A fire department access road shall extend to within 50ft (15m) of a single exterior door providing access to the interior of the building NFPA 1 18.2.2.2

Where required by the AHJ, approved signs or other approved notices shall be provided and maintained for fire department access roads to identify such roads, or prohibit the obstruction thereof, or both. NFPA 1 18.2.2.5.7

Fire lanes shall be marked with freestanding signs with the wording "No Parking Fire Lane by order of the Fire Department", or similar wording. Signs shall be 12" by 18" with a white background and red letters and be a maximum of seven feet in height from the roadway to the bottom of the sign. They shall be within sight of the traffic flow and be a maximum of 60' apart. NFPA 1 18.2.2.5.8

Hydrants: Clearances of three feet (3') in front of and to the sides of the fire hydrant, with a four feet (4') clearance to the rear of the hydrant.

Exception: these dimensions may be reduced by approval of the fire official. NFPA 1 18.3.4.1

Fire Protection Appliances: Clearances of three feet (3') in front of and to the sides of the appliances. Exception: These dimensions may be reduced by approval of the fire official. NFPA 1 18.3.4.2

Fire department connections shall be identified by a sign that states "No Parking, Fire Department Connection" and shall be designed in accordance with Florida Department of Transportation standards for information signage. Exception: Existing signs when approved by the fire official. NFPA 1 18.3.4.3

When installing a fire sprinkler system a backflow shall be provided for each building.

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.

Show fire line, backflow, FDC for Fire Sprinkler system on civil drawings.

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.

Clearly indicate on the Civil plans the point of service as defined by State Statue 633.021(18)

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).

2- Mixed Building Rest

Please ensure that curb islands do not obstruct Fire lanes.

State on plans whether this is a Mixed Occupancy or a Multiple Occupancy(SAF-Fun).

Building may require Two way enhanced com system.

Building may require a fire sprinkler system. FFPC 6th Edition

Building may require a fire alarm system. FFPC 6th Edition

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

Hydrants shall be installed on a 8" line looped for pressure and reliability. OPWPS Where water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. NFPA 241 2000 Edition 8.7.2.3

Show water mains and hydrants on site plan. OPWPS

Hydrants shall be provided to insure that the maximum distance between a hydrant and all portions of a structure is 300 ft. In addition, the maximum distance between hydrants and vehicles shall not exceed 400 ft. Distance shall be measured only in directions and paths where a fire hose can be laid. OPWPS

A fire hose shall not be laid across any street having a width greater than 24' of pavement. OPWPS

Fire lanes shall be provided for all buildings that are set back more than 150 ft. (46m) from a public road, or exceed 30ft. (9m) in height and are set back over 50 ft. from a public road. NFPA 1 18.2.2.1.3

See water protection standard attached for water supply info.

Knox box, Key switch, or Padlock will be required if gate is locked. NFPA 1 10.12

A fire department access road shall extend to within 50ft (15m) of a single exterior door providing access to the interior of the building NFPA 1 18.2.2.2

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More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access. NFPA 1 18.2.2.4

Where required by the AHJ, approved signs or other approved notices shall be provided and maintained for fire department access roads to identify such roads, or prohibit the obstruction thereof, or both. NFPA 1 18.2.2.5.7

Fire lanes shall be marked with freestanding signs with the wording "No Parking Fire Lane by order of the Fire Department", or similar wording. Signs shall be 12" by 18" with a white background and red letters and be a maximum of seven feet in height from the roadway to the bottom of the sign. They shall be within sight of the traffic flow and be a maximum of 60' apart. NFPA 1 18.2.2.5.8

Hydrants: Clearances of three feet (3') in front of and to the sides of the fire hydrant, with a four feet (4') clearance to the rear of the hydrant.

Exception: these dimensions may be reduced by approval of the fire official. NFPA 1 18.3.4.1

Fire Protection Appliances: Clearances of three feet (3') in front of and to the sides of the appliances. Exception: These dimensions may be reduced by approval of the fire official. NFPA 1 18.3.4.2

Fire department connections shall be identified by a sign that states "No Parking, Fire Department Connection" and shall be designed in accordance with Florida Department of Transportation standards for information signage. Exception: Existing signs when approved by the fire official. NFPA 1 18.3.4.3

When installing a fire sprinkler system a fire hydrant shall be located within fifty feet of the fire dept. connection.

When installing a fire sprinkler system a backflow shall be provided for each building.

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.

Show fire line, backflow, FDC for Fire Sprinkler system on civil drawings.

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.

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 Statute 489.105(n).

3- Multifamily Review

Building will require a fire sprinkler system. FFPC 6th Edition

Building will require a fire alarm system. FFPC 6th Edition

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

Hydrants shall be installed on a 8" line looped for pressure and reliability. OPWPS Where water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work. NFPA 241 2000 Edition 8.7.2.3

Show water mains and hydrants on site plan. OPWPS

Hydrants shall be provided to insure that the maximum distance between a hydrant and all portions of a structure is 300 ft. In addition, the maximum distance between hydrants and vehicles shall not exceed 400 ft. Distance shall be measured only in directions and paths where a fire hose can be laid. OPWPS

A fire hose shall not be laid across any street having a width greater than 24' of pavement. OPWPS

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)

Fire lanes shall be provided for all buildings that are set back more than 150 ft. (46m) from a public road, or exceed 30ft. (9m) in height and are set back over 50 ft. from a public road. NFPA 1 18.2.2.1.3

All roads shall be a minimum of 20 ft. wide with an inside turning radius of 30 ft. and outside radius of 50 ft. Show turning radius for all turns with point of compass on plans sealed by engineer. NFPA 1 18.2.2.5.3

See water protection standard attached for water supply info.

Dead-end fire department access roads in excess of 150 ft. in length shall be provided with approved provisions for the turning around of fire apparatus. NFPA 1 18.2.2.5.4

Knox box, Key switch, or S.O.S will be required if gate is locked. NFPA 1 10.12

A fire department access road shall extend to within 50ft (15m) of a single exterior door providing access to the interior of the building NFPA 1 18.2.2.2

Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46m) from fire department access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.2.3.1

More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access. NFPA 1 18.2.2.4

Where required by the AHJ, approved signs or other approved notices shall be provided and maintained for fire department access roads to identify such roads, or prohibit the obstruction thereof, or both. NFPA 1 18.2.2.5.7

Fire lanes shall be marked with freestanding signs with the wording "No Parking Fire Lane by order of the Fire Department", or similar wording. Signs shall be 12" by 18" with a white background and red letters and be a maximum of seven feet in height from the roadway to the bottom of the sign. They shall be within sight of the traffic flow and be a maximum of 60' apart. NFPA 1 18.2.2.5.8

When installing a fire sprinkler system a fire hydrant shall be located within fifty feet of the fire dept. connection.

For fee simple townhomes that require fire sprinklers a fire dept. connection shall be provided for each unit. This will also include a hornstrobe outside each unit.

When installing a fire sprinkler system a backflow shall be provided for each building.

Home owners association (HOA) documents shall include that the owner will provide access to his or her unit annually by a fire sprinkler contractor for a inspection and test of the fire sprinkler system.

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.

Home Owner Association (HOA) documents shall include that the owner will provide access to his or her unit annually by a Fire Alarm contractor

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for an inspection and test of the Fire Alarm System. NFPA 72

Show fire line, backflow, FDC for Fire Sprinkler system on civil drawings.

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.

Provide, and show on plans, 25' X 50' laddering area.

Provide building directory signs as needed throughout complex.

Clearly indicate on the Civil plans the point of service as defined by State Statue 633.021(18)

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).

Christopher French

954-630-4559

Christopherf@oaklandparkfl.gov

Landscaping v.1 Landscaping	Approved	Kevin Woodall Ph: 1-954-630-4397 email: kevinw@oaklandparkfl.gov
Null v.1 Null	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@c
Correction: 01 - General Comment - Alexander Dambach (2/10/20) - Not Resolved		

PLAN CORRECTIONS REPORT (000028-2020-APP)

Comments: This is a proposal for the redevelopment of a shuttered K-Mart store site at 670 E. Oakland Park Blvd. An earlier submittal reviewed by the DRC was found to not provide the pedestrian-oriented mixed-use layout required by its proposed zoning district. Subsequently, the applicant provided this revised site plan concept. The revised plan replaces a proposed gas station with a grocery store and eliminates a drive-thru window from a proposed restaurant/retail building. It also repositions buildings to have shorter setbacks from NE 6th Avenue, eliminates berms instead using minor grade changes for stormwater management, adds public park and plaza areas, and has a redesigned riverfront walkway. Originally planned large parking lots are now compartmentalized by the integration of clusters of 3-story carriage houses between smaller parking areas. This project substantially improves the design and would meet the criteria of the proposed MULF zone. The following is an analysis of the revised project based on MULF requirements found in the Land Development Code:

Sec. 24-56 (G) Required design components: In order to qualify for allocation of reserve units as provided herein each of the following design components must be incorporated into the approved site plan and meet the purpose and intent of these regulations:

(1) Enhancement of pedestrian mobility.

Provided. The revised design breaks up large parking lots with sets of carriage houses and adds additional crosswalks and walkways. It also reduces the setbacks from NE 6th Avenue and appears to eliminate the previously proposed berms. An additional connection to the street grid to the east is also provided, which would enable residents to easily walk to shopping areas east of the site. The connection of the residential and commercial aspects of the project are also greatly improved. Additional walkway crossings onto 6th Avenue at both the main vehicle entrance and near the south side of Building 4 should be added to give this project needed connectivity to restaurants and is strongly recommended. The connection of the residential and commercial aspects of the project are also greatly improved. This connection areas and shops along NE 6th Avenue. All pedestrian connection gateways will need to be attractively designed, as these will be prominent entrances to the site. Finally, the cross-section drawings of both Civil Plan sets need to be revised to show that berms were removed and instead grade adjustments for stormwater management are proposed.

(2) Connectivity to mass transit facilities.

Provided. The project has improved connections to NE 6th Avenue and provides a 'Transit Plaza' for use by rideshare services and a potential local shuttle. The improved connection of the residential area to the site's commercial area and the provision of a shelter for Broward County Transit also helps.

(3) Vertical plane moderation for buildings over thirty-five (35) feet.

Provided. The designs feature balconies and canopy areas to vary the façade depths.

(4) Façade treatments are required for the first thirty-five (35) feet of the vertical plane.

Provided. Architectural plans indicate additional windows at building ends, use of materials that are indicative of the local character of the Oakland Park area, and balconies to vary façade depths.

(5) Architectural fenestration shall be designed into the building façade.

Provided. Architectural plans show greatly increased window usage.

(6) Rooftop mechanical equipment to be screened from the view of adjacent properties and streets.

Provided. Parapets in some roof areas would screen rooftop mechanicals positioned in the middle of each building's roof. This will continue to be required with any building configuration.

(7) Dumpsters and trash receptacles must be screened from the view of adjacent properties and streets.

Provided. The carriage house refuse storage and collection methods need to be explained and/or shown in the architectural drawings.

(8) Street trees are required.

Provided. Street trees are placed along surrounding streets.

(9) Entry monument signage shall not exceed thirty-two (32) square feet.

Likely provided. Signage plan needs to be provided for the revised project

(10) Exterior lighting consistent with CEPTED principles.

Provided. The riverfront walkway design is improved with a continuous route and with the residential buildings positioned very close to it with balconies and windows providing surveillance. It is also gated with the narrative explaining that it would be closed at night. Other areas of the site have good visibility from the dwelling units. Wayfinding/guidance signage is needed throughout the site to direct visitors and delivery people to appropriate areas of the site (and guide them away from inappropriate areas of the site). The lighting plan has been provided.

(11) Buffering of adjacent single-family and other lower density uses.

Provided

(12) Use of site furnishings such as bike racks, bollards and flagpoles.

Provided. Plans provide bike parking and sitting areas.

Density (MULD):

Maximum Permitted if flexibility units are allocated: 10 DU/Acre plus incentive densities up to 30 DU/Acre total.

-----The following incentive items for which bonus density is requested are provided:

- Inclusion of plazas, open spaces, greenways, water features and/or public art (3);
 - Application of design materials such as special paving, site furniture, specialty light fixtures and approved signage (1);
 - Use of signature trees as street trees (1);
 - Project provides enhancements to the public's access to adjacent waterways (5);
 - Inclusion of internal mass transit features and parking associated with supporting transit (1);
 - Inclusion of trash facilities inside the building envelope (1);
 - Project provides a variety of housing types (2);
 - The project is (to be) consistent with the design ideals that encourage pedestrian friendly environments with enhanced public access to the City's waterways or the adopted goals, objectives and priority improvement projects of the City's community redevelopment plan (5).
- The only item that cannot be determined at this time is:
- Inclusion of arcades or other acceptable weather protection for pedestrians (1);

The project is eligible for 30 DU/Acre.

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

The subject property has a Comprehensive Plan Future Land Use Map (FLUM) designation of Commercial. The proposed request is consistent with the underlying FLUM designation. The residential component requires the allocation of 298 flexibility units.

****Zoning Bulk and Setback Regulations:**

Existing Zoning

Subject Property - B-1, Community Business

North - B-1, Community Business

South – Middle River and City of Wilton Manors (residential area beyond river)

West – Commercial area in City of Wilton Manors

East - B-1, Community Business and RM-25, Medium-High Density Residential

Proposed Zoning

B-1 and MULD, Mixed Use Land Development

Zoning District Regulations:

Floor Area Ratio (B-1 and MULD):

Maximum Permitted: 1.0 for commercial in B-1, no residential limit for MULD

Proposed: 0.25 for commercial

Density (MULD):

Density (MULD):

Maximum Permitted if flexibility units are allocated: 10 DU/Acre plus incentive densities up to 30 DU/Acre total.

-----The following incentive items for which bonus density is requested are provided:

- Inclusion of plazas, open spaces, greenways, water features and/or public art (3);
 - Application of design materials such as special paving, site furniture, specialty light fixtures and approved signage (1);
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 - Project provides enhancements to the public's access to adjacent waterways (5);
 - Inclusion of internal mass transit features and parking associated with supporting transit (1);
 - Inclusion of trash facilities inside the building envelope (1);
 - Project provides a variety of housing types (2);
 - The project is (to be) consistent with the design ideals that encourage pedestrian friendly environments with enhanced public access to the City's waterways or the adopted goals, objectives and priority improvement projects of the City's community redevelopment plan (5).
- The only item that cannot be determined at this time is:
- Inclusion of arcades or other acceptable weather protection for pedestrians (1);

The project is eligible for 30 DU/Acre.

Front Setback (B-1 and MULD)

Required – 25'

Proposed – 96.34' for B-1/Oakland Park Blvd. & 26.89' for MULD/NE 6th Avenue

Status - Complies.

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Side Setback (B-1 and MULDD) - East & Interior West
Required – 0' in B-1 & 15' in MULDD
Proposed – 5.15' in B-1 & 40.55' in MULDD
Status – Complies.

Rear Setback (MULDD)
Required – 15'
Proposed – 95.12'
Status – Complies.

Landscaping and Pervious Area (B-1):
Required - 25%
Proposed - 22%
Status – Additional pervious area required

Building Height Limit (B-1 and MULDD):
Required – 50'
Proposed – 47.5'
Status – Complies

Parking Spaces (B-1 and MULDD)
Required – 124 for B-1 & 600 for MULDD
Proposed – 125 for B-1 & 403 for MULDD
Status – Parking Study provided. This is to be evaluated based on final project configuration based on review of MULDD standards.

Traffic:
See report submitted by Engineer.

COMMENTS:

1. Landscaping should be used to shield the views of the loading areas and rear walls of the commercial buildings from the residential parking and walking areas by using shrubs, however, lighting is necessary for these areas to ensure CPTED passive surveillance of these areas from the upper floors of the residential units. Please minimize the number of palms on site.
2. The Parking Analysis includes four multi-family residential developments with similar apartment size configurations in pedestrian-oriented settings (the Gables) and suburban settings (Indigo Station) along with data provided by the Urban Land Institute.
3. Improvements need to be made in order to provide rain/weather protection for pedestrians. For example, small shelters/canopies could be provided at pedestrian gates connecting the residential and commercial areas and leading into the secured residential areas from surrounding streets. This would also give the pedestrian gates prominence needed to encourage pedestrian travel.
4. The cross-section drawings of both Civil Plan sets need to be revised to show that berms were removed and instead grade adjustments for stormwater management are proposed.
5. Designs for the pedestrian gateways should be provided revised plans for review.
6. The carriage house refuse storage and collection methods need to be explained and/or shown in the architectural drawings.
7. A signage plan will need to be submitted for DRC review.
8. Wayfinding/guidance signage is needed throughout the site to direct visitors and delivery people to appropriate areas of the site (and guide them away from inappropriate areas of the site).
9. The pervious area for the commercial portion needs to increase to 25 percent of land area.
10. Please provide a narrative (and plan elements) showing methods being used to improve the projects overall sustainability such as use of efficient lighting, solar panels, permeable pavers, efficient appliances in units, etc. Please state if this projects would qualify for any level of LEED or EnergyStar rating.

Police v.1

Requires Re-submit

Chuck Howard email: charles_howard@sheriff.org

Correction: 01 - General Comment - LORRAINIA BELLE (6/3/20) - Not Resolved

PLAN CORRECTIONS REPORT (000028-2020-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 to build a 300 unit residential complex, with 23,013 sq. ft. grocery store and 8,025 sq. ft. retail / medical building. The parcel sits on 12.5 acres of land. The residential complex will consist of (4) five story buildings, (3) two story buildings and a clubhouse. There are 456 residential parking spaces proposed. The property was previously used as a K-Mart Store which is now owned by Wal-Mart.

1. Natural Surveillance: Nature 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.

- The photometric lighting plan should meet IESNA industry standards of 3 fc in parking lots and walkways, and 5 fc for building entryways.
- The photometric / lighting plan should include 3 fc lighting on the pedestrian walkway along the canal from NE 6 Ave, towards the southeast end of the property.
- Security mirrors – should be installed in all areas where visibility is limited (e.g. stairwell blind spots, elevators, and dumpster enclosures).
- Apartment doors – should have “fish eye” peep holes to allow wide angle view of persons on the other side.

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. Nature 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.

- Wayfinding – this directs contractors, visitors, package delivery and most importantly fire-rescue / police onto the property swiftly and without confusion. This can be achieved by:
 - o A marque / signage / map posted at each entrance to the property. This signage should list each building, building #, clubhouse, pool area, and other entrances/exits to the property.
 - o Entrances to each building should have building numbers clearly visible from the parking lot and walkways.
 - o Entrances to each building should be celebrated and clearly distinguishable. This is established through contrasting colors, landscaping and signage.
 - o Apartment doors – should be clearly numbered, in sequential order.
 - Security gate at the entrance should have police/fire department entrance code for emergency access.
 - CCTV cameras / LPR's - It is recommended this development have CCTV cameras throughout the property and submit a diagram of camera locations. This is crucial when solving crimes, and identifying suspects and their vehicles. Properties without cameras prove to be easy, and repeat targets of crime. Signage indicating the property is under video surveillance should be posted at all vehicle and pedestrian entrances. At minimum:
 - o An off-site DVR or secured/hidden DVR in the office. DVR recordings should be accessible off site with a minimum of 2 persons having access at all times.
 - o Recommended cameras locations: pool area/clubhouse, mailbox location(s), each entrance/exit into the buildings, pedestrian walkway along canal, pedestrian gate entrance near retail restaurant/service station, each vehicle entrance/exit.
 - o Tag readers (LPRs) at each vehicle entrance and exit.

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:

- Trespass Signs / Affidavit - Post BSO “No Trespassing” signs at each vehicle and pedestrian entrance, pool area and clubhouse. Have a trespass affidavit on file with BSO. This will avoid having to contact management each time unwanted persons are found on the property.
- Perimeter Fencing – should be CPTED style fencing allowing clear visibility through both sides of the fence.
- All pedestrian gates leading from the grocery store / retail complex and along the south canal walkway should have controlled access to prevent unauthorized access into the apartment complex. Gates should have automatic closers, and key or keyfob access.

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 the landscaping must be maintained and should include a landscaping maintenance plan. 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 at least 8’ in height. All tree canopies should be neatly trimmed to allow adequate light distribution. Any plants within 3’ of any roadway or walkway should be maintained at 2’.
- Include clearly marked dog stations with defecation bags and trash containers. This promotes sanitary conditions throughout the property.
- Towing Company – have a contract with a tow company authorizing removal of abandoned and/or illegally parked vehicles. Post reflective

PLAN CORRECTIONS REPORT (000028-2020-APP)

towing signs at each vehicle entrance to the property according to state statute. This will insure broken down and unregistered vehicles can be promptly removed.

Additional questions and or concerns.

- Parking Spaces - should be assigned to each unit or provide an alternative solution. This avoids confusion and fighting over parking spaces among tenants. The guest spots should be clearly marked.
- Will this development meet City Ordinance 24-175, 176 and 177 requirements to include Police Services? The addition of 500-600 residents and their visitors may impact police services, and require additional manpower.
- DURING CONSTRUCTION / SECURITY REQUIREMENTS:
 - o Signage attached to the fence every 300 feet along Oakland Park Blvd, NE 6 Ave and the canal side stating "THIS AREA IS A DESIGNATED CONSTRUCTION SITE, AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY, PER FSS 810.09.
 - o Outdoor CCTV camera posted at the construction site entrance and signage the property is under camera surveillance.
- There is no CPTED review on the interior of the Retail Space and Grocery store buildings.

This security survey has been conducted as a public service of the Broward Sheriff's Office CPTED Deputy. The information contained herein is based on guidelines set by the Florida Crime Prevention Training Institute and the observations of the Individual Deputy conducting the survey. This survey is intended to assist you in improving the overall level of security only. It is not intended to imply the existing security measures or proposed security measures are absolute or perfect.

All new construction or retrofits should comply with existing building codes, zoning laws and fire codes. Prior to installation or modifications the proper licenses and variances should be obtained.

Solid Waste v.1 Solid Waste	Requires Re-submit	Antwan Armalin Ph: 1-954-630-4457 email: antwana@oaklandparkfl.g
Correction: 01 - General Comment - Alexander Dambach (2/24/20) - Not Resolved Comments: I need more information for the enclosures(dimensions/locations)		
Structural v.1 Building	Approved	David Spence Ph: 1-954-630-4200 email: davids@oaklandparkfl.gov

CONDITION(S) General Condition -

Comment: Building and Permitting has no immediate issues with the current site plan, however, it will conduct a through review during construction permitting process.

date: June 4, 2020

to: Peter M. Schwarz, AICP, Assistant Director Community and
Economic Development

from: Eric Czerniejewski, P.E., ENV SP

subject: RAM Development Traffic Review

MEMORANDUM

The Corradino Group, Inc (Corradino) has been requested to complete a traffic review for the RAM Development located in the southeast corner of the Oakland Park Boulevard (SR 816) and NE 6th Avenue intersection in the City of Oakland Park, Florida. The following are our initial traffic review comments:

Traffic Impact Study

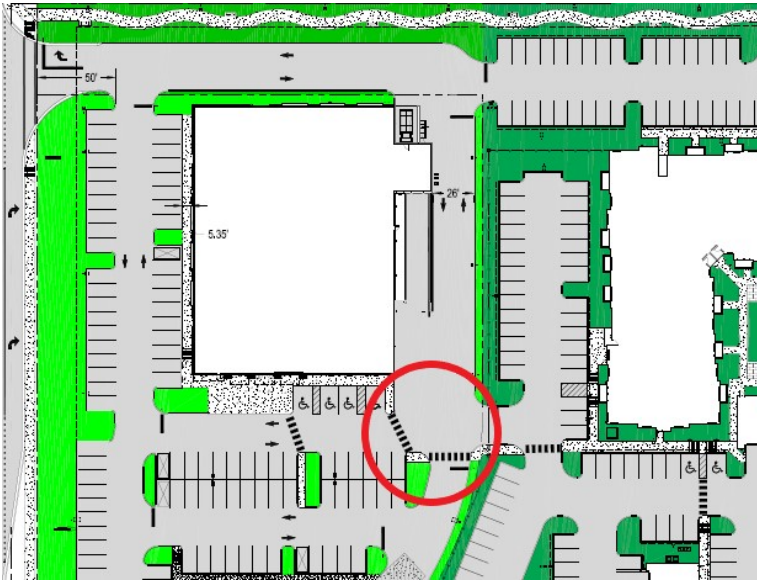
1. Please include the 2019 peak season correction factor report in Appendix B instead of the 2018 table. The PSCF is still 1.03 for the dates when traffic data collection therefore an update to the intersection volume worksheet and traffic analysis is not necessary.
2. Please update the southbound left turn volume at the NE 6th Avenue and NE 26th Street (PM Conditions) in Intersection Volume Worksheet Table B-2. The table has 11 vehicles but the raw traffic counts sheet from Traffic Survey Specialists and Figure 3 indicates 112 vehicles. Please update the traffic analysis if necessary.
3. Please update the ingress and egress trips for ITE Code 933. The PM peak hour ingress trips should be 35 and the egress peak hour trips should be 36.

4. Please provide the FDOT pre-application letter that includes the updated site-specific information that reflects the current proposed development plan. The land uses in the 02/13/20 pre-application letter provided in Appendix A does not match the currently submitted site plan.
5. The traffic operations at the signalized intersection of NE 6th Avenue and Oakland Park Boulevard includes vehicle queue stacking for the northbound through and left turn lanes that exceeds 473 LF and 181 LF in the PM peak Hour. Similarly, the vehicle queue stacking for the northbound through and left turn lanes exceed 308 LF and 263 LF in the AM Peak hour (traffic signal timings optimized). Please provide an exhibit that depicts these vehicle queues and the impact to the ingress and egress for the main entrance at the commercial parcel on NE 6th Avenue. Please label distances from the stop bar to each driveway opening on both sides of NE 6th Avenue including 7-Eleven.
6. Please provide a feasibility concept narrative for the geometric improvements to the following existing turn lane storage bays at the following intersections:
 - Oakland Park Boulevard and Andrews Avenue- WBL and NBL turn lanes
 - Oakland Park Boulevard and NE 6th Avenue- NBL turn lane
 - Oakland Park Boulevard and Dixie Highway- NBL turn lane
 - NE 38th Street and Dixie Highway- SBL turn lane
7. The trip distribution and assignment include the addition of 14 AM peak hour and 33 PM peak hour site generated westbound left U-turn movements at the NE 6th Avenue and Oakland Park Boulevard signalized intersection. Please ensure that a safe U-turn movement can be made at this location without impacting the existing ingress egress access point at the 7-Eleven parcel. Per the provided FDOT access management letter, FDOT has asked for the traffic impacts to this signalized intersection. Please provide a copy of the FDOT approval for the traffic analysis or any related traffic review comments.
8. Please add details of any Mobility Advancement Program (Broward Surtax) related projects in the vicinity of the RAM Development site in Section 7 of the traffic impact study.

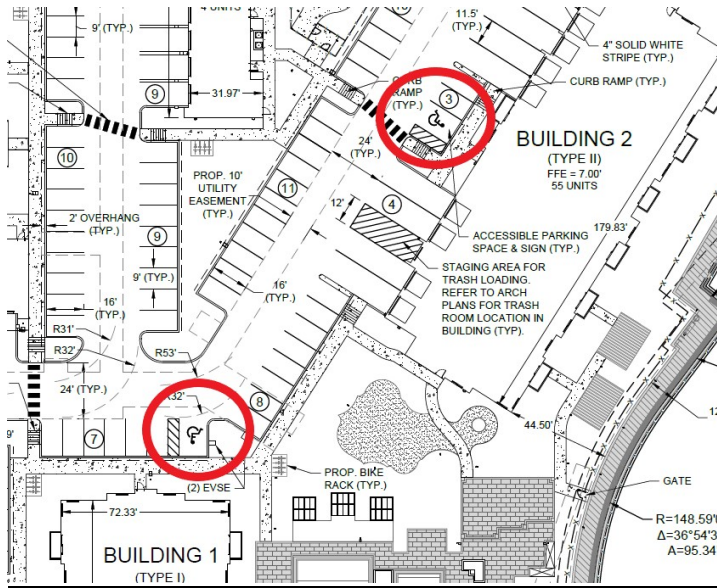
Site Plan/Drawings

9. Please provide pavement, marking and signage plans for both the residential and commercial development sites. Please provide details for the proposed gated entrances to the residential development site in order to evaluate the visitor and resident entrances.

10. Please ensure that the appropriate sight visibility triangles are shown consistently on the site plan, pavement marking and signage plan and the landscape plans. The sight triangles along the Oakland Park Boulevard driveway should meet FDOT criteria as outlined in the FDOT Design Manual (Section 212.11).
11. Please provide pedestrian crossing signs at the zebra crosswalk markings per MUTCD at the intersections within the RAM development site.



12. Please provide a copy of the AutoTURN simulation for each of the proposed site access ingress and egress driveways. Please also include an AutoTURN simulation for the westbound left U-turn movement at the NE 6th Avenue and Oakland Park Boulevard signalized intersection.
13. Please provide a copy of the approval of the NVAL line amendment.
14. Please ensure that the handicap parking spaces are oriented appropriately on all plan sheets per the handicap parking space details and criteria.



Parking Study

15. In the proposed parking section on page 1, please provide details regarding the provided parking for both the residential and the commercial sites.
16. Please provide additional detail regarding tandem parking spaces and if parking spaces were assigned on the sites where parking accumulation was completed. Please expand on how the garage spaces are allocated.
17. Please update the parking analysis to exclude the parking ratio with tandem spaces included. Please provide detail regarding which parking spaces will be assigned if any.
18. Please update the ULI section on Page 7 and refer to the parking ratio with tandem spaces excluded.