



DEVELOPMENT REVIEW COMMITTEE

PROJECT REPORT

REPORT TYPE:
CHECK ONE

Initial	Progress 4	Final
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COMMENTS BASED ON PLAN SUBMITTAL DATED: 1/13/21

Project Name: Central Park
Case No.: CD20-15DMUD
DRC Meeting Date: 2/25/2021

Approvals:

Discipline	Reviewer	Status
Building/Structural	David Spence	Approved
CRA/Redevelopment	Kaitlyn Collier	Not Applicable
Engineering	Todd Larson	Approved
Fire	Christopher French	Approved
Landscaping	Kevin Woodall	Req. Resubmit
Planning/Zoning	Alex Dambach	Approved
Police/CPTED	Charles Howard	Approved
Solid Waste	Antwan Armalin	Approved
Utilities	Chris Lips	See Engineering
DRC Chair	Peter Schwarz	Not Applicable

DRC Approval Meeting Date: TBD

DRC Coordinator: Lorrainia Belle 954-630-4573 lorrainia.belle@oaklandparkfl.gov



PLAN CORRECTIONS REPORT 000037-2020-APP FOR CITY OF OAKLAND PARK

PLAN ADDRESS: 3301 N Dixie Hwy **PARCEL:** 494223056610
 Oakland Park, FL 33334

APPLICATION DATE: 05/21/2020 **SQUARE FEET:** 0.00 **DESCRIPTION:** N Dixie Hwy-3301 - Central Park

EXPIRATION DATE: **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Architect	Jamie Baluarte		
Owner	PAUL ZULOAGA	ZQUEST RESTORATION INC	Ne 3292 11 Ave Oakland Park, FL 33334
	PAUL ZULOAGA	ZQUEST RESTORATION INC	Ne 3328 11 Ave Oakland Park, FL 33334

DRC Review

REVIEW ITEM	STATUS	REVIEWER
Engineering v.1 Engineering	Approved	Todd Larson Ph: 561-314-4445 email: TLarson@craigasmith.com

Correction: 01 - General Comment - LORRAINIA BELLE (8/19/20) - Resolved

Comments: Application: CD20-14DMUD

Discipline: Engineering

Reviewed by: Dennis Shultz, P.E.

Review Date: 08/03/20

Phone: 954-522-1004

Email: dshultz@flynnengineering.com

Project Name: Central Park

Comments Based on Plan Submittal:

- No comments
- Comments as follows or attached
- Approved with Comment
- Approved

Current Comments:

1. Survey and civil plans should both reference proposed FEMA 2019 flood maps as they will be the maps used for review and permitting of this site.
2. Provide additional sidewalk easement to the City on NE 33rd Street to cover the portion of the 6' sidewalk adjacent on private property adjacent to the on street parking or alternatively remove the 2 proposed on street parking spaces.
3. Provide dimensions for on street parking spaces to demonstrate size meets minimum required by code.
4. Back up only parking space 1 at the west driveway should be removed as it is within the sight triangle.
5. The trash pickup pad at the west driveway should be relocated as it is within the sight triangle.
6. Back up only spaces shown off of the drop off loop should be removed as backing up in the drop off loop is not a safe maneuver.
7. Provide preliminary drainage calculations.
8. How is water quality being provided for this site? Exfiltration trench? (Drainage wells do not provide water quality in Broward County)
9. Suggest that both drainage wells be interconnected (site is not in Miami-Dade County where parking garage must be separate)
10. Add drainage to proposed drop off area. Onsite runoff must be maintained onsite and not run off into adjacent City R/W.
11. Provide grading for drop off area.
12. Label section A-A on plan PGD-1.0. There are 2 sections labeled C-C as shown.
13. Provide proposed rim and invert elevations on drainage structures shown.
14. Provide grading for drop off area.
15. Provide grading for on street parallel parking.
16. Suggest site will likely require additional 6" sewer services and not just a single as shown when building plumbing is designed.

Correction: 01 - General Comment - Todd Larson (11/17/20) - Resolved

PLAN CORRECTIONS REPORT (000037-2020-APP)

Comments: A. Prior Comments from Shultz not fully addressed: Please provide Letter describing how these are being addressed:

1. Survey and civil plans should both reference proposed FEMA 2019 flood maps as they will be the maps used for review and permitting of this site.
4. Back up only parking space 1 at the west driveway should be removed as it is within the sight triangle.
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11. Provide grading for drop off area.
13. Provide proposed rim and invert elevations on drainage structures shown.
16. Suggest site will likely require additional 6" sewer services and not just a single as shown when building plumbing is designed.

B. Additional comments:

1. Ownership of Rights of was need to be labeled (FDOT, City/County)
2. All Right of Way Details on City/ County ROW need to be Broward County or Oakland Park Standards.
3. All Right of Way details on FDOT ROW need to be labeled accordingly.
4. All permits and approvals by outside agencies need to be provided prior to permit issuance.

Corrective Action: A. Prior Comments from Shultz not fully addressed: Please provide Letter describing how these are being addressed:

1. Survey and civil plans should both reference proposed FEMA 2019 flood maps as they will be the maps used for review and permitting of this site.
4. Back up only parking space 1 at the west driveway should be removed as it is within the sight triangle.
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Correction: 01 - General Comment - Todd Larson (1/6/21) - Resolved

Comments: Prior comments not addressed. Two items need to be addressed now and the others can be addressed at permitting. No comment responses have been received and changes to plans are not noted on new plans. The two concerns that need to be addressed now are:

1. Slope in Drop off area is steep and not detailed completely. This is a potential hazard to pedestrians dropped off.
2. The Drop off area has no drainage, runs off onto ROW.

Corrective Action: Prior comments addressed. Other comments made previously to be addressed at permitting.

Fire Prevention v.1

Approved

Christopher French Ph: 1-954-630-4559 email: christopherf@oaklandp

Fire Prevention

Correction: 01 - General Comment - Christopher French (7/27/20) - Resolved

Comments: Building will require a fire alarm system. FFPC 2015 Edition

Show water mains and hydrants on site plan. OPWPS

See water protection standard attached for water supply info.

Knox box, Key switch, SOS System or Padlock will be required.

-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.

-Hydrants: Clearances of seven and one half feet (7'6") 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.

-Fire Protection Appliances: Clearances of seven and one half feet (7' 6") in front of and to the sides of the appliances. Exception: These dimensions may be reduced by approval of the fire official.

-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.

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

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

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).

Will louvers have ability to be disengaged for FF OPS?

- BDA will be required

-FACP in Fire Pump Room

Landscaping v.1

Requires Re-submit

Kevin Woodall Ph: 1-954-630-4397 email: kevinw@oaklandparkfl.gov

Landscaping

Correction: 01 - General Comment - LORRAINIA BELLE (8/19/20) - Not Resolved

PLAN CORRECTIONS REPORT (000037-2020-APP)

Comments: REVIEWED BY: KEVIN WOODALL

PHONE:(954)630-4397

EMAIL: kevinw@oaklandparkfl.gov

COMMENTS BASED ON PLAN SUBMITTAL:

1. THE CITY OF OAKLAND PARK PREFERS THE USE OF HARDWOOD SHADE TREES IN LANDSCAPES AND TO MINIMIZE THE USE OF PALM TREES WHEN AND WHEREVER POSSIBLE. PLEASE MAKE SUBSTITUTIONS OF PROPOSED PALMS TREES WITH APPROPRIATE HARDWOOD SHADE TREES.

2. A SEPERATE PLUMBING PERMIT WILL BE NEEDED FOR THE UNDERGROUND, FULLY AUTOMATIC IRRIGATION SYSTEM REQUIRED BY

3. A "TREE REMOVAL PERMIT" WILL BE REQUIRED FROM THE CITY PRIOR TO THE REMOVAL/RELOCATION OF ANY EXISTING TREES ON PROPERTY.

Null v.1
Null

Pending Assignment

Planning User email: Planning@oaglandparkfl.gov

Planning v.1
Planning

Approved

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

Correction: 01 - General Comment - Alexander Dambach (8/12/20) - Resolved

PLAN CORRECTIONS REPORT (000037-2020-APP)

Comments: --

The site is a 26,290 square foot parcel with frontage on N. Dixie Highway, NE 33rd Street, and NE 11th Avenue. The front portion is vacant, and the rear includes a non-conforming contractor yard and storage building that would be removed. It is in the Dixie Mixed Use Sub-Area of the Downtown Mixed Use District.

The applicant proposes to construct a 93,097 square foot 5-story building that would contain a commercial portion of a live-work unit on the first floor along with residential lobby area, utility and amenity area, and garage parking for 35 cars plus 5 tandem parking spaces. The upper floors would contain 43 dwelling units, including the residential portion of the single live-work unit. There would also be a gym and clubhouse on the top floor. Net sizes for apartments would range from 698 to 2,450 square feet. The average gross unit size would be 1,240 square feet. There would be extensive balcony and roof deck area as well.

The proposed exterior would have a modern façade with architectural banding and walls of glass. The parking garage is to be laid out with its main access from NE 11th Avenue and with a set of four spaces accessed from a circular driveway along NE 33rd Street. Parking would be positioned around vision clearance triangles, with one space designated for back-in access only in order to not block vision in that area. Along the NE 33rd Street and N. Dixie Highway frontages, the project would have 12' deep setbacks creating space for a water feature, entrance plazas, public art, and landscaped area.

****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.

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

Existing Zoning

Subject Property – Downtown Mixed Use District – Dixie Mixed Use

Zoning District Regulations:

Front Setbacks

Required – 12'

Proposed - 12'

Status - Complies

Side Setback on north side

Required - 10'

Proposed – 10'

Status – Complies

Side Setback on NE 33rd Street

Required - 10'

Proposed – 12'

Status – Complies

Rear Setback

Required – 10'

Proposed – 10'

Status – Complies

Landscaping and Pervious Area:

Required - 5%

Proposed – 18%

Status – Complies

Building Height Limit

Required – 36' with 3 stories or 68' with 5 stories if Additional Building Height Program approved

Proposed – 68' with 5 stories

Status – Additional Building Height Program required

Parking Spaces

Required – 33, consisting of the live-work unit, 1 for each of the 41 one-bedroom units, 2 for the single two-bedroom unit, and a 30 percent reduction for mixed-use development.

Proposed – 35 plus 5 tandem

Status – Complies.

Unit Sizes

Required – Minimum gross floor area of 900 sf per unit, Average gross floor area of 1,100 sf per unit

Proposed – Smallest unit would have 1,004 gross square feet, and the average size would be 1,240 gross square feet.

PLAN CORRECTIONS REPORT (000037-2020-APP)

Status – Complies.

Density

Required – 28 dwelling units

Proposed – 43 dwelling units

Status – Density bonus and allocation of units required.

Analysis:

Proposed is a mixed-use new building on a vacant lot, where no new construction has yet occurred in the Downtown. The addition of multi-family residential units is considered a best-practice in downtown area planning. This project requires additional review by the Planning and Zoning Board, and if this Board approves the site plan, a report is to be provided to City Commission, which may elect to review the project as well.

Bonus Density and Flexibility or Reserve Housing Units:

In the Dixie Mixed Use Sub-Area, the maximum residential density permitted is 45 dwelling units per acre. Given the site's size, at 0.6127 acres, it has a maximum density of 28 units. Proposed is a total of 43 units including a live-work unit. This project would need to be granted a Density Bonus from City Commission for 3 units and be allocated 12 additional units from the City's flexibility, reserve, and affordable housing pool in order to go over the pre-set density limit. This allocation would also need to be approved by City Commission. If the property's zoning gets updated, units may be returned to the City's pool if a higher density gets permitted at this site. Through the OP3D project, the City is reconsidering density limits for this area to provide more Downtown-appropriate standards.

Dixie Highway Ground Level Frontage: ADDRESSED

There had been concern about the limited amount of commercial space along the N. Dixie Hwy frontage. The applicant revised the floorplan creating a wider span of commercial area along the N. Dixie Hwy frontage.

Additional Building Height Program: ADDRESSED

The project proposes a height of 65 feet with 5 stories. The height limit is 36 feet and 3 stories unless the applicant participates in the Additional Building Height Program in accordance with Section 24-269. Currently, the project's ability to use the Additional Height Program is constrained by Sec. 24-269(E), which requires the applicant to assemble the entire block for a development project, as stated below. The applicant submitted a request for a text amendment to address this situation. The requested text amendment would eliminate the following requirement:

Sec. 24-269(E) Required aggregation in Park Place and Dixie Mixed Use Sub-Areas. Property owners in the Park Place and Dixie Mixed Use Sub-Areas must also assemble all parcels within a city block measured from right-of-way to right-of-way and provide site plans for the entire area within the right-of-way block to participate in the additional building height program. Property may also be assembled to include former right-of-ways to increase property size for development or to create a plaza or equivalent area for public assembly...

The developer provided a description of proposed amenities consisting of two public on-street parking spaces, a water feature, and an entry plaza provided to enable 2 additional stories and 29 feet of added building height. The public amenities are to be equal in value to five-tenths (0.5) percent or more of the construction cost for each story above three (3) stories. Construction cost will be calculated based upon two hundred dollars (\$200.00) per square foot for each story above three (3) stories. The applicant provided documentation regarding the cost of public amenities consisting of 2 on-street parking spaces, a water feature, and a pedestrian plaza from a certified engineer to city staff for review by the development review committee and an urban designer. Drawings of the water feature and plaza were provided showing an elliptical fountain with multiple small fountain jets on a flat surface in the center of a plaza at the corner of N. Dixie Highway and NE 33rd Street. The plaza contains benches and landscaping areas.

The value of the amenities is calculated as \$48,957 by the applicant's engineer. The construction cost threshold for this project is \$26,282. The value of the amenities exceeds the required amount to qualify for for additional height.

Police v.1

Approved

Chuck Howard Ph: 954-202-3124 email: charles_howard@sheriff.org

Correction: 01 - General Comment - LORRAINIA BELLE (8/18/20) - Resolved

PLAN CORRECTIONS REPORT (000037-2020-APP)

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

Phone (954) 202-3124

Email Charles_howard@sheriff.org

DATE: August 18th, 2020

PROJECT NAME: Central Park

3328 NE 11 Avenue

CASE #: CD20-14DMUD

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 5 story 86,958 sq.ft. downtown mixed use building, with (1) retail space / building office and parking garage on the 1st floor and 40 apartments on the 2nd – 5th floors. There will be 43 parking spaces.

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.

- Security mirrors – should be installed in all areas where visibility is limited (e.g. stairwell blind spots, elevators). If there are no stairwell risers, security mirrors are not needed.
- Apartment doors – should have “fish eye” peep holes to allow wide angle view of persons on the other side.
- Stairwell doors leading into hallways and parking garage should have small windows to allow visibility on the other side of the door.

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 deliveries and most importantly fire-rescue / police onto the property swiftly and without confusion. This can be achieved by:
 - o Building numerical address should be clearly marked and visible from Dixie Hwy.
 - o Entrance to the 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.
- CCTV cameras – it is recommend that a CCTV camera diagram and system description be submitted. Cameras are a crucial crime fighting tool when trying to identify 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 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: Lobby entrances, mailroom, elevators, stairwells, pedestrian walkways, and vehicle entrance / exit to the parking garage.
 - o Tag readers (LPRs) at the parking garage entrance / 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 Broward Sheriffs Office “No Trespassing” sign(s) at each vehicle and pedestrian entrance(s). Have a trespass affidavit on file with BSO. This will avoid having to contact management each time unwanted persons are found on the property.

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.

PLAN CORRECTIONS REPORT (000037-2020-APP)

This requirement may be EXCLUDED if tenants are not allowed to have dogs on the property.

- Towing Company – have a contract with a tow company authorizing removal of abandoned and/or illegally parked vehicles. Post reflective towing signs at each vehicle entrance to the property in accordance 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. This avoids confusion and fighting over parking spaces among tenants. The guest spots should be clearly marked. At this time there appears to be inadequate parking for this development.
 - o There are 40 units and 43 parking spaces, 3 of which are in front of the building. These 3 spaces should be marked for residents or registered guests only. This poses questions of: where do personnel for building management office park, is there enough visitor parking, is there a dedicated space for building maintenance, service personnel, or deliveries?
- DURING CONSTRUCTION / SECURITY REQUIREMENTS:
 - o Entire property under construction should be fenced in, have an entrance gate with a heavy duty combination lock and a code on file with BSO in the event of an emergency.
 - o Signage attached to the fence every 100 feet, minimum 1 sign on each corner of the property. Sign should read "THIS AREA IS A DESIGNATED CONSTRUCTION SITE, AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY, PER FSS 810.09.

***** THIS AREA LEFT BLANK *****

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.

Correction: 01 - General Comment - LORRAINIA BELLE (11/17/20) - Resolved

PLAN CORRECTIONS REPORT (000037-2020-APP)

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

Phone (954) 202-3124

Email Charles_howard@sheriff.org

DATE: Nov. 18, 2020

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PLAN CORRECTIONS REPORT (000037-2020-APP)

Solid Waste

Correction: 01 - General Comment - LORRAINIA BELLE (8/18/20) - Resolved

Comments: Application: CD20-14DMUD

Discipline: Solid Waste

Reviewed by: Antwan Armalin

Review Date: 8/11/2020

Phone: (954)630-4457

Email: Antwana@oaklandparkfl.gov

Project Name: Central Park

Comments Based on Plan Submittal:

	No comments
x	Comments as follows or attached
_____	Approved with Comment
_____	Approved

Current Comments:

1. The trash area that is on the plan will not be accessible by my trucks. Please explain the location of trash area

Correction: 01 - General Comment - LORRAINIA BELLE (1/7/21) - Resolved

Comments: Pervious comment would need to be addressed.

Structural v.1
Building

Approved

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