



DEVELOPMENT REVIEW COMMITTEE

PROJECT REPORT

REPORT TYPE:

CHECK ONE

Initial

Progress ☒

Final

COMMENTS BASED ON PLAN SUBMITTAL DATED: 4/7/2021Project Name: Public Works FacilityCase No.: CD20-20ZPDRC Meeting Date: TBH**Approvals:**

| Discipline | Reviewer | Status |
|---------------------|--------------------|------------------|
| Building/Structural | David Spence | Approved |
| Engineering | Todd Larson | Approved |
| Fire | Christopher French | Approved w/cond. |
| Landscaping | Kevin Woodall | Approved |
| Planning/Zoning | Alex Dambach | Approved |
| Police/CPTED | Charles Howard | Approved |
| Solid Waste | Antwan Armalin | Approved |

DRC Approval Meeting Date: TBDDRC Coordinator: Lorrainia Belle 954-630-4573 lorrainia.belle@oaklandparkfl.gov



PLAN CORRECTIONS REPORT 000054-2021-APP FOR CITY OF OAKLAND PARK

PLAN ADDRESS: 5100 NE 12 Ter
Oakland Park, FL 33334
PARCEL: 494214000010
APPLICATION DATE: 01/15/2021
SQUARE FEET: 0.00
DESCRIPTION: Oakland Park Public Works and Emergency Operations Center
EXPIRATION DATE:
VALUATION: \$0.00

CONTACTS

Owner

Company

CITY OF OAKLAND PARK

Address

Ne 3650 12 Ave
Oakland Park, FL 33334

DRC Review

Engineering User Ph: 1-954-630-4476 email: 45e9e0bc-73ac-4c46-9da

Correction: 01 - General Comment - Dennis Schultz (4/7/21) - Resolved

Comments: REVIEWED BY: DENNIS SHULTZ, P.E.

PHONE:(954)522-1004

EMAIL: dshultz@flynnengineering.com

1. Site plan provided should also reflect the surrounding improvements as shown on the survey.
2. Is sidewalk required across the site adjacent to NE 12th Terrace or will a waiver be provided?
3. Identify both the new proposed 12/31/219 FEMA flood map information as well as the proposed FFE of all buildings to show compliance with FBC/ASCE 24.
4. Provide conceptual engineering plans (pavement marking and signage, paving and drainage, and water and sewer).

Fire Prevention v.2
Fire Prevention

Approved

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

Correction: 01 - General Comment - Christopher French (4/7/21) - Not Resolved

Comments: 1-Building may require Fire Sprinklers.

2- Building may require Fire Alarm.

3- Will require a S.O.S & KNox key switch.

4-Show Fire Line, Backflow, and FDC on civil drawings.

Christopher French

954-630-4559

christopherf@oaklandparkfl.gov

Recommendation(s) to acknowledge May require Fire Sprinklers
May require Fire Alarm system
May require BDA
Entry Gate(s) will require Knox Key switch & S.O.S system for entry.

PLAN CORRECTIONS REPORT (000054-2021-APP)

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|--|--------------------|--|
| Landscaping v.2 Landscaping | Approved | Kevin Woodall Ph: 1-954-630-4397 email: kevinw@oaklandparkfl.gov Kevin Woodall Ph: 1-954-630-4397 email: kevinw@oaklandparkfl.gov |
| Null v.2 Null | Pending Assignment | Planning User email: Planning@oaglandparkfl.gov |
| Planning v.2 Planning | Approved | Alexander Dambach Ph: 1-954-630-4339 email: alexander.dambach@o |
| Correction: 01 - General Comment - Alexander Dambach (4/7/21) - Resolved | | |

PLAN CORRECTIONS REPORT (000054-2021-APP)

Comments: **

Project Description

The site is a 221,949 square foot rectangular parcel with 667.54 feet of frontage on NE 12th Terrace near the northern end of the city. It is the current Public Works Operations Division facility with warehouses, office space, parking for fleet vehicles, and outdoor storage. This site requires platting.

The City proposes consolidate the Public Works department and operations at this site by removing current buildings and constructing new buildings for this purpose. A new 2-level, 197-space parking garage for staff, fleet cars, and visitors is proposed at the site's south end. Just to its north would be a 2-story Operations Office Building and a 1-story warehouse. Further north would be open parking for large fleet vehicles, a vehicle fueling station, and outdoor storage areas. At the site's northern end would be a 1-story repair garage for fleet vehicles.

The site would be enclosed in the east side by an 8' tall perimeter wall and on the west side, along NE 12th Terrace, by 6' tall decorative metal picket fencing. The outer walls of the parking garage and the fleet garage would enclose the north and south ends. Perimeter landscaping is proposed around all four sides of the site in setback areas as well as in a space between the office building and the garage.

All access would be from NE 12th Terrace. There would be a 2-way gated entrance to the parking garage and two gated driveways into the open fleet parking areas. There would also be a connecting driveway between the garage and the open fleet area.

PLATTING

The site is currently unplatted and is legally described only by metes and bounds. The City has applied to the County for platting approval, which requires a resolution from the City Commission. The note would restrict the site to 90,000 square feet of municipal public works facility.

**Comprehensive Plan (CP) Consistency:

The subject property has a Comprehensive Plan Future Land Use Map (FLUM) designation of Industrial. The proposed request is consistent with the underlying FLUM designation.

**Zoning Bulk and Setback Regulations:

Existing Zoning:

Open Space District

Zoning District Regulations:

Front Setbacks

Required – 25'

Proposed – 25'

Status – Complies.

Side Setback on north side

Required - 15'

Proposed – 15'

Status – Complies

Side Setback on south side

Required - 0'

Proposed – 15'

Status – Complies

Rear Setback

Required – 0'

Proposed – 10'

Status – Complies

Landscaping and Pervious Area:

Required - 20%

Proposed – 13%

Status – Modification required

Building Height Limit

Required – 50' with 4 stories

Proposed – 41' with 2 stories

Status – Complies

Parking Spaces

Required – 279

PLAN CORRECTIONS REPORT (000054-2021-APP)

Proposed – 291
Status – Complies.

Analysis:

The proposed facility is in an industrial area surrounded mostly by other industrial or warehousing uses. There is a residential area to the north, but the building design is such that only a wall fenestrated only with translucent panels would face that neighborhood. While this would normally not be desirable, because of the repair, storage, and fabrication nature of this site, this wall serves as a screening mechanism. More importantly, it replaces an open outdoor storage area, and would likely be welcome by the residents. Planning and Zoning staff has no objection to the proposed facility. Additional pervious area was added to the site after the first submittal to meet zoning standards.

PLAN CORRECTIONS REPORT (000054-2021-APP)

Comments: BROWARD SHERIFF'S OFFICE
OAKLAND PARK DISTRICT
5399 N DIXIE HIGHWAY
OAKLAND PARK, FL 33334

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

CPTED REVIEWER Deputy Charles Howard, FCPP, FCP
Phone (954) 202-3124
Email Charles_howard@sheriff.org

DATE: February 9th, 2020
PROJECT NAME: City of Oakland Park Public Work Facility
5100 NE 12 TER

CASE #: CD20-20ZP- City of Oakland Park Public Work Facility

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 approval on a 5.095 acre site for: Facility Maintenance Facility, Materials and Equipment Warehouse, Operations Administration Building, 2 level parking garage for staff and city fleet, City Vehicle Fueling Facility, yard area for Public Works vehicles and material storage.

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 bench seat(s) be installed near the administrative operations building front entrance facing the main parking lot.

2. Natural Access Control: Take the control out of the criminal hand. Criminals like settings where they can enter and leave without 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:

- Dumpster enclosure(s) - 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.
- Wayfinding - numerical address 5100 NE 12 TER should be posted on the front of the building or front entrance marque visible to NE 12 TER.
- Submit a photometric plan of proposed lighting improvements to the property
- All solid core exterior doors should have a 180 degree peep holes allowing people exiting the safety of knowing if persons are on the other side.

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 directing visitors where to park
- Signage posted at the entrance to the Public Works compound informing all visitors and vendors should check in with receptionist or main office
- Signage informing visitors' property is under 24 hour CCTV surveillance. Submit CCTV camera diagram for the property.
- Wayfinding
 - o Each building should be identified by name or number
 - o All interior and exterior doors should be numbered in a sequential order making the location easy to find for visitors and first responders

4. Maintenance: This is an important aspect, if the property is not maintained in pristine condition crime and vandalism will soon follow. This

PLAN CORRECTIONS REPORT (000054-2021-APP)

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

Additional questions and or concerns.

- Have a trespass affidavit on file with BSO and post "No Trespassing" signs facing NE 12 TER.
- Submit CCTV camera diagram outlining CCTV camera locations and coverage areas.
- 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. Signs should read "THIS AREA IS A DESIGNATED CONSTRUCTION SITE, AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY, PER FSS 810.09.
- Traffic Recommendation - on NE 12 TER from Commercial Blvd northbound where NE 12 TER and 12 AV intersect. This roadway is very narrow and where the roadway curves to intersect with NE 12 AV becomes a traffic safety hazard. Also with the addition of large trucks traveling to the Public Works facility, additional visitors, and staff this hazard will only increase. It is recommended NE 12 TER become a one-way only direction, allowing traffic to travel one way from Commercial Blvd northbound to NE 12 TER / 12 AVE intersection (see attach photos below).
 - o NE 12 TER roadway should be restriped giving clear definition of the lane of travel, and its direction of travel.
 - o New signage along NE 12 TER should be installed informing motorist of the direction of travel.
- No Parking Signs installed in the easement in front of the entire Public Works compound. We frequently receive complaints of warehouse personnel parking in the easements throughout the city.

PLEASE SEE ATTACHMENT FOR PHOTOS

***** NO FURTHER COMMENTS *****

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 (000054-2021-APP)

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| Solid Waste v.2 | Approved | Antwan Armalin Ph: 1-954-630-4457 email: antwana@oaklandparkfl.g |
| Solid Waste | | Antwan Armalin Ph: 1-954-630-4457 email: antwana@oaklandparkfl.g |
| | | Structural User email: Structural@oaklandparkfl.gov |
| Structural v.2 | Approved | David Spence Ph: 1-954-630-4200 email: davids@oaklandparkfl.gov |
| Building | | |

CONDITION(S) Structural Condition -

Comment: 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 " NO 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 with permit applications.