

**CITY OF OAKLAND PARK**

**DEVELOPMENT REVIEW PLAN REVIEW COMMENTS**

**Application: CD17-23 RZ/P/Z**

**Discipline: Broward Sheriff's Office**

**Reviewed by: Detective Debra Wallace FCCP FCP**

**Review Date: August 6, 2018**

**Phone: 954-202-3131**

**Email: Debra\_Wallace@sheriff.org**

**Project Name: Ceiba Groupe Multifamily Development( Resubmittal)**

**Comments Based on Plan Submittal:**

_____	No comments
<u>  X  </u>	Comments as follows or attached
_____	Approved with Comment

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**BROWARD SHERIFF'S OFFICE  
OAKLAND PARK DISTRICT**

5399 N DIXIE HIGHWAY  
OAKLAND PARK, FL 33334



**CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)**

Detective Debra Wallace FCCP FCP

Debra\_Wallace@sheriff.org

August 6, 2018

**CASE #CD17-23RZPZ**

**“Ceiba Group Multifamily Residential Development”  
RESUBMITTAL**

**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 rezoning 7.4 acres zoned B-2 and BP, business parking to RM-16 to permit a multi-family residential development consisting of 114, 2 story multi-family units. This will be a gated development comprised of a mixture of 3 and 4 bedroom units including carports, and interconnected pedestrian pathway system and an amenity Center. This is a

proposed rental multi-family development. This is the critical time to have CPTED incorporated into the design process, to reduce the opportunities for crime and anti-social behavior. Although a few CPTED designs are incorporated in this plan (8' perimeter wall, one way ingress/egress), this development needs additional items addressed.

**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.

- Although the City doesn't have an Ordinance regulating site lighting on residential property, non the less, lighting is extremely important in CPTED.. This is important for identification. More lighting fixtures with lower wattage instead of higher wattage with fewer fixtures help reduce shadows and reduce glare Note the lighting fixtures on the plans as stated in your reply. The FC in the Pool area is extremely low, needs increased. The Florida Administrative Code suggests 3 FC for public pools. **SO NOTED**
- What are the hours of the pool/Clubhouse? How is it to be accessed once the office closes? **WHO WILL CLOSE THE CLUBHOUSE AT 11PM?**
- The dog park renderings show benches, are these to be included? Include some type of shade for these benches. What is the fencing? Include a legend. **SO NOTED, ALTHOUGH IT APPEARS THE FIRE ACCESS IS GATED IN ON THE DOG PARK RENDERING, PLEASE CLARIFY.**
- Although you state this is a gated community, it is not manned and the renderings show arm gates. This is not a secured community. Is this incorrect, as I did not see this included on a legend. How will the guests gain access to residents? How will the management operations monitor access as stated? Please clarify. **SO NOTED**

**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.

- Include locations of CCTV on the site plans. **SO NOTED, BUT INCLUDE ONE AT THE EXIT ONLY ON WEST SIDE, INCLUDING THE WALK THROUGH GATE**
- Include the doggie stations locations on the site plans. **INCLUDE DOG STATIONS IN SEVERAL LOCATIONS IN THE COMMUNITY, NOT JUST AT THE DOG PARK**
- Is all mail/delivery only delivered to the office? **SO NOTED**

**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

- Is all mail/delivery only delivered to the office? What are staff hours? As some delivery's come later than normal office hours. **SO NOTED**
- How are the 3 gates accessed on the perimeter (walk through gates?) Is the one on NE 9<sup>th</sup> Ave for residents? Include on a legend. **SO NOTED**

3. **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.

The property needs patrolled a daily for violations and/or trash. **SO NOTED**

Additional questions and or concerns.

- Is the complete property to be maintained by a property management, including the mowing? How will they gain access to the rear of some of the townhouses? **SO NOTED, ALTHOUGH SOME OF THE RENDERINGS SHOW HEDGES BLOCKING THIS ACCESS? WHICH IS CORRECT**
- Will this development be required to have residents obtain an annual Residential Rental Certificate of Use as with Broward County and other Cities? If not, the City needs to address this issue. As this is necessary to proactively obtain compliance with proper home maintenance and community standards which address not only life, health, and safety issues but also the negative results of inadequate maintenance in rental properties. This directly impacts the Calls for Services for all departments and property values. **SO NOTED**
- **ADDITIONAL PARKING** spaces are needed. I see you responded that you have an additional 21 spaces. I only located 7 on the interior with 2 of these for the dog park, 12 for the pool area/club house/office and 2 which I perceived as for the residents to temporarily stop to deposit their trash in the compactor. And 1 of those spaces is over 2 manholes, which are not permitted. Additionally you have parking spaces in the setbacks.
- How many parking permits will be given to each unit? **SO NOTED**
- Please provide a copy of the Community parking rules. **SO NOTED, BUT IF STAFF IS EMPLOYED ONLY DURING THE DAYTIME HOURS HOW WILL THE TOWING OF ILLEGALLY PARKED VEHICLES BE HANDLED?**
- The handicap parking spaces are not located in appropriate areas on the interior. The one on the SE corner should be moved. **SO NOTED**
- Have a lease with a towing company and post signs throughout the community. **SO NOTED**
- Have trespass affidavit with BSO and post No Trespassing signs in common areas. **SO NOTED**
- Will this development meet City Ordinance 24-175, 176 and 177 requirements to include Police Services? Please clarify how you have satisfied this requirement on Police Services. **THIS NEEDS FURTHER CLARIFICATION**

- **THE SMALL FENCE BEHIND EACH UNIT NEEDS TO BE 42" OR UNDER, HEIGHT IS NOT ON PLANS**
- **THE CONCRETE WALL ALONG DIXIE AND NW 58<sup>TH</sup> STREET WILL BE SUBJECT TO TAGGING(GRAFFITI) DAILY MAINTIANENCE TO REMOVE IMMEDIATELY OR INSTALL A CPTED TYPE FENCING IN THESE AREAS, SIMILAR TO THE PROPERTY JUST SOUTH. ALSO THE NORTHEAST SIDE OF THE WALL WILL BE TARGETED AS THERE WILL BE AN ALLEY WAY CREATED.**
- **POSSIBLY MOVE THE DOG PARK OUT BETWEEN TWO HOUSES AS TO MIGATE ANY NOISE COMPLAINTS**
- **IS THE AREA BETWEEN BUILDINGS 10 AND 12, AND 2 AND 3 PUBLIC AREA? THIS MIGHT CREATE A PROBLEM BETWEEN RESIDENTS WITH NOISE AND CHILDREN RUNNING BEHIND HOUSES.**

*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.*

**CITY OF OAKLAND PARK**

**DEVELOPMENT REVIEW PLAN REVIEW COMMENTS**

**Application:** CD17-23RZ P Z  
**Discipline:** Engineering & Utilities  
**Reviewed by:** **Dennis Shultz, P.E.**  
**Review Date:** **07/20/18**  
**Phone:** **954-522-1004**  
**Email:** **dshultz@flynnengineering.com**  
**Project Name:** Ceiba Group MF Residential Development  
**Comments Based on Plan Submittal:**

☒ No comments  
☐ Comments as follows or attached  
☐ Approved with Comment

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**CITY OF OAKLAND PARK**

**DEVELOPMENT REVIEW PLAN REVIEW COMMENTS**

**Application:** CD17-23 RZ-P-Z

**Discipline:** Fire Prevention

**Reviewed by:** Pam Archacki

**Review Date:** 6/15/18 **Comments Revised** 7/09/18

**Phone:** 954-630-4555

**Email:** pama@oaklandparkfl.gov

**Project Name:** Ceiba Groupe Multifamily Development

**Comments Based on Plan Submittal:** 2

<input type="checkbox"/>	No comments
<input checked="" type="checkbox"/>	Comments as follows or attached
<input type="checkbox"/>	Approved with Comment

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1. Show inside turn radius at NE 9<sup>th</sup> Ave and Bldg. 14.

2. On-street parking at this development may obstruct fire department access in the event of an emergency. All roadways in the development are Fire Department Access Roads and shall be marked with "No Parking Fire Lane" and "No Roadway Parking" signage. BSO requirements for parking and access shall also be complied with.

**CITY OF OAKLAND PARK**

**DEVELOPMENT REVIEW PLAN REVIEW COMMENTS**

**Application:** CD17-23 RZ-P-Z

**Discipline:** Fire Prevention

**Reviewed by:** Pam Archacki

**Review Date:** 8/14/18

**Phone:** 954-630-4555

**Email:** pama@oaklandparkfl.gov

**Project Name:** Ceiba Groupe Multifamily Development

**Comments Based on Plan Submittal:** 3

<input type="checkbox"/>	No comments
<input type="checkbox"/>	Comments as follows or attached
<input checked="" type="checkbox"/>	Approved with Comment

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Include Fire Lane Sign & Marking Detail on plans. On-street parking at this development may obstruct fire department access in the event of an emergency. All roadways in the development are Fire Department Access Roads and shall be marked with "No Parking Fire Lane" and "No Roadway Parking" signage.

CITY OF OAKLAND PARK  
DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: **CD 17 – 23 RZ/P/Z**

Discipline: Landscape

Reviewed by: Kevin Woodall

Review Date: 07/20/2018

Phone: (954)630-4397

Email: kevinw@oaklandparkfl.gov

Project Name: ***Ceiba Groupe Multifamily Development***

Comments Based on Plan Submittal:

\_\_\_\_\_ No comments  
\_\_\_\_\_ Comments as follows or attached  
  **X**   Approved with Comment

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1. In "General Planting Specifications" #2 Item "C", please change "fancy No. 1 or better" to "Florida Grade #1 or better".

**Landscape Requirements:**

**Buffer & Perimeters:**

1. **North Dixie Hwy = 350l.f.**  
***Required: 1 tree/40l.f., 350l.f./40l.f. = 9 trees and continuous hedge.***  
***Provided: 10 trees, continuous hedge and 6'ft wall.***
2. **NW 58 St = 424l.f.**  
***Required: 1 tree/40l.f., 424l.f./40l.f. = 11 trees and continuous hedge.***  
***Provided: 12 trees, continuous hedge and 6'ft wall.***
3. **NE 9 Ave = 214l.f.**  
***Required: 1 tree/40l.f., 214l.f./40l.f. = 6 trees and continuous hedge.***  
***Provided: 6 trees, continuous hedge and 6'ft wall.***
4. **S/F Residential = 691l.f.**  
***Required: 1 tree/40l.f., 691l.f./40l.f. = 18 trees and continuous hedge.***  
***Provided: 19 trees, continuous hedge and 6'ft wall.***
5. **M/F residential = 662l.f.**  
***Required: 1 tree/40l.f., 662l.f./40l.f. = 17 trees and continuous hedge.***  
***Provided: 19 trees, continuous hedge and 6'ft wall.***
6. **Non-Residential = 570l.f.**  
***Required: 1 tree/30l.f., 570l.f./30l.f. = 19 trees and continuous hedge.***  
***Provided: 19 trees, continuous hedge and 6'ft wall.***



**Parking Lot Interior Requirements:**

1. **1 tree per 10 parking spaces.**

**Total Parking Spaces: 241**

**$241 \text{ total spaces} / 10 \text{ parking spaces} = 24.1 \text{ trees.}$**

**Required: 24.1 trees**

**Provided: 28 trees**

## CITY OF OAKLAND PARK

### DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

**Application: CD17-23RZ/P/Z**

**Discipline: Structural**

**Reviewed by: Dave Spence**

**Review Date: July 20, 2018**

**Phone: 954-630-4413**

**Email: [davids@oaklandparkfl.gov](mailto:davids@oaklandparkfl.gov)**

**Project Name: DRC Ceiba Groupe Multifamily Development**

**Comments Based on Plan Submittal: July 19, 2018**

_____	No comments
_____	Comments as follows or attached
__XX__	<i>Approved with Comment</i>

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**Separate Plans and Permit shall be required for each Building, Site work, Swimming Pool , Club house.**

PROVIDE A FEMA CONSTRUCTION DRAWINGS ELEVATION CERTIFICATE

SECTION C REQUIREMENT BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

**ALSO SHOW COMPLIANCE WITH:**

(Ord. No. O-2013-015 § 2, 10-2-13)  
Sec. 24-139.1. - Flood resistant development—Building and structures.

(B) *Specific methods of construction and requirements.* Pursuant to Broward County Administrative Provisions for the Florida Building Code, in addition to the requirements for the elevation of new buildings, new construction, and substantial improvements specified in the Florida Building Code, the elevation of the top surface of the lowest floor shall be the highest of:

1. One (1) foot above the base flood elevation; or
2. The 100-year flood elevation as determined by the Broward County 100-year flood criteria map; or
3. a. Twelve (12) inches above the highest adjacent road crown for residential buildings; or  
b. Six (6) inches above the highest adjacent road crown for non-residential buildings.

**FBC 1612.4 Flood Resistant Design and construction.** The design and construction of buildings and structures located in flood hazard areas shall be in accordance with Chapter 5 of ASCE 7 and with ASCE 24. CITY ORDINANCE CHAPTER 24, ARTICLE X, SEC. 24-139.1. - FLOOD RESISTANT DEVELOPMENT—BUILDING AND STRUCTURES. Specific methods of construction and requirements. Pursuant to Broward County Administrative Provisions for the Florida Building Code, in addition to the requirements for the elevation of new buildings, new construction, and substantial improvements specified in the Florida Building Code, the elevation of the top surface of the lowest floor shall be the highest of:

1. One (1) foot above the base flood elevation; or
2. The 100-year flood elevation as determined by the Broward County 100-year flood criteria map; or

3. a. Twelve (12) inches above the highest adjacent road crown for residential buildings; or  
b. Six (6) inches above the highest adjacent road crown for nonresidential buildings.

## **FLOOD**

### **Provide Base Flood Elevation**

5<sup>th</sup> EDITION (2014) FBC, Broward County Amendments, Section 107.2.1.1:

Attach to each set of plans a survey showing the finish floor elevation of the building and the crown of the road or an elevation certificate showing the finish floor elevation and a statement of the highest crown of the road so we can determine if the building meets FEMA requirements.

F.B.C. BC 107.6.4 & F.B.C. 2017 1612

## **Site Work Plans and (Separate) Permitting,**

### **Drainage Plumbing**

### **Site Lighting Photometric Permit**

### **Paving and striping, ADA parking**

Parking spaces and access aisles shall be level with surface slopes not exceeding **1:48 (2.0%)** in all directions. Indicate this on the plans at the accessible parking spaces. 502.4

The minimum number of accessible parking spaces shall comply with the table referenced within section 208.2 of the "2014 Fifth Edition Florida Building Code". Table 208.2

Call out compliance with the Florida Building Code Fifth Edition (2014) ACCESSIBILITY.

Provide an accessible route from public sidewalk to the accessible entrance with the required detectable warnings. 206.2.1

Sidewalks need curb ramps to follow for site accessibility and internal circulation. 206.2.2

Handicap Ramp per FDOT INDEX 304.

Handicap PAVEMENT marking PER FDOT INDEX 17346

High Emphasis Crosswalk (TYP.) 6' Wide per FDOT INDEX 17346

### **All Separate Permits Required.**

Landscaping a separate Permit.

Irrigation plan a separate Permit.

Well a separate Permit.

Fence or fences, Perimeter Walls a separate Permit.

Temporary Construction fence a separate Permit.

Dumpster's location and enclosure a separate Permit.

Each Sign requires a separate Permit.

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Signage ADA, Directional (if applicable)

Shopping cart storage (if applicable)

Site Tringles PER Oakland Park Ordinance's

