



DRC COMMENT PACKAGE

**CD19-08DMUDCU / Sirulnik Renovation
3553 & 3557 N Dixie Highway**

**DRC Meeting Date: April 25, 2019
City Commission Chambers
3650 NE 12th Avenue, Oakland Park, FL 33334**

CITY OF OAKLAND PARK

**ENGINEERING & COMMUNITY DEVELOPMENT DEPARTMENT
5399 North Dixie Highway, Oakland Park, Florida 33334
Office 954-630-4333 Fax 954-630-4353
www.oaklandparkfl.gov**

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD19-08DMUDCU – 3553-3557 N Dixie Highway

Discipline: Planning and Zoning Division

Reviewed by: Andrew Riddle, AICP

Review Date: April 2, 2019

Phone: (954) 630-4573

Email: andrew.riddle@oaklandparkfl.gov

Project Name: Sirulnik Renovation

Comments Based on Plan Submittal:

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

Project Description:

The applicant proposes to renovate two adjacent buildings within the Downtown Mixed Use District: (1) The building located at 3553 N. Dixie Hwy. with 1,000 sq. ft. would change the use from retail to a bar, and (2) The building located at 3555 N. Dixie Hwy. with 1,100 sq. ft. would change the use from retail to a restaurant bar.

Zoning Consistency:

The subject properties are within the Park Place – 3 sub-area of the Downtown Mixed Use District (DMUD). The proposed request for a bar (building 3553) and restaurant bar (building 3555) are permitted uses within the DMUD Park Place – 3 sub-area. The applicant is also requesting City Commission use approval for a bar and for a restaurant bar in accordance with Sec. 24-276.

Comprehensive Plan (CP) Consistency:

The subject property has a Comprehensive Plan Future Land Use Map (FLUM) designation of Local Activity Center (LAC). The proposed request is consistent with the underlying FLUM designation and the applicable Comprehensive Plan provisions.

	Subject Properties	North	East	South	West
Existing Zoning	Park Place - 3 sub-area	Park Place - 3 sub-area	Park Place - 3 sub-area	Park Place - 3 sub-area	Park Place - 3 sub-area
Future Land Use Map Designation	Local Activity Center (LAC)	Local Activity Center (LAC)	Local Activity Center (LAC)	Local Activity Center (LAC)	Local Activity Center (LAC)
Property Use Observed	Vacant buildings (previously retail)	Vacant building / Parking lot	Various businesses N Dixie HWY & NE 12 AVE	Broward Tool Repair	City parking lot / Chain Bridge Distillery

Zoning District Regulations:

Standard	Building #	Required	Proposed	Status	Code Reference
Minimum Pervious Area	3553	5%	0%	Non-conforming Structure*	Sec. 24-263(3)(E)
	3555				
Front Setback	3553	12'	4'-1"	Non-conforming Structure*	Sec. 24-263(3)(E)
	3555		0'		
Side	3553	10'	0'	Non-conforming Structure*	Sec. 24-263(3)(E)
	3555				
Rear	3553	10'	54'-4"	Complies	Sec. 24-263(3)(E)
	3555		47'-8"		
Building Height Limit	3553	3 stories / 36'	12'	Complies	Sec. 24-263(3)(E)
	3555		12'-7"		
Parking Spaces (Commercial: 4 per 1,000 SF)	3553	4 spaces	0	Downtown Mobility Fee Required	Sec. 24-270(F)
	3555	4 spaces	0		

**A non-conforming structure may be use for any permitted use in the Downtown Mixed Use District or for any applicable legally non-conforming use in accordance with Sec. 24-267(F)(4).*

Buildings:

1. Please clarify how the gap between the two buildings will be enclosed / screened and secured (e.g. wall, fencing, gates, landscaping).
2. Please identify the façade materials (e.g. painted stucco) and color scheme.

Utility Easement:

3. The applicant is requesting an easement on the City owned parking lot at 3564 NE 11 Avenue for the subject properties to tie into the existing gas line within the NE 11 Avenue right-of-way. The applicant and utility provider (TECO Peoples Gas) shall provide the City the required documents (exhibit, legal description, use of the easement, etc.) to prepare and execute the easement.

Landscaping:

4. The project narrative states that low-lying plants will be installed in front of the 3555 building in the existing planter space. Please identify the plant material and irrigation method.
5. Add landscape areas and/or planter boxes where possible on the properties. The landscaping should be used as an additional method of improving the properties and should complement the building façade improvements.
6. Add pavers or stone tile to the entryways for each front doorway and outdoor lounge areas.

Parking:

7. Please clarify parking for the project (e.g. request for payment in lieu of parking requirement).

General Comments When Submitting Revised Plans:

8. The applicant shall provide a summary of all changes in a comment response letter with the revised plans.
9. Please cloud all changes / revisions on the plan sheets, if any.

CITY OF OAKLAND PARK
DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD19-08DMUD/CU
Discipline: Engineering & Utilities
Reviewed by: Dennis Shultz, P.E.
Review Date: 03/29/19
Phone: 954-522-1004
Email: dshultz@flynnengineering.com
Project Name: Sirulnik Renovation

Comments Based on Plan Submittal:

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

Current Comments:

1. None

CITY OF OAKLAND PARK
DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD19-08DMUD/CU

Discipline: Landscaping

Reviewed by: Kevin Woodall

Review Date: 03/28/2019

Phone: (954)630-4397

Email: kevinw@oaklandparkfl.gov

Project Name: Sirulnik Renovation

Comments Based on Plan Submittal:

No comments

x Comments as follows or attached

Approved with Comment

Approved

Current Comments:

1. Due to the limited planting area and proximity to the sidewalk, low lying plants/shrubs are recommended in front of the 3555 building.
2. Recommend that landscaping be installed in the rear courtyards of both 3553 and 3555 buildings. Recommend hedge material along the perimeter walls of courtyards. Due to limited space in courtyards, and the possibility of uplifting of hardscapes in customer use areas, recommend the use of palm trees due to their less aggressive root systems and for shading of outdoor customer use areas.
3. A fully automatic underground irrigation system with rain sensor will be required for all landscaped areas. System shall provide 100% coverage with at least 50% overlap. Irrigation system will require a separate plumbing permit.
4. A landscape plan will be required to be submitted to the City as part of the site development plan review and must be signed and sealed by a registered landscape architect, licensed to practice in the State of Florida.

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD19-08DMUD/CU

Discipline: Broward Sheriff's Office

Reviewed by: Detective Debra Wallace

Review Date: April 2, 2019

Phone: 954-202-3131

Email: Debra_Wallace@sheriff.org

Project Name: Sirulnik Renovation

Comments Based on Plan Submittal:

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

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



CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Detective Debra Wallace FCPP FCP
 Debra_Wallace@sheriff.org
 3553-3555 N Dixie Hgwy
 CD19-08DMUD/CU
 "Sirulnik Renovation"

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 for a renovation of 2 exciting buildings and Conditional Use Approval for a Bar and a Restaurant Bar. This would be a welcomed addition to the Downtown Mixed Use District if properly designed. This is the time to have CPTED incorporated into the design to reduce opportunities for crime and anti-social behavior. This design and design inspirations has included numerous CPTED strategies, the use of the bi fold doors and windows in front are a great natural surveillance. Below are additional comments to incorporate.

- 1. Natural Surveillance:** Nature Surveillance is the organization of physical features, activities and people in such a way as to maximize visibility. This concept creates the perception of safety to legitimate

users by creating a risk of detection to intruders and offenders. 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. Keep all the landscaping on the perimeter of the patio area below the sight line. This permits the patrons to view the surrounding areas. Criminal do not like to be seen or possibly recognized.

- Include a Photometric plan, since strategically placed lighting can have a substantial impact on reducing the fear of crime. The foot-candles should be higher at the main entrances and high use areas. More lighting fixtures with lower wattage instead of higher wattage with fewer fixtures help reduce shadows and reduce glare.
- Make sure the bar top area is open and uncluttered as to permit staff to view patrons.
- Include decorative wall mirrors carefully positioned in areas where staff can view patrons.
- The level of the floor behind the bar counter is a significant factor to consider. This design has the effect of raising staff above patrons, making them appear more imposing and in control.

2. Natural Access Control: Take the control out of the criminal hand. This location appears to have several points of ingress/egress. Would be criminals prefer settings and environments they can enter or leave without being observed.

- Incorporate CCTV on the complete property, including signage stating such. Include signage on the property to state such use.
- Include a legend for the rear gate, this area need attention. This needs to be an attractive and well thought since the majority of the patrons will park in the rear city lot. Another type of fencing would better suit this area.
- Are the bi fold doors in front going to conflict with the outdoor seating area? Other business in the area utilizes a glass rollup overhead door. With your 12' ceilings this might be another option.

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 no definition from public to private.

- The use of the aluminum fence in the front is an excellent feature, make sure it is at least 36-42" tall.

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. Furthermore, well-maintained and attractive bars suggest to patrons that the owners care about their property and will not tolerate disorderly and violent behavior. Ways to incorporate this into the site:

- Include landscaping on the plans, whether it in pots or placed in the ground.
- The property (public walkway) should be policed on a daily basis for trash/debris. Place a decorative trash receptacles outside, as tis will cut down on the garbage thrown out.

Additional questions and or concerns.

- Contain BSO for a trespass affidavit and have signs posted.
- How are you soundproofing the building as required by Ordinance 3-22, please include on the plans.
- Crowding contributes directly and indirectly to alcohol related aggression and violence. Make sure aisle ways leading to the bars and outside seating are wide. Make sure your capacity is displayed as required and strictly adhered to and enforced.
- Include 10' address numbers for Police, Fire and the public.

- We have a noise ordinance and excessive noise is not permitted. Outdoor music speakers could pose an issue for the residential neighborhood.

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: CD19-08DMUDCU

Discipline: Fire Prevention

Reviewed by: Pam Archacki

Review Date: 4/03/2019

Phone: 954-630-4555

Email: pama@oaklandparkfl.gov

Project Name: Sirulnik Renovation

Comments Based on Plan Submittal: 1

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



Development Review Checklist

954-630-4544 Fire Prevention fax 954-229-0424

Case # CD19-08DMUDCU Name Sirulnik Renovation

Address 3553 & 3555 N Dixie Hwy.

Date 04/03/19 Reviewer Pam Archacki

NO COMMENTS
Checked items below must be addressed.



- | |
|--|
| 1. <input type="checkbox"/> Building will require a fire sprinkler system. FFPC 2010 Edition |
| 2. <input type="checkbox"/> Building will require a fire alarm system. FFPC 2010 Edition |

3. <input checked="" type="checkbox"/> Provide flow test results on adjacent water line to determine fire flow. OPLDC 24-168 (c). Test is provided by City of Oakland Park Public Works Department. Please contact the Utilities Manager at 954-630-4441 for this service.
4. <input type="checkbox"/> 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
5. <input checked="" type="checkbox"/> Show water mains and hydrants on site plan. OPWPS
6. <input checked="" type="checkbox"/> 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
7. <input type="checkbox"/> A fire hose shall not be laid across any street having a width greater than 24' of pavement. OPWPS
8. <input checked="" type="checkbox"/> 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)
9. <input type="checkbox"/> Hazardous materials permit will be required.
10. <input type="checkbox"/> 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
11. <input type="checkbox"/> 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
12. <input checked="" type="checkbox"/> See water protection standard attached for water supply info.
13. <input type="checkbox"/> 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
14. <input type="checkbox"/> Knox box, Key switch, or Padlock will be required if gate is locked. NFPA 1 10.12
15. <input type="checkbox"/> 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
16. <input checked="" type="checkbox"/> 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
17. <input type="checkbox"/> 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

18. <input type="checkbox"/> Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface suitable for all weather driving capabilities. NFPA 1 18.2.2.5.2
19. <input type="checkbox"/> 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
20. <input type="checkbox"/> 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
21. <input type="checkbox"/> 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
22. <input type="checkbox"/> 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
23. <input type="checkbox"/> 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
24. <input type="checkbox"/> When installing a fire sprinkler system a fire hydrant shall be located within fifty feet of the fire dept. connection.
25. <input type="checkbox"/> 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.
26. <input type="checkbox"/> When installing a fire sprinkler system a backflow shall be provided for each building.
27. <input type="checkbox"/> 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.
28. <input type="checkbox"/> 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.
29. <input type="checkbox"/> Home Owner Association (HOA) documents shall include that the owner will provide access to his or her unit annually by a Fire Alarm contractor for an inspection and test of the Fire Alarm System. NFPA 72
30. <input type="checkbox"/> Show fire line, backflow, FDC for Fire Sprinkler system on civil drawings.
31. <input type="checkbox"/> 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.

32. <input type="checkbox"/>	Provide, and show on plans, 25' X 50' laddering area.
33. <input type="checkbox"/>	Provide building directory signs as needed throughout complex.
34. <input type="checkbox"/>	Clearly indicate on the Civil plans the point of service as defined by State Statue 633.021(18)
35. <input type="checkbox"/>	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).
36. <input checked="" type="checkbox"/>	In addition: Occupant Load for all areas shall be determined in accordance with NFPA 101-7.3.1.2
37. <input checked="" type="checkbox"/>	In addition: Show proposed use of exterior areas.
38. <input checked="" type="checkbox"/>	In addition: Discharge from exits shall comply with NFPA 101-7.7
39. <input type="checkbox"/>	In addition:
40. <input type="checkbox"/>	In addition:

• **LEGEND**

FFPC Florida Fire Prevention Code

NFPA 1 National Fire Protection Association

OPWPS Oakland Park Water Protection Standard

OPLDC Oakland Park Land Development Code

NFPA13 National Fire Protection Assn.

NFPA25 National Fire Protection Assn.



Oakland Park Fire Rescue

Access Road Requirements



The requirements identified in this document are minimum standards. The Authority Having Jurisdiction (AHJ), based on specific fire fighting/and or Emergency Medical Service (EMS) needs, may require necessary modifications to these minimum standards on a case-by-case basis.

Fire department access roads must be provided for every community, facility, building, or portion of a building. Set-up sites, fire lanes, and slopes in a project must be able to accommodate a truck with dimensions as follows.

Overall length:	46 feet, 10 inches
Bumper to bumper:	32 feet
Wheelbase length:	256 inches

Requirements for changes of elevation on Fire Department access roads

- Angle of approach: 11 degrees max = (1: 5.14 ratio) =(19.4%)
- Brake-over angle: 7 degrees max = (1: 8.14 ratio) =(12.3%)
- Angle of departure: 8 degrees max = (1: 7.12 ratio) =(14%)
- Driving inclines 11 degrees max = (1: 5.14 ratio) =(19.4%)

Required dimensions for Fire Department access roads

• All pertinent dimensions of fire department access roads such as drivable roadway width, turn radii, cul-de-sacs, and T or Y turnarounds must be identified on a site plan. All sidewalks and green space shall be identified separate from roadway dimensions.

• The minimum dimensions for fire department access roads shall be 20 feet unobstructed width (two-way traffic) and not less than 13 feet 6 inches of unobstructed vertical clearance NFPA 118.2.2.5.1. The AHJ will accept one-way traffic lanes to be a minimum of 15 feet unobstructed width.

• Dead end fire department access roads exceeding 150 feet shall be provided with approved provisions for the turning around of fire apparatus NFPA 1 18.2.2.5.4. An approved turn-around shall be by means described below.

o A minimum 50 feet centerline radius cul-de-sac of which must be a suitable surface as described in *Emergency vehicle support capability* and approved by the AHJ.

o A T-Turn or Y-Turn with an extension of the "T or Y" to be a minimum of 46 feet from the edge of each side of the roadway (not the center of the roadway) which must be a suitable surface as described below and approved by the AHJ.

Building access

• A fire department access road shall extend to within 50 feet of a single exterior door providing access to the interior of any and all buildings
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 feet (450 feet if fully sprinklered) from a fire department access road as measured by an approved route around the exterior of the building or facility NFPA 1
18.2.2.3.1

Gated communities or properties

• Gates to communities or properties shall be a minimum 15 feet clear width if the approach to and/or departure from the gate is not within a turn radius.

• Gates that are within a turn radius shall be a minimum 20 feet clear width

• Fire Department access to gated communities shall be by Knox Key Switch model 3502 ONLY or Knox padlock model 3753 on manual gates where permitted.

Emergency vehicle support capability

- Fire department access roads shall be designed and maintained to support a minimum of 32 tons and shall be provided with a surface suitable for all-weather driving capabilities NFPA 1 (18.2.2.5.2)

Non-Paved Fire Department Access Roads

- **Fire** Department access roads permitted to traverse through non-paved areas via “grass payers” or other approved means that will allow grass, foliage, or other landscaping material to grow shall be clearly delineated with signs complying with NFPA 1 Florida Edition (18.2.2.5.8). The edges of non-paved Fire Department access roads shall also be delineated in a manner that will make the access road apparent under all conditions.

Arial apparatus set-up sites

- Sites shall be provided at the corner of each building over three stories in height and at the approximate center of buildings in excess of 125 feet in length for fire fighting operations.
- Sites shall be no closer than 10 feet and no further than 30 feet from any building. Each site shall be a minimum 21 feet wide and 36 feet long with a cross slope no greater than 5 percent.
- Sites shall comply with the requirements of the emergency vehicle support capabilities above and also capable of withstanding any point forces resulting from outriggers.

Fire hydrants, sprinkler systems, and other fire related devices

- Clearance from landscaping, parking, or other obstructions around fire hydrants and fire department connections to sprinkler systems shall be a minimum of seven and one-half feet in front of and to the sides of each appliance NFPA 1 18.3.4.1, 18, 3.4.2

- Any required fire sprinkler post indicator valve and/or fire department connection shall be located not less than 40 feet from the protected building.

- The fire department connection shall be within 50 feet of the closest fire hydrant.

Should you desire to review your plans with the Oakland Park Fire Rescue Department prior to submittal of an application, please contact the Fire Marshal at 954-630-4544 to set up a consultation meeting.



**Water Protection Standard
Oakland Park Fire Marshal's Office
Adopted January 2, 1995**

This standard is applicable to both new and existing sites where the owner wishes to plat, replat, build, renovate, or remodel, or obtain any development order.

In areas where, in the opinion of the Fire Marshal or his representative, there are inadequate fire hydrants in number or quality, unlooped water lines, or inadequate pressure available to protect lives or property, the owner of the property must provide such improvements as are necessary to meet the following requirements:

- **Pipe Size:** The minimum size pipe to which hydrants are attached shall be 6" in single family residential areas and 8" in size in all other areas. All such lines and hydrants shall be in utility easements dedicated or deeded to the City or to the Utility transmitting water to said property if such deeds or easements are requested by the City or the Utility.
- **Hydrants:** Every street intersection shall have one fire hydrant on at least one corner of the intersection unless situated at four lane or greater traffic way where two hydrants will be required on opposite sides of the major artery. Additionally, and in any case, hydrants shall be provided to insure that the maximum distance between a hydrant and all portions of a structure is 500 feet in all single family residential areas and 300 feet in all other areas. Maximum distance between hydrants and vehicles with no structures involved shall not exceed 400 feet. Distance shall be measured only in directions and paths where a fire hose can be laid, and it shall be given that a hose cannot be laid across any street having a width greater than 24 feet of pavement. Alternatively, the required distances may be doubled for any building choosing to be fully sprinklered if not otherwise required to do so.
- **Hydrants:** Technical- All hydrants shall be Mueller Super Centurion or approved equal for maintenance standardization, with bottom opening of 5 1/4 " in diameter. They shall be erected and maintained so as to have the center of the steamer connection a minimum of 18" above the crown of the nearest roadway and a minimum of 18" above the surrounding ground with four foot clearance in any direction.
- **Looping:** It is the intent of this standard that the entire fire water supply system for this City be looped for both pressure and reliability. There shall be no fire service line constructed or replaced without looping the system, unless waived by the Fire Marshal for cause.
- **Pressure and Flow Requirements:** All fire hydrants shall have a minimum of 20 PSI residual pressure while flowing the requirement in GPM. The minimum GPM flow shall be:
 - R1.....1,000 GPM
 - RM10.....1,500 GPM
 - RM16, CF and B1 under 20,000 square feet and two stories or less.....2,000 GPM
 - RM25, other B1 and CF, and all other, including B2, B3, I1, as well as

any operation deemed hazardous by the Fire Marshal's
Office.....2,500 GPM

These figures shall apply to both area zoning and actual building use.

Alternatives for buildings installing non-required systems:

1. The installation of a fully automatic, monitored fire and smoke detection system throughout a structure shall reduce the minimum GPM flow requirement by twenty-five percent.
2. The installation of a monitored automatic fire suppression system throughout a structure shall reduce the minimum GPM flow requirement by twenty-five percent.

(In no case should total reductions for alternatives be more than 50%)

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD19-08DMUD/CU

Discipline: Solid Waste

Reviewed by: Antwan Armalin

Review Date: 3/20/2019 **Phone:** (954)630-4457

Email: Antwana@oaklandparkfl.gov

Project Name: Sirulnik Renovation

Comments Based on Plan Submittal:

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

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD19-05DMUD

Discipline: STRUCTURAL

Reviewed by: Dave Spence

Review Date: April 4, 2019

Phone: 954-630-4413

Email: davids@oaklandparkfl.gov

Project Name: Sirulnik Renovation 3553-3555

Comments Based on Plan Submittal:

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

ATTENTION:

These plans have been reviewed for Development Review Committee purposes only and are not released for construction activity of any kind. DRC plans are considered "NOT FOR CONSTRUCTION PLANS" and do not completely reflect the complete nature of all work to be completed under future plans 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 submitted with building permit applications.

3553-3555

SUBSTANTIAL IMPROVEMENT. Any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or *repair* is started. If the structure has sustained *substantial damage*, any repairs are considered substantial improvement regardless of the actual *repair* work performed. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the *building official* and that is the minimum necessary to assure safe living conditions.
2. Provide current FEMA Elevation Certificate(Sealed).
3. ADA Parking: Does not meet FBC ADA. PLEASE REVISE.

4. All Build outs shall pertain to Florida Building Code 2017 Sixth Edition Existing.
5. Two ADA Bathrooms shall be required. *In each building* (1-Men & 1-Women in Bar & Restaurant / Bar).