



DRC COMMENT PACKAGE

**CD19-09RZCU / Safe & Secure Self Storage
2203 W Oakland Park Boulevard**

**DRC Meeting Date: May 9, 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
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CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD19-09RZCU – 2203 W Oakland Park Blvd.

Discipline: Planning and Zoning Division

Reviewed by: Andrew Riddle, AICP

Review Date: April 19, 2019

Phone: (954) 630-4573

Email: andrew.riddle@oaklandparkfl.gov

Project Name: Safe and Secure Self Storage

Comments Based on Plan Submittal:

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

Project Description:

The applicant proposes to construct a 2-building self-storage facility consisting of a total of 1,250 storage stalls and 110,050 sq. ft. The buildings would each have 3 stories, and the site would have 2.53 acres and include circulation roadways and 16 parking spaces. This facility would have internal hallways with no storage stalls having direct outdoor access.

Zoning Consistency:

The subject property is within the B-1 Community Business Zoning District, and a self-storage facility is not a permitted use. Self-storage is only permitted through a **Conditional Use** within the B-3 Commercial – Industrial or I-1 Light Industrial Zoning Districts.

The applicant is requesting to change the zoning from B-1 to B-3 and is voluntarily proposing to place certain restrictions on the property to limit the permitted uses to remain compatible with the existing zoning and adjacent uses. The applicant has provided a proposed Declaration of Restrictive Covenants (excerpt below) that limits the uses of the property to B-1 uses and Self-storage facilities.

Proposed restrictive covenant language:

NOW, THEREFORE, City agrees and covenants to the following:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.
2. Future Land Uses. The uses on the Property shall be limited to the following (subject to conditions, limitations and restrictions on such uses as set forth in the City Code of Ordinances):
 - A. B-1 uses listed in Sec. 24-41(C) of the City's Code of Ordinances (the Master business list), as may be amended from time to time
 - B. Self-storage facilities

For purposes of this Declaration, the term "Self-storage facilities" shall mean an establishment whereby space is available for rent within a building for purposes of storage of residential and commercial goods (excluding warehousing), where such space shall not be used by tenants as a principal place of business, is accessible only from the inside of the building, and is climate controlled with secure access including, at a minimum, security cameras installed at the main building entrance and exit points.

Rezoning and Conditional Use are subject to approval of the City Commission after recommendation by the Planning and Zoning Board.

Procedures for Conditional Uses are outlined in Sec. 24-165, including Review Criteria (Sec. 24-165(C)). **The applicant provided the following responses to demonstrate how the project addresses the Review Criteria below.**

- (1) The proposed use is essential to the proper functioning of a utility system or is specifically listed as a permitted conditional use in the district in which it is to be located.
Response: The self-storage use is permitted in the B-3 zoning district with the approval of a conditional use by the City Commission. This use is listed in the master business list as an acceptable use.
- (2) The use is deemed desirable for the public convenience or welfare, and the use is in harmony with the purpose and intent of this chapter and will not be detrimental or injurious to the surrounding area.
Response: The proposed building is designed to look like an office complex instead of the traditional storage facility architecture to fit in with the adjacent residential and commercial buildings surrounding the proposed property. The site layout utilizes the existing driveway access and entrances from Oakland Park Blvd. The driveway will be improved upon to better enhance the access by making the

pavement connection on to NW 23rd Terrace which has a signalized intersection at Oakland Park Blvd. The building design consists of two 3 story buildings with controlled access in the middle of the site. This design allows the customers to access the two buildings away from the service driveway. The customer pick-up and drop-off is in the center of the two buildings and access to the store office is at the front of the buildings. The storage units are in the interior of the two buildings and does not have exterior doors or outside storage areas. The purpose of this design is to provide a high-quality building elevation that is aesthetically pleasing with minimal disruption to the surrounding properties. The self-storage facility provides a valuable service to the adjacent neighborhoods as well as to the City. Today, more and more residential owners and renters are utilizing self-storage facilities as additional storage for their private goods to satisfy their storage needs.

- (3) When granting approval for conditional use, the board may attach conditions and safeguards, in addition to those prescribed in the district regulations, as they determine are necessary for the protection of the surrounding area and to preserve the spirit and intent of the ordinance.

Response: The proposed design and use of the property were done with input from the surrounding community and their support. The current property is used as a dumping grounds and homeless people that tend to cause trouble for the neighbors. The new self-storage designed to look like an upscale office building will improve the area aesthetically and hopefully reduce the current problems associated with the vacant land. Security is very important to the Self-storage facility. The site layout includes fencing, gates, security cameras, lighting and limited access points. The exterior doors for emergency use are exit only and do not have door handles on the outside of the building to prohibit unauthorized access. Normal daily use and access is closely monitored with limited access to the building. The applicant is aware that the board may attach conditions to the approval to insure the property meets the spirit and intent of the ordinance.

- (4) The application must also meet all of the following criteria, where appropriate:

- (a) Conformance with comprehensive plan.
- (b) Harmony with adjacent uses (existing or zoned).
- (c) Facility levels of service maintained.
- (d) Use not hazardous to nearby housing, particularly traffic; see (B) above.
- (e) The architectural and site design are compatible with the character of the surrounding area.

Responses:

- (a) The proposed self-storage building is consistent with the comprehensive plan to provide commercial uses to serve the city's growing population. The commercial use proposed minimizes traffic on the surrounding roads since storage facilities are low traffic generators compared to commercial retail uses. The use is compatible with the commercial and condominiums adjacent to the property.
- (b) The surrounding uses are as follows:

DIRECTION	ZONING	USE
NORTH	PUD	CONDOMINIUMS
SOUTH	B-1	RESTAURANT/ MEDICAL
WEST	B-1	GAS STATION
EAST	B-1	RETAIL

In the past, the developer has had provided an opportunity of meetings with the adjacent condominium community, and they are supportive of the self-storage project and many of them were interested in using the facility. The proposed self-storage is not the traditional out door garage door storage facility but is an indoor self-contained storage complex that allows the exterior of the building to be designed to look like an up-scale office building. Coordination of the landscape buffer along the north property line will fix the existing fence and maintain the mature trees to maintain a superior buffer to the residential units.

The North side of the building does not have any vehicular activity or other activities to minimize any noise to the residential units. The design and visual effects of the proposed project, including building height, articulation and fenestration provides the appropriate transition from the Oakland park commercial corridor to the residential neighborhood.

- (c) The self-storage use has a very low demand for a commercial use compared to the surrounding commercial uses. The traffic generated by the use is very low, the water and sewer demand is very low, the storm water management is maintained in the adjacent lake per existing drainage facilities and there is zero effect on schools.
- (d) The proposed Self-storage design creates a 20' wide buffer between the building and the residential condominiums to the North. No vehicular traffic is proposed along the buffer to minimize any noise to the neighbors. Coordination with the Condominiums community has begun to maintain their fence and mature landscaping to insure the buffer between the properties is in the best interest of the condominiums. The vehicular traffic to the site is off Oakland Park Boulevard thru the existing commercial center interior roads. Self-storage uses are low traffic generators and is not anticipated to create any vehicular traffic congestion in the area.
- (e) The proposed self-storage facility designed with an office style building architecture to be compatible with the surrounding uses. The three-story building is compatible with the three-story condominiums to the North. The proposed building is set back from Oakland Park Blvd behind the Burger King restaurant and another future commercial development creating a natural elevation change from South to North. The color pallet consists of greys and earth tone browns that are consistent with the commercial center to the East and the Burger king building to the South. The office building look has many windows with awnings to create the modern South Florida feel. The building windows and balconies create a user-friendly environment that feels alive and vibrant.

Comprehensive Plan (CP) Consistency:

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

	Subject Property	North	East	South	West
Existing Zoning	B-1	PUD (Sailboat Pointe Condominium)	B-1	B-1	B-1
Future Land Use Map Designation	Commercial	Low-Medium (LM) Density Residential - 10 du / ac	Commercial	Commercial	Commercial
Property Use Observed	Vacant land	Multifamily residential	Various businesses / Strip Shopping	Kidney Dialysis Center / Burger King	Racetrac Gas Station / NW 23 Terrace

Zoning District Regulations:

Standard	Zoning Existing / Proposed	Required	Proposed	Status	Code Reference
Minimum Landscaped Site Coverage	B-1	25%	35%	Complies	Sec. 24-37(D)
	B-3	20%			Sec. 24-39(D)
Maximum Floor Area Ratio	B-1	1.0	1.0	Complies	Sec. 24-37(F)
	B-3	1.0			Sec. 24-39(F)
Front Setback	B-1	*1/2 building height = 26'-9"	43'	Complies	Sec. 24-37(H)(2)
	B-3				Sec. 24-39(H)(2)
Side (east / west)	B-1	*1/3 building height = 17'-10"	30' (east side)	Complies	Sec. 24-37(H)(2)
	B-3		34' (west side)		Sec. 24-39(H)(2)
Rear (Abutting Residential)	B-1	*Height of the building = 53'-7"	42'	Does not comply	Sec. 24-37(H)(2)
	B-3				Sec. 24-39(H)(2)
Building Height Limit	B-1	100'*	53'-7"	Complies	Sec. 24-37(H)(1) & (2)
	B-3	100'*		Complies	Sec. 24-39(H)(1) & (2)
Parking Spaces (1 per 100 stalls plus 2 spaces for office)	B-3 (Self-Storage)	15 spaces ((1250 stalls / 100) plus 2 spaces)	15 spaces plus 1 ADA accessible handicap space	Complies	Sec. 24-80(C)
*Building over 50 feet, the front yard setback must be at least one-half (1/2) of building height; side and rear setbacks must be at least one-third (1/3) of building height. Where the building site is adjacent to a residential district, the setback shall be at least the height of the building. See Sec. 24-39(H)(2).					

Building and Site Layout:

1. Please provide the total building height in feet on sheet SP-1. Building height shall be measured to the highest point (ridge) of the pitched roof. Sheet A6 provides the median roof height of 53'-7".
2. Please revise the site plan by increasing the rear building setback adjacent to the residential district to the north from 42' to at least the height of the building in accordance with Section 24-39(H)(2).

Landscaping, buffer, and wall:

3. Please revise the site plan and landscape plan to include a 10' wide landscape buffer with an 8' high masonry wall along the north property line, abutting the residential property, in accordance with Section 1(C)(2), Landscape and Streetscape Design Standards.
4. Please depict the sight triangle at the driveway in accordance with Sec. 24-83(A)(1)(g) on the Landscape Plan.

Photometric Plan:

5. The lighting along the north property line adjacent to the residential property depicts 2.2 foot candles (f.c.). Please confirm the illumination levels at the edge of the property line are 0.0 f.c. to ensure that the lighting does not have any adverse impacts on the residential property to the north. The 8' wall may provide additional screening from light that was not considered in the photometric plan. Another possible solution could be adding house-side shields to the lighting fixtures along the north property line.

Signs: (See Article VI, Land Development Code)

6. Provide dimensions and details, including lettering, graphics, and illumination, of the proposed sign located at the corner of NW 23rd Terrace and Oakland Park Boulevard.
7. Provide dimensions and details of all signs on the building including lettering, graphics, material, illumination, and other features.
8. Please note that illuminated signs shall be installed in a manner that avoids glare or adversely affects the vision of operators of vehicles on roads and parking areas.
9. Please acknowledge that all signs shall be static copy. Changeable Copy and Message Center (LED) Signs are prohibited.

General Comments When Submitting Revised Plans:

10. Applicant shall provide a summary of all changes in a comment response letter with the revised plans.
11. Please cloud all changes / revisions on the plan sheets.
12. Add a note on the Site Plan of all site or building design methods used to conserve energy and water.

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD19-09RZCU
Discipline: Engineering & Utilities
Reviewed by: Dennis Shultz, P.E. – Flynn Engineering
Review Date: 03/29/19
Phone: 954-522-1004
Email: dshultz@flynnengineering.com
Project Name: Safe & Secure Self Storage of Oakland Park

Comments Based on Plan Submittal:

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

Current Comments:

1. Survey should be updated to be within a year of this submittal.
2. Clarify extend of existing road access easements and confirm that the existing roadway outside of the site and proposed roadway portions on site are covered by these easements. Linework and notes on plans is hard to follow and some easements appear to be missing from plan and cross sections.
3. Provide preliminary drainage calculations

**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

Debra_Wallace@sheriff.org

April 18, 2019

2300 W Oakland Park Blvd

CD19-09RZCU

"Safe & Secure Storage of Oakland Park"

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 and Management.

The applicant is seeking a Site Plan Approval Review to include a conditional use and a rezoning. Oakland Lakes Boulevard, LLC, is purposing 2- 3 story buildings with approximately with 110,050 sq. feet of self-storage. This is an undeveloped vacant piece of property in a B- 1 zoning which now creates a lot of dumping or other quality of life issues. This development would be a great improvement to the area with additional CPTED concepts. Unfortunately self storage perpetuates the stereotype that storage facilities aren't very secure places to store ones personal treasures. Criminals often view these types of properties as a smorgasbord for their dining pleasure. Listed below are additional are items to include.

1. Natural Surveillance: Nature Surveillance is the organization of physical features, activities and people in such a way as to maximize visibility. This concept of placing legitimate "eyes on the street" creates the perception of safety to legitimate users by creating a risk of detection/perceived risk to intruders and offenders. The use of windows is an effective use in the office area parking areas. 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 in front less than 3' or below the windows. Criminals do not like to be seen or possibly recognized.
- Include a complete interior plan on the second and third floor.
- The Photometric/ lighting plan needs to have lighting on the complete property. You have areas with no lighting and would possible be considered entrapment areas (the rear of the buildings) Wall packs can be utilized in these area.
- Interior lighting is extremely important. What do you propose? Include convex mirrors in the corners.
- What are the hours of operation? And are these units available after hours?
- How will the tenants access the building? Through the office area? If so redesign the counter area. How is entry on Building #2? Will they have a fob, key, or? How do you access the walk through gates?

- Provide windows in the office and break room area to the retail area.

2. Natural Access Control: Relies on the use of doors, fences, shrubs and other physical elements. Take the control out of the criminal hand. Properly located entrances and exits, landscaping and lighting can subtly direct both foot and vehicular traffic in ways that decreases a criminal opportunity. This development defines this concept quite well, through the South ingress/Egress and landscaping and the partial fencing.

- What type of door will be utilized on the storage bays? Any roll-up? Windows, doors, include legends
- Use a Strong lock policy; include the lock (disk) with the initial rental. Make it a policy that only this lock is to be utilized. Not only is this type of lock harder to defeat, staff will immediately notice if the unit was breached. (Most crooks will replace a lock they cut off with another and staff doesn't realize a theft occurred)
- What is the purpose of the balconies? Are they Juliet balconies? They have great natural surveillance, but not in this application.

3. Territorial Reinforcement: The normal user naturally protects an area that they feel are their own and respect the area of others. Clear boundaries between public to semi-public to private are achieved by using physical elements such as fences, pavement treatment, art, signs, good maintenance and Landscaping are ways to express ownership. This site plan includes this concept well with the roadway to the sidewalk and landscaping
(Include the CPTED fencing)

- Signage needs located throughout the property, i.e. CCTV is being utilized, parking areas, lobby areas, etc.
- Does not use chain link fencing, it is easily breached.
- Include the locations of the security cameras on the site plan. How do you purpose they are to be monitored? Will law enforcement have immediate access if a crime occurs? Onsite management should be trained and provide immediately if requested.
- The site plan shows an 8' wall to the north, please clarify.

4. Maintenance and Management: 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. 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.
- The public areas should be policed at least twice a day. This would include the public sidewalks.

Additional items needed to be addressed:

- This is a self-storage only, no businesses to be conducted from within.
- No sleeping/staying/cook in the units, need active management as this is a major problem in Oakland Park Indoor storage facilities.
- Where do you purpose the outside mechanical equipment? Show on the site plan.
- Contact BSO for a Trespass Affidavit and place signs on the property.

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: CD19-09RZCU

Discipline: Fire Prevention

Reviewed by: Pam Archacki

Review Date: 4/22/19

Phone: 954-630-4555

Email: pama@oaklandparkfl.gov

Project Name: Safe & Secure Self-Storage

Comments Based on Plan Submittal: 1

_____	No comments
<u> 1 </u>	Comments as follows or attached
_____	Approved with Comment
_____	Approved

Current Comments:



Development Review Checklist

954-630-4544

Fire Prevention

fax 954-229-0424

Case # CD19-09RZCU Name Safe & Secure Self-Storage

Address 2303 W Oakland Park Blvd.

Date 04/22/19 Reviewer Pam Archacki

**Checked items below
must be addressed**

1. ☒ Building will require a fire sprinkler system. FFPC 6th Edition
2. ☒ Building will require a fire alarm system. FFPC 6th Edition
3. ☒ 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. ☒ 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. ☒ Show water mains and hydrants on site plan. OPWPS
6. ☒ 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. ☒ A fire hose shall not be laid across any street having a width greater than 24' of pavement. OPWPS
8. ☒ 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. ☐ Hazardous materials permit will be required.
10. ☒ 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. ☒ 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. ☐ See water protection standard attached for water supply info.
13. ☒ 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. ☒ Knox box, Key switch, or Padlock will be required if gate is locked. NFPA 1 10.12

15. ☐ 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. ☒ 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> | Show fire line, backflow, FDC for Fire Sprinkler system on civil drawings. |

31. <input checked="" 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 checked="" type="checkbox"/>	Clearly indicate on the Civil plans the point of service as defined by State Statue 633.021(18)
35. <input checked="" 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: An In-building public safety radio enhancement system may be required for fire department communications. Note that Building must comply with two-way radio communications enhanced system per Florida Fire Prevention Code, 5th Ed. NFPA 1, Sec. 11.10
37. <input type="checkbox"/>	In addition:
38. <input type="checkbox"/>	In addition:
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.



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%)

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.

Aerial 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.



ATTENTION CONTRACTORS & DESIGN PROFESSIONALS

EFFECTIVE IMMEDIATELY

NFPA 1:11.10 Requires minimum radio signal strength for fire department communications to be maintained at a level determined by the AHJ for all new and existing buildings.

The Owner's Rep or GC shall conduct a Preliminary Initial Assessment to determine if the minimum radio signals strength for fire department communication is in compliance with Broward County standards.

Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed.

An assessment will be conducted by the Owner's Rep or GC to determine if the minimum radio signals strength for fire department communication in the occupancy is in compliance, in accordance with NFPA 1: 11.10.1 and NFPA 72: 24.5.2.2.1 through 24.5.2.2.3.

Radio coverage shall be provided throughout the building as a percentage of floor area as specified below in accordance with NFPA 72: 14.4.12.1.2 through 14.4.12.1.4 and NFPA 24.5.2.3.

1. A test "grid" plan shall be produced to ensure testing throughout the building.
2. Signal levels shall be measured to ensure the system meets the criteria of 24.5.2.3 according to parameters as follows:
 - a. 24.5.2.3.1 Inbound.
A minimum inbound signal strength of -95 dBm, or other signal strength as required by the authority having jurisdiction, shall be provided throughout the coverage area.
 - b. 24.5.2.3.2 Outbound.
A minimum outbound signal strength of -95 dBm at the donor site, or other signal strength as required by the authority having jurisdiction, shall be provided for the coverage area.
 - c. Critical areas, such as the emergency command center(s), the fire pump room(s), exit stairs, exit passageways, elevator lobbies, standpipe cabinets, sprinkler sectional valve locations, and other areas deemed critical by the authority having jurisdiction, shall be provided with 99 percent floor area radio coverage.
 - d. General building areas shall be provided with 90 percent floor area radio coverage.

ACCEPTANCE

1. If three nonadjacent areas fail the test with less than -95 decibels per milliwatt (-95 dBm), and /or a DAQ3 or below; or if two adjacent areas fail with less than -95 decibels per milliwatt (-95 dBm), and/or a DAQ3 or below, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems; and/or

Rev. 10/30/2015

2. If there is less than 99 percent floor area radio coverage to all Critical areas, or less than 90 percent floor area radio coverage to all General building areas, the GC will be required to pull separate plans and permit and install an IPSRES; In-Building Public Safety Radio Enhancement Systems.

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD19-09RZCU

Discipline: Solid Waste

Reviewed by: Antwan Armalin

Review Date: 4/23/2019

Phone: (954)630-4457

Email: Antwana@oaklandparkfl.gov

Project Name: Safe & Secure Self-Storage of Oakland Park

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
<input type="checkbox"/>	Approved

Current Comments:

1. Provide more information on the dimensions of the enclosure.

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD19-09RZCU

Discipline: STRUCTURAL

Reviewed by: Dave Spence

Review Date: 04-19-2019

Phone: 954-630-4413

Email: davids@oaklandparkfl.gov

Project Name: Safe & Secure Self-Storage of Oakland Park

Comments Based on Plan Submittal:

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

ATTENTION:

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 “NOT 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 submitted with building permit applications.

1. Currently for Structural, there is not enough to evaluate.
2. Bath room and parking may be an issue.
3. How many ADA Storage Spaces and where will the ADA storage be located?

CITY OF OAKLAND PARK
DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD19-09RZCU

Discipline: Landscaping

Reviewed by: Kevin Woodall

Review Date: 04/02/2019

Phone: (954)630-4397

Email: kevinw@oaklandparkfl.gov

Project Name: Safe & Secure Self-Storage of Oakland Park

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
<input type="checkbox"/>	Approved

Current Comments:

1. Please indicate 20'ft clear sight triangles at the ingress/egress of the off-street parking facilities.
2. Plant List indicates 14 "Bursera simaruba" and 4 "Bulnesia arborea". Landscape Plan indicates 4 "Bursera simaruba" and 14 "Bulnesia arborea". Please make changes to Plant List to correctly reflect true number of each species proposed.