



DRC COMMENT PACKAGE

Resubmittal Received: June 21, 2019

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

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

Discipline: Planning and Zoning Division

Reviewed by: Andrew Riddle, AICP

Review Date: July 2, 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	10'	11.5' from sidewalk / 43' from property line	Complies	Sec. 24-37(H)(2)
	B-3				Sec. 24-39(H)(2)
Side (east / west)	B-1	0'	30' (east side) 34' (west side)	Complies	Sec. 24-37(H)(2)
	B-3				Sec. 24-39(H)(2)
Rear (Abutting Residential)	B-1	15'	42'	Complies	Sec. 24-37(H)(2)
	B-3				Sec. 24-39(H)(2)
Building Height Limit	B-1	100'*	49'	Complies	Sec. 24-37(H)(1) & (2)
	B-3			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:

- 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".
Response: Site Data table on the Sheet SP-1 states "3 stories". Please provide height in feet on the Site Plan.
- 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).
Response: Addressed.

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.

Response: Alternate screening method may be approved by the City Commission in accordance with Sec. 3(C)(2)(d) of the Landscape and Streetscape Design Standards (p. 41). Please provide the proposed alternate screening method details on the landscape plan (including a color rendering) and justification to be presented to the City Commission for not providing the 8' wall.

4. Please depict the sight triangle at the driveway in accordance with Sec. 24-83(A)(1)(g) on the Landscape Plan.

Response: Please "call out" the sight triangles and provide dimension in accordance with Sec. 24-83(A)(1)(g). The sight triangles could not be found on the Site Plan or 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.

Response: Addressed.

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.

Response: Proposed freestanding monument sign does not comply with Sec. 24-148 (e.g. proposed height is 6' and Sec. 24-148 maximum is 5' and maximum area). Revise accordingly.

7. Provide dimensions and details of all signs on the building including lettering, graphics, material, illumination, and other features.

Response: Addressed.

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.

Response: Addressed.

9. Please acknowledge that all signs shall be static copy. Changeable Copy and Message Center (LED) Signs are prohibited.

Response: Addressed.

General Comments When Submitting Revised Plans:

10. Applicant shall provide a summary of all changes in a comment response letter with the revised plans.

Response: Addressed.

11. Please cloud all changes / revisions on the plan sheets.

Response: Addressed.

12. Add a note on the Site Plan of all site or building design methods used to conserve energy and water.

Response: Addressed.

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: 06/24/19
Phone: 954-522-1004
Email: dshultz@flynnengineering.com
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

Current Comments:

1. None

Previous Review Comments:

1. Survey should be updated to be within a year of this submittal. **Addressed 06/24/19**
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. **Addressed 06/24/19**
3. Provide preliminary drainage calculations **Addressed 06/24/19**

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD19-09RZCU

Discipline: Landscaping Reviewed

by: Kevin Woodall

Review Date: 06/24/2019

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 type="checkbox"/>	Comments as follows or attached
<input checked="" type="checkbox"/>	Approved with Comment
<input type="checkbox"/>	Approved

Current Comments:

1. Please change tree quantities in "Plant List" for "Bursera simaruba" to 4 and for "Bulnesia arborea" to 14.

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD19-09RZCU

Discipline: Broward Sheriff's Office

Reviewed by: Detective Debra Wallace

Review Date: July 2, 2019

Phone: 954-202-3131

Email: Debra_Wallace@sheriff.org

Project Name: Safe & Secure-Storage of Oakland Park (resubmittal)

Comments Based on Plan Submittal:

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

CONDITION OF APPROVAL:

- Include on the Conditional Use that the Police has access 24/7 through the Knox box as stated.

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.

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CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD19-09RZCU

Discipline: Fire Prevention

Reviewed by: Pam Archacki

Review Date: 6/21/19

Phone: 954-630-4555

Email: pama@oaklandparkfl.gov

Project Name: Safe & Secure Self-Storage

Comments Based on Plan Submittal: 2

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

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD19-09RZCU

Discipline: Solid Waste

Reviewed by: Antwan Armalin

Review Date: 6/24/19 Phone: (954)630-4457

Email: Antwana@oaklandparkfl.gov

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

Comments Based on Plan Submittal:

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

CONDITION OF APPROVAL:

1. It will require roll out service

CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD19-09RZCU

Discipline: STRUCTURAL

Reviewed by: Dave Spence

Review Date: July 2, 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 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 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.

Currently for Structural There is not enough to evaluate.

Bath room and parking may be a issue.

ADA Storage Spaces How many, Where will the ADA storage be located?