



## **DRC COMMENT PACKAGE**

**CD19-26DMUD/CU DDB Investments  
3554-3580 NE 12<sup>th</sup> Avenue**

**DRC Meeting Date: October 24, 2019  
Oakland Park Municipal Building, Suite 2  
5399 North Dixie Highway, Oakland Park, Florida 33334**

**CITY OF OAKLAND PARK**

**COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT  
5399 North Dixie Highway, Suite 3, Oakland Park, Florida 33334  
Office 954-630-4333 Fax 954-630-4353**

**[www.oaklandparkfl.gov](http://www.oaklandparkfl.gov)**

## CITY OF OAKLAND PARK

### DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

**Application:** CD19-26DMUDCU – 3554-3580 NE 12<sup>th</sup> Avenue

**Discipline:** Planning and Zoning Division

**Reviewed by:** Robert Collins, AICP Consultant City Planner CGA

**Review Date:** October 11, 2019

**Phone:** (954) 766-2723

**Email:** rcollins@cgasolutions.com

**Project Name:** DDB Investments

**Comments Based on Plan Submittal:**

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

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**Project Description:**

The applicant proposes to renovate adjacent 1-story retail/office buildings within the Downtown Mixed Use District. The buildings are located at 3554-3558 and 3560-3580 NE 12<sup>th</sup> Avenue. The buildings have a combined area of 5,642 sq. ft. and the applicant is proposing to change the use from office and warehouse to retail and 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 restaurant bar and retail are permitted uses within the DMUD Park Place – 3 sub-area. The applicant is also requesting City Commission use approval for a restaurant bar in accordance with Sec. 24-276.

**Comprehensive Plan (CP) Consistency:**

The subject properties have 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 Property	North	East	South	West
Existing Zoning	Park Place – 3 sub-area	Civic Use – 4 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	Existing 1-story office/warehouse	City Hall	Single-family residential	Existing 1-story office/retail	Railroad ROW and N Dixie Highway

**Zoning District Regulations:**

Standard	Required	Proposed	Status	Code Reference
Minimum Pervious Area	5%	12..3%	Complies	Sec. 24-263(3)(E)
Front Setback	0'	?	Need to provide	Sec. 24-263(3)(E)
Side Setback	10'	?	Need to provide	Sec. 24-263(3)(E)
Rear Setback	10'	?	Need to provide	Sec. 24-263(3)(E)
Building Height Limit	3 stories / 36'	1 story / ?'	Overall height not supplied	Sec. 24-263(3)(E)
Parking Spaces (Commercial: 4 per 1,000 SF)	23	13 spaces	?	Sec. 24-270 (B)

#### **Site Plan:**

1. Please clarify total building square footage – different information is shown on Sheets A-3 and L-1;
2. Please provided a zoning data table with existing/proposed zoning, use, net site area, setbacks, parking, pervious area, lot coverage, building height, etc.;
3. Please provide building dimensions and information on overall square footage and square footage of individual retail/restaurant spaces. Supply setbacks and dimensions on the site plan and provide additional labeling of various items shown on Site Plan;
4. Please provide information of materials to be utilized including façade materials (e.g. painted tucco) and color scheme;
5. Please provide full legal description on Site Plan.

#### **Parking:**

6. Since the proposed site plan has an on-site parking deficit, please provide information addressing the Downtown Mobility Fee of On-Site Parking (Section 24-270(f)).

#### **Landscaping:**

7. 50% Native materials are required to be used.

#### **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:** CU19-26 DMUD/CU  
**Discipline:** Engineering & Utilities  
**Reviewed by:** Dennis Shultz, P.E.  
**Review Date:** 10/02/19  
**Phone:** 954-522-1004  
**Email:** dshultz@flynnengineering.com  
**Project Name:** 3500-3580 NE 12 Avenue

#### Comments Based on Plan Submittal:

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

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#### **Current Comments:**

1. Survey provided is older than 1 year. Please submit updated survey.
2. Provide parking calculations (required and proposed) on the site plan sheet A-3.
3. Provide handicap parking required for the site within the required parking spaces provided. Handicap parking spaces in the adjacent City parking in the r/w do not eliminate the need for on-site handicap parking when there is required parking for the building.
4. Please provide existing topo elevations for the existing asphalt parking area behind the building and on NE 36<sup>th</sup> Street on the grading plan L-4.
5. Provide proposed elevations on the grading plan L-4 where existing asphalt is going to be regraded (site plan has notes that says to regrade as required to make flush with door). Also provide notes to detail for how this will be done.
6. Hardscape plan L-3 notes the new sidewalk on NE 36<sup>th</sup> Street as being constructed "by others". Where is the design information for this sidewalk (detail, grades, ramps, etc.) and who is constructing it?
7. How is roof drainage going to be addressed?
8. How is runoff from the area being reconstructed in front of the building going to be addressed? Note on grading plan L-4 says slope to green area for drainage. Please provide calculation and show where this runoff will be stored so that it does not run off into adjacent City r/w.

9. Provide notes on site plan (or separate pavement markings and signage plan) to address new pavement markings for parking spaces and striped out walks behind the building. Width, color, spacing, angle, etc.

**Previous Review Comments:**

1. N/A

**CITY OF OAKLAND PARK**

**DEVELOPMENT REVIEW PLAN REVIEW COMMENTS**

**Application: CD19-26DMUD/CU**

**Discipline: STRUCTURAL**

**Reviewed by: Dave Spence**

**Review Date: October 1, 2019**

**Phone: 954-630-4413**

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

**Project Name: DBB Investments**

**Comments Based on Plan Submittal:**

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

The Addresses are 3554 - 3580 NE 12<sup>th</sup> Avenue

The 2 previous business were demolished to make room for Butcher Barrel Restaurant.

## **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 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.

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**CITY OF OAKLAND PARK**

**DEVELOPMENT REVIEW PLAN REVIEW COMMENTS**

**Application: CD19-26DMUD**

**Discipline: Solid Waste**

**Reviewed by: Antwan Armalin**

**Review Date: 10/16/2019**

**Phone: 954-630-4457**

**Email: antwana@oaklandparkfl.gov**

**Project Name: DSS Investments**

**Comments Based on Plan Submittal:**

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

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The dimensions of the gate opening (inside gate opening) needs to be added to the plans.

**CITY OF OAKLAND PARK**

**DEVELOPMENT REVIEW PLAN REVIEW COMMENTS**

**Application: CD19-26DMUD**

**Discipline: Fire Prevention**

**Reviewed by: Pam Archacki**

**Review Date: 10/09/2019**

**Phone: 954-630-4555**

**Email: pama@oaklandparkfl.gov**

**Project Name: DSS Investments**

**Comments Based on Plan Submittal:**

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

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Please see attachments



**CITY OF OAKLAND PARK**  
**DEVELOPMENT REVIEW PLAN REVIEW COMMENTS**

**PARCEL:** 494223030780

**Discipline:** Landscaping

**Reviewed by:** Kevin Woodall

**Review Date:** 10/16/2019

**Phone:** (954)630-4397

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

**Project Name:** DBB Investments 3500-3580 NE 12 Avenue

**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

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**Current Comments:**

1. All trees installed in the DMUD shall be 18'ft. in height at time of planting. Please ensure all trees are a least 18'ft. in when installed.

**Previous Review Comments:**



## Development Review Checklist

954-630-4544

### Fire Prevention

fax 954-229-0424

Case # CD19-26DMUD Name DBB Investments

Address 3500 - 3580 NE 12 AVE

Date 10/09/19 Reviewer Pam Archacki

☐ **NO COMMENTS**

#### ALL CHECKED ITEMS BELOW MUST BE ADDRESSED.

- |  |
|--|
| 1. <input checked="" type="checkbox"/> Building may require a fire sprinkler system. FFPC 6th Edition  |
| 2. <input checked="" type="checkbox"/> Building may require a fire alarm system. FFPC 6th Edition  |
| 3. <input checked="" type="checkbox"/> Provide flow test results on adjacent water line to determine fire flow. OPLDC 24-168 (c). A fire hydrant flow test request is attached for your use. Please submit the form along with \$75.00 directly to Utility Billing - City Hall 3650 NE 12th Avenue, Oakland Park, FL 33334 Phone: 954-630-4280           |
| 4. <input checked="" type="checkbox"/> Hydrants shall be installed on a 8" line looped for pressure and reliability. OPWPS<br>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 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 checked="" type="checkbox"/> A fire hose shall not be laid across any street having a width greater than 24' of pavement. OPWPS  |
| 8. <input 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 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 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 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 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.



Development Review Checklist continued



**Fire Prevention**

pg 3

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: Any building containing one or more assembly occupancies where the aggregate occupant load of the assembly occupancies exceeds 300 shall be protected by an approved supervised automatic fire sprinkler system. NFPA 101-12.5.3.2.
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.



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## **FIRE HYDRANT FLOW TEST REQUEST**

**Instructions: Submit this request with \$75.00 to the Utility Billing Department located at the address above. Checks shall be made payable to 'City of Oakland Park.' Results will forwarded to the contact information provided below in approximately 5 business days.**

DATE: \_\_\_\_\_

PERSON REQUESTING: \_\_\_\_\_

BUSINESS NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

PHONE: \_\_\_\_\_

E:MAIL: \_\_\_\_\_

OTHER: \_\_\_\_\_

SEND TO RESULTS : \_\_\_\_\_

\_\_\_\_\_

HYDRANT TESTING LOCATION(S):

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