



PLAN CORRECTIONS REPORT 000025-2019-APP FOR CITY OF OAKLAND PARK

PLAN ADDRESS: 3554 NE 12 Ave
Oakland Park, FL 33334

PARCEL:

APPLICATION DATE: 11/26/2019 **SQUARE FEET:** 0.00 **DESCRIPTION:** Building Renovations, Plaza landscaping, Adaptive Reuse (Change of Use), and Use Approval for Restaurant Bar

EXPIRATION DATE: **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
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DRC Review

REVIEW ITEM	STATUS	REVIEWER
Engineering v.1 Engineering	Requires Re-submit	Jay Flynn Ph: 954.258.5386 email: jflynn@flynnengineering.com

Correction: 01 - General Comment - Alexander Dambach (11/26/19) - Not Resolved
Comments: 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: 11/14/19
Phone: 954-522-1004
Email: dshultz@flynnengineering.com
Project Name: 3500-3580 NE 12 Avenue
Comments Based on Plan Submittal:

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

Current Comments:

1. Provide itemized responses to previous comments in next resubmittal. Next submittal will not be reviewed without them.

Previous Review Comments:

1. Survey provided is older than 1 year. Please submit updated survey. 11/14/19 – Updates survey still not provided
2. Provide parking calculations (required and proposed) on the site plan sheet A-3. 11/14/19 – Addressed
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. 11/14/19 – Still not addressed. Handicap parking requirements are based on the number of onsite parking spaces being provided so 1handicap parking spaces is required within the on-site parking spaces provided.
4. Please provide existing topo elevations for the existing asphalt parking area behind the building and on NE 36th Street on the grading plan L-4. 11/14/19 – Still not addressed. All of the topo shots provided are 5.73. Please confirm this is not a drafting issue.
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. 11/14/19 – Still not addressed.
6. Hardscape plan L-3 notes the new sidewalk on NE 36th Street as being constructed "by others". Where is the design information for this sidewalk (detail, grades, ramps, etc.) and who is constructing it? 11/14/19 – Still not addressed.
7. How is roof drainage going to be addressed? 11/14/19 – Still not 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. 11/14/19 – Still not addressed.

Fire Prevention v.1
Fire Prevention

Requires Re-submit

Pam Archacki Ph: 1-954-630-4555 email: pama@oaklandparkfl.gov

Correction: 01 - General Comment - Alexander Dambach (11/26/19) - Not Resolved

PLAN CORRECTIONS REPORT (000025-2019-APP)

Comments: CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD19-26DMUD

Discipline: Fire Prevention

Reviewed by: Pam Archacki

Review Date: 11/19/19

Phone: 954-630-4555

Email: pama@oaklandparkfl.gov

Project Name: DBB Investments

Comments Based on Plan Submittal: 2

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

Current Comments:

1. 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. 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
2. Note: NFPA 101 7.3.2.1 Provides occupant load factors that are the minimums. We encourage providing the maximum probable number of occupants in accordance with NFPA 101 A.7.3.1.2.
3. Note: 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.
4. Note: When installing a fire sprinkler system, a fire hydrant shall be located within fifty feet of the fire dept. connection.

Landscaping v.1	Approved	Kevin Woodall Ph: 1-954-630-4397 email: kevinw@oaklandparkfl.gov
Landscaping		
Planning v.1	Requires Re-submit	Alexander Dambach Ph: 1-954-630-4339 email: alexander.dambach@oaklandparkfl.gov
Planning		

Correction: 01 - General Comment - Alexander Dambach (11/27/19) - Not Resolved

PLAN CORRECTIONS REPORT (000025-2019-APP)

Comments: CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD19-26DMUDCU – 3554-3580 NE 12th Avenue
Discipline: Planning and Zoning Division
Reviewed by: Robert Collins, AICP - Alex Dambach, AICP-updated
Review Date: October 11, 2019
Phone: (954) 766-2723
Email: rcollins@cogasolutions.com
Project Name: DDB Investments
Comments Based on Plan Submittal:

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

Project Description:

The applicant proposes to renovate a pair of attached 1-story retail/office buildings within the Downtown Mixed Use District. The buildings are located at 3554-3558 and 3560-3580 NE 12th Avenue. The buildings have a combined area of approximately 5631 sq. ft., and the applicant proposes to change the uses from office and warehouse to retail, restaurant, and 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 requires and is requesting 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.

Site Plan:

1. Please clarify total building square footage – different information is shown on Sheets A-3 and L-1 – NOT ADDRESSED, CAN BE ON FINAL PLANS FOR RECORD PURPOSES;
2. Please provided a zoning data table with existing/proposed zoning, use, net site area, setbacks, parking, pervious area, lot coverage, building height, etc. – NOT ADDRESSED, CAN BE ON FINAL PLANS ;
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 – REAR SETBACK PROVIDED, PLANS USE SCALABLE PDF. SETBACK TABLE AND DIMENSIONS NEED TO BE ON FINAL PLANS FOR RECORD PURPOSES;
4. Please provide information of materials to be utilized including façade materials (e.g. painted tucco) and color scheme; -- NOT PROVIDED ON PLAN DRAWINGS, REVISED BUILDING COLOR IS WHITE STUCCO. COLOR AND MATERIAL SHALL BE NOTED ON FINAL PLANS
5. Please provide full legal description on Site Plan. – PROVIDED ON SURVEY

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)). – PARKING FOR PROPOSED USES IS SATISFIED. PARKING WILL BE NEEDED FOR VACANT SPACES WITH PAYI OF FEES

Landscaping:

7. 50% Native materials are required to be used. – NOT ADDRESS, MUST BE REVISED FOR FINAL SITE PLAN
8. NEW COMMENT: Detailed signage plans need to be submitted for review by Planning and CRA staff when businesses move into spaces.

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.

Police v.1

Requires Re-submit

Deborah Wallace Ph: 1-954-630-4399 email: Debra_wallace@sherriff.

Correction: 01 - General Comment - Alexander Dambach (11/26/19) - Not Resolved

PLAN CORRECTIONS REPORT (000025-2019-APP)

Comments: 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
November 04, 2019
3554-3580 NE 12 Ave
CD19-26DMUD/CU
"DDB Investments-Restaurant/Bar"

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 a Site Development Plan Review and a Use Approval to renovate an existing building for a Restaurant/Bar use. This stage of design and Construction is the opportune time to incorporate CPTED to reduce opportunities for crime and anti-social behavior. Unfortunately due to the limited information provided, this is limited to a review for a vacant building. How a building is utilized (the uses) adds many more dimensions to a CPTED review. A more in-depth review is needed when additional information is provided. Listed below are comments:

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 parking area. Criminal do not like to be seen or possibly recognized.
 - The Photometric plan needs to include the complete property. The lighting plan L7 ,must show the FC. Please include, 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.
 - Are you including the benches , seating on the outside?, This feature will provide a place for patrons to congregate while waiting for friends or entry providing additional eyes on the ingress/egress area and discourage the possible criminal act to occur. A floor plan would need to be included to review.
 - Include a legend for the windows and doors for a review.
 - Include a legend for the dumpster area/enclosure
2. **Natural Access Control:** Take the control out of the criminal hand. 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.
 - Is the sliding window on the North side for future customer service? This could present an issue.
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 utilizes this concept well. with definition from public to private with the planters, pavers and landscaping
 - The cocoplums on the NE corner must be maintain below 36", this corner would become an entrapment area
 - Walkways/wayfinding pathways need shown to access the rear parking area from the front.
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:
 - All the landscaping must be maintained. The landscaping should provide a clear line of sight. Keep all hedges below the patio panels. All trees should provide canopies at least 8' in height.
 - The property (public walkway) should be policed on a daily basis for trash/debris. Place a trash receptacles outside, as this will cut down on the garbage thrown out.
 - Is the rear parking area to be repaved? The rear area is very uneven and could prevent an issue. The demotion plans states existing asphalt to remain.

Additional questions and or concerns.

- Contain BSO for a trespass affidavit and have signs posted.
- Crowding contributes directly and indirectly to alcohol related aggression and violence. Once a floor plan is provided, make sure aisle ways leading to the bars and to the outdoor patio area are wide.
- Make sure your capacity is displayed as required and strictly adhered to and enforced.
- Additional practices need implemented when this restaurant/bar opens, i.e. No loitering in the rear (residential neighborhood next to building)

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Rear doors must be kept closed at all times.

- How are you soundproofing the building as required by Ordinance 3-22, please include on the plans.
- Include 10' address numbers for Police, Fire and the public.
- We have a noise ordinance and excessive noise is not permitted. This needs taken into consideration when an interior buildout is completed.

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.

Solid Waste v.1	Requires Re-submit	Antwan Armalin Ph: 1-954-630-4457 email: antwana@oaklandparkfl.g
Solid Waste		

Correction: 01 - General Comment - Alexander Dambach (11/26/19) - Not Resolved

Comments: CITY OF OAKLAND PARK

DEVELOPMENT REVIEW PLAN REVIEW COMMENTS

Application: CD19-26DMUD/CU

Discipline: Solid Waste

Reviewed by: Antwan Armalin

Review Date: 11/12/2019

Phone: (954)630-4457

Email: Antwana@oaklandparkfl.gov

Project Name: DDB Investments – Restaurant/Bar Use Approval and Reno.

Comments Based on Plan Submittal:

No comments

x Comments as follows or attached

Approved with Comment

Approved

Current Comments:

1. Enclosure dimensions are too small. 10x10 clear inside opening is required. It's showing 8x4 opening.

Structural v.1	Approved	David Spence Ph: 1-954-630-4200 email: davids@oaklandparkfl.gov
Building		

CONDITION(S) General Condition - This condition is used for more general reasons. The "comments" field on the conditions tab of a case can be filled with the more specific nature of the condition's requirements.

Comment: All trees installed in the DMUD shall be 18'ft. in height at time of planting. please ensure all trees are at least 18'ft. in height when installed.