



PLAN CORRECTIONS REPORT 000030-2020-APP FOR CITY OF OAKLAND PARK

PLAN ADDRESS: 3555 N Dixie Hwy
Oakland Park, FL 33334
PARCEL: 494223056490

APPLICATION DATE: 02/13/2020 **SQUARE FEET:** 0.00 **DESCRIPTION:** 3557 N Dixie Hwy - New 2 story mixed use building
EXPIRATION DATE: **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Owner	Wood -DWG LLC		N 3557 Dixie Hwy

DRC Review

REVIEW ITEM	STATUS	REVIEWER
Engineering v.1 Engineering	Approved	Jay Flynn Ph: 954.258.5386 email: jflynn@flynnengineering.com

Correction: 01 - General Comment - Alexander Dambach (3/5/20) - Resolved

Comments: 1. Please provide written responses to each comment. Resubmittals without a response letter may not be reviewed.

2. Survey provided is not dated within 1 year of this submittal date. Please update survey and resubmit.
3. Aerial view and Location map images did not print correctly on cover page.
4. Parking spaces as shown only appear to be 8'-10" wide. The code minimum is 9'. Parking spaces and drive isle shall comply with City Code 24-80 H Figure 1.
5. Please provide handicap parking spaces as required. If only 2 spaces are proposed on-site then 1 of those spaces is required to be a handicap parking space. Florida Building Code Section 11-4.1.2(5)a
6. How do vehicles back out of these parking spaces? It does not appear that either the backout drive isle is provided to prevent full backout movements. Parking spaces and drive isle shall comply with City Code 24-80 H Figure 1.
7. Provide separate engineering plans (Water and Sewer and Paving and Drainage) for this site.
8. On water and sewer plan please show existing City utilities surrounding the site including existing fire hydrant locations as well as proposed water and sewer service connections.
9. On paving and drainage plan show proposed drainage system and well as the removal of the existing drop curb and sidewalk that existed for vehicular access from Dixie Highway and construction of new Type F curb & gutter along with new raised sidewalk.
10. Provide preliminary drainage calculations.
11. Informational note – this site will require a Broward County Surface Water Management General License at time of permitting.

Correction: 01 - General Comment - Todd Larson (10/14/20) - Resolved

Comments: Engineering

1. Previous Comments from Jay Flynn not completely addressed.
 - a) Please provide written responses to each comment
 - b) Please provide handicap parking spaces as required. If only 2 spaces are provided on site one of those us required to be a handicap space. Florida Building Code 11-4.1.2(5)a . Your proposed use of handicap space in city parking lot will not work for a number of reasons including no handicap access route to that parking lot.
 - c) How do vehicles back out of the provided parking spaces? Parking spaces must comply with city code 24-80H Figure 1. Simply saying that a 3 point turn could be made is not sufficient, need drawing to show code is met.
 - d) Provide separate engineering plans (water and sewer. Paving and Drainage) for this site. Plans not provided.
 - e) On Water and Sewer plan please show existing city utilities surrounding the site including existing fire hydrant locations as well as proposed water and sewer connections. Details for Water and sewer are needed, not just fire hydrant on next block.
 - f) On Paving and drainage plan show proposed drainage system as well as the removal of the existing drop curb and sidewalk that existed for vehicular access from Dixie Highway and construction of a new Type F curb and gutter along with new raised sidewalk. Not provided.
 - g) Provide preliminary drainage calculations. Not provided. Oakland Park requires the first 1 inch of rainfall to be retained on site, plans must show method acceptable to permitting agencies on how this will be accomplished.
2. Provide proposed finished floor elevations on plans to comply with City Code Section 24-139.1 requirements.
3. Need to show Handicap access from Parking and sidewalk on Dixie Highway meeting ADA.
4. Sheets missing in plans set per drawing index shown on cover sheet. Please provide.
5. City will require copies of other agency approvals (BCEPD, BCWWS, SFWMD, FDOT etc..) prior to the City approving a permit. Please provide status of submittals made.

PLAN CORRECTIONS REPORT (000030-2020-APP)

Corrective Action: Engineering

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Correction: 01 - General Comment - Todd Larson (12/2/20) - Resolved

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 - c) How do vehicles back out of the provided parking spaces? Parking spaces must comply with city code 24-80H Figure 1. Simply saying that a 3 point turn could be made is not sufficient, need drawing to show code is met. Provided, Need to show lawful connection to parking lot behind building for permitting.
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2. Provide proposed finished floor elevations on plans to comply with City Code Section 24-139.1 requirements. Flood elevation met. Need to show flood staging to verify level is correct.
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Correction: 01 - General Comment - Todd Larson (12/28/20) - Resolved

Comments: Additional comments based on 12/17/20 submittal.

1. Provide detail sufficient to show pervious paver flow rates based on industry standards and installation. Verify how 40 % impervious pavers have no loss of flow.

2. Demonstrate soil storage

3. provide copy of exfiltration test and where taken to show how trench capacity determined.

4. Correct spreadsheet to show all NAVD elevations, some shown as NGVD.

5. Your response to 1 g states trench designed to retain 13.5 inches of rain, how?

6. Your answer to 2 will be evaluated after corrections made in calculations.

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Fire Prevention v.1

Approved

Christopher French Ph: 1-954-630-4559 email: christopherf@oaklandp

Fire Prevention

Correction: 01 - General Comment - Alexander Dambach (2/21/20) - Resolved

Corrective Action: See "Fire1" documents in attachments

Correction: 01 - General Comment - Christopher French (10/12/20) - Resolved

Comments: PROVIDE AN ITEMIZED RESPONSE SHEET THAT CLEARLY STATES HOW AND WHERE COMMENTS HAVE BEEN ADDRESSED. CHANGES TO PLANS MUST BE CLOUDED.

1-Please confirm there will be a 2 hour separation between mercantile and apartments per NFPA 1 (15) Table 6.1.14.4.1(b).

2- Secondary egress cannot be used through a kitchen.

3- Knox box, key switch, or padlock will be required if gate(s) are locked.

Christopher French

954-630-4559

christopherf@oaklandparkfl.gov

Landscaping v.1

Approved

Kevin Woodall Ph: 1-954-630-4397 email: kevinw@oaklandparkfl.gov

PLAN CORRECTIONS REPORT (000030-2020-APP)

Landscaping

Correction: 01 - General Comment - Alexander Dambach (3/5/20) - Resolved

Comments: PLEASE SUBMIT LANDSCAPE PLANS FOR THE PROPOSED NEW CONSTRUCTION OF A TWO STORY BUILDING IN THE DMUD

Null v.1
Null

In Review

Planning User email: Planning@oaglandparkfl.gov

Planning v.1
Planning

Approved

Alexander Dambach Ph: 1-954-630-4339 email: alexander.dambach@

Correction: 01 - General Comment - Alexander Dambach (3/5/20) - Resolved

PLAN CORRECTIONS REPORT (000030-2020-APP)

Comments: **Project Description

The site is a vacant 2,455 square foot lot in the Park Place subzone of the Downtown Mixed-Use District. The applicant proposes to construct a 2,904 square foot 2-story building that would contain a restaurant and/or bar on the first floor and, as now amended, one 1,133 square foot apartment on the second. The building would not have side yard setbacks, but it would have a 12 foot front setback and a 15 foot rear setback. The front setback would contain outdoor seating for the business, and the rear setback would contain a parking space, accessible from a City-owned public parking lot, and a fenced refuse and utility area. The first floor footprint would recess in below the cantilevered second floor to create depth for the parking spaces in the rear and additional outdoor dining area in the front. Access to the second floor apartments would be through a breezeway in the south edge of the building connecting to a stairwell in the building's center.

The commercial area would contain a fenced outdoor seating area in the front, indoor dining and lounge areas, a bar, a kitchen, and two ADA bathrooms. Signage for this business would be placed on the front wall of the second story on a panel designated for this purpose. There would be outdoor lighting in the outdoor seating and rear parking areas.

**Comprehensive Plan (CP) Consistency:

The subject property has a Comprehensive Plan Future Land Use Map (FLUM) designation of Local Activity Center. The proposed request is consistent with the underlying FLUM designation. The residential component would be consistent with the allocation of a villa unit to this site.

**Zoning Bulk and Setback Regulations:

Existing Zoning

Subject Property – Downtown Mixed Use District – Park Place

Zoning District Regulations:

Front Setbacks

Required – 12'

Proposed - 12'

Status - Complies

Side Setback on each side

Required - 10'

Proposed – 0'

Status – Does not comply. A Modification of Required Yards in accordance with Sec. 24-78 would need to be approved.

Rear Setback

Required – 10'

Proposed – 15'

Status – Complies

Landscaping and Pervious Area:

Required - 5%

Proposed – None provided. Pervious area needs to be added to site plan.

Building Height Limit

Required – 36'

Proposed – 25'

Status – Complies

Parking Spaces

Required – Total of 2 for residential and 5 for commercial, but mixed use projects get a 30% reduction, so 5 spaces in total are required.

Proposed – 1

Status – Does not comply. A mobility fee of \$7,000 per parking for the 4 spaces not provided needs to be paid.

Unit Sizes

Required – Minimum gross floor area of 900 sf per unit, Average gross floor area of 1,100 sf per unit

Proposed – One apartment with 1,133 square feet.

Status – Complies with minimum and average unit size.

Density

Required – 55 dwelling units per acre

Proposed – 28 dwelling units per acre

Status – Complies.

Analysis

PLAN CORRECTIONS REPORT (000030-2020-APP)

Proposed is a mixed-use new building on a vacant lot, where no new construction has yet occurred in the Downtown. The addition of residential units above businesses is considered a best-practice in downtown area planning. The applicant needs to provide a formal agreement for the City-owned parking lot located behind this site to be used for parking access, delivery, and refuse collection for this site. An agreement, encroachment, easement, or other mechanism needs to be provided by the applicant to be reviewed and approved by the City before final project approvals can be granted.

Police v.1

Approved

Chuck Howard Ph: 954-202-3124 email: charles_howard@sheriff.org

Correction: 01 - General Comment - Alexander Dambach (3/5/20) - Resolved

PLAN CORRECTIONS REPORT (000030-2020-APP)

Comments: Crime Prevention (CPTED) is the proper design and effective use of a built environment, which can lead to a reduction in the fear and incidence of crime. There are four important CPTED design guidelines, including Natural Surveillance, Natural Access Control, Territorial Reinforcement and Maintenance.

The applicant is requesting DRC approval for a new Mixed-Use building in the DMUD zone. The building is located on Lot 18 Block 22, numerical address of 3557 N. Dixie Hwy. Project is described as a restaurant/ bar on the lower floor with minimum infrastructure leading into the commercial space (total capacity 68) and an outside patio area. There will be 2 upper floor apartments finished to rent. The total work area square footage is 3065.

1. Natural Surveillance: Natural surveillance is the organization of physical features, activities and people in a manner as to maximize visibility. 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. Criminals do not like to be seen or possibly recognized. This principle is based on the basis that criminal activity is generally reduced when an area is being monitored casually by others who are present or nearby.

- Outside seating provides an excellent source of natural surveillance and deterrent from criminal behavior. Parking lots become frequent targets of robberies and burglaries. It is recommended a bench seat be installed at the rear/ west side of the building overlooking the city parking lot.

- Restaurant / bar front patio area should have lighting which has a motion activation feature for afterhours. This will deter trespassers and homeless persons from sleeping or congregating in this area.

2. Natural Access Control: Take the control out of the criminal hand. Criminals like settings where they can enter and leave without being observed. This objective is the perception of risk to the criminal and denies access to targets. Natural Access control is the physical guidance of people entering and exiting a space by the sensible placement of entrances, exits, signs fencing, landscaping and lighting. Natural access control places users of space in areas where natural surveillance exists. This development defines this concept quite well, through the one way ingress/egress/landscaping and fencing. Include the following in your development:

- Common entrance doors leading into both apartments should have wide angle / "fisheye" type peep holes allowing clear visibility of persons on the other side

- Both apartment doors should have address numbers clearly visible

3. Territorial Reinforcement: This principle's purpose is to define public to private property. Legitimate occupants have a sense of ownership and will notice people who don't belong. The property has excellent definition from public to private from the roadway to the entrance, fencing and the landscaping. An additional way to implement territorial reinforcement:

**** NO RECOMMENDATIONS ****

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. Ways to incorporate this into the site:

**** NO RECOMMENDATIONS ****

Additional questions and or concerns.

- In future, the restaurant / bar lower level may require additional CPTED review. This commercial space is the basic infrastructure with the future tenant being responsible for renovating the inside of the business (e.g. installing fixtures, lighting, seating, sound proofing material, etc.).
- Have a trespass affidavit on file with BSO and post No Trespassing signs in front and rear of building.
- Post signage displaying the seating capacity limits, in accordance to city ordinance.
- Roof access should have a locking mechanism in place, to prevent unauthorized persons from accessing this area.

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.

PLAN CORRECTIONS REPORT (000030-2020-APP)

Comments: The location of the enclosures will require push out service unless they are planning on using the 95-Gal carts.

Structural v.1
Building

Approved

David Spence Ph: 1-954-630-4200 email: davids@oaklandparkfl.gov

Correction: 01 - General Comment - Alexander Dambach (3/6/20) - Resolved

Comments: A Rentals Provide Vertical Accessibly.

B Call out ADA parking:

1. The minimum number of accessible parking spaces shall comply with the table referenced within section 208.2 of the "2017 Sixth Edition Florida Building Code". Table 208.2
 2. Accessible parking spaces serving a particular building shall be located on the shortest safely accessible route of travel from adjacent parking to an accessible entrance. 208.3.1
 3. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances. 208.3.1
 4. All spaces must be located on an accessible route no less than 44 inches wide so that users will not be compelled to walk or wheel behind parked vehicles. 208.3.1
 5. Each accessible parking space must be no less than 12 feet wide 502.2
Parking access aisles must be no less than 5 feet wide 502.3.1
and must be part of an accessible route to the building or facility entrance 502.3
 6. The access aisle shall be striped white diagonally to designate it as no parking zone. Per Advisory 502.3.3
 7. Curb ramps must be located outside of the disabled parking spaces and access aisles. 406.5
 8. Parked vehicle overhangs shall not reduce the clear width of an accessible route. 502.7
 9. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:48 in all directions. Indicate this on the plans at the accessible parking spaces. 502.4
 10. Each accessible parking space must be prominently outlined with blue paint to be clearly distinguishable as a parking space designated for persons who have disabilities. 502.6.1
 11. Each accessible parking space must be posted with a permanent above-grade sign. The sign must meet the requirements of color and design approved by the department of transportation (FTP 20-06 or FTP 21-06) ; also an additional sign must indicate the penalty for illegal use of the space (FTP 22-06). The height of the fine sign shall be a minimum of 5' feet from grade to top of the fine sign. 502.6.1
 12. The maximum slope of ramp shall be 1:12. Indicate this at all ramps. 405.2
- C A plan will be required showing all measurement for Occupant Load. Measurements for calculation for square footage
. length of length of bar seating.

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.

PLAN CORRECTIONS REPORT (000030-2020-APP)

CONDITION(S) Solid Waste Condition - The location of the enclosures will require push out service unless they are planning on using the 95-Gal carts.

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.

PROVIDE AN ITEMIZED RESPONSE SHEET THAT CLEARLY STATES HOW AND WHERE COMMENTS HAVE BEEN ADDRESSED. ALL CHANGES TO PLANS MUST BE CLOUDED.

1-Please confirm there will be a 2 hour separation between mercantile and apartments per NFPA 1 (15) Table 6.1.14.4.1(b).

2- Secondary egress cannot be used through a kitchen.

3- Knox box, key switch, or padlock will be required if gate(s) are locked.

Christopher French

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Christopherf@oaklandparkfl.gov

Planning & Zoning Condition - The applicant needs to provide a formal agreement for the City-owned parking lot located behind this site to be used for parking access, delivery, and refuse collection for this site. An agreement, encroachment, easement, or other mechanism needs to be provided by the applicant to be reviewed and approved by the City before final project approvals can be granted.

This approval requires the approval of yard modifications.

This approval requires the payment of mobility fee for parking not provided on site.

General Condition - Engineering

1. Provide Handicap parking and accessibility details needed at building permit stage.

2. How do vehicles backing out and exiting of the provided parking space. Need to show lawful connection to vehicle exit route for permitting.

3. Provide separate engineering plans (water and sewer. Paving and Drainage) for this site. Plans not provided. Preliminary plan provided. At permitting provide details and include service provider and water/sewer line separation.

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