



# DEVELOPMENT REVIEW COMMITTEE

## PROJECT REPORT

**REPORT TYPE:**  
CHECK ONE

<b>Initial</b>	<b>Progress</b>	<b>Final X</b>
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**COMMENTS BASED ON PLAN SUBMITTAL DATED:** 3/16/2021

Project Name: North Andrews Gardens Community Center  
Address: 250 NE 56 Court  
Case No.: CD21-03RZ&CD21-04Z  
DRC Meeting Date: May 13, 2021

Approvals:

Discipline	Reviewer	Status
Building/Structural	David Spence	Approved
Engineering	Dennis Schultz	Approved
Fire	Christopher French	Approved
Landscaping	Kevin Woodall	Approved
Planning/Zoning	Alex Dambach	Approved
Police/CPTED	Charles Howard	Approved
Solid Waste	Antwan Armalin	Approved

**DRC Approval Date:** TBD

DRC Coordinator: Lorrainia Belle 954-630-4573 [lorrainia.belle@oaklandparkfl.gov](mailto:lorrainia.belle@oaklandparkfl.gov)



# PLAN CORRECTIONS REPORT (000058-2021-APP)

Comments: -

## \*\*Project Description

Proposed is the replacement of the North Andrews Gardens Recreation Center. The site is a 47,797 square foot lot at the east end of its block with frontage on NE 56 Street, NE 2 Terrace, and NE 56 Court. The existing buildings, landscaping, and equipment would be removed. A utility easement runs through the middle of the property with existing power lines, and this would need to be vacated and relocated with the power lines repositioned. The site is surrounded by single-family and duplex dwellings on all sides and is currently zoned RD-10, Duplex and Attached One-Family Dwelling District but would need to be rezoned to CF, Community Facilities District to be developed as proposed.

The City proposes to construct a recreation building with 5,991 square feet positioned 32.1 feet north of NE 56 Street that would contain multi-purpose rooms, computer labs, a kitchen, an open-air dining area, and offices along with accessory rooms. The site is to include a basketball court, playground areas, and a 27-space parking lot with access from both NE 56 Street and NE 56 Court. There would be open space area along all street frontages and 6' high aluminum picket fencing around the playground and dining areas. Air conditioning condensers would face NE 56 Street but would be screened by high shrubbery. The proposed exterior would have a modern façade with angled shed-style roofs and stucco, metal, and glass walls.

## \*\*Comprehensive Plan (CP) Consistency:

The subject property has a Comprehensive Plan Future Land Use Map (FLUM) designation of Low-Medium Density Residential. Community Facilities that are designed to serve the residential area are permitted in this FLUM designation.

## \*\*Zoning Bulk and Setback Regulations:

Existing Zoning – RD-10, Duplex and Attached One-Family Dwelling District  
Proposed Zoning – CF, Community Facilities District

### Zoning District Regulations (CF):

#### Front Setback

Required – 25'

Proposed – 32.1'

Status - Complies

#### Side Setback (NE 2 Terrace)

Required – 15'

Proposed – 15'

Status – Complies

#### Side Setback (west side)

Required – 15'

Proposed – 73.5'

Status – Complies

#### Rear Setback

Required – 15'

Proposed – 15'

Status – Complies

#### Landscaping and Pervious Area:

Required - 30%

Proposed – 32%

Status – Complies

#### Building Height Limit

Required – 50'

Proposed – 20'

#### Parking Spaces

Required – 20 spaces

Proposed – 27 spaces

Status – Complies.

#### Landscaped or Pervious Area

Required – 30%

Proposed – 55%

Status – Complies.

#### Floor Area Ratio

## PLAN CORRECTIONS REPORT (000058-2021-APP)

Required – 0.5  
Proposed – 0.12  
Status – Complies.

### Analysis:

Proposed is a replacement of the existing recreation center, which was a church, with a new building and complex that would be specifically designed for its purpose. Although air conditioning condensers are proposed along the NE 56 Street frontage, which is discouraged, the landscape design proposes for these to be screened with Spicy Jatropha bushes, which is acceptable.

### Issues:

The easement needs to be vacated and a plan for relocating the utility lines needs to be provided. The vacation requires Planning and Zoning Board and City Commission Approval.

The project requires rezoning and conditional use approval from the City Commission and the Planning and Zoning Board.

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Police v.1

Approved

Chuck Howard Ph: 954-202-3124 email: charles\_howard@sheriff.org

Correction: 01 - General Comment - Alexander Dambach (5/4/21) - Resolved

# PLAN CORRECTIONS REPORT (000058-2021-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 to construct a new community center at the North Andrews Gardens Community Center located at 250 NE 56 Court, corner of NE 2 TER and 56 ST. This will add 10 new parking spaces in addition to a 5991 SF building and covered lunch area. The community center also houses after school activities and summer programs where a large number of children gather.

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.

- Motion Lighting – lighting facing the basketball court, playground and outdoor lunch seating should be motion activated. This will deter after-hours trespassers, homeless persons from entering the grounds and provide clear visibility for CCTV cameras.
- Bike rack – should be installed close to the lobby entrance area.
- Dumpster enclosure - should have security mirror(s) allowing visibility into the enclosure. There should be ample room underneath the access gates providing clear visibility if someone was hiding on the other side.

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:

- Signage
  - o Parking lot – should have signage reading “All Visitors must check-in with staff”.
  - o Property is under 24 hour CCTV surveillance.
  - o Full address (250 NE 56 Court) should be placed on the marquee identifying the building.

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:

- The exit driveway from the community center onto NE 56 ST should have a “right turn only” sign, and the median across from it should have a “one way only” sign pointing westbound on NE 56 ST.
- Have a trespass affidavit on file with BSO and post “No Trespassing” signs facing the parking lot entrances at NE 56 ST and 56 CT.

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:

- All 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 of 8’ minimum height.

Additional questions and or concerns.

- Alarms – Fire alarm / intrusion alarm / panic alarm and access control systems should be installed and monitored by one company.
- AED / Stop the Bleed kit / First AID kit should be installed inside the building, near the front lobby entrance. AED should be safeguarded in an alarm activated box to prevent theft.
- Submit CCTV camera diagram outlining CCTV camera locations and coverage areas.
- During construction / security requirements:
  - o Entire property under construction should be fenced in, have an entrance gate with a heavy duty combination lock and a code on file with BSO in the event of an emergency.
  - o Signage attached to the fence line every 100 feet (maximum) that reads: “THIS AREA IS A DESIGNATED CONSTRUCTION SITE, AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY, PER FSS 810.09.”

## PLAN CORRECTIONS REPORT (000058-2021-APP)

o Outdoor CCTV camera posted at the construction site entrance and signage "This property is under 24 camera surveillance."  
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 Solid Waste	Approved	Antwan Armalin Ph: 1-954-630-4457 email: antwana@oaklandparkfl.g
Structural v.1 Building	Approved	David Spence Ph: 1-954-630-4200 email: davids@oaklandparkfl.gov

**CONDITION(S)** General Condition - 1. Please include 30/50 turn radii.

2. Provide preliminary drainage calculations.
3. Provide FEMA flood map info on Engineering Plan. Include both 2014 and 2019 info.
4. Add Right Turn Only sign and directional arrow at the south driveway to NE 56th Street.
5. Engineering Plan shows a large portion of the exiting exfiltration trench to remain. What is the age of this system? Has any testing been done to confirm it is still functioning? Engineer will need to certify the existing capacity of the system at time of permit. Suggest that existing exfiltration trench be replaced as part of this project.
6. Show pavement restoration on NE 56th Street where new water and fire service taps are being made. Restoration should be full lane width.
7. Provide written responses with resubmittal.