



DEVELOPMENT REVIEW COMMITTEE

PROJECT REPORT

REPORT TYPE:

CHECK ONE

Initial

Progress

Final X

COMMENTS BASED ON PLAN SUBMITTAL DATED: 7/14/21

Project Name:

Doc's Tattoo

Address:

123 W Prospect Road

DRC Meeting Date:

8/26/21

Approvals:

Discipline	Reviewer	Status
Building/Structural	David Spence	Approved
Engineering	Dennis Shultz	Approved
Fire	Christopher French	Approved
Planning/Zoning	Lorrainia Belle	Approved
Police/CPTED	Charles Howard	Approved
Solid Waste	Antwan Armalin	Approved
Utilities	Chris Lips	See Engineering

DRC Coordinator: Lorrainia Belle 954-630-4573 lorrainia.belle@oaklandparkfl.gov



PLAN CORRECTIONS REPORT 000066-2021-APP FOR CITY OF OAKLAND PARK

PLAN ADDRESS: 123 NW 44 St
Oakland Park, FL 33309
PARCEL: 494215013830
APPLICATION DATE: 04/21/2021 **SQUARE FEET:** 0.00 **DESCRIPTION:** 123 W Prospect Rd- Do's Tattoo
EXPIRATION DATE: **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Applicant	Heater Stephens		
Owner	Giuseppe Agostini		257

DRC Review

REVIEW ITEM	STATUS	REVIEWER
Engineering v.1 Engineering	Approved	Dennis Schultz Ph: 954-522-1004 email: DShultz@FlynnEngineering.cc
Fire Prevention v.1 Fire Prevention	Approved	Christopher French Ph: 1-954-630-4559 email: christopherf@oaklandp
Landscaping v.1 Landscaping	Not Required	Kevin Woodall Ph: 1-954-630-4397 email: kevinw@oaklandparkfl.gov
Null v.1 Null	Pending Assignment	Planning User email: Planning@oaglandparkfl.gov
Planning v.1 Planning	Approved	LORRAINIA BELLE Ph: 954-630-4573 email: LORRAINIA.BELLE@OA

Correction: 01 - General Comment - LORRAINIA BELLE (8/9/21) - Resolved

PLAN CORRECTIONS REPORT (000066-2021-APP)

Comments: ---

Comments:

KDX Realty, LLC owns the property at 123 W Prospect Road and its tenant, Docs Tattoos, represented and owned by Heather Stephens, proposes to convert one of the three existing storefronts in that 2,066 square foot one-story commercial structure from a pressure cleaning company into a tattoo shop. The project site is a 5,503 square foot lot. The building covers 2,066 square feet of the site, and the remainder contains 3,437 square feet of open space. Parking is provided in a plaza, which is owned by the City of Oakland Park, located in the front of the property. This retail space is 15.5 feet wide. Signage and other exterior changes proposed consist of 36 square feet.

The applicant proposes to operate in one of the building's storefronts units with a total of 620 square feet for a tattoo studio and other services like painting, sculpting, graphic design, and faux finishing. Doc's tattoo did have a business at this location from 2003 thru 2012 registered by Fernando A. Arrue.

****Comprehensive Plan 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 provisions.

****Zoning Bulk and Setback Regulations:**

Existing Zoning

Subject Property - B-2, Community Business

North- R-1C

South- General Business-B-2

East- General Business-B-2

West- General Business-B-2

Zoning District Regulations

Floor Area Ratio:

Maximum Permitted: 1.0

Proposed: 0.38

Status – Complies

Front Setback

Required – 10'

Proposed – 0'

Status – Complies as a pre-existing non-conforming condition

Side Setback:

Required – 0'

Proposed-0'

Status – Complies

Side Setback:

Required – 0'

Proposed – 0

Status – Complies

Rear Setback:

Required – 15'

Proposed – 70'

Status – Complies

Landscaping and Pervious Area:

Required - 25%

Proposed – 60%

Status – Complies

Building Height Limit:

Required – 100'

Proposed – 12'

Status – Complies

Parking Spaces: Master Parking in the front of the property

Required – 2

Proposed – Master parking

Status – Complies as a pre-existing non-conforming condition due to the proposed personal service use being in the same parking category as the prior use

****Comments:**

1. Please provide detailed information about the proposed signage. Staff was informed that the signage would be drawn on the wall. Is this the font and color that would be installed? THIS HAS BEEN ADDRESSED BY CORRESPONDENCE WITH APPLICANT. AN ADDITIONAL CONDITION IS RECOMMENDED FOR CONDITIONAL USE REVIEW AND APPROVAL TO REQUIRE AN ADDITIONAL, MORE THOROUGH, DRC REVIEW OF THE SIGNAGE RELATING TO THE PROSPECT PLAZA URBAN DESIGN.

PLAN CORRECTIONS REPORT (000066-2021-APP)

- a. Provide the overall height of the frontage.
- b. The signage cannot exceed 15% of the overall façade of the establishment not to exceed 100 sq. ft.
- c. Provide the sign area.
- d. Provide the façade area.
- e. The sign width cannot exceed 75% of the façade width.
- f. Provide lighting information for this signage.
- 2. Please add notes on the floor plan on the location of the tattoo artist's workplace. Provide the detail and location of all equipment that would be used for other services like painting, sculpting, graphic design, and faux finishing. APPLICANT ADDRESSED THIS WITH ADDITIONAL PROVIDED INFORMATION.
 - a. Are the areas label office for the tattoo artist's stations?
 - b. Please provide information on the common area?

Police v.1

Approved

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

Correction: 01 - General Comment - LORRAINIA BELLE (8/16/21) - Resolved

PLAN CORRECTIONS REPORT (000066-2021-APP)

Comments: BROWARD SHERIFF'S OFFICE
OAKLAND PARK DISTRICT
5399 N DIXIE HIGHWAY
OAKLAND PARK, FL 33334

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

CPTED REVIEWER Detective Charles Howard, FCPP, FCP
Phone (954) 202-3124
Email Charles_howard@sheriff.org

DATE: August 12th, 2021
PROJECT NAME: Doc's Tattoo Shop
123 W. Prospect Rd.
CASE #: CD21-10Z & CD21-11CU

____ APPROVED - NO COMMENTS
__XX__ APPROVED - WITH COMMENTS
___ COMMENTS AS FOLLOWS OR ATTACHED

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.

COMMENTS THAT THE APPLICANT HAS COMMITTED TO COMPLY WITH AND ADDRESS:

- CCTV cameras are recommended in the rear (north) lot and front entrance door to the business. Remote off site access to CCTV video is recommended.
- Have a BSO trespass affidavit on file, and install (1) BSO no trespassing sign to the fix portion of the rear (north) fence.
- Wayfinding is important when directing customers where to park and location of the business entrance.
- o Install signage on the fixed portion of the rear fence advising customers of the name of business, and parking is located in the front parking lot.
- o Have hours of operation posted on the front door.
- Front retail windows and doors should not be completely covered. Windows and doors should have signage or coverings in accordance to city ordinance.
- Biomedical waste shall be managed in accordance with Florida Statute 381.0098 and Chapter 64E-16 Florida Administrative code. Will an Autoclave Sterilization system be used or one-use tattooing instruments? If one-use instruments are used how are they disposed of?
- How will customer records, employee records, sterilization records be safeguarded and will they be kept on site or at another location? Please explain.
- Make sure all State of Florida rules and practices are followed as outlined in Florida Administrative Code 64E-28.
- Install LED motion lighting in the rear (north) fenced in lot. Lighting deters criminal behavior and insures staff safety when exiting the building.
- Rear exit door – install a "fisheye" type peephole as a safety measure so staff exiting into the fenced lot will be able to see persons on the other side.

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