



DEVELOPMENT REVIEW COMMITTEE

PROJECT REPORT

REPORT TYPE:
CHECK ONE

Initial	Progress	Final	X
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COMMENTS BASED ON PLAN SUBMITTAL DATED: 11/8/21

Project Name: Sweet Acacia
Address: 3939 N Powerline
DRC Meeting Date: _____

Approvals:

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

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



PLAN CORRECTIONS REPORT 000067-2021-APP FOR CITY OF OAKLAND PARK

PLAN ADDRESS:

PARCEL: 494221380010

APPLICATION DATE: 05/19/2021

SQUARE FEET: 0.00

DESCRIPTION: N Powerline Rd-3939- Sweet Acacia

EXPIRATION DATE:

VALUATION: \$0.00

CONTACTS

	Name	Company	Address
Owner	MARCOS RADONIC	RADONIC CORP	6555 Nw 9Th Ave, 106 Fort Lauderdale, FL 33309
Owner/Builder	Marcos Radonic		Nw 6555 9 Ave Fort Lauderdale, FL 33309

DRC Review

REVIEW ITEM

STATUS

REVIEWER

Engineering v.1
Engineering

Approved

Dennis Shultz Ph: 954-522-1004 email: Dshultz@FlynnEngineering.com

Correction: 01 - General Comment - Dennis Shultz (9/16/21) - Resolved
 Comments: For final plans:
 1. Note FFE for buildings on Site Plan.
 2. Provide FDOT Pre-application letter for access on SR 845 (Powerline Road).
 3. Provide preliminary drainage calculations.
 4. Note sizes of existing water and sewer mains on CCP.
 5. Show locations and distances of existing fire hydrants serving this site.
 6. Suggest providing a separate pavement markings and signage plan. Alternatively, please add : right turn only signs / right turn pavement arrows at driveways to Powerline Road, handicap signs at handicap parking spaces, stop / do not enter signs at entrance drop off, stop sign / stop bar / double yellow at south connection to existing drive.

Fire Prevention v.1
Fire Prevention

Approved

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

Correction: 01 - General Comment - Christopher French (9/15/21) - Resolved
 Comments: *****PROVIDE AN ITEMIZED RESPONSE SHEET THAT CLEARLY STATES HOW AND WHERE COMMENTS HAVE BEEN ADDRESS ALL CHANGES TO PLANS MUST BE CLOUDED.*****
 1-Building will require a fire sprinkler system including standpipes.
 2-Building will require an alarm system.
 3-Hydrants shall be installed on a 8" line looped for pressure and reliability. OPWPS Where water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to construction work.
 4- Show water mains and hydrants on site plan. OPWPS, Show fire line, backflow, FDC for Fire Sprinkler system on civil drawings. 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.
 4A- Clearly indicate on the Civil plans the point of service as defined by State Statue 633.021(18). 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)
 5- 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
 6-A fire hose shall not be laid across any street having a width greater than 24' of pavement. OPWPS
 7-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.
 8-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.
 9-Knox box, Key switch, or S.O.S will be required if gate is locked.
 10-Prior to going vertical, fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus(32 Tons) and shall be provided with a surface suitable for all weather driving capabilities.
 11- BDA system may be required.
 12- 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.
 13-When installing a fire sprinkler system a fire hydrant shall be located within fifty feet of the fire dept. connection.
 14-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.
 Christopher French
 954-630-4559
 christopherf@oaklandparkfl.gov

PLAN CORRECTIONS REPORT (00067-2021-APP)

Landscaping v.1
Landscaping

Approved

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

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

Correction: 01 - General Comment - LORRAINIA BELLE (10/6/21) - Resolved

PLAN CORRECTIONS REPORT (00067-2021-APP)

Comments: **

The site is a 49,656 square foot vacant triangular-shaped non-corner lot with 504 feet of frontage along N Powerline Road. To the south is a small shopping center. To the east, across N. Powerline Road, is commercial office and retail property. Northwest of the lot, along the hypotenuse of the lot's triangular boundary line, is the retaining wall of Interstate 95, which sits high above the grade of the lot.

The applicant proposes to construct a five-story mixed-use building that would have a total of 42,456 square feet and contain approximately 6,848 square feet of commercial space on the first and second levels and contain 26 dwelling units ranging in area from 600 to 1,133 square feet in the upper three levels. There would also be a second-floor amenity area with a gym and game room. A trash chute and a first-floor dumpster room would be used to remove solid waste. The applicant also proposes to construct a fifty-foot-tall parking structure along the rear edge of the lot, abutting Interstate 95, that would contain elevated parking spaces accessible by mechanical devices that would transport each vehicle from a drop-off point where the driver would leave the vehicle to its space inside the structure. This building would have a large window area facing the highway to display the mechanical equipment to the traveling public.

The site would have two driveway entrances from Powerline Road. In addition to the 80-space mechanical parking structure, the site would provide 26 surface parking spaces to the rear and side of the building along with a drop-off area near the building's rear entrance. At the north end of the site, there would be an open stormwater retention area toward the point of the triangle, also in this area along Powerline Road, there would be a bus shelter.

The proposed exterior would have a modern façade with a front wall featuring a combination of windows and stucco panels. Each unit would have a balcony.

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

The subject property has a Comprehensive Plan Future Land Use Map (FLUM) designation of Commercial. The application is requesting the allocation of 26 flexibility housing units per Section 24-72. The request will ultimately be heard by the City Commission. The proposed request is consistent with the underlying FLUM designation.

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

Existing Zoning

Subject Property – PRZD (Powerline Road Zoning District)

Zoning District Regulations:

Front Setbacks

Required – 10'

Proposed – 10'

Status - Complies

Side Setback (south side)

Required – 0'

Proposed – 10'

Status – Complies

Rear Setback

Required – 0'

Proposed – 0'

Status – Complies

Landscaping and Previous Area:

Required - 20%

Proposed – 25%

Status – Complies

Building Height Limit

Required – 60'

Proposed – 60'

Status – Complies

Floor area ratio

Required – 124,140 sq. ft. (49,656 (2.5))

Proposed - 42,456 sq. ft.

Status – Complies

Density - Base residential density. A base density of 10 dwelling units per gross acre shall be established. Increased density up to 20 dwelling units per gross acre in total may be earned through incentives.)

Required – 18 dwelling units would be permitted at base density, but up to 38 could be permitted with incentive density.

Proposed – 26 dwelling units

Status – The applicant proposes the following as amenities or features needed to provide 8 more dwelling units that permitted under base density:

1. Inclusion of structured parking that provides 76% of required parking spaces. This enables 5.576 additional units.

PLAN CORRECTIONS REPORT (00067-2021-APP)

2. Inclusion of porte-cochere providing permanent weather protection for pedestrians. This enables 1.859 additional units.
 3. Addition of electric vehicle stations. This enables 1.859 additional units.
 4. Inclusion of trash facilities inside the building envelope. This enables 1.859 additional units.
- The provisions qualify for incentive density and provide a total of 29.9 dwelling units at the project site.

Parking Spaces

Required – 75 spaces

Proposed – 106 spaces

Status – Complies. The spaces within the structure would be 8.6 feet wide instead of the 9 feet wide required by Section 24-80 of the Land Development Code. Section 24-80(B)(5) permits the Development Review Committee (DRC) to grant an adjustment to the strict application of this width requirement for extenuating circumstances. The DRC would consider the granting of an adjustment if allocation of flexibility units is approved.

Analysis:

1. Facades - ADDRESSED WITH CONDITION THAT ADDITIONAL WINDOW AREA BE PROVIDED FOR FIRST FLOOR ALONG N POWERLINE FRONTAGE AND ADDITIONAL WINDOW AREA BE PROVIDED FOR SOUTH FACADE.

- a. The North, South, and West elevations would need more details to break up the blank walls on the first floor and sidewalls.
- b. Please provide the wall sign location, for future business.
- c. The first level facing N. Powerline Road should have windows along all façade sections.
- d. An architectural cornice is strongly suggested as a capping element near the roofline.
- e. Screening is necessary for all roof-top equipment. A cornice device could also serve as a parapet to provide needed screening or another screening method can be provided for review.
- f. Provide additional detail on the parking structure facades.

2. Floor plan - ADDRESSED

- a. Provide the location of the leasing office or amenities since the top 3 floors are proposing apartments?
- b. The floor plan only states offices, but the project narrative states retail and office. Is the project only proposing offices, if so, please update the project narrative? Retail and office are both permitted in this zone, and if the final tenant is not yet determined, please indicate accordingly.

3. Please provide a detailed statement on how the project addresses each density incentive. The following are items that need to be provided to obtain the density element. Please state what items are proposed to be provided and provide documentation that these items would be provided. - ADDRESSED IN RESPONSE COMMENTS

- a. Inclusion of structured parking that provides at least 75% of required parking spaces.
- b. Inclusions of plazas, arcades, promenades, greenways, water features, and/or public art.
- c. Inclusion of paseos or other acceptable permanent weather protection for pedestrians.
- d. Application of design materials such as special paving, site furniture, specialty light fixtures, approved signage, and "LEED" design features.
- e. The addition of electric vehicle stations.
- f. Inclusion of trash facilities inside the building envelope.
- g. Use of large signature trees as street trees.
- h. Project provides a variety of housing types.

4. Provide more detail on how the parking structure is going to operate. - ADDRESSED WITH REVISED SUBMITTALS

- a. The façade of parking structure difference between neighborhood meeting and plans.
- b. How is this glass going to be installed?
- c. Provide detail on who would be allowed to have access?
- d. How would the residents or guests park or received their vehicle?
- e. Please provide a color rendering.

5. The bicycle rack would need to be relocated to a visible area for the residents and business operators. - ADDRESSED

6. Provide the parking stall dimensions on the site plan and within the parking structure along with the specific design of the parking structure. - ADDRESSED

- a. It is stated in the project response to the complete review, for electric vehicle stations. Please identify the location.
- b. If the parking spaces within the structure do not meet the City's minimum dimensions, the DRC would need to grant a waiver to permit the proposed dimensions.

7. Bus transit shelters. A bus transit shelter easement shall be dedicated to the county at any new Powerline Road development, whether or not it is mixed-use. New shelters shall be installed, matching the architectural design, style, and theme of the new development. New shelters shall be designed to provide transit rider protection and shade from rain and sun and utilize a renewable energy source for power. Please work with Broward County Transit on bus stop spacing and ensure a shelter can be provided to comply with this requirement. - ADDRESSED

8. Monument signage - ADDRESSED

- a. Provide the full detail of the monument sign.
- b. Provide the materials.
- c. Provide the height and width of the signage
- d. The max height of the sign, cannot exceed 5 feet

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- e. Provide the height and width of all letters and the number.
 - f. Provide the square footage
 - g. The max square footage cannot exceed 48 sq. ft.
 - h. Provide the setback from the property line.
 - i. The required setback is 5 feet from the property line.
 - j. Please make sure it does not block a sight triangle.
9. Provide information if there would be shared driveway access with the shopping center to the South? - ADDRESSED
10. Provide the square footage for the parking structure to the building data. - ADDRESSED
11. Dumpster & Detention Area: - ADDRESSED WITH ELIMINATION OF DUMPSTER
- a. The floor plans show a trash room/chute for residents and a dumpster enclosure far to the north. Please provide more information on how the trash would go from one place to another or whether this external dumpster would be needed.
 - b. The dumpster blocks views of the retention area for passive surveillance. Please indicate, if dumpsters are to remain in this area, whether security cameras would be proposed for the dumpster enclosures and for the retention area behind the dumpsters.
 - c. Is the retention area intended to always be submerged or is this a dry area?
12. Outdoor Amenities and Pedestrian Integration: - ADDRESSED
- a. The proposed development does not incorporate any on-site outdoor amenity space for residents or workers. Amenity space should be provided to support outdoor activity on the site including sitting areas, trash receptacles, and tree grates. Also show better walking connections to surrounding shopping opportunities that are anticipated to develop in the surrounding area, and landscaping areas.
 - b. Only one sidewalk connection is provided to the sidewalk along Powerline Road. An additional sidewalk connection should be provided from the north end of the building. Commercial entrances facing N. Powerline Road with direct sidewalk access should be provided.
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13. Sustainability: - RESPONDED
- a. Please provide evidence of LEED standards that are to be met for the parking structure and for the building project overall.
 - b. Please indicate plans for use of solar power or other methods for reducing energy usage.
 - c. Minimize pavement on-site where possible while providing walking connections to on-site amenities and off-site shopping/dining areas.
14. This project requires approval from the City Commission for the allocation of flexibility or reserve housing units. - TO BE ADDRESSED IN PUBLIC HEARING PROCESS

AS A CONDITION OF APPROVAL, STAFF REQUIRES ADDITIONAL WINDOW AREA ON THE FRONT FACADE OF THE FIRST FLOOR TO THE I AND LEFT OF THE EXISTING PROPOSED WINDOWS ALONG WITH A PEDESTRIAN ENTRANCE ON THE FRONT WALL.

Police v.1

Approved

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

Correction: 01 - General Comment - LORRAINIA BELLE (10/6/21) - Resolved

PLAN CORRECTIONS REPORT (000067-2021-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 Deputy Charles Howard, FCPP, FCP
Phone (954) 202-3124
Email Charles_howard@sheriff.org

DATE: October 5th, 2021
PROJECT NAME: Radonic Mixed - Use 5 story building
3939 N. Powerline Road
CASE #: CD21-12PRZD & CD21-13R

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 at 3939 N. Powerline Road. Project is described as office space on 1st floor and 2nd floors. 18 apartments located on the 3rd – 5th floors.

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 / parking garages become frequent targets of robberies and burglaries.
 - o It is recommended a bench seat be installed at the 1st floor covered entrance, closest to the front doors.
 - o Bench seat installed at each end of the west parking lot.

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:

- Entrance doors leading into all apartments should have wide angle / “fisheye” type peep holes allowing clear visibility of persons on the other side of the doorway.
- Doorways leading into all stairwells should have small pane glass allowing persons to see on the other side of the doorway.
- Security mirrors – should be installed in all areas where visibility is limited (e.g. stairwell blind spots, elevators, and dumpster enclosures).

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:

- Post Broward Sheriff's Office “No Trespassing” signs at each entrance to the property. Have a trespass affidavit on file with BSO.
- 3rd – 5th floor access control - described access control for the apartments located on these floors. Recommendations - KeyFob access to the apartments, restricted access from the elevator, intercom system in the lobby so visitors and delivery personnel may communicate with the residents.
- Roof access - should have a locking mechanism in place, to prevent unauthorized persons from entering this area.
- CCTV cameras - include a diagram of all surveillance camera locations on the property and type of hardware used to store video (e.g. on-site DVR, cloud based system). At a minimum, cameras should be placed on each floor, elevators, lobby, mailbox kiosk, and each entrance to the property so vehicle tags are readable and clear visibility of the occupants.

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:

PLAN CORRECTIONS REPORT (000067-2021-APP)

- All the landscaping must be maintained and should include a landscaping maintenance plan. 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 at least 8' in height. All tree canopies should be neatly trimmed to allow adequate light distribution. Any plants within 3' of any roadway or walkway should be maintained at 2'.
- Towing Company – have a contract with a tow company authorizing removal of abandoned and/or illegally parked vehicles. Post reflective towing signs at each vehicle entrance to the property according to state statute. This will insure broken down and unregistered vehicles can be promptly removed.

Additional questions and or concerns.

- During Construction / Security Requirements:
 - o Each entrance gate should have a heavy duty combination lock and a code on file with BSO in the event of an emergency.
 - o Signage attached to the fence every 100 feet stating "THIS AREA IS A DESIGNATED CONSTRUCTION SITE, AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY, PER FSS 810.09.
 - o Outdoor CCTV camera posted at each construction site entrance and signage "This property is under 24 hour CCTV camera surveillance".
- There is NO CPTED REVIEW on the interior office space on the 1st and 2nd floors.

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: 1-954-630-4413 email: davids@oaklandparkfl.gov

PLAN CORRECTIONS REPORT (000067-2021-APP)

CONDITION(S) General Condition - BROWARD SHERIFF'S OFFICE
OAKLAND PARK DISTRICT
5399 N DIXIE HIGHWAY
OAKLAND PARK, FL 33334

CRIME PREVENTION THROUGH ENVIROMENTAL DESIGN (CPTED)

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

DATE: November 23rd, 2021
PROJECT NAME: Radonic Mixed - Use 5 story building
3939 N. Powerline Road
CASE #: CD21-12PRZD & CD21-13R

**** RESUBMITTAL ****

_____ 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:

- Applicant has acknowledge the CPTED notations and said they will adopt them in their final plans.

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PLAN CORRECTIONS REPORT (00067-2021-APP)

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

CRIME PREVENTION THROUGH ENVIROMENTAL DESIGN (CPTED)

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

DATE: November 23rd, 2021
PROJECT NAME: Radonic Mixed - Use 5 story building
3939 N. Powerline Road
CASE #: CD21-12PRZD & CD21-13R

** RESUBMITTAL **

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Engineering Condition - Repeat Comment 2. Provide FDOT Pre-application letter for access on SR 845 (Powerline Road).

Corrective Action

Comment: Repeat Comment 2. Provide FDOT Pre-application letter for access on SR 845 (Powerline Road).

Corrective Action