



DEVELOPMENT REVIEW COMMITTEE

PROJECT REPORT

REPORT TYPE:

CHECK ONE

Initial

Progress

Final X

COMMENTS BASED ON PLAN SUBMITTAL DATED: 5/20/21 rev. 1/6/21

Project Name:

Trulieve

Address:

301 W Oakland Park Blvd

Review Status:

Discipline	Reviewer	Status
Building/Structural	David Spence	Approved
Engineering	Todd Larson	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 Coordinator: Lorrainia Belle 954-630-4573 lorrainia.belle@oaklandparkfl.gov



PLAN CORRECTIONS REPORT 000042-2020-APP FOR CITY OF OAKLAND PARK

PLAN ADDRESS: 301 NW 31 St
Oakland Park, FL 33309
PARCEL: 494222230040
APPLICATION DATE: 08/04/2020 **SQUARE FEET:** 0.00 **DESCRIPTION:** Trulieve 301 W Oakland Park Blvd
EXPIRATION DATE: **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Agent/Permit Runner	Daniel Sparks	Trulieve	
Owner		MOONLITE PROPERTIES LLC	N 6201 Andrews Ave Fort Lauderdale, FL 33309

DRC Review

REVIEW ITEM	STATUS	REVIEWER
Engineering v.1 Engineering	Approved	Todd Larson Ph: 561-314-4445 email: TLarson@craigmason.com
Correction: 01 - General Comment - Todd Larson (10/22/20) - Resolved Comments: 1. Outside agency permits/approvals will be required for improvements, including but not limited to FDOT Driveway, FDOT ROW permit, Broward County EPD, trulie etc 2. Need to provide scope of work for project. Survey and site plan show significant differences and there needs to be information provided on those changes including handicap access/parking, building revisions, etc. 3. Provide detailed cost estimate for scope of work. 4. There is currently shown a 12' wide utilities easement that runs under building. Are there any utilities located within the easement and could the easement be relocated outside building perimeter? 5. Existing Concrete pad and Fence (dumpster area?) sits within the sight triangle for the entrance/exit. Corrective Action: 1. Outside agency permits/approvals will be required for improvements, including but not limited to FDOT Driveway, FDOT ROW permit, Broward County EPD, trulie etc 2. Need to provide scope of work for project. Survey and site plan show significant differences and there needs to be information provided on those changes including handicap access/parking, building revisions, etc. 3. Provide detailed cost estimate for scope of work. 4. There is currently shown a 12' wide utilities easement that runs under building. Are there any utilities located within the easement and could the easement be relocated outside building perimeter? 5. Existing Concrete pad and Fence (dumpster area?) sits within the sight triangle for the entrance/exit.		
Fire Prevention v.1 Fire Prevention	Approved	Christopher French Ph: 1-954-630-4559 email: christopherf@oaklandp
Correction: 01 - General Comment - Christopher French (10/16/20) - Resolved Comments: 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. NFPA 1 18.2.2.5.3 Please confirm landscape islands will not hinder apparatus access. Christopher French 954-630-4559 christopherf@oaklandparkfl.gov		
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@c
Correction: 01 - General Comment - Alexander Dambach (10/30/20) - Resolved		

PLAN CORRECTIONS REPORT (000042-2020-APP)

Comments: ----

****Project Description:**

Moonlite Properties, LLC owns the property at 301 W Oakland Park Blvd and proposes to convert the existing 1-story, 3,097 square foot commercial structure from a restaurant to a medical marijuana dispensary facility for Trulieve, represented by Daniel Sparks. The site is a 23,689 square foot corner parcel with parking to the front, west side, and rear of the building. The lot fronts on W. Oakland Park Blvd and NW 3rd Avenue. To its rear is a residential street with single- and multi-family structures. On both sides along, W Oakland Park Blvd and across the street are commercial businesses.

The applicant proposes to renovate the building with a new façade and floorplan to create a waiting room, dispensary area, secure inventory storage, and auxiliary rooms. The public entrance would be relocated from the front to the side of the building. A 6-foot by 11-foot front vestibule would be removed from the building. The new exterior wall materials would consist of painted stucco, wood panels, and metal panels along with impact-resistant windows. Forty-two square foot wall signs are proposed for the front and west facades. An existing pylon sign is proposed to be replaced.

The site is to be modified to provide 5,925 square feet of landscape area to meet minimum requirements. There would be a total of 31 parking spaces provided. Access and egress would remain as two-way driveways at both streets. Proposed are a 4' wide landscape buffer in front of the parking area along Oakland Park Blvd and a 7.5' wide buffer along NW 3rd Avenue.

****Comprehensive Plan (CP) 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 CP provisions.

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

Existing Zoning

Subject Property - B-1, Community Business

Zoning District Regulations

Floor Area Ratio:

Maximum Permitted: 1.0

Proposed: 0.13

Status – Complies

Front Setback

Required – 10'

Proposed – 45.5'

Status - Complies

Side Setback, NW 3rd Avenue:

Required – 10'

Proposed – 15.3'

Status – Complies

Side Setback, West:

Required – 0'

Proposed – 67.6'

Status – Complies

Rear Setback:

Required – 15'

Proposed – 63.1'

Status – Complies

Landscaping and Pervious Area:

Required - 25%

Proposed – 25%

Status – Complies

Building Height Limit:

Required – 100'

Proposed – 13.6'

Status – Complies

Parking Spaces:

Required – 11

Proposed – 31

Status – Complies

****Comments:**

1. ADDRESSED -- When Submitting Revised Plans:

a. Applicant to provide a summary of all changes shall be provided in a comment response letter with the revised plans.

b. ADDRESSED -- Please cloud all changes / revisions on the plan sheets.

2. ADDRESSED -- Add a note on the Site Plan of all site or building design methods used to conserve energy and water.

3. ADDRESSED -- Please note on plans that doctors will not be utilizing the building space as an office for examining patients or for issuing prescriptions.

4. Please note on plans that there will not be a drive-thru window at this facility.

5. ADDRESSED -- Please provide detailed information about proposed signage. Information is included for the wall marque signs, but is missing for windows and for the replacement free-standing sign, which should be a monument-style less than 5 feet tall. Furthermore, cannabis imagery should not be used in signage.

6. ADDRESSED -- Please denote the locations of any refuse storage. There is a fenced, concrete pad at the northeast corner, but its purpose is not stated. If this is to be for refuse, it needs to be located outside the vision clearance triangle, and information about screening needs to be

PLAN CORRECTIONS REPORT (000042-2020-APP)

provided.

7. ADDRESSED -- The proposed Montgomery Palms should be replaced with shade trees.

8. ADDRESSED -- Provide details on providing Crime Prevention through Environmental Design methods for the site including hard targeting (secure entrances, etc.) as well as active (cameras) and passive surveillance (windows) of the site and parking areas.

9. APPLICANT PROPOSES TO REQUEST A WAIVER FOR THIS REQUIREMENT. The required landscape buffers widths along rights-of-way are both 10 feet. Four and 7.5 feet are proposed. Five feet is also required along other property lines. The applicant needs to amend the plans, but the applicant does have the right to request a waiver from these buffer requirements.

10. ADDRESSED. FACADE REVISED. WITH REVISION, ALL WINDOWS WOULD BE CLEAR FOR RECEPTION AREAS. Signage shall not cover windows. No more than 15% coverage is permitted.

Police v.1

Approved

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

Correction: 01 - General Comment - LORRAINIA BELLE (11/3/20) - Resolved

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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: July 28th, 2020
PROJECT NAME: Central Park (Trulieve Dispensary)
301 W. Oakland Park Blvd.
CASE #: CD20-14DMUD
ENERGOV #: 37-2020

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 an existing building to be converted into a medical marijuana dispensary. The building is positioned on the NW corner of NW 3 Ave and Oakland Park Blvd. There are residences directly behind the business, separated by a few bushes and trees. Total site sq. ft. 23,689.

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 (2) bench seats be installed; one on west side and one on the south side facing the parking lot 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:

- Front entrance door should have hours of operation listed.
- Rear entrance door should have wide angle / "fisheye" type peep hole allowing clear visibility of persons on the other side. Door should have signage "No entry – public entrance in front" directing customers to the front main entrance.
- Address number (301) should be installed and clearly visible from Oakland Park Blvd.
- After-hours lighting – Oakland Park Blvd is frequently traveled by homeless persons. Lighting at the rear of the building should be motion activated to deter sleeping and congregating by these individuals.

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:

- There should be a landscaping / maintenance plan in place to avoid trees, shrubs, and plants from becoming overgrown and unsightly. Garbage and debris from a highly traveled highway such as Oakland Park Blvd has a tendency to accumulate if not cleaned on a regular basis. Properties that are neglected in these areas become targets of squatters and illegal dumping.

Additional questions and or concerns.

- Have a trespass affidavit on file with BSO and install (2) No Trespassing signs on the property. One sign at the front, and one sign in the rear.

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- A Towing company should be contracted to prevent unwanted vehicles from parking or left abandoned in the lot. Towing signs should be placed at each entrance to the parking lot in accordance to state statute.
- CCTV camera system – include diagram listing camera locations that will be installed. Management should have remote / off site viewing capabilities of the camera system in case of an emergency.
- Alarm system - List the alarm features for this location (e.g. motion sensors, door sensors, panic buttons, roof access alarm). Panic alarm should be installed inside storage room / storage vault in case of emergency.
- Storage of inventory – please describe how medical marijuana will be stored and safeguarded from the public. Also describe inventory and accountability features to avoid employee theft.
- If business is accepting cash payments, describe money safeguard features (e.g. floor safe, vault, periodic armored car pick up).
- This type of business is regulated by Florida State Statute 381.986 and as a condition of approval must meet all requirements and follow guidelines set forth in this chapter. At this time, applicant appears to meet these guidelines.

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
Correction: 01 - General Comment - LORRAINIA BELLE (10/15/20) - Resolved		
Comments: Has space for dumpster enclosure but if it's not needed they can use carts.		
Corrective Action: Has space for dumpster enclosure but if it's not needed they can use carts.		
Structural v.1 Building	Approved	David Spence Ph: 1-954-630-4200 email: davids@oaklandparkfl.gov

- CONDITION(S)** General Condition - 1. Outside agency permits/approvals will be required at permitting, for improvements, including but not limited to FDOT Driveway, FDOT ROW permit, Broward County EPD, etc.
2. There is currently shown a 12' wide utilities easement that runs under building. The current status for this easement needs to be researched. Are there any utilities located within the easement, whose easement is it, and could the easement be relocated outside building perimeter or abandoned?
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