



PLAN CORRECTIONS REPORT 000102-2022-APP FOR CITY OF OAKLAND PARK

PLAN ADDRESS: 2351 NW 26 St
Oakland Park, FL 33311

PARCEL: 494229410010

APPLICATION DATE: 11/16/2022 **SQUARE FEET:** 0.00 **DESCRIPTION:** Urban League

EXPIRATION DATE: **VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Developer	Germaine Smith Baugh		
Owner	HARRIS CHAPEL UNITED METHODIST	SCHOOL BOARD OF BROWARD CO	Nw 2351 26 St Oakland Park, FL 33311 Nw 750 41 St Oakland Park, 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 (2/24/23) - Resolved

- Comments: 1. Provide an itemized response letter with resubmittal addressing how each comment was addressed.
2. Identify the current FEMA flood map information on the engineering plans.
 3. Label the proposed FFE for all new buildings.
 4. Plans provided for conceptual engineering are at a very large scale with limited design information. Suggest breaking them into separate conceptual plans for pavement markings and signage, paving and drainage, & water and sewer.
 5. Label the existing water and sewer utilities in the adjacent right-of-ways (size, material, invert elevations, etc).
 6. Label the proposed water and sewer improvements (size, material, invert elevations, etc.).
 7. Show a proposed utility easement over the proposed water main and water services up to and including proposed water meters.
 8. Provide preliminary grading for the site.
 9. Revise plans to clearly show what offsite improvements are existing and what is proposed.
 10. Show required pavement restoration in locations where utilities are being installed.
 11. Show limits of proposed milling and resurfacing of the existing roads adjacent to the site.
 12. Label the existing offsite drainage system (size, material, invert elevations, etc.).
 13. Clarify if any offsite drainage improvements are required.
 14. Provide an accessible route to the sidewalk in the adjacent right-of-way of NW 26 Street from the daycare, existing church, and existing multipurpose community facility.
 15. Adjust alignment of proposed sidewalk on SW 26 Street at the driveway across from SW 26 Lane so that the sidewalk crosses straight across the driveway similar to the driveway to the west of it.

Correction: 01 - General Comment - Dennis Shultz (8/14/23) - Resolved

- Comments: 1. Provide an itemized response letter with resubmittal responding with how each comment was addressed.
2. Exfiltration trench calculations have Ds greater than Du. Either use corresponding conservative formula or revise exfiltration trench section proposed to utilize standard formula.
 3. Provide overall plan in addition to the 30 scale plans.
 4. Plans PG-2 and PG-3 are missing from plan set resubmitted.
 5. Show existing driveway being removed and sidewalk being extended across the lot being used for dry retention on NW 27th Street.
 6. Provide missing rim elevations on drainage plans.
 7. Provide complete grading including on sidewalks.
 8. Identify location of 100 year berms proposed and how those are coordinated with adjacent drainage structures, walks, driveways, etc.
 9. Provide notes on water and sewer plan clarifying whos water and sewer system is proposed (City of Fort Lauderdale / Broward County WWS) since they are not the City of Oakland Park's.

Fire Prevention v.1 Fire Prevention	Approved	Christopher French Ph: 1-954-630-4559 email: christopherf@oaklandp
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Landscaping v.1 Landscaping	Pending Assignment	Kevin Woodall Ph: 1-954-630-4397 email: kevinw@oaklandparkfl.gov
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Correction: 01 - General Comment - Lorraine Belle (3/16/23) - Not Resolved

PLAN CORRECTIONS REPORT (000102-2022-APP)

Corrective Action: Reviewed by: Kevin Woodall
(954)630-4397

kevinw@oaklandparkfl.gov

Comments:

1. Sec.24.105 Section 1 (A)(6)(c)

A Landscape permit is required for all landscape installations specified in Section 1 of this document with the exception of existing single-family homes or duplex units that are not a part of a planned community on individual lots. Planned residential development must obtain a landscape permit for the individual lots, and a separate permit for the common areas including the street trees.

Please include in the submittal package landscape plans for the common areas and each individual building on property.

2. Sec.24.105 Section 2 (D) Site Plan Review and Native Vegetation

Site plans as required for all new development except single-family residential, shall show existing major vegetation including exotic species and the proposed landscaping plan. Such plan shall be adequate to calculate the size, number, species, and canopy of all existing trees and shall identify those trees which are proposed to be retained, relocated or removed and replaced.

Please include in the submittal package plans that adequately calculates the size, number, species, and canopy of all existing trees and shall identify those trees which are proposed to be retained, relocated or removed and replaced.

3. Sec.24.105 Section 1 (C)(3)(b) Parking Lot Interior Requirements

At least one (1) landscape island, ten (10) feet in width, measured from inside the curbs and the length of a parking space, shall be placed every twelve (12) spaces on average, parallel to such spaces and each row of parking shall be separated by at least a five-foot landscape strip.

The parking lot designated "P1" does not show any landscape islands for landscaping. Please include the required landscape islands for this parking lot.

4. Recommend that all "Live Oak" trees proposed for planting along NW 21 Ave be changed to an "FP&L" approved tree for planting near/under overhead powerlines using the "Right Tree, Right Place" principle.

5. In "General Notes", #2 references the City of Jacksonville, FL. Please remove this reference from the "General Notes".

Planning v.1
Planning

Requires Re-submit

Craig Southern Ph: 1-954-630-4339 email: craig.southern@oaklandpar

Correction: 01 - General Comment - Craig Southern (3/15/23) - Not Resolved

PLAN CORRECTIONS REPORT (000102-2022-APP)

Comments: 1st DRC Review

P & Z Comments | Urban League of Broward County (CD22-29P/LUPA/RZ/PUD) | 3-14-2023

Craig Southern, CFM | Planning Supervisor

craig.southern@oaklandparkfl.gov

Platting Review Comments

(Pursuant to Article XIV Subdivision Procedures of Chapter 24 | Land Development Code of the City of Oakland Park and Division 3. Platting Procedures and Requirements of Article IX | Land Development Code of Broward County)

1. Please revise the "Empowerment" preliminary replat by addressing the following comments:
 - a. Provide a North Arrow and a Graphical Scale on every sheet other than the Deed of Dedication sheet.
 - b. Bold the replat boundaries in a thick dark line to specifically indicate the boundaries of replatted area.
 - c. Provide the location and dimensions of all proposed Blocks, Lots, ROWs, Easements (Access, Drainage, Open Space/Conservation, Perimeter, Utility, etc.), Common Areas and Flood Hazard Area/Flood Zone Boundaries.
 - d. Provide Legal Descriptions for all proposed dedicated ROW's and Easements (Access, Drainage, Open Space/Conservation, Perimeter, Utility, etc.) and the required acknowledgment language for all dedications within the Deed of Dedication sheet.
 - e. Provide all tabular data and other data pertinent to the preliminary replat, ie. Blocks, Lots, ROWs Easements (Access, Drainage, Open Space/Conservation, Perimeter, Utility, etc.), Common Areas
2. Please provide a copy of the existing recorded plat or miscellaneous plat map.
3. Please provide a completed Service Demand Analysis Form for Concurrency Review.
4. Please provide a completed Public School Impact Application (PSIA)
5. Please provide a revised Draft Declaration of Restrictive Covenants that specifically details information about the Homeowners Association (HOA) maintenance of internal streets, common areas, easements, lighting, sidewalks etc.

Master Development Plan, Site Plan and Planned Unit Development (PUD) Review Comments

6. In addition to the Conceptual Civil Plan sheet that was submitted please provide Proposed Infrastructure Plans and Engineering Data addressing hydrology, hydraulics, grading, water distribution, sewage collection, stormwater management and paving for staff to review pursuant to Section 24-54 and Section 24-190.
7. Please provide a Cover Sheet. Provide a Sheet Index, with a Location/Vicinity Map with geographic coordinates at a scale not less than 1" = 1,000', a General Symbols Legend with Abbreviations, the project number CD22-29P/LUPA/RZ/PUD in the title block, provide the project team personnel information (Owner, Engineer, Architect, etc.) with contact information for all, including addresses, telephone numbers and email addresses; add a basic tabular summary with all of the currently existing the Folio numbers (4942-29-00-0150; 4942-29-00-0170; 4942-29-00-0181; 4942-29-00-0182; 4942-29-41-0010), gross and net area of the overall subject property, Existing and Proposed Future Land Use Map (FLUM) designations; Low Density Residential (L5) and Community Facilities (CF) to a Medium Density Residential (M), Z Existing and Proposed Zoning Districts; Single-Family Residential District (R-1) and Community Facilities District (CF); Flood Zones: Zone AH-7 and Zone X FEMA FIRM Map Panel 12011C0366H effective 8/18/2014 and the Legal Description pursuant to Section 24-54 and Section 24-164(B).
8. Provide colored renderings of the proposed Development within the Cover Sheet and additional colored renderings within the Master Development Plan of all proposed structures, in addition to the renderings that were provided within the Letter of Intent (LOI) and Justification Statement.
9. Please revise and label the first sheet that was submitted within the Master Development Plan as "Master Site Plan" please label that sheet no. as SP-1, the two following tabulation and PUD zoning data sheets should be labeled with sheet numbers SP-2 and SP-3. Additionally, please address the following comments for the "Master Site Plan" and all other applicable sheets:
 - a. Please bold the subject property boundaries in a thick dark line to specifically indicate the boundaries of subject property.
 - b. Indicate all existing and proposed improvements within Sheet SP-1:
 - i. Provide the project number CD22-29P/LUPA/RZ/PUD within the title block.
 - ii. Clearly identify the complete and full City Right-of-Way with accurate dimensions.
 - iii. Correctly label and dimension NW 21st Avenue and NW 26th Street
 - iv. Label all existing and proposed easements whether by plat or separate instrument, all utilities and their providers, manholes, fire-hydrants, catch basins, curbs (drawn with double lines), proposed bollards, the edge of all parking pavement from the property line, etc.,
 - v. Label the zoning districts for the adjacent properties.
 - vi. Label and Delineate the Flood Hazard Area/Flood Zone Boundaries and within the project data and tabular summaries provide the proposed designed flood elevations (DFE).
 - vii. Re-label each multi-family building with it's own alphabetized letter, within each structure label the proposed interior square footage within the illustrated footprint of each structure, label the proposed Finished Floor Elevation (FFE) in NAVD88 for each proposed structure.
 - viii. Indicate and accurately dimension all setbacks, bufferyards, sight-triangles, ingress/egress, internal streets, driveways, access-ways, approaches, aisle widths (on corners as well), sidewalks, pedestrian and ADA access aisles, dumpster enclosures, bicycle racks, regular and ADA parking spaces, loading spaces and zone(s), terminal landscaped parking islands (terminal landscaped islands for every ten (10) parking spaces) etc.
 - ix. Specifically indicate and illustrate how pedestrian, ADA and bicycle internal circulation will accommodate residents and patrons within the development pursuant to Section 24-54(F)(12). A separate internal circulation plan may be helpful and is recommended.
 - c. Please revise the project data and tabular summaries that sheets will be relabeled with sheet numbers SP-2 and SP-3.
 - i. Provide the proposed open space, pervious landscape area, (both are separate calculations) and hardscape area calculations in square footage and percentages within the project data and tabular summaries pursuant to Section 24-54(F)(11).
 - ii. Indicate the required number of ADA, Regular and Bicycle parking spaces additionally please indicate the paved material type, pursuant to Article VI. Parking, Loading and Access Standards.
10. Within the revised Master Site Plan sheet SP-1 and all other applicable sheets please accurately locate, dimension and detail the proposed

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dumpster enclosures, provide a separate detail sheet that indicates the specific container sizes and details the proposed dumpster enclosures and how they will be adequately screened and accessible pursuant to Section 24-50(S)(2)(f) and Section 24-164(B)(i).

11. Please provide a Detail Specification Sheet, provide details, sections and plan views for Sidewalks, Ramps, Curbs, Crosswalks, Sight Lighting, Bicycle Racks, Benches, Bollards, Trash Receptacles, Traffic Calming Features, etc.
12. Provide a detail, specification and tear sheet indicating the design of the proposed bicycle racks. The detail should indicate that the proposed bicycle racks have a permanent foundation that is securely anchored within the ground and how it is anchored. Bicycle parking signage must be installed. The standard MUTCD signage (Section 9B.02 Bicycle Parking Area Sign (D4-3)) has the legend and the border of the Bicycle Parking Area sign in green on a retro-reflectorized white background.
13. Please provide Elevation Plan Sheets for all building elevations, clearly label each building letter, indicate each proposed floor and the dimension of the highest point of the finished roof, indicate the cardinal directions (North, South, East, West, etc.) of all of the newly proposed elevations and provide the proposed crown of road, finished grade, building height, Base Flood Elevation (BFE), Design Flood Elevation (DFE) and the proposed Finished Floor Elevations (FFE) for all of the newly proposed structures in NAVD88 elevations pursuant to Section 24-54 and Section 24-164.
 - i. Height is Defined as follows: The vertical distance from grade to the highest finished roof surface of a flat, gable, hip or gambrel roof, or top of a sign. Grade shall be taken as the average level of the ground adjoining a building line, or the first-floor level, whichever is lowest. Height shall exclude chimneys, safety railings, parapets, cupolas, stair or elevator shafts, and the like.
14. Please revise the provided Photometric Plan sheet E101, to indicate that the exterior lighting will not exceed the maximum illumination permitted pursuant to Section 24-79.4. Indicate that all parking area lighting will have the minimum requirements pursuant to Section 24-80(B)(2)(e).
15. Provide a Construction Staging and Construction Fencing Plan including All items listed in Section 24-164(B)(3)
16. Please revise submitted Landscape sheets L3.01 and L4.01 to meet all of the requirements of Section 24-54(F)(9), Section 24-105 and of the Landscape and Streetscape Design Standards 2022. Provide ground covering and a variety of different shrub types within the plant schedule and all of the required plant details, etc.

-Lauren Pruss, ACIP | Assistant Director

17. The purpose of the PUD zone is to provide maximum opportunity for application of innovative site planning concepts to the creation of aesthetically pleasing environments for living on properties of adequate size, shape and location. Staff has concerns regarding the aesthetics and location of the proposed parking garage. In the City of Oakland Park, parking garages are typically "wrapped" with an external use to minimize their impact on the surrounding area.

18. Landscape plans: The proposed landscape plans should include typical foundation plantings for each unit type, a variety of shade trees for street trees, as well as a variety of shade and ornamental trees within the common areas. Additionally, details should be provided that identify proposed street furniture (benches, bike racks, common area lighting, street lights, etc.). If common area improvements such as parks or recreational areas are proposed, those details should be provided.

19. If decorative street crossings are proposed as shown on the PUD Master Plan Details, a detail with pavement profile should be included and they should be consistently shown on all plans.

20. Dead-end rows of parking longer than 10 stalls in length are not permitted pursuant to Sec. 24-80(2)(m).

21. 24-54 (F) (11) Open space requirements: A planned unit development shall provide and maintain open space at least equal to thirty-five (35) percent of the gross area of the planned unit development exclusive of lakes, lagoons or other waterways. In calculating open space, land areas for structures, public and private street rights-of-way, driveways, off-street parking and loading zones, alleys, fire protection vehicular access and yards and spaces between single-family residential buildings shall not be included. Depending upon the characteristics of a planned unit development, the city may allow credit for lakes, lagoons or other waterways, such credit not to exceed forty (40) percent of the required open space. The required open space shall be designed for both active and passive recreational needs acceptable to the city. In planning active recreational facilities consideration should be given for the inclusion of swimming pools, tennis courts, baseball fields, playgrounds, tot lots, etc. This is further defined by 22. Sec. 24-116. - Minimum open space requirements. Not less than twenty (20) percent of any residential, business or industrial district site shall be landscaped and pervious as defined in article XVIII, section 24-245. Some district regulations require a higher percentage; see article III, sections 24-30 through 24-53. Section 24-245 (50) Landscaping: An area covered by plant materials and mulch except that up to five (5) percent of the area may be covered by a pervious stone or paver pattern or a special feature such as a sculpture. As such, no more than 5% of the site walkways may count towards the 35% open space calculation. Additionally, porches and balconies should not be included in the open space calculation as is currently shown on page 6 of the PUD Master Plan Details.

While Section 24-54(F)(8)(a) permits a parking ratio of 1.5 spaces per unit, staff is concerned this will be insufficient. For example, the nearby Cambridge development was parked at a ratio of 2 per unit and has a terrible parking problem. Staff strongly recommends that the applicant reconsider the proposed parking ratio.

Correction: 01 - General Comment - Craig Southern (8/15/23) - Not Resolved

PLAN CORRECTIONS REPORT (000102-2022-APP)

Comments: 2nd DRC Review

P & Z Comments | Urban League of Broward County (CD22-29P/LUPA/RZ/PUD) | 8-14-2023

Craig Southern, CFM | Planning Supervisor

craig.southern@oaklandparkfl.gov

Platting Review Comments

Previous Replat P&Z comments from 3-14-2023 have been addressed

Master Development Plan, Site Plan and Planned Unit Development (PUD) Review Comments

The Following Previous P&Z comments have not been addressed:

1. Only One (1) Cover Sheet is needed for the Project, yet two cover sheets have been submitted; one dated 6-28-2023 from Botek Thurlow Engineering. Inc. and another dated 7-28-2023 from Zyscovich. Choose one Cover Sheet to submit and Please revise the submitted Cover Sheet. Provide a Sheet Index, with a Location/Vicinity Map with geographic coordinates at a scale not less than 1" = 1,000', a General Symbols Legend with Abbreviations, the project number CD22-29P/LUPA/RZ/PUD in the title block, provide the project team personnel information (Owner, Engineer, Architect, etc.) with contact information for all, including addresses, telephone numbers and email addresses; add a basic tabular summary with all of the currently existing the Folio numbers (4942-29-00-0150; 4942-29-00-0170; 4942-29-00-0181; 4942-29-00-0182; 4942-29-41-0010), gross and net area of the overall subject property, Existing and Proposed Future Land Use Map (FLUM) designations; Low Density Residential (L5) and Community Facilities (CF) to a Medium Density Residential (M), Z Existing and Proposed Zoning Districts; Single-Family Residential District (R-1) and Community Facilities District (CF); Flood Zones: Zone AH-7 and Zone X FEMA FIRM Map Panel 12011C0366H effective 8/18/2014 and the Legal Description pursuant to Section 24-54 and Section 24-164(B).

2. Pursuant to the Comment Response Letter submitted dated July 31, 2023 page 9 the "Master Site Plan" has been revised and references sheet MDP dated 6-28-2023 from Botek Thurlow Engineering. This Sheet does not address the following comments:

Please revise and label the first sheet that was submitted within the Master Development Plan as "Master Site Plan" please label that sheet no. as SP-1, the two following tabulation and PUD zoning data sheets should be labeled with sheet numbers SP-2 and SP-3. Additionally, please address the following comments for the "Master Site Plan" and all other applicable sheets:

- a. Please bold the subject property boundaries in a thick dark line to specifically indicate the boundaries of subject property.
- b. Indicate all existing and proposed improvements within Sheet SP-1:
 - i. Provide the project number CD22-29P/LUPA/RZ/PUD within the title block.
 - ii. Clearly identify the complete and full City Right-of-Way with accurate dimensions.
 - iii. Correctly label and dimension NW 21st Avenue and NW 26th Street
 - iv. Label all existing and proposed easements whether by plat or separate instrument, all utilities and their providers, manholes, fire-hydrants, catch basins, curbs (drawn with double lines), proposed bollards, the edge of all parking pavement from the property line, etc.,
 - v. Label the zoning districts for the adjacent properties.
 - vi. Label and Delineate the Flood Hazard Area/Flood Zone Boundaries and within the project data and tabular summaries provide the proposed designed flood elevations (DFE).
 - vii. Re-label each multi-family building with it's own alphabetized letter, within each structure label the proposed interior square footage within the illustrated footprint of each structure, label the proposed Finished Floor Elevation (FFE) in NAVD88 for each proposed structure.
 - viii. Indicate and accurately dimension all setbacks, bufferyards, sight-triangles, ingress/egress, internal streets, driveways, access-ways, approaches, aisle widths (on corners as well), sidewalks, pedestrian and ADA access aisles, dumpster enclosures, bicycle racks, regular and ADA parking spaces, loading spaces and zone(s), terminal landscaped parking islands (terminal landscaped islands for every ten (10) parking spaces) etc.
 - ix. Specifically indicate and illustrate how pedestrian, ADA and bicycle internal circulation will accommodate residents and patrons within the development pursuant to Section 24-54(F)(12). A separate internal circulation plan may be helpful and is recommended.
- c. Please revise the project data and tabular summaries that sheets will be relabeled with sheet numbers SP-2 and SP-3.
 - i. Provide the proposed open space, pervious landscape area, (both are separate calculations) and hardscape area calculations in square footage and percentages within the project data and tabular summaries pursuant to Section 24-54(F)(11).
 - ii. Indicate the required number of ADA, Regular and Bicycle parking spaces additionally please indicate the paved material type, pursuant to Article VI. Parking, Loading and Access Standards.

3. Within the revised "Master Site Plan" sheet SP-1 and all other applicable sheets please accurately locate, dimension and detail the proposed dumpster enclosures, provide a separate detail sheet that indicates the specific container sizes and details the proposed dumpster enclosures and how they will be adequately screened and accessible pursuant to Section 24-50(S)(2)(f) and Section 24-164(B)(i).

4. Referenced Sheet L8 Hardscape Details provides details for dog waste station, a six foot bench, picnic table, trash receptacle and a bicycle rack that is not ground mounted but surface mounted. Please provide One (1) Detail Specification Sheet, that provides details, sections and plan views for Sidewalks, Ramps, Curbs, Crosswalks, Sight Lighting, Bicycle Racks (ground mounted), Benches, Bollards, Trash Receptacles, Traffic Calming Features, etc.

5. Referenced Sheet L8 Hardscape Details provides details for a bicycle rack that is not ground mounted but surface mounted. Provide a detail, specification and tear sheet indicating the design of the proposed bicycle racks. The detail should indicate that the proposed bicycle racks have a permanent foundation that is securely anchored within the ground and how it is anchored. Bicycle parking signage must be installed. The standard MUTCD signage (Section 9B.02 Bicycle Parking Area Sign (D4-3)) has the legend and the border of the Bicycle Parking Area sign in green on a retro-reflectorized white background.

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6. Please provide Elevation Plans for Building XI "Proposed Early Learning Center" since it is apart of Phase I. Sheets for all Phase I building elevations, clearly label each building letter, indicate each proposed floor and the dimension of the highest point of the finished roof, indicate the cardinal directions (North, South, East, West, etc.) of all of the newly proposed elevations and provide the proposed crown of road, finished grade, building height, Base Flood Elevation (BFE), Design Flood Elevation (DFE) and the proposed Finished Floor Elevations (FFE) for all of the newly proposed structures in NAVD88 elevations pursuant to Section 24-54 and Section 24-164.

7. Revise the submitted Construction Staging and Fencing Plan including All items listed in Section 24-164(B)(3)and(4) please label the sheet as "Construction Staging and Fencing Plan"

8. Please Revise "Master Site Plan" sheet SP-1, page 7 of Architectural Set III "Open Space" dated 7-28-2023 from Zyscovich and Sheet A002 of Architectural Set I and provide the required and accurate Open Space calculations pursuant to Section 24-54(F)(11) and Section 24-245 (50) Landscaping: An area covered by plant materials and mulch except that up to five (5) percent of the area may be covered by a pervious stone or paver pattern or a special feature such as a sculpture. As such, no more than 5% of the site walkways may count towards the 35% open space calculation. Additionally, porches and balconies should not be included in the open space calculation as is currently shown.

Correction: 01 - General Comment - Craig Southern (10/17/23) - Not Resolved

PLAN CORRECTIONS REPORT (000102-2022-APP)

Comments: 3rd DRC Review

P & Z Comments | Urban League of Broward County (CD22-29P/LUPA/RZ/PUD) | 10-16-2023

Craig Southern, CFM | Planning Supervisor

craig.southern@oaklandparkfl.gov

Master Development Plan, Site Plan and Planned Unit Development (PUD) Review Comments

The Following Previous P&Z comments have not been addressed:

1. Please submit an updated Development Application and Letter of Intent (LOI)/Justification Statement (page 7) that indicates that two (2) "Parking Adjustments" that are being requested within application (CD22-29P/LUPA/RZ/PUD) to:

1. Reduce X% of the required parking pursuant to Section 24-80(B)(5) and 24-54(F)(8);
2. Increase the amount of compact parking to X% from the maximum permitted percent of 25% pursuant to Section 24-80 and Section 24-245(68). With the compact parking spaces measuring of eight and one-half (8.5) feet by eighteen (18) feet for both 45° and 90° parking spaces and eight (8) feet by twenty-three (23) for parallel parking spaces. Additionally, reference Sheet PMS-7 within the planset that details the parking space details

If there are any other requests, waivers or parking adjustments those need to be identified and addressed in writing. Each requested waiver or parking adjustment requires a fee of \$231.00 and each request must be discussed and voted upon by each member of the Development Review Committee (DRC).

2. Please revise the submitted Cover Sheet dated 10/2/2023

- a. The Project Map needs to reflect the current Master Site Plan, the Location/Vicinity Map with geographic coordinates at a scale not less than 1" = 1,000'
- b. a General Symbols Legend with Abbreviations
- c. add a basic tabular summary with the gross and net area of the overall subject property
- d. Indicate the Existing and Proposed Future Land Use Map (FLUM) designations; Low Density Residential (L5) and Community Facilities (CF) to a Medium Density Residential (M);
- e. Existing and Proposed Zoning Districts; Single-Family Residential District (R-1) and Community Facilities District (CF);
- f. Flood Zones: Zone AH-7 and Zone X FEMA FIRM Map Panel 12011C0366H effective 8/18/2014;
- g. the Legal Description

3. Please revise Data Sheet 001 dated 10/2/2023.

- a. The Project Map needs to reflect the current Master Site Plan.
- b. Provide the currently existing the Folio numbers (4942-29-00-0150; 4942-29-00-0170; 4942-29-00-0181; 4942-29-00-0182; 4942-29-41-0010).
- c. Provide the Gross and Net area of the overall subject property
- d. Distinguish and Label the Existing and Proposed Future Land Use Map (FLUM) designations; Low Density Residential (L5) and Community Facilities (CF) to a Medium Density Residential (M);
- e. Distinguish and Label the Existing and Proposed Zoning Districts; Single-Family Residential District (R-1) and Community Facilities District (CF);
- f. Distinguish and Label the Flood Zones: Zone AH-7 and Zone X FEMA FIRM Map Panel 12011C0366H effective 8/18/2014 and Remove the CutnPaste from the Flood Data;
- g. Provide the Legal Description pursuant to Section 24-54 and Section 24-164(B).
- h. Within the Data Sheet 001 Revise the Tabular Summary and provide the square footage for all of the existing buildings under the "Non-Residential Development" Row/Column.
- i. Within the Data Sheet 001 Revise the Tabular Summary and provide the extreme Setbacks for the Development, Along each Street Frontage, the Side yard (west) and the Rear of the Development, under the "Setbacks" Row/Column. Denote ANY and ALL Setback Encroachments.
- j. Within the Data Sheet 001 Revise the Tabular Summary and provide the accurate parking count to include the Total number of ADA Parking Spaces, Regular Parking Spaces (9' x 18'), Compact Parking Spaces (a compact parking space measures at least eight (8) feet by sixteen (16) feet yet anything under (9' x 18'), Electric Charging Spaces (pursuant to Sec. 24-74.1.) and Bicycle Parking Spaces, under the "Parking Requirements" Row/Column. Please indicate the paved material type, pursuant to Article VI. Parking, Loading and Access Standards.
- k. Within the Data Sheet 001 Revise the Tabular Summary and provide the accurate label for Building K not Building XI within the Development, under the "CIVIL" Row/Column.
- l. Within the Data Sheet 001 revise the Building Data provide on the right-hand column; Add the interior square footage, number of residential units (when applicable), the height and FFE in NAVD88 for EACH building; Buildings A thru K, the Parking Garage, the three (3) existing structures and the Townhome Type 1 and Townhome Type 2.
- m. Within the Data Sheet 001 Revise the Tabular Summary specifically at the bottom of the number (4) "Off-Street parking Dimension..." Provide the Compact Parking Information and the Waiver Request, reference Section 24-80 and Section 24-245(68) the request to reduce the regular parking space requirements of nine (9) feet by eighteen (18) feet and to exceed the twenty-five (25) percent of the required parking in the project area to be compact parking.

4. Please Revise Sheet SP-1 Master Site Plan received on Saturday 10/7/2023 yet with a Plan date of 10/9/2023. Please address the following comments for the "Master Site Plan" and all other applicable sheets:

- a. Please BOLD the newly proposed subject property boundaries in a thick dark line and lightly hatch the area of the newly proposed dedicated Right-of-Way.
- b. Clearly identify the complete and full City Right-of-Way with accurate dimensions.
- c. ON SHEET SP-1 Label all existing and proposed easements whether by plat or separate instrument, all utilities and their providers, manholes, fire-hydrants, catch basins, curbs (drawn with double lines), proposed bollards, the edge of all parking pavement from the property line, etc.

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- d. Label, Delineate and Illustrate the Flood Hazard Area/Flood Zone Boundaries and within the project data and tabular summaries provide the proposed design flood elevations (DFE) in NAVD88.
 - e. Within each structure existing and proposed label the existing or proposed interior square footage within the illustrated footprint of each structure, label the existing or proposed Finished Floor Elevation (FFE) in NAVD88 for each existing and proposed structure.
 - f. Indicate and accurately dimension ALL setbacks, bufferyards, sight-triangles, ingress/egress, internal streets, driveways, access-ways, approaches, aisle widths (on corners as well), sidewalks, pedestrian and ADA access aisles, dumpster enclosures, trash pick-up areas, electric vehicle charging areas, ADA, regular compact parking spaces, bicycle racks and area, loading spaces and zone(s), terminal and interior landscaped parking islands etc.
 - g. Indicate the Location, height and required setbacks for ALL proposed Fences, Walls and Hedges. Pursuant to Section 24-83(K). Pursuant to Section 3(B)(4) of the Landscape and Streetscape Design Standards 2022, Where a R-1 or R-2 residential district abuts a multi-family residential development or district, the rear of a residential lot is separated by a street, alley or waterway from a nonresidential district or multi-family residential district, the maximum wall height along any side and rear lot line may be eight (8) feet. Additionally, pursuant to Section 3(A)(4) of the Landscape and Streetscape Design Standards 2022, All concrete walls shall be covered with two (2) coats of stucco cement, finished, and painted with anti-graffiti paint along the right of way. Decorative pre-cast concrete walls may be used in lieu of concrete block.
 - h. Provide the location and accurate dimensions of the proposed bus shelters outside of the property lines.
5. Please Revise Sheet SP-3 Master Site Plan Data Sheet dated 10/2/2023.
- a. The Project Map needs to reflect the current Master Site Plan.
 - b. Provide the currently existing the Folio numbers (4942-29-00-0150; 4942-29-00-0170; 4942-29-00-0181; 4942-29-00-0182; 4942-29-41-0010).
 - c. Provide the Gross and Net area of the overall subject property
 - d. Distinguish and Label the Existing and Proposed Future Land Use Map (FLUM) designations; Low Density Residential (L5) and Community Facilities (CF) to a Medium Density Residential (M);
 - e. Distinguish and Label the Existing and Proposed Zoning Districts; Single-Family Residential District (R-1) and Community Facilities District (CF);
 - f. Distinguish and Label the Flood Zones: Zone AH-7 and Zone X FEMA FIRM Map Panel 12011C0366H effective 8/18/2014
 - g. Provide the Legal Description pursuant to Section 24-54 and Section 24-164(B).
 - h. Within SP-3 Master Site Plan Data Sheet Revise the Tabular Summary and provide the square footage for all of the existing buildings under the "Non-Residential Development" Row/Column.
 - i. Within SP-3 Master Site Plan Data Sheet Revise the Tabular Summary and provide the extreme Setbacks for the Development, Along each Street Frontage, the Side yard (west) and the Rear of the Development, under the "Setbacks" Row/Column. Denote ANY and ALL Setback Encroachments.
 - j. Within SP-3 Master Site Plan Data Sheet Revise the Tabular Summary and provide the accurate parking count to include the Total number of ADA Parking Spaces, Regular Parking Spaces (9' x 18'), Compact Parking Spaces (a compact parking space measures at least eight (8) feet by sixteen (16) feet yet anything under (9' x 18'), Electric Charging Spaces (pursuant to Sec. 24-74.1.) and Bicycle Parking Spaces, under the "Parking Requirements" Row/Column. Please indicate the paved material type, pursuant to Article VI. Parking, Loading and Access Standards.
 - k. Within SP-3 Master Site Plan Data Sheet Revise the Tabular Summary and provide the accurate label for Building K not Building XI within the Development, under the "CIVIL" Row/Column.
 - l. Within SP-3 Master Site Plan Data Sheet revise the Building Data provided on the right-hand column of the Project Map; Add the interior square footage, number of residential units (when applicable), the height and FFE in NAVD88 for EACH building; Buildings A thru K, the Parking Garage, the three (3) existing structures and the Townhome Type 1 and Townhome Type 2.
 - m. Within SP-3 Master Site Plan Data Sheet Revise the Tabular Summary specifically at the bottom of the number (4) "Off-Street parking Dimension..." Provide the Compact Parking Information and the Waiver Request, reference Section 24-80 and Section 24-245(68) the request to reduce the regular parking space requirements of nine (9) feet by eighteen (18) feet and to exceed the twenty-five (25) percent of the required parking in the project area to be compact parking.
 - n. As previously required ON SHEET SP-3 Provide the proposed open space, pervious landscape area, (both are separate calculations) and hardscape area calculations in square footage and percentages within the project data and tabular summaries pursuant to Section 24-54(F)(11).
6. Please Revise Sheet SP-4 Circulation Diagrams Sheet dated 10/2/2023.
- a. As previously required, specifically indicate and illustrate how pedestrian, ADA, internal bicycle circulation and exterior bus shelter circulation will accommodate residents and patrons within and around the development pursuant to Section 24-54(F)(12). Please provide a written statement of how this requirement is being fulfilled within Sheet SP-4, the Letter of Intent (LOI) and the Master Development Plan.
7. All Architectural Sheets MUST match the submitted Cover Sheet dated 10/2/2023 page numbering. Additionally, all Architectural Sheets MUST match and reflect the current Master Site Plan configuration.
- a. The Architectural Index Sheet and all other Architectural Sheets MUST match the submitted Cover Sheet dated 10/2/2023 page numbering.
 - b. The Architectural Master Site Plan and all other Architectural Sheets MUST match and reflect the current Sheet SP-1 Master Site Plan configuration.
 - c. Please Remove the "Pedestrian and Bicycle Circulation" Architectural Sheet as Sheet SP-4 Circulation Diagrams Sheet dated 10/2/2023 will need to address the following: As previously required, specifically indicate and illustrate how pedestrian, ADA, internal bicycle circulation and exterior bus shelter circulation will accommodate residents and patrons within and around the development pursuant to Section 24-54(F)(12). Please provide a written statement of how this requirement is being fulfilled within Sheet SP-4, the Letter of Intent (LOI) and the Master Development Plan.
 - d. Please Remove the "Units Breakdown" Architectural Sheet as Data Sheet 001 dated and Sheet SP-3 Master Site Plan Data will need to sufficiently address the previously requested information.
 - e. Please revise the "Parking Distribution" Architectural Sheet to match and reflect the Sheet SP-1 Master Site Plan configuration and correct parking numbers, etc.
 - f. Please revise the "Solid Waste Management" Architectural Sheet to accurately locate, dimension and detail the proposed dumpster

PLAN CORRECTIONS REPORT (000102-2022-APP)

enclosures and trash pick-up areas.

- g. Please revise the "Dumpster Enclosures" Architectural Sheet to provide a detail sheet that indicates the specific container sizes and details the proposed dimensions of all proposed dumpster enclosures and trash pick-up areas how they will be adequately screened, buffered and accessible with curb, bollard, material etc. details pursuant to Section 24-50(S)(2)(f) and Section 24-164(B)(i).
- h. Please Remove the "Data Tabulations" Architectural Sheet as Data Sheet 001 dated and Sheet SP-3 Master Site Plan Data will need to sufficiently address the previously requested information.
- i. Within ALL "Elevation" Architectural Sheets, as previously requested clearly label each building letter, indicate the dimension of the highest point of the finished roof, provide the proposed crown of road, finished grade, building height, Base Flood Elevation (BFE) pursuant to Section 24-54 and Section 24-164. Height: The vertical distance from grade to the highest finished roof surface of a flat, gable, hip or gambrel roof, or top of a sign. Grade shall be taken as the average level of the ground adjoining a building line, or the first-floor level, whichever is lowest. Height shall exclude chimneys, safety railings, parapets, cupolas, stair or elevator shafts, and the like, pursuant to Section 24-245(46).
- j. Within ALL "Elevation" Architectural Sheets provide the Fenestration/Transparency calculations for each elevation. Provide Facade area in square feet and the window/door area in square footage and percentage.
- k. Within the Townhouse Type 1 and 2 "Elevation" Architectural Sheets All front facades shall have a minimum of 23% transparent window area on the front elevation wall face, excluding the garage or carport face area (up to 20 feet of width and 9 feet of height) from the calculation. Front doors with at least 5 square feet of transparent glass area per door leaf can be fully included as transparent window area. All other facades shall have a minimum of 15% transparent window area, excluding the garage or carport face area (up to 20 feet of width and 9 feet of height) from the calculation pursuant to Section 24-52(C)(Table)(p). Additionally, add these requested details to Sheet 3.7 Overall Architectural Standards within the Architectural Development Standards.
- l. Within the Garage "Elevation" Architectural Sheets or a separate detail sheet please provide the integrated green landscape wall system detail, growth/vegetation media and the percent of the elevation façade that encapsulates the green wall system. Additionally, add these requested details to both Sheet 3.3 Garage Screening and Sheet 3.7 Overall Architectural Standards within the Architectural Development Standards.
- m. Please Revise Sheet 3.5 Privacy Fencing within the Architectural Development Standards. Indicate the Location, height and required setbacks for ALL proposed Fences, Walls and Hedges. Pursuant to Section 24-83(K). Pursuant to Section 3(B)(4) of the Landscape and Streetscape Design Standards 2022, Where a R-1 or R-2 residential district abuts a multi-family residential development or district, the rear of a residential lot is separated by a street, alley or waterway from a nonresidential district or multi-family residential district, the maximum wall height along any side and rear lot line may be eight (8) feet. Additionally, pursuant to Section 3(A)(4) of the Landscape and Streetscape Design Standards 2022, All concrete walls shall be covered with two (2) coats of stucco cement, finished, and painted with anti-graffiti paint along the right of way. Decorative pre-cast concrete walls may be used in lieu of concrete block.

8. As previously requested, provide a Separate Detail Specification Sheet(s), that provides details, sections and plan views for Sidewalks, Ramps, Curbs, Crosswalks, Sight Lighting, Electric Charging Stations (pursuant to Sec. 24-74.1.), Bicycle Racks (ground mounted), Benches, Bollards, Trash Receptacles, Traffic Calming Features, Compact Car, ADA, Bicycle parking signage etc. The referenced Sheet L8 Hardscape Details only provides details for a dog waste station, a six-foot bench, picnic table, trash receptacle and a bicycle rack that is not ground mounted but surface mounted.

9. Provide a detail, specification and tear sheet indicating the design of the proposed bicycle racks. The detail should indicate that the proposed bicycle racks have a permanent foundation that is securely anchored within the ground and how it is anchored. Bicycle parking signage must be installed. The standard MUTCD signage (Section 9B.02 Bicycle Parking Area Sign (D4-3)) has the legend and the border of the Bicycle Parking Area sign in green on a retro-reflectorized white background.

10. All Landscape Sheets MUST match and reflect the current Master Site Plan configuration, with the correct Building Labels/Letters.

11. Please Revise Sheet L9.5 Open Space Diagram provide the required and accurate Open Space calculations pursuant to Section 24-54(F)(11) and Section 24-245 (50) Landscaping: An area covered by plant materials and mulch except that up to five (5) percent of the area may be covered by a pervious stone or paver pattern or a special feature such as a sculpture. As such, no more than 5% of the site walkways may count towards the 35% open space calculation. Additionally, porches and balconies should not be included in the open space calculation as is currently shown.

12. All Engineering Sheets MUST match and reflect the current Master Site Plan configuration, with the correct Building Labels/Letters.

13. The previously submitted "Construction Staging and Fencing Plan" Sheet was not found within the recent submittal. Please submit the revised "Construction Staging and Fencing Plan" Sheet within the next submittal that including All items listed in Section 24-164(B)(3)and(4) please label the sheet as "Construction Staging and Fencing Plan".

PLAN CORRECTIONS REPORT (000102-2022-APP)

Comments: 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 #18027, FCPP, FCP
Phone (954) 202-3124
Email Charles_howard@sheriff.org

DATE: March 15th, 2023
PROJECT NAME: Village at Oakland Park
Urban League Project
2601 NW 21 AV
CASE #: CD23-01PUD-RZ-P-CP (EnerGov9 #102-2022-APP)

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.

Applicant is requesting DRC approval to build a 469-unit residential complex, on a 19.43-acre site. This will comprise of 355 mid-rise units and 114 townhomes. There will be 930 parking spaces, 7819 sq ft. childcare center, 4773 sq. ft. church, 3042 sq. ft. multipurpose Center and 12901 sq. ft. Life Center

1. Natural Surveillance: Nature 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.

- Security mirrors – should be installed in all areas where visibility is limited (e.g. stairwell blind spots, elevators, and dumpster enclosures).
- Apartment doors – should have peep holes to allow wide angle view of persons 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. Nature 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 exits. This development defines this concept quite well, through the one-way ingress/egress/landscaping and fencing. Include the following in your development.

- Wayfinding – this directs contractors, visitors, package delivery and most importantly fire-rescue / police onto the property swiftly and without confusion. This can be achieved by:
 - o A marque / signage / map posted at each entrance to the property. This signage should list all buildings (e.g. management office, child care center, church, etc.).
 - o Entrances to each building should have building numbers clearly visible from the parking lot and walkways.
 - o Entrances to each building should be celebrated and clearly distinguishable. This is established through contrasting colors, landscaping, and signage.
 - o Apartment doors – should be clearly numbered, in sequential order.
- Benches, seating areas provide natural surveillance which deter criminal behavior. Consider placing these seats at all building entrances and exits facing the parking lot.
- Perimeter fence – a perimeter fence should be installed around the entire property for safety. The only access points should be the (3) driveway entrances into the property. CPTED style fence is recommended which allows clear visibility throughout the property.
- CCTV cameras / License plate readers (LPR) – please submit a diagram of all CCTV cameras and LPR locations. Footage of CCTV cameras is crucial when solving crimes and identifying suspects and their vehicles. Properties without cameras prove to be easy and repeat targets of crime. Signage indicating the property is under video surveillance should be posted at all vehicle and pedestrian entrances. At minimum:
 - o An off-site DVR or secured/hidden DVR in the management office. DVR recordings should be accessible off site with a minimum of 2 persons always having access.
 - o Recommended camera locations: mailbox location(s), each entrance/exit into the buildings, parking lots, pedestrian walkways and each vehicle entrance/exit.
 - o LPRs at each vehicle entrance / exit.
 - o CCTV camera system should be registered and accessible with Broward Sheriff's Office (BSO) Real Time Crime Center in the event of an emergency.

- Child Care Center

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- o Submit a detailed diagram of the interior of the childcare center (e.g., hallways, eating area, playground) and any proposed security enhancements.
 - o It is recommended: single point of entry where the lobby drop off area is secure from the rest of the facility (e.g., Security door with controlled access or intercom into the facility, and a clear security window for the receptionist.
 - o Childcare center should follow all required local, state, and federal operational guidelines as it pertains to security, and fire safety.
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:
- Trespass Signs / Affidavit - Post BSO "No Trespassing" signs at each vehicle entrance, childcare center, multi-purpose center, life center, and church. Have a trespass affidavit on file with BSO. This will avoid having to contact management each time unwanted persons are found on the property.
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 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 walkways should be maintained at 2'.
 - Include clearly marked dog stations with defecation bags and trash containers. This promotes sanitary conditions throughout the property. This requirement may be EXCLUDED if tenants are not allowed to have dogs on the property.
 - Towing Company – have a contract with a tow company authorizing removal of abandoned 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:

- Parking Spaces - should be assigned to each unit and clearly marked. This avoids confusion and fighting over parking spaces among tenants. The guest spots should also be clearly marked.
- Please address if this development will meet City Ordinance 24-175, 176 and 177 requirements to include Police Services? The addition of 500-600 residents and their visitors may impact police services and require additional manpower.
- DURING CONSTRUCTION / SECURITY REQUIREMENTS:
 - o Entire property under construction should be fenced in, 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 construction fencing every 100 feet along the entire perimeter 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 the property is under camera surveillance.
- Lock all outside electrical boxes and water faucets to avoid access or tampering by homeless individuals wandering onto the property.

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.

Correction: 01 - General Comment - Lorrainia Belle (8/15/23) - Resolved

PLAN CORRECTIONS REPORT (000102-2022-APP)

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

CRIME PREVENTION THROUGH ENVIROMENTAL DESIGN (CPTED)

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

DATE: August 15th, 2023
PROJECT NAME: Village at Oakland Park
Urban League Project
2601 NW 21 AV
CASE #: CD23-01PUD-RZ-P-CP (EnerGov9 #102-2022-APP)

** 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:

- CPTED comments have been acknowledged by applicant and APPROVED for the next step in DRC review process.

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.

Project Application v.1 Project Application	Pending Assignment	
Solid Waste v.1 Solid Waste	Pending Assignment	Antwan Armalin Ph: 1-954-630-4457 email: antwana@oaklandparkfl.g
Correction: 01 - General Comment - Lorrainia Belle (3/15/23) - Not Resolved Comments: Need more details for proposed trash removal. Correction: 01 - General Comment - Lorrainia Belle (8/15/23) - Not Resolved Corrective Action: Please address previous comment		
Structural v.1 Building	Pending Assignment	
Correction: 01 - General Comment - Patricia Fernandez (3/15/23) - Resolved Comments: Plans Examiner Information: Patricia Fernandez Email: patricia.fernandez@oaklandparkfl.gov Cell: 954-707-2123		
1. Provide clear information - FFE on all new Buildings (Identify the current FEMA flood map information.) 2. Provide clear scope of work - Improvements are existing and what is proposed- Note: Indicate on plans that all exterior doors comply with ADA		
