



City Hall Commission Chambers
3650 NE 12 Avenue
Oakland Park, Florida 33334

MINUTES
DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING
MAY 9, 2019, 10:00 A.M.

The regular meeting of the Development Review Committee of the City of Oakland Park, Florida was called to order at 10:00 A.M. Alex Dambach, Planning Supervisor.

ROLL CALL

Regular Members:

Alex Dambach, Planning Supervisor
Kevin Woodall, Code Enforcement Officer II
Pamela Archacki, Fire Prevention
Deputy Debra Wallace, Broward Sheriff's Office
Antwan Armalin, Solid Waste Foreman
Dave Spence, Structural Chief Inspector
Brad Ostroff, Assistant Director of
Administration and Operations

Also Present:

Melissa Alvarado, Administrative Specialist
Andrew Riddle, Senior Planner

Absent

Chris Lips, Utilities Manager

1. Approval of Minutes

No minutes were available for approval.

2. PUBLIC COMMENTS - At this time, any person will be allowed to speak on any matter that pertains to City business for a length of time not to exceed four minutes per person.

None

3. **Site Development Plan Review: Case CD19-07CU “Grow Healthy”: Requesting DRC review for the redevelopment of an existing 1,479 sq. ft. building (previously fast food restaurant) for use of a medical marijuana dispensary facility. Site is located at 1544 E Commercial Boulevard. Existing Zoning is B-1. Medical marijuana treatment and dispensing facility is only permitted in the B-1 Zoning District through a Conditional Use approval by the City Commission after recommendation by the Planning and Zoning Board.**

Planning and Zoning Comments

Andrew Riddle, Planner, summarized the Planning and Zoning comments: landscaping; acknowledgement that the building will not have a drive-thru; parking and access; dimensions of parking stalls; site triangle; signage; location of surveillance equipment and barriers; securing access to mezzanine level; assurance that doctors would not examine patients on site; security guards on site and general comments.

Engineering and Utilities Comments

There was no staff member present to address these so Mr. Dambach advised the applicant to see him after the meeting if there were any questions.

Landscaping Comments

Mr. Woodall pointed out that the landscape plan did not match the plan legend and needed to be reworked. Tracy Lautenschlager, attorney for the applicant, said the landscaping had been redone and passed final inspection in 2018 and they needed to make sure that was consistent.

Crime Prevention Through Environmental Design [CPTED] Comments

Deputy Wallace said they needed to ensure they were following state statute regarding the vault and also that additional lighting was needed.

Fire Prevention Comments

Ms. Archacki stated they needed a flow test for the water lines and added that they may be required to have an amplifier for radio communications. She clarified that the test should be done after the tenant build-out.

Solid Waste Comments

Mr. Armalin said he would discuss their needs for trash collection at the end of the process.

Structural Comments

Mr. Spence said the ADA parking space must be closer to the front door. He said this was an F1 occupancy and he agreed to meet with the architect regarding this.

Mr. Dambach stated there was a very odd history regarding how the building was renovated and the project had not gone through the DRC.

Ms. Lautenschlager said the applicant was the tenant, not the building owner, and they would need specifics from the city to discuss with the building owner. She returned to the landscape issue and Mr. Woodall said he would need to research the history to see what had been approved.

Mr. Dambach said the applicant would have to work with Mr. Spence and their architect during the permitting process regarding the building's use.

Ms. Lautenschlager explained that the Florida Department of Health must review the security system prior to approving the site. She did not want all of the security system to be in the public record because that could compromise the facility's security. Deputy Wallace acknowledged that the security plan should not be public record, but said she must inspect the plan.

Mr. Dambach explained that where a commercial property abutted an alley and then residential property, an eight-foot cement wall was required for separation. Deputy Wallace said for crime prevention, a wall in the rear would not make a difference unless the entire property was enclosed, since people could just walk around it.

Daniel Dietz, real estate manager for the applicant, confirmed that this was just a retail location; they could not sell hemp products or have doctors operating out of the location. They would not deliver to patients from this location.

Mr. Dambach said they would review the wall requirement and the applicant would supply the revised drawings, including signage and responses to comments. Mr. Spence agreed to a pre-planning meeting to go over any questions with the applicant's architect.

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| <p>4. Site Development Plan Review: Case CD19-09RZCU "Safe & Secure Self Storage": Requesting DRC review for the construction of a 2-building self-storage facility totaling 110,050 sq. ft. with 1,250 storage stalls. Site is located at 2203 W Oakland Park Boulevard. Existing Zoning is B-1. Self-storage is only permitted through a Conditional Use within the B-3 or I-1 Zoning Districts. The applicant is requesting to change the zoning from B-1 to B-3 and is voluntarily proposing restrictions on the property to limit the permitted uses to remain compatible with the existing zoning. Rezoning and Conditional Use are approved by the City Commission after recommendation by the Planning and Zoning Board.</p> |
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Planning and Zoning Comments

Mr. Riddle reviewed the Planning and Zoning comments: building and sight layout; revision to include a 10-foot landscape buffer with an eight-foot masonry wall; revision to include sight triangles; need for a photometric plan; signage and general comments.

Engineering and Utilities Comments

There was no staff member present to address these and there were three comments, so Mr. Dambach advised the applicant to see him after the meeting if there were any questions.

Crime Prevention Through Environmental Design [CPTED] Comments

Deputy Wallace wanted to ensure there would be additional lighting on the property. She also had questions about hours of operation, the wall the location of the mechanical equipment, and reminders that chain link fencing should not be used, and that they must ensure that no other businesses operate here.

Fire Prevention Comments

Ms. Archacki said fire alarm and fire sprinkler systems were required. She also had comments regarding fire department access, communication and water supply.

Solid Waste Comments

Mr. Armalin said he needed the exact dimensions of the dumpster enclosure.

Structural Comments

Mr. Spence said there was not enough to evaluate for structural. They needed to address the bathroom, parking and ADA storage spaces.

Landscaping Comments

Mr. Woodall said there was an error on the plant list. They should also include the 20-foot clear sight triangles on the plans.

Jay Hubner, project planner and civil engineer, discussed the setback as it related to the roof peak. Mr. Dambach explained that with buildings less than 50 feet tall, the requirements were more lenient.

Alejandro Sorrito, the developer's representative, discussed the decorative parapet Mr. Hubner stated they could remove the decorative elements to lower the overall height. Mr. Dambach discussed the setback/height issue with Mr. Sorrito.

Mr. Hubner said he had discussed the wall requirements with the neighbors. The neighbors already had chain link fence and landscaping there. Mr. Dambach agreed to look at the wall requirements to determine if they were mandatory. Mr. Hubner stated there would be a wall surrounding the parking lot and Mr. Dambach thought this may be enough to satisfy the requirement.

Mr. Hubner and Deputy Wallace discussed lighting and security measures. Mr. Sorrito agreed to provide responses to the comments before changing the plans.

Mr. Hubner clarified some of the fire requirements with Ms. Archacki.

Mr. Dambach advised Mr. Hubner to send a response report and to alter the plans pursuant to changes noted in the report. He also asked Mr. Hubner to email him specifics regarding the roof towers and better façade drawings.

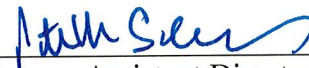
5. **OTHER BUSINESS**

None

ADJOURN

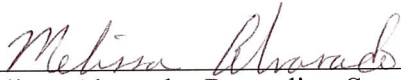
There being no further business, the meeting was adjourned at: 11:19 a.m.

CITY OF OAKLAND PARK, FLORIDA



Peter Schwarz, Assistant Director of
Engineering & Community Development

ATTEST:



Melissa Alvarado, Recording Secretary