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Engineering & Community
Development Department

Law Offices

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February 14, 2020

Peter M. Schwarz, AICP
City of Oakland Park
5399 North Dixie Highway, Suite 3
Oakland Park, FL 33334

Re: Neighborhood Participation Meeting Report-Oakland Park Storage Builders LLC,
880 W. Prospect Road

Dear Mr. Schwarz.

I represent Oakland Park Storage Builders LLC, the owner of the property located at 880 W. Prospect Road. On February 12, 2020, a Neighborhood Participation Meeting was held at 2100 NW 39th Street, Oakland Park at 6:30pm regarding the proposed development project consisting of a self-storage facility and city fire station located at the above-mentioned property.

All Homeowners Associations and individuals within 750 feet of the property of the proposed project were notified of the Neighborhood Participation Meeting. The two closest Homeowners Associations to the subject property, Prospect Gardens Community Group and North Andrews Neighborhood Association, were notified of the meeting, were sent a brief explanation of the project, and were given the presentation documents prior to the meeting. A total of eleven people attended the meeting.

After a presentation was given by the project's architect, meeting participants were free to ask questions or voice any concerns regarding the project. The issues discussed at the meeting included the traffic flow concerns on the property due to the mix of emergency vehicles and vehicles accessing the self-storage area. The architect addressed this concern and explained the vehicle separation of the self-storage loading/unloading zones, which is located underneath the building, and the fire truck access, which has an entirely separate location and access from the self-storage area. The separation of the fire station and the self-storage area was further

addressed by explaining the different access areas for each and how the fire station will have its own architect designing its part of the building, separate from the architect designing the self-storage portion of the building.

Another issue addressed was the traffic circulation on the current plans that display a one-way road providing access into and out of the property and what can be done to prevent cars from going the wrong-way access to access the property. The architect ensured the meeting participants that a civil engineer will be hired to draw more specific plans to better address the traffic flow into and out of the property.

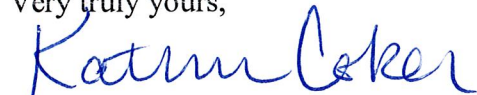
Meeting participants questioned how the utilities would be billed and how the property would be taxed because of the government agency inside a private building. The architect explained that the fire station would have separate access to utilities from the self-storage area, such as a gas, electric, water and sewer and would be separately metered. The property tax is a detail that will have to be addressed with the city at a later date.

General questions about landscaping and building design were also addressed at the meeting. Contact information was made available for anyone who may have questions or concerns in the future.

Attached to this report include the following items:

- Copies of the presentation shown to the meeting participants.
- Copies of written correspondence with individuals and/or groups contacted and invited to attend the meeting including the Homeowners Associations Prospect Gardens Community Group and North Andrews Neighborhood Association.
- The Meeting sign-in sheet.
- A Notarized Affidavit of Compliance.

Very truly yours,



KATHRYN R. COKER
For the Firm

cc: Richard G. Coker, Jr.

Kathryn Coker

From: Richard Coker
Sent: Wednesday, February 12, 2020 9:38 AM
To: contact@cavaleunltd.com; contact@prospectgardens.org; lindamart2@bellsouth.net
Cc: Richard Beavers; peter.schwarz@oaklandparkfl.gov; peter@blitsteindesign.com; Kathryn Coker
Subject: FW: Proposed Self Storage Facility at 880 W. Prospect Road
Attachments: oakland park fire station rendering 2-3-20.pdf

Good Morning Mr. Rutherford and Ms. Martin:

Peter Schwarz informed me this morning that my email to you yesterday wrongly indicated that the Neighborhood Participation meeting was on Wednesday, February 13. The meeting is tonight, Wednesday February 12. I apologize for the confusion.

Richard G. Coker, Jr.

COKER & FEINER
1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840
Phone: (954) 761-3636
Fax: (954) 761-1818

From: Richard Coker
Sent: Tuesday, February 11, 2020 3:06 PM
To: contact@prospectgardens.org; contact@cavaleunltd.com; lindamart2@bellsouth.net
Cc: Richard Beavers; peter.schwarz@oaklandparkfl.gov; Kathryn Coker; peter@blitsteindesign.com
Subject: Proposed Self Storage Facility at 880 W. Prospect Road

Good Afternoon Mr. Rutherford and Ms. Martin:

I represent Oakland Park Storage Builders LLC, the owner of the triangle shaped parcel on the Southeast corner of W. Prospect Road and Powerline Road. The property is .88 acres in size and the east property line abuts I-95. I am sure you have traveled past the site many times. The owner, in conjunction with the City of Oakland Park, is proposing the development of a self-storage facility with a city fire station on portions of the first and second floor.

You have been given notice of a Neighborhood Participation Meeting on the project to be held tomorrow, Wednesday February 13 at 6:30 PM at Fire Station #87 at 2100 NW 39th Street, Oakland Park. At that meeting the project architect, Peter Blitstein, will be giving a presentation on the project. I am attaching the basic presentation for your information. As you can see from the drawings, the proposed facility will have the following elements:

- The building is six stories in height and will contain a gross floor area of 109,227 square feet as currently drawn. The drawing shows that the fire station facility will occupy a total of 11,300 square but that number may change as the design is finalized with the fire department.
- An agreement between the City and the owner is being formulated for the construction of the fire station facility and the long term lease of the space by the City for a rate of \$1.00 per year. The City representatives can address this proposed arrangement.
- The facility will be climate controlled with controlled access by authorized persons only with security surveillance throughout. The hours of operation will be from 7 am to 9 pm.
- The storage unit mix and layout will be dictated by the demand for the different sizes of units but no unit will be larger than 400 square feet.

- No vehicle storage is allowed.
- This is a passive self-storage facility only.
- The proposed self-storage facility provides the City with a stable, substantial and long term tax base while using minimal public services. Most notably for the area around Prospect Rd. and Powerline Road, the traffic generated by a self-storage facility is minimal.

The City staff contact person is Peter Schwarz who is copied on this email. If you have any questions on this project you may contact me. Thank you.

Richard G. Coker, Jr.

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Phone: (954) 761-3636

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Neighborhood Participation Meeting Sign-In Sheet

Proposed Project Name: CubSMART Self-Storage and Oakland Park Fire #20
Meeting Location & Date: Feb. 12, 2020, 2100 NW 39 ST
Project Description: Self-Storage facility and fire station

To HOA Group/Individual: Signing this sign-in sheet does not imply approval or support of the project, just confirmation that a meeting was held pursuant to the ordinance.

Participant Signatures:

- | | |
|-------------------------------|-----------|
| 1. <u>[Signature]</u> | 18. _____ |
| 2. <u>Steven Amst</u> | 19. _____ |
| 3. <u>Jonathan Dorsett</u> | 20. _____ |
| 4. <u>MICHAEL O'BYRN</u> | 21. _____ |
| 5. <u>Ed Harris</u> | 22. _____ |
| 6. <u>Judy ViK</u> | 23. _____ |
| 7. <u>Robert Putnamford</u> | 24. _____ |
| 8. <u>Jane Bolin</u> | 25. _____ |
| 9. <u>Marc Vermont</u> | 26. _____ |
| 10. <u>Jan Z. [Signature]</u> | 27. _____ |
| 11. <u>Michael CAEN</u> | 28. _____ |
| 12. <u>PETER SCHWARTZ</u> | 29. _____ |
| 13. _____ | 30. _____ |
| 14. _____ | 31. _____ |
| 15. _____ | 32. _____ |
| 16. _____ | 33. _____ |
| 17. _____ | 34. _____ |

Applicant/Property Owner Attendee or Representative Signature(s) (print names below):

Kathryn Coker; Peter Blitstein; Richard Bowers

THIS PROPOSED DEVELOPMENT IS NOT ENDORSED BY THE CITY OF OAKLAND PARK AND IF SUBMITTED WILL BE REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE CODES AND THE COMPREHENSIVE PLAN.

Neighborhood Participation Meeting Program Affidavits of Compliance

I certify that:

The Report on Neighborhood Participation Meeting Program submitted herewith is complete and accurate. I understand that I am solely responsible for the accuracy and completeness of this report and that any errors and/or omissions may result in the rejection of my Development Permit Application on grounds that it is incomplete or not accurate.

Complete Affidavits (A) or (B) depending on your circumstances:

Affidavit A

(A) Homeowners Association, Individual, or Executive Officer Meeting Verification & Signatures to Confirm Meeting (must attach sign-in sheet as verification):

Meeting Date: 02/12/2020 Time: 6:30pm
Location: Fire Station #87, 2100 NW 39th St., Oakland Park

Applicant/Property Owner Signature(s):

Kathryn Coker
Print Name(s): Kathryn Coker

STATE OF FLORIDA)
COUNTY OF BROWARD)

I hereby certify that on this day before me, an officer duly qualified to take acknowledgements, personally appeared X, to me known or who produced _____ as identification, who signed the foregoing instrument and he acknowledged the execution thereof to be his free act and deed for the uses and purposes therein mentioned and acknowledged before me that he executed same. Witness my hand and official seal in County and State last aforesaid this 14th day of February, 2020.

Theresa Montgomery

****Meeting Verification & Sign-In sheet form must be attached.**

