

**Oakland Park Planning and Zoning Division  
Development Application Activity Report**

Pending Development Applications				
Project Name	Type of Application	Project Location	Applicant	Project Status as of 10/24/2018
Projects that require Planning and Zoning Board review followed by City Commission				
Oak Tree LUPA CD17-07CP	Land Use Plan Amendment	W. Prospect Road and N.W. 21st Avenue	Blackwood Partners, LLC and Blackshore Partners, LLC (Owner) & Pulte Group (Applicant)	<p>The application seeks to amend the City’s Future Land Use Map designation of 140.7 acres from Parks/Recreation to Irregular (2.88) Residential in a Dashed-Line Area to facilitate the future development of up to 405 residential unit development.</p> <p><u>DRC:</u></p> <ul style="list-style-type: none"> <li>• Neighborhood Participation Meeting held 3/20/17.</li> <li>• Application submitted 4/4/17 with revised submission 12/6/16, 3/13/18, 5/15/18 and 6/8/18.</li> <li>• DRC meeting held 8/24/18, 2/8/18 and 4/6/18.</li> </ul> <p><u>Advisory Boards:</u></p> <ul style="list-style-type: none"> <li>• Planning and Zoning Board recommended project approval at 7/9/18 meeting.</li> <li>• Local Planning Agency recommended approval on 7/11/18.</li> </ul> <p><u>City Commission:</u></p> <ul style="list-style-type: none"> <li>• Passed on First Reading on 7/18/18.</li> <li>• Amendment has been transmitted to County for its review and will be transmitted to State after County before returning to City Commission for 2nd Reading.</li> </ul> <p>The LUPA application included a conceptual site plan. The conceptual site plan provides for 288 single-family dwellings and 117 townhouses. Current plans on file reflect this breakdown but do not specify the number of bedrooms in any particular unit. The definitive number of units and types will be submitted with the application for rezoning.</p>
Oak Tree PUD	Rezoning	2400 Oak Tree Lane	Blackwood Partners, LLC and Blackshore Partners, LLC (Owner) & Pulte Group (Applicant)	<p>The application seeks to rezone 140.7 acres from OS, Open Space to PUD, Planned Unit Development to facilitate the future development of up to 405 residential unit development. Site Plan &amp; Plat applications have not been submitted.</p> <p><u>DRC:</u></p> <ul style="list-style-type: none"> <li>• Application Received 9/26/18.</li> <li>• Deemed Complete 10/18/18.</li> <li>• Under DRC review.</li> </ul> <p><u>Advisory Boards:</u></p> <ul style="list-style-type: none"> <li>• Planning and Zoning Board to be scheduled after DRC.</li> </ul> <p><u>City Commission:</u></p> <ul style="list-style-type: none"> <li>• City Commission to be scheduled after Planning and Zoning Board.</li> </ul>

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CG Multifamily Residences CD17-23RZ/P/Z	Rezoning & Replat	N. Dixie Hwy & NE 58th St	Ceiba Group	<p>This is an application for a multi-family residential development (current application consists of 106 townhouse units).</p> <p><u>DRC:</u></p> <ul style="list-style-type: none"> <li>• Neighborhood Participation Meeting held 11/14/17</li> <li>• Submitted plans 11/16/17. Revised plans resubmitted 5/29/18 and 7/18/18.</li> <li>• DRC meeting held 3/22/18.</li> </ul> <p><u>Planning and Zoning Board:</u> recommended approval at their 8/20/18 Board meeting by a vote of 4 to 1.</p> <p><u>City Commission:</u></p> <ul style="list-style-type: none"> <li>• Item presented on September 20, 2018 City Commission agenda. Was requested to be withdrawn by Applicant and brought back at a future date.</li> <li>• Application scheduled for 11/7/18 City Commission meeting.</li> </ul>
Wawa CD18-08 CU/P/Z/C	Conditional Use	1701 W. Oakland Park Blvd.	Nim Robinson, Bowman Consulting	<p>Proposing to demolish the existing Checkers and construct a new Wawa service station with 20 fueling pumps a and convenience store. Application review will include a review of the hours of operation and required approvals associated with such a request.</p> <p><u>DRC:</u></p> <ul style="list-style-type: none"> <li>• Neighborhood Participation Meeting held 4/5/18.</li> <li>• Application submitted 5/10/2018.</li> <li>• DRC meeting held on 6/28/18. Applicant resubmitted 7/23/18.</li> <li>• DRC review complete.</li> </ul> <p><u>Planning and Zoning Board:</u> Application Recommended for Approval on October 8, 2018.</p> <p><u>City Commission:</u> Application to be scheduled for a future City Commission meeting.</p>
Checkers CD18-11 Z/C	Conditional Use	2901 W. Oakland Park Blvd.	Matt Giani; Shah, Drotos & Assoc.	<p>Application to develop a Checkers in an outparcel of the Shoppes at Oakland Forest. Requesting to be open past midnight, which requires conditional use approval.</p> <p><u>DRC:</u></p> <ul style="list-style-type: none"> <li>• Neighborhood Participation Meeting held 4/23/18.</li> <li>• Application submitted 5/16/18.</li> <li>• DRC meeting held 6/28/18.</li> <li>• DRC review complete.</li> </ul> <p><u>Planning and Zoning Board:</u> Application denied on October 18, 2018. Applicant must file an appeal within 30 days to be brought to the City Commission for consideration. Appeal not received to date.</p> <p><u>City Commission:</u> Awaiting appeal request.</p>

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<b>Projects that require Board of Adjustment review followed by City Commission</b>				
Stevenville Rezoning for Proposed Duplex CD16-22 P/R/Z	Rezoning	NE 13th Ave & NE 35th St	Owen Duke	<p>Application to rezone a parcel with no street frontage from R-1 to R-2 to construct a duplex.</p> <p><u>DRC:</u></p> <ul style="list-style-type: none"> <li>• Neighborhood Participation Meeting held on 11/9/17.</li> <li>• Application submitted 12/16/16.</li> <li>• DRC meeting on 5/24/18.</li> <li>• Staff’s DRC review included a comment that lot does not meet code requirements for frontage. Applicant disagrees with this review.</li> <li>• Staff and City Attorney’s Office determined a variance is needed for lot to be developed.</li> <li>• Meeting held with applicant 10/15/18 to prepare for variance process.</li> <li>• Awaiting variance application</li> </ul> <p><u>Board of Adjustment:</u> Applicant will need to request a variance from the zoning standard that a lot needs to have street frontage.</p> <p><u>Planning and Zoning Board:</u> To be scheduled upon DRC review complete.</p> <p><u>City Commission:</u> Application will be scheduled after Planning and Zoning Board &amp; Board of Adjustment meeting.</p>
Park Avenue Landing CD18-14 V/Z/C	Variance and Site Plan Review	1302 NE 32nd St.	Abe Borujerdi	<p>Application to construct 4 townhome units. A variance may be needed for building coverage.</p> <p><u>DRC:</u></p> <ul style="list-style-type: none"> <li>• Neighborhood Participation Meeting held 5/17/18.</li> <li>• Application submitted 7/12/2018.</li> <li>• Resubmittal submitted 9/28/2018.</li> <li>• Under DRC Review.</li> </ul> <p><u>Board of Adjustment:</u> To be scheduled upon DRC review complete.</p> <p><u>City Commission:</u> Application will be scheduled for City Commission agenda after Board of Adjustment Board meeting</p>
<b>Projects that require DRC approval only</b>				
4-Unit Duplex Development CD18-06 Z/C	Site Plan Review	396 NW 41st Street	Nugur Cagatay, Marty Price,	<p>Two structures with four units total. The applicant filed for building permit without DRC approval. The plans were retained for DRC routing.</p> <p><u>DRC:</u></p> <ul style="list-style-type: none"> <li>• Neighborhood Participation Meeting held 3/6/18.</li> <li>• Application submitted 4/6/18</li> <li>• DRC meeting held 5/24/18.</li> <li>• Awaiting resubmittal.</li> </ul>
Lashway Motorsports CD18-15 Z/C	Site Plan Review	2910 NW 17th Ter	Eric Grainger, Xtant Inc. (Representative)	<p>Applicant proposes to open mechanical garage building conversion.</p> <p><u>DRC:</u></p> <ul style="list-style-type: none"> <li>• Neighborhood Participation Meeting: N/A pursuant to Sec. 24-163(E)(2)(a).</li> <li>• Application submitted 7/27/18. Initial submission was incomplete.</li> </ul>

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				<ul style="list-style-type: none"> <li>Request for materials to complete application sent to applicant 7/27/18.</li> <li>Awaiting complete Application Submittal. Applicant advised they are considering alterative site options.</li> </ul>
Lilandper Boxing Gym CD18-13 Z	Site Plan Review	4047 N Andrews Ave	Karyn Rivera (Representative)	<p>Redevelopment of an old auto sales building to house a private boxing gym.</p> <p><u>DRC:</u></p> <ul style="list-style-type: none"> <li>Neighborhood Participation Meeting: N/A pursuant to Sec. 24-163(E)(2)(a).</li> <li>Application submitted 6/15/18. Initial submission was incomplete.</li> <li>Request for materials to complete application sent to applicant 6/15/18.</li> <li>Resubmittals completing application 8/1/18</li> <li>DRC Meeting held on 9/27/18.</li> <li>Awaiting resubmittals based on DRC comments.</li> </ul>
Real Estate Office & Retail Food Market CD17-16DMUD	Adaptive Reuse (DMUD Interim Regulations)	3655 N Dixie Hwy	Las Olas Association LLC (Charles Fishman)	<p>Application for offices and a retail food market.</p> <p><u>DRC:</u></p> <ul style="list-style-type: none"> <li>Neighborhood Participation Meeting: N/A pursuant to Sec. 24-163(E)(2)(a).</li> <li>Application submitted 8/10/2017. Resubmitted revised plans 1/22/18 and 7/10/18.</li> <li>DRC was held 10/26/17.</li> <li>There are still outstanding DRC comments not addressed from the revised plan set; staff is waiting for a DRC resubmittal.</li> <li>As of 10/18/18, applicant addressed DRC concerns, but has verbally advised staff that he will not be proceeding with food market but would continue with real estate office renovation. DRC approval to be issued.</li> </ul>
Urbana Lofts	TBD upon receipt of Application	1027 – 1047 NE 34 <sup>th</sup> Court	Robert Saporiti, IDI Downtown	<p>Applicant proposes to construct 10 townhomes.</p> <p><u>DRC:</u></p> <ul style="list-style-type: none"> <li>Neighborhood Participation meeting held 9/24/18.</li> <li>Application submitted 10/10/18</li> <li>Completeness Review held and sent to applicant 10/12/18</li> <li>Application completed 10/16/18</li> <li>Under DRC review.</li> </ul>
Rinaudo Properties Classic Car Warehouse	Site Plan Review	3070 NE 12th Terrace	Frank Rinaudo	<p>Construction of a 9,000 sq. ft. warehouse to store classic cars. This will not be a space for auto sales.</p> <p><u>DRC:</u></p> <ul style="list-style-type: none"> <li>Neighborhood Participation Meeting held 5/15/18</li> <li>Application submitted 8/30/18.</li> <li>Request for materials to complete application sent 9/24/19</li> <li>Awaiting resubmittals</li> </ul>

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Other: Applications Pending				
Easterlin Park Bathroom Remodel	TBD upon receipt of Application	1000 NW 38th St	Chris Ulrich	Architect representing the Broward County proposing to demolish an existing 481 sq. ft. restroom and replace with a 1040 sq. ft. restroom/laundry facility. Neighborhood Participation Meeting held 8/16/18. Staff is awaiting their DRC application submission.
Guevara Townhomes	TBD upon receipt of Application	1298 NE 35th Street	Guillermo Kubler	Applicant is proposing to construct three townhomes and has reached out to representatives of area neighborhood associations. Neighborhood Participation Meeting held 7/25/18. Staff is awaiting their DRC application submission.
Monaco Building Parking Expansion	TBD upon receipt of Application	1951 N.E. 43rd Court in Coral Heights (behind 4331 N. Federal Hwy)	Rella Realty, LLC.	Applicant is proposing to rezone parcel from a single family residential to a new zoning that would allow for commercial parking. A previous application was submitted under different ownership. Due to change in ownership and inactivity of application, staff requested a new application be submitted. The Neighborhood Participation Meeting was held on October 1, 2018; staff is awaiting their DRC application submission.
Medical Marijuana Dispensary – Commercial Avenue	Conditional Use	1544 E. Commercial Blvd	Tracey Lautenschlager	Applicant is proposing to open a Medical Marijuana Dispensary. Neighborhood Participation Meeting held October 18, 2018; staff awaiting DRC application submission. Staff is awaiting their DRC application submission.
Medical Marijuana Dispensary – Oakland Park Blvd	Conditional Use	499 E. Oakland Park Blvd	Tripp Scott	Applicant is proposing to open a Medical Marijuana Dispensary. HOA contact information was sent to the applicant; Neighborhood Participation Meeting scheduled for November 8, 2018.

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Republic Restaurant and Lounge	TBD upon receipt of Application	1417 E Commercial Blvd	Naga Herrera	Applicant is proposing a bar seating area and requesting a 24-hour conditional use approval to be open past midnight. HOA contact information was sent to the applicant; Neighborhood Participation Meeting held October 15, 2018. Staff is awaiting their DRC application submittal.
Oakland Park Square	TBD upon receipt of Application	3855 N. Dixie Highway	City of Oakland Park	Applicant is proposing to construct a pair of new mixed-use commercial-residential buildings on two city blocks. This project is to contain the new Oakland Park City Hall. HOA contact information was sent to the applicant. Neighborhood Participation Meeting scheduled for November 14, 2018.
Restaurant and Bar Project	TBD upon receipt of Application	3553-3555 N. Dixie Highway	Dean Sirulnik	Applicant is proposing to renovate two existing buildings and construct a new building on a vacant lot to create restaurants and bars in these commercial spaces. HOA contact information was sent to the applicant; Neighborhood Participation Meeting scheduled for November 19, 2018.
Residential Development by Oswald Wellington	TBD upon receipt of Application	2921 NW 29 <sup>th</sup> Terrace	Oswald Wellington	Applicant is proposing to construct new housing on vacant lots. HOA contact information was sent to the applicant; Applicant is coordinating their Neighborhood Participation Meeting.

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Approved Projects (projects approved through DRC process but have not received Certificate of Occupancy for full project)			
43 East	Residential	680 NE 43rd St.	Under Construction.
7-Eleven	Commercial	3100 NW 9th Ave.	Under Construction.
Aquachamps	Commercial	509 NE 43rd St.	Awaiting Permit Submission.
Bahama Breeze	Commercial	3339 N. Federal Hwy.	Under construction.
Chain Bridge Distillery	Commercial	3500 NE 11th Ave.	Under Construction.
Clancy's Autobody	Commercial	2951-2959 NW 17th Ter.	Awaiting Permit Submission.
Dapur Asian Tapas (Allied Building)	Commercial	3492 NE 12th Ave.	Under construction. Owner advised staff they are anticipated to be open by end of November.
G21	Commercial	3401 N Dixie Hwy.	Under Construction.
New Dawn Townhomes (6 units)	Residential	1480 NE 34th St.	Under Construction
Oakland Commerce Center II	Commercial	3501 Powerline Rd.	Awaiting Permit Submission.
Oakland Terrace Townhomes	Residential	1062 NE 35th St.	Under Construction.
PJ's Corner Pocket Bar (Bar only)	Commercial	3635 N. Andrews Avenue	DRC approval granted; Applicant finalizing conditions of Development Order.
Spin Car Wash	Commercial	1060 E Commercial Blvd.	Under Construction.
Urban Village @ 5th Avenue (90 units)	Residential	3455 NE 5th Ave.	Under Construction.
T&L Apartments (18 units)	Residential	1550 NE 34th Ct.	Under Construction.
TD Bank	Commercial	3775 N Federal Hwy.	Under construction – anticipated opening date 10/27/18
TowerCom 120’ Monopine	Commercial	4980 NE 11 <sup>th</sup> Avenue	Conditional Use approved 9/6/18. Awaiting permit submission.
Round Corner	Mixed Use Residential and Commercial	3101 N. Federal Hwy.	Approval Letter Sent 10/5/18. Construction documents being drafted. Awaiting permit submission.
O2 Oakland Apartments	Mixed Use Residential and Commercial	3363 N. Federal Hwy	Approval Letter Sent 10/5/18. Construction documents being drafted. Awaiting permit submission.
McDonald's Oakland Forest	Commercial	3073 W Oakland Park Blvd	Under Construction
Walmart	Commercial	670 E. Oakland Park Blvd	Applicant is responding to County conditions of plat prior to recordation.