



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

DRAFT MINUTES
CITY COMMISSION MEETING
July 18, 2018, 6:30 P.M.

The regular meeting of the City Commission of the City of Oakland Park, Florida was called to order at 6:30 p.m. by Mayor Loneran.

Roll Call

Present:

Mayor Tim Loneran
Vice Mayor Sara Guevrekian
Commissioner John Adornato
Commissioner Michael Carn
Commissioner Matthew Sparks

Also Present:

City Manager David Hebert
City Attorney D J Doody
City Clerk Renee Shrout

<u>Pledge to the Flag</u>

A moment of silence was followed by the Pledge to the Flag led by City Counselors in Training. Santiago Meneses and Stephanie Tuffani from the North Andrews Gardens Community Center and Sol Ferrero from Spiher Recreation Center.

<u>Additions/Changes/Deletions</u>

At this time, any member of the City Commission or the City Manager may request to add, change, or delete items from the agenda.

- Vice Mayor Guevrekian pulled Item 11 from the Consent Agenda for discussion under Resolutions and Miscellaneous.
- Commissioner Carn pulled Item 15 from the Consent Agenda for discussion under Resolutions and Miscellaneous.
- City Manager Hebert added the supplemental agenda which included removing Item 7, Purchase and Sale Agreement for the West Side Lots to continue discussions and host July 30th public meeting. Requested a brief presentation from consultant Jim Linn regarding Item 9, Revision of Police and Fire Pension Retirement System, be heard prior to the budget presentation.

Commissioner Carn moved to approve Additions/Changes/Deletions. Commissioner Adornato seconded the motion, which prevailed by the following vote:

YES: Vice Mayor Guevrekian, Commissioner Carn, Commissioner Sparks, Commissioner Adornato, Mayor Loneragan

Presentations

<u>FRS Fire and Pension Plan Presentation</u>
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James Linn, Shareholder with the firm of Louis, Longman and Walker and the city's pension counsel, provided the presentation on transitioning the city's fire pension plan to the Florida Retirement System (FRS), implementing the collective bargaining agreement and highlighted the benefit changes.

Mr. Linn informed the commission the financial impact of the increased multiplier from the current multiplier of 2.55% to the FRS multiplier of 3%, would be known once the Impact statement was complete and will be provided.

Andrew Thomson, Financial Services Director reviewed the timeline and next steps.

<u>*FY19 RECOMMENDED BUDGET SUMMARY</u>
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Andrew Thompson, Financial Services Director provided a presentation including a review of the budget essentials: recommend millage rate from 6.0985 to 5.9985, the fifth consecutive reduction; a fire assessment rate remains at \$199 per residential; fund balance within 20-25%; continued capital improvements; He reviewed 2019 challenges and opportunities; He stated city's tax base increased by 10.80% second highest in Broward County; He reviewed the budget process, timeline, revenues and expenses; He reviewed the 2019 Business Plan and events; Summarized the Enterprise Funds and reviewed the five year Capital Improvement Projects; He stated the proposed ad valorem rate is 7.33% above the rolled back rate of 5.5889 which is a .70 cent a month increase to residents and reviewed future public hearing dates.

Vice Mayor Guevrekian noted that 51% of the general fund went toward funding for public safety. She thanked the volunteer team and stated she would like to see additional training and supervision for afterschool and camp counselors. Vice Mayor Guevrekian requested a review of the Powerline Corridor Study from 2010 and devise a current strategy. She requested the commission consider removing the budgeted line item for non-profits and reallocating it to within the boundaries of Oakland Park only, since city residents already contributed taxes toward county-provided services.

Commissioner Adornato noted how financially stable the city was. He pointed out that the city's increase in property values for the year was 10.8%, the second highest in the county. Commissioner Adornato stated their staffing levels needed to be right-sized.

Commissioner Carn was concerned about staffing levels in the Fire Department.

Commissioner Sparks thanked Mr. Thompson for the presentation.

Mayor Lonergan was pleased with the budget and stated he had already spoken to City Manager Hebert regarding staffing levels which were not being recommended at this time.

Quasi-Judicial Hearings

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| <p><u>1. CASE CD18-04A - CLANCY VACATION OF EASEMENT - A RESOLUTION APPROVING THE VACATION OF AN EXISTING UTILITY EASEMENT AT 3019 NW 17 TERRACE. ADVERTISING FOR THIS PUBLIC HEARING APPEARED IN THE SUN-SENTINEL JULY 8, 2018.</u></p> |
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City Attorney Doody, swore in the witnesses and the quasi-judicial public hearing was held.

Alex Dambach, Planning Supervisor, provided staff presentation.

John Dugan, Surveyor, stated all utilities companies informed him they did not use the easement any longer.

The public hearing was held as advertised:

John Sobol - 1860 NW 43 Street - He stated his support for the request.

Steve Arnst - 1860 NW 40 Court - He stated his support as this project would be a huge improvement in the aesthetics of NW 17 Terrace.

Mr. Dambach confirmed there were no code violations against the property.

Vice Mayor Guevrekian moved to adopt the resolution. Commissioner Adornato seconded the motion, which prevailed by the following vote:

YES: Vice Mayor Guevrekian, Commissioner Carn, Commissioner Sparks, Commissioner Adornato, Mayor Lonergan

The resolution, as adopted, carried the following title:

RESOLUTION R-2018-095

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, VACATING AN EXISTING UTILITY EASEMENT AT 3019 NW 17TH TERRACE TO ALLOW A NEW 11,059 SQUARE FOOT AUTO BODY SHOP TO BE BUILT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Public Hearings: Ordinances on Second Reading
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2. CASE #CD17-21RZ/F “OAKLAND COMMERCE CENTER II” - AN APPLICATION BY OAKLAND COMMERCE CENTER LLC REQUESTING A REZONING FROM I-1, LIGHT-INDUSTRIAL DISTRICT, TO PRZD, POWERLINE ROAD ZONING DISTRICT, FOR THE REAR PORTION OF THE PROPERTY LOCATED AT 3501 POWERLINE ROAD, 3549 POWERLINE ROAD, AND 918 NW 35TH COURT (MORE SPECIFICALLY FOLIOS 4942-21-15-0070 AND 4942-21-00-0361).ADVERTISING FOR THIS PUBLIC HEARING APPEARED IN THE SUN-SENTINEL JULY 8, 2018.

Alex Dambach, Planning Supervisor provided staff's presentation.

Public hearing was held as advertised:

Shane Laakso, Keith and Associates, representing the applicant was available for questions.

Steve Arnst - 1860 NW 40 Court - He discussed the need to re-write the comprehensive plan in anticipation of the golf course redevelopment, which would allow them to avoid using flex units.

Mr. Dambach stated the parcels required unity of title to be granted prior to building permits.

Vice Mayor Guevrekian moved to adopt the ordinance on second reading. Commissioner Sparks seconded the motion, which prevailed by the following vote:

YES: Vice Mayor Guevrekian, Commissioner Carn, Commissioner Sparks, Mayor Lonergan
NO: Commissioner Adornato

The ordinance, as adopted on second reading, carried the following title:

ORDINANCE O-2018-009

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING THE APPLICATION FOR REZONING FROM I-1, LIGHT INDUSTRIAL DISTRICT TO PRZD, POWERLINE ROAD ZONING DISTRICT, REAR PORTION OF PROPERTY LOCATED AT 3501 POWERLINE ROAD, OAKLAND PARK, FLORIDA; 3549 POWERLINE ROAD, & 918 NW 35TH COURT, AS MORE PARTICULARLY DESCRIBED HEREIN AND CONTAINING 1.891 ACRES MORE OR LESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

3. CASE #CD17-21RZ/F “OAKLAND COMMERCE CENTER II” - AN APPLICATION BY OAKLAND COMMERCE CENTER, LLC REQUESTING THE GRANTING OF 1.891 INDUSTRIAL FLEXIBILITY ACRES FOR A COMMERCIAL USE TO FACILITATE THE REZONING FROM I-1, LIGHT-INDUSTRIAL DISTRICT TO PRZD, POWERLINE ROAD ZONING DISTRICT FOR THE REAR PORTION OF THE PROPERTY LOCATED AT 3501 POWERLINE ROAD, 3549 POWERLINE ROAD, AND 918 NW 35TH COURT (MORE SPECIFICALLY FOLIOS 4942-21-15-0070 AND 4942-21-00-0361). ADVERTISING FOR THIS PUBLIC HEARING APPEARED IN THE SUN-SENTINEL JULY 8, 2018.

Alex Dambach, Planning Supervisor described the flex area request.

Public hearing was held as advertised.

Steve Arnst - 1860 NW 40 Court - He expressed concern that the city would run out of flex acres.

Mr. Dambach explained the city had originally been allotted 74 flex acres in 2004. If this request were granted, they would have 50.689 remaining.

Vice Mayor Guevrekian moved to adopt the ordinance on second reading. Commissioner Carn seconded the motion, which prevailed by the following vote:

YES: Vice Mayor Guevrekian, Commissioner Carn, Commissioner Sparks, Mayor Lonergan

NO: Commissioner Adornato

The ordinance, as adopted on second reading, carried the following title:

ORDINANCE O-2018-010

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING THE APPLICATION FOR THE GRANTING OF 1.891 INDUSTRIAL FLEXIBILITY ACRES FOR A COMMERCIAL USE TO FACILITATE THE REZONING FROM I-1, LIGHT-INDUSTRIAL DISTRICT TO PRZD, POWERLINE ROAD ZONING DISTRICT FOR THE REAR OF THE PROPERTY LOCATED AT 3501 POWERLINE ROAD; 3549 POWERLINE ROAD, & 918 NW 35TH COURT, OAKLAND PARK, FLORIDA, AS MORE PARTICULARLY DESCRIBED HEREIN AND CONTAINING 3.37 ACRES MORE OR LESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

Public Hearings: Ordinances on First Reading

4. AN ORDINANCE AMENDING SECTION 263(5) OF THE LAND DEVELOPMENT CODE TO DEFINE "LIVE WORK UNIT" IN THE DIXIE MIXED USE SUB-AREA OF THE DOWNTOWN MIXED USE DISTRICT. ADVERTISING FOR THIS PUBLIC HEARING APPEARED IN THE SUN-SENTINEL JULY 8, 2018.

Renee Miller, R. Miller Consulting Group, and Jennifer Frastai, Director of Engineering and Community Development, provided the presentation. Ms. Frastai stated the purpose of the text amendment and described a Live-Work Unit and Ms. Miller elaborated on the Dixie Mixed-Use Sub-Area.

Public hearing was held as advertised.

Diego Borges - 3022 NW 30 Avenue - He was concerned about a lack of parking spaces. Where he lived, in Cambridge Park, he said there were cars all over the street due to the lack of parking, but the city kept approving homes with two and three bedrooms with only two parking spaces. He stated the city must focus on the future needs of the residents, not the developers.

Steve Arnst - 1860 NW 40 Court - He inquired what would happen should the business downstairs went bankrupt and if the residential inhabitant sublease the commercial space. Mr. Arnst pointed out parking could become a nightmare if the business had significant traffic and employees. He felt they should tie the owner to the business and limit occupancy to certain types of businesses to control parking.

Ms. Miller clarified for the commission that these units would be approximately 1,000 square feet, with one parking space for each. Ms. Miller stated the kinds of businesses in these spaces were usually geared to single-service uses.

Ms. Miller pointed out that a live/work unit was usually included in a larger development. In this case, the live/work unit would help activate the street and chain together a larger complement of uses. She clarified the definition was needed in the code because although the term live/work unit was already used in the code, the definition was not. The recommended definition was consistent with the county's definition for such a space.

Commissioner Adornato moved to pass the ordinance on first reading. Commissioner Sparks seconded the motion, which prevailed by the following vote:

YES: Commissioner Carn, Commissioner Sparks, Commissioner Adornato, Mayor Lonergan
NO: Vice Mayor Guevrekian

The ordinance, as passed on first reading, carried the following title:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES, ENTITLED "LAND DEVELOPMENT CODE", BY SPECIFICALLY AMENDING ARTICLE XX, SECTION 24-263(5) OF THE CODE OF ORDINANCES OF THE CITY OF OAKLAND PARK, FLORIDA TO DEFINE LIVE-WORK UNITS IN THE DIXIE MIXED USE SUB-AREA OF THE DOWNTOWN MIXED USE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

5 AN ORDINANCE AMENDING CODE SECTION 24-265, THE DOWNTOWN MIXED USE DISTRICT (DMUD) USE TABLE, TO DESIGNATE GOVERNMENT OFFICES AS A PERMITTED USE IN THE DIXIE MIXED USE SUB-AREA OF THE DOWNTOWN MIXED USE DISTRICT (DMUD). ADVERTISING FOR THIS PUBLIC HEARING APPEARED IN THE SUN-SENTINEL JULY 8, 2018. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES, ENTITLED "LAND DEVELOPMENT CODE", BY SPECIFICALLY AMENDING ARTICLE XX, SECTION 24-265, ENTITLED "DOWNTOWN MIXED-USE DISTRICT USE TABLE" TO CLARIFY PERMITTED USES AND CONDITIONAL USES TO ALLOW GOVERNMENT OFFICES AS A PERMITTED USE IN THE DIXIE MIXED USE SUB-AREA; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Jennifer Frastai, Director of Engineering and Community Development, provided staff's presentation.

Public hearing was held as advertised.

Layne Walls - 1921 NE 41 Street - She stated this action is unnecessary legislation because government offices were already allowed as a conditional use. This ordinance would allow any government agency to locate in this zone, which would potentially remove property from the tax rolls.

Mitch Rosenwald - 1353 NE 35 Street - He stated his opposition to the ordinance and noted there was only one update meeting for the public regarding this issue. He requested the commission to not vote on it until after the July 30 public information meeting. He stated this would be a prelude to moving city hall and he did not believe city hall would be a good anchor for development of the west side city lots. He objected to renting city hall in general.

Steve Arnst - 1860 NW 40 Court - He stated the Planning and Zoning Board had not approved this action and had tabled it to get their questions answered. He remarked that this was already permitted as a conditional use; there was no reason to approve this.

Commissioner Sparks stated he would not support this. He wanted control to remain with the city commission to approve or deny this as a conditional use.

Commissioner Carn remarked that once the zoning was open to “government office,” the city commission would not be able to restrict it from any form of government office. He was hoping to restrict it to municipal government. He did not want to act prior to the Planning and Zoning Board providing their opinion.

City Manager Hebert stated the Plan and Zoning Board had approved this as it would have applied to the entire DMUD. After discussion with the city commission members, staff had recommended limiting it to the Dixie Mixed Use Area, a much smaller area. City Manager Hebert explained that the impetus for this request was due to a developer wanting to make a multi-million-dollar investment here, with city hall as the anchor tenant. The developer had expressed hesitation about the project if the zoning was susceptible to conditional decisions. City Manager Hebert stated he was working with City Attorney Doody to eliminate as much concern as much as possible and to continue negotiations.

Commissioner Adornato was concerned about comments from the community and suggested they table the item to their next meeting after there was another public meeting and the Planning and Zoning Board voted.

Vice Mayor Guevrekian stated she was not inclined to support this action. She recalled the item had been presented differently before the previous Planning and Zoning Board vote and they had struggled with it. She also did not understand why they needed to move so quickly and thought that advancing this item so aggressively had caused confusion among the public and board members.

Commissioner Adornato moved to table the item to the August 1, 2018, City Commission meeting. Commissioner Carn seconded the motion, which prevailed by the following vote:

YES: Commissioner Carn, Commissioner Sparks, Commissioner Adornato, Mayor Lonergan

NO: Vice Mayor Guevrekian

6. CASE #CD17-07 CP “OAK TREE” A PUBLIC HEARING TO CONSIDER AN APPLICATION BY BLACKWOOD PARTNERS, LLC AND BLACKSHORE PARTNERS, LLC (OWNER) & PULTE GROUP (APPLICANT) REQUESTING AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE CITY OF OAKLAND PARK COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE DESIGNATION FROM PARKS/RECREATION (P/R) TO IRREGULAR (2.88) RESIDENTIAL WHICH MAY ALLOW FOR RESIDENTIAL DWELLING UNITS AT THE PROPERTY LOCATED AT 2400 OAKTREE LANE (FOLIO NUMBERS 4942-1700-0370, 4942-1723-0010, 4942-1700-0371, 4942-1700-0360, 4942-1700-0380, 4942 1700-0292, & 4942-1613-0170) ADVERTISING FOR THIS PUBLIC HEARING APPEARED IN THE SUN-SENTINEL JULY 11, 2018.

Jennifer Frastai, Director of Engineering and Community Development, and Heidi Siegel, Keith and Schnars consultant provided the presentation and stated the Planning and Zoning Board and

Local Planning Agency had voted unanimously to recommend approval. In addition, the Local Planning Agency had attached a condition that the applicant must provide a mitigation strategy accepted by the city to address the Community Rating System scoring impacts prior to the second reading. Ms. Frastai recapped the current steps completed and the next steps in the approval process.

Denise Mele, 200 E Broward Blvd. Attorney for the applicant, provided a presentation and reported they were committed to ensuring the flood insurance discount was maintained. They would provide a plan for this prior to the second reading.

Public hearing was held as advertised.

Desiree Miller - 213 Lake Point - She stated her support for this item as it would bring new jobs and increase property values. However, she was concerned about traffic and where the animals would go once the property was developed.

Diego Borges - 3022 NW 30 Avenue - He had three great concerns with the new development: the loss of the largest green space in the city, traffic, and noise.

Mike Flynn - 2930 Oaktree Drive, President of Oaktree Estates Homeowners Association - He stated this property had been vacant for 11 years and asked that they must consider what was in the best interest of their community and the surrounding communities. Mr. Flynn stated they were concerned with a number of things, including traffic and drainage. He stated Pulte Homes had worked with them and the community supported this development.

Sandra Veitch - 1972 NW 45 Street - She stated the noise was already horrible in her community and they needed a wall. They hoped to meet with Pulte representatives to discuss mitigation for traffic and noise.

Rick Bond - 4450 NW 20 Avenue - He stated his support for the request. He felt this was a great layout and appreciated that the total number of homes had been reduced. He and his neighbors in Eastland Cove worried about the noise and wanted a privacy wall.

Robert Brosseau - 4491 NW 20 Avenue, President of Eastland Cove HOA - He stated their property was supposed to have a wall around it but the developer had received a variance to use a ficus hedge instead. The community had been trying to erect the wall themselves for seven years but there was no common area in which to install it. He remarked that the noise was ~~already~~ horrendous.

Mitch Rosenwald - 1353 NE 34 Street - He stated his support for the proposal and how Pulte Homes was committed to resolving traffic issues.

Drew Iorio - 2870 Oak Tree Court - He stated they had been working with Pulte Homes for 18 months and they were ready for this development. He acknowledged that traffic would be an issue and Pulte was working to mitigate it.

Brenda Bailey - 2950 Oak Tree Drive - She supported the project and stated it would have a positive impact on property values.

Anthony Reddick - 2001 NW 45 Street, Eastland Cove - He stated his biggest concern was security, specifically for his two-year-old daughter. Noise was also a big concern.

Steve Arnst - 1860 NW 40 Court, representing Royal Palm Lake Estates - He was concerned about traffic and stated the plan for two lanes to turn southbound from Prospect Road was not possible after the streetscape plan was executed. This road already had an "F" level of service with 17,000 cars per day. In 2023, there would be 23,000 cars per day. He noted 21 Avenue must be redesigned to four lanes.

Mary O'Brien - 2012 NW 39 Street, Royal Palm Isles - She thought this was a great idea and asked the commission to approve it. She believed all the traffic issues would be solved when the plan was resented to the county.

Kimberly Shantz - 1398 NE 37 Street - She stated her job was to drive these roads all day. She requested a different option for that property. She stated traffic would only increase and wanted the animals on the property moved. She also wanted more open space for the public.

Mr. Mele stated they had already committed to animal relocation prior to development and promised a wall for Eastland Cove Neighborhood on NW 21 Avenue and Prospect Road. He stated they would dedicate 18 feet of right of way on NW 21 Avenue so there would be two lanes southbound.

NOTE: Commissioner Adornato moved to extend the meeting. Commissioner Sparks seconded the motion, which prevailed by the following vote:

YES: Vice Mayor Guevrekian, Commissioner Carn, Commissioner Sparks, Commissioner Adornato, Mayor Lonergan

Mr. Mele addressed questions regarding MPO's planned road improvements on NW 21 Street and stated bike lanes and sidewalks would be installed. In addition, Pulte would make improvements for vehicular traffic. He acknowledged they would need to do something to facilitate cars coming off the dual left turn lanes and stated they should have a plan by second reading. Mr. Mele agreed Pulte would install a wall along the east side.

Commissioner Carn stated concern about the 44 Street entrance/exit and felt an extra lane must be added for access. He stated his concern for the Community Rating System score.

Commissioner Sparks disclosed his numerous meetings with the applicant.

Vice Mayor Guevrekian was concerned about lowering the Community Rating System score city-wide and stated she would not support any proposal that would jeopardize their rating. She stated she was seeking excellence for contemplating rezoning open space, and she was not seeing it. She noted that the Eastland Cove neighborhood did not seem to have experienced the same level of consideration as other neighborhoods. She was concerned about ingress stacking at both entrances because this would be a gated community. She acknowledged this was an ongoing process but stated she could not support it at this point.

City Attorney Doody stated there would be opportunities in the future to add specific conditions. Mr. Mele stated any condition they agreed to at the county level for a land use amendment became a restrictive covenant and the city could do the same.

Ms. Frastai stated they needed to add language authorizing transmittal to the Broward County Planning Council.

Commissioner Sparks moved to pass the ordinance on first reading, authorizing transmittal to the Broward County Planning Council and with the condition that walls be built for Eastland Cove and Prospect Road, adjacent to the residential neighborhoods. Commissioner Carn seconded the motion, which prevailed by the following vote:

YES: Commissioner Carn, Commissioner Sparks, Commissioner Adornato, Mayor Lonergan
NO: Vice Mayor Guevrekian

The ordinance, as passed on first reading, carried the following title:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, SPECIFICALLY AMENDING THE CITY OF OAKLAND PARK FUTURE LAND USE MAP BY CHANGING THE FUTURE LAND USE DESIGNATION FROM PARKS/RECREATION (P/R) TO IRREGULAR (2.88) RESIDENTIAL WHICH MAY ALLOW FOR RESIDENTIAL DWELLING UNITS AT THE PROPERTY LOCATED AT 2400 OAKTREE LANE, OAKLAND PARK, FLORIDA, MORE PARTICULARLY DESCRIBED HEREIN AND CONTAINING 140.7 GROSS ACRES MORE OR LESS; AS INITIATED BY THE APPLICANT, PULTE GROUP AND THE OWNER, BLACKWOOD PARTNERS, LLC AND BLACKSHORE PARTNERS, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Ordinances on First Reading

(Item 7 was pulled from the Agenda during Additions/Changes/Deletions)

<p>7 PURCHASE AND SALE AGREEMENT FOR THE ACQUISITION OF THE WEST DIXIE LOTS BY INTEGRA INVESTMENTS OF MIAMI IN THE AMOUNT OF \$2,550,000. AN ORDINANCE OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THAT CERTAIN AGREEMENT BETWEEN THE CITY OF OAKLAND PARK AND INTEGRA REAL ESTATE LLC FOR PURCHASE AND SALE OF REAL PROPERTY ("AGREEMENT") MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" OF THE AGREEMENT; PROVIDING FOR</p>
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THE APPROVAL OF THE AGREEMENT AND AUTHORIZING THE PROPER CITY OFFICIALS TO CONSUMMATE THE TRANSACTION CONTEMPLATED BY THE TERMS OF THE AGREEMENT FOR PURCHASE AND SALE; A COPY OF THE AGREEMENT IS ATTACHED HERETO AS EXHIBIT "A"; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

NOTE: Due to time, Commissioner Adornato moved to amend the order in which to hear the Agenda items to the following: 8, 9, 18, 19, 20, and 21. Commissioner Sparks seconded the motion, which prevailed by the following vote:

YES: Commissioner Carn, Commissioner Sparks, Commissioner Adornato, Mayor Lonergan

NO: Vice Mayor Guevrekian

8. NON-AD VALOREM BANK LOAN FLORIDA COMMUNITY BANK, SERIES 2018 - BANK QUALIFIED LAND PURCHASE.

Mayor Lonergan temporarily left the meeting.

Commissioner Carn moved to pass the ordinance on first reading. Commissioner Adornato seconded the motion, which prevailed by the following vote:

YES: Vice Mayor Guevrekian, Commissioner Carn, Commissioner Sparks, Commissioner Adornato

ABSENT: Mayor Lonergan

The ordinance, as passed on first reading, carried the following title:

AN ORDINANCE OF THE CITY OF OAKLAND PARK, FLORIDA, AUTHORIZING A LOAN IN THE AMOUNT OF NOT EXCEEDING \$1,750,000 AND AUTHORIZING THE EXECUTION OF A PROMISSORY NOTE AND A LOAN AGREEMENT; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

9. REVISION OF POLICE AND FIRE PENSION RETIREMENT SYSTEM.

Commissioner Adornato moved to pass the ordinance on first reading. Commissioner Sparks seconded the motion, which prevailed by the following vote:

YES: Vice Mayor Guevrekian, Commissioner Carn, Commissioner Sparks, Commissioner Adornato, Mayor Lonergan

The ordinance, as passed on first reading, carried the following title:

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA; AMENDING CHAPTER 9 OF THE CITY'S CODE OF ORDINANCES, ENTITLED "PENSIONS AND RETIREMENT", TO REVISE THE CITY OF OAKLAND PARK POLICE AND FIREFIGHTERS RETIREMENT SYSTEM; AMENDING SECTION 9-62, ENTITLED "MEMBERSHIP"; AMENDING SECTION 9-63, ENTITLED "BENEFIT AMOUNTS AND ELIGIBILITY"; AMENDING SECTION 9-65, ENTITLED "CONTRIBUTIONS TO THE TRUST FUND"; PROVIDING FOR REPEAL OF ALL

ORDINANCES AND RESOLUTIONS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

10. 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.

Steve Arnst - 1860 NW 40 Court - He mentioned that there had been no specific description of the walls Pulte promised to build; He pointed out that unless the commission used the rollback rate, which compensated for the increase in property values, property owners' taxes would increase.

18. FIRE ASSESSMENT - ADOPTION OF PRELIMINARY RATES.

Commissioner Carn moved to adopt the resolution. Commissioner Sparks seconded the motion, which prevailed by the following vote:

YES: Vice Mayor Guevrekian, Commissioner Carn, Commissioner Sparks, Commissioner Adornato, Mayor Lonergan

The resolution, as adopted, carried the following title:

RESOLUTION R-2018-102

A RESOLUTION OF THE CITY OF OAKLAND PARK, FLORIDA, RELATING TO THE PROVISION OF FIRE RESCUE SERVICES, FACILITIES AND PROGRAMS IN THE CITY OF OAKLAND PARK, FLORIDA; ESTABLISHING THE ESTIMATED ASSESSMENT RATE FOR FIRE RESCUE ASSESSMENTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, FOR PROPERTIES WITHIN THE CITY OF OAKLAND PARK; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; AND PROVIDING AN EFFECTIVE DATE.

19. SOLID WASTE ASSESSMENT - ADOPTION OF PRELIMINARY RESIDENTIAL RATES.

Commissioner Sparks moved to adopt the resolution. Commissioner Carn seconded the motion, which prevailed by the following vote:

YES: Vice Mayor Guevrekian, Commissioner Carn, Commissioner Sparks, Commissioner Adornato, Mayor Lonergan

The resolution, as adopted, carried the following title:

RESOLUTION R-2018-103

A RESOLUTION OF THE CITY OF OAKLAND PARK, FLORIDA, RELATING TO THE COLLECTION AND DISPOSAL OF SOLID WASTE, RECYCLABLE MATERIALS AND BULK PICKUP SERVICES IN THE ASSESSMENT AREA CONSISTING OF THE ENTIRE LEGAL BOUNDARIES WITHIN THE CITY OF OAKLAND PARK, AS MAY BE AMENDED FROM TIME TO TIME; DESCRIBING THE METHOD OF ASSESSING SOLID WASTE COSTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY OF OAKLAND PARK, FLORIDA; ESTABLISHING THE SOLID WASTE COST AND THE ANNUAL SOLID WASTE SERVICE ASSESSMENTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018; DIRECTING THE PREPARATION OF AN UPDATED ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; AND PROVIDING AN EFFECTIVE DATE.

20. STORMWATER ASSESSMENT - ADOPTION OF PRELIMINARY RATES.

Commissioner Sparks moved to adopt the resolution. Commissioner Carn seconded the motion, which prevailed by the following vote:

YES: Vice Mayor Guevrekian, Commissioner Carn, Commissioner Sparks, Commissioner Adornato, Mayor Lonergan

The resolution, as adopted, carried the following title:

RESOLUTION R-2018-104

A RESOLUTION OF THE COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, ESTIMATING THE COST OF STORMWATER MANAGEMENT SERVICES PROVIDED BY THE STORMWATER UTILITY; DETERMINING THAT CERTAIN REAL PROPERTY WILL BE SPECIALLY BENEFITED BY THE SERVICES PROVIDED BY THE STORMWATER UTILITY; ESTABLISHING THE METHOD OF ASSESSING THE COST OF THE UTILITY AGAINST THE REAL PROPERTY THAT WILL BE SPECIALLY BENEFITED THEREBY; DIRECTING THE DIRECTOR TO PREPARE OR DIRECT THE PREPARATION OF A TENTATIVE STORMWATER MANAGEMENT ASSESSMENT ROLL BASED UPON THE METHODOLOGY SET FORTH HEREIN; ESTABLISHING A PUBLIC HEARING FOR THE PROPOSED STORMWATER MANAGEMENT ASSESSMENTS AND DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

21. ADOPTION OF FY 2019 PRELIMINARY MILLAGE RATE AND ESTABLISHMENT OF TIME, DATE AND LOCATION FOR A PUBLIC HEARING AND ADOPTION OF THE TENTATIVE FY19 MILLAGE RATE TO

**BE HELD 6:30 P.M. SEPTEMBER 6, 2018, IN COMMISSION CHAMBERS AT
3650 NE 12 AVENUE, OAKLAND PARK, FL.**

Commissioner Carn moved to adopt a preliminary millage rate of 5.9985 mils. Vice Mayor Guevrekian seconded the motion, which prevailed by the following vote:

YES: Vice Mayor Guevrekian, Commissioner Carn, Commissioner Adornato, Mayor Lonergan

NO: Commissioner Sparks

Commissioner Carn moved to adopt the resolution. Commissioner Adornato seconded the motion, which prevailed by the following vote:

YES: Vice Mayor Guevrekian, Commissioner Carn, Commissioner Adornato, Mayor Lonergan

NO: Commissioner Sparks

The resolution, as adopted, carried the following title:

RESOLUTION R-2018-105

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, ADOPTING A PROPOSED MILLAGE RATE FOR THE CITY'S GENERAL OPERATING FUND FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30th, 2019; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Consent Agenda

Those matters included under the Consent Agenda are self-explanatory, and are not expected to require review or discussion. Items will be enacted by one Motion; however, if discussion of an item is requested by the City Commission, that item may be removed from the Consent Agenda and considered separately.

Commissioner Carn moved to approve the Consent Agenda consisting of items 12, 13 and 14. (Items 11 and 15 have been pulled from the Consent Agenda to be discussed during Resolutions and Miscellaneous.) Commissioner Sparks seconded the motion, which prevailed by the following vote:

YES: Vice Mayor Guevrekian, Commissioner Carn, Commissioner Sparks, Commissioner Adornato, Mayor Lonergan

(Item 11 was pulled from the Consent Agenda to be discussed during Resolutions and Miscellaneous.)

11. APPROVAL OF MINUTES - APRIL 4, 2018

12. 50TH ANNIVERSARY OF HOME RULE.

Adopted on consent.

The resolution, as adopted, carried the following title:

RESOLUTION R-2018-096

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, HONORING FIFTY YEARS OF MUNICIPAL HOME RULE IN THE FLORIDA CONSTITUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

13. SCHOOL CROSSING GUARD SERVICES--EXTENSION OF CONTRACT.

Adopted on consent.

The resolution, as adopted, carried the following title:

RESOLUTION R-2018-097

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AMENDMENT TO A CONTRACT WITH NEXTAFF FOR SCHOOL CROSSING GUARD SERVICES FOR AN ADDITIONAL TWO YEAR TERM; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

14. MAINTENANCE MEMORANDUM OF AGREEMENT (MMOA) WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR ADDITIONAL BUS SHELTERS ON OAKLAND PARK BLVD.

Adopted on consent.

The resolution, as adopted, carried the following title:

RESOLUTION R-2018-098

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A MAINTENANCE MEMORANDUM OF AGREEMENT (MMOA) WITH FDOT FOR THE MAINTENANCE OF 4 NEW BUS SHELTERS LOCATED ON OAKLAND PARK BLVD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

(Item 15 was pulled from the Consent Agenda to be discussed during Resolutions and Miscellaneous.)

15. PROPOSED FIRST AMENDMENT TO THE PAYMENT IN LIEU OF PARKING AGREEMENT WITH GREENWHEEL LLC.

Resolutions and Miscellaneous

Item 11 was pulled from the Consent Agenda.

11. APPROVAL OF MINUTES - APRIL 4, 2018

Referencing the minutes, Vice Mayor Guevrekian stated Linda Walls had some specific requests for staff to evaluate regarding grandfathering permitted work done on her property that was negatively affected by the new plat calculations, but nothing had happened yet. City Manager Hebert stated staff had already followed up and agreed to provide an email to commission members.

Vice Mayor Guevrekian moved to approve. Commissioner Sparks seconded the motion, which prevailed by the following vote:

YES: Vice Mayor Guevrekian, Commissioner Carn, Commissioner Sparks, Commissioner Adornato, Mayor Lonergan

Item 15 was pulled from the Consent Agenda

15. PROPOSED FIRST AMENDMENT TO THE PAYMENT IN LIEU OF PARKING AGREEMENT WITH GREENWHEEL LLC.

Commissioner Carn moved to adopt the resolution. Commissioner Sparks seconded the motion, which prevailed by the following vote:

YES: Vice Mayor Guevrekian, Commissioner Carn, Commissioner Sparks, Commissioner Adornato, Mayor Lonergan

The resolution, as adopted, carried the following title:

RESOLUTION R-2018-099

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE FIRST AMENDMENT TO THE PAYMENT IN LIEU OF PARKING AGREEMENT WITH GREENWHEEL LLC; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

16. TEMPORARY ROAD CLOSURE IN THE LAKESIDE COMMUNITY ON N.W. 27TH STREET BETWEEN N.W. 18TH AVENUE AND N.W. 18TH TERRACE.

Commissioner Carn moved to adopt the resolution. Vice Mayor Guevrekian seconded the motion, which prevailed by the following vote:

YES: Vice Mayor Guevrekian, Commissioner Carn, Commissioner Sparks, Commissioner Adornato, Mayor Lonergan

The resolution, as adopted, carried the following title:

RESOLUTION R-2018-100

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING A TEMPORARY STREET CLOSURE AT NW 18TH AVENUE AND NW 18TH TERRACE FOR THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC PURSUANT TO CITY CODE SECTION 18-1 FOR A PERIOD OF SIX (6) MONTHS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

17. CODE ENFORCEMENT BOARD APPOINTMENT - ONE (1) MEMBER.

Vice Mayor Guevrekian moved to reappoint Dawn Whittenberg. Commissioner Adornato seconded the motion, which prevailed by the following vote:

YES: Vice Mayor Guevrekian, Commissioner Carn, Commissioner Sparks, Commissioner Adornato, Mayor Lonergan

Commissioner Carn moved to adopt the resolution. Commissioner Sparks seconded the motion, which prevailed by the following vote:

YES: Vice Mayor Guevrekian, Commissioner Carn, Commissioner Sparks, Commissioner Adornato, Mayor Lonergan

The resolution, as adopted, carried the following title:

RESOLUTION R-2018-101

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA APPOINTING ONE (1) MEMBER TO SERVE ON THE CODE ENFORCEMENT BOARD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

22. CITY MANAGER ANNUAL REVIEW

The City Commission provided individual review comments.

The City Attorney Doody confirmed there were no changes to the City Manager's contract.

Vice Mayor Guevrekian submitted information from Mr. Anderson regarding the pet store litigation that was not permitted into the record during the shade session.

23. Reports From the City Commission

Commissioner Adornato commented as follows:

- 1) He reported at the last MPO meeting there had been discussion on the county's penny sales tax ballot initiative for transportation and received consensus to request the MPO and Broward county representatives to provide a future presentation.

Vice Mayor Guevrekian commented as follows:

- 1) She announced a second community meeting had been scheduled regarding the West Side Lots Development project.

Mayor Lonergan commented as follows:

- 1) He thanked the volunteers who had filled sandbags at the Sandbag Saturday event.
- 2) He said Oakland Park Summer Nights was a success and thanked staff.
- 3) He announced the city-wide yard sale would be on Saturday, July 21.
- 4) He reported the additional community meeting for the West Side Dixie lots will be held July 30th at 6:30 p.m.
- 5) He reminded the public that free summer meals for kids and teens continued through August 18 and advised any interested party to visit the city's website or to call 954-630-4500.
- 6) He stated Bid Pack 8 was under construction on 16 Avenue from Park Lane East to the Wilton Manors bridge.

24. Reports From the City Manager

A. FINANCIAL ACTIVITY REPORT FOR THE PERIOD ENDED MAY 31, 2018.

B. QUARTERLY CAPITAL IMPROVEMENT PROJECT REPORT

25. Reports From the City Attorney

A. CITY ATTORNEY REPORT FOR JULY 18, 2018

26. Advisory Board Minutes

- A. ART & CULTURE BOARD MINUTES 05-24-18
BEAUTIFICATION ADVISORY BOARD MINUTES 05-25-17
BEAUTIFICATION ADVISORY BOARD MINUTES 05-24-18
CIVIL SERVICE BOARD MINUTES 04-10-18
CODE ENFORCEMENT BOARD MINUTES 04-12-18
DEVELOPMENT REVIEW COMMITTEE MINUTES 05-24-18
FALSE ALARM SPECIAL MAGISTRATE MINUTES 03-13-18
LOCAL PLANNING AGENCY MINUTES 05-30-18**

SPECIAL MAGISTRATE MINUTES 04-17-18 SPECIAL MAGISTRATE MINUTES 05-15-18
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ADJOURN: The meeting was adjourned at: 11:00 p.m.

CITY OF OAKLAND PARK, FLORIDA

TIM LONERGAN, MAYOR

ATTEST:

RENEE SHROUT, CITY CLERK, CMC