



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

MINUTES
LOCAL PLANNING AGENCY MEETING
JULY 11, 2018, 9:00 A.M.

The regular meeting of the Local Planning Agency of the City of Oakland Park, Florida was called to order at 9:00 a.m. by Ms. Frastai.

ROLL CALL

Present:

Jennifer Frastai, Director of Engineering
and Community Development
Alex Dambach, Planning Supervisor
Brynt Johnson, Senior Project Manager
Rick Buckeye, Senior Planner
Gil Chaidez, Associate Planner

Also Present:

Stephen Scott, Assistant Director of Engineering
and Community Development, Planning and
Zoning
Heidi Siegel, Planning Consultant
Laura Adams, Board Secretary

1. APPROVAL OF MINUTES – May 30, 2018

Mr. Dambach moved to approve the minutes. Mr. Buckeye seconded the motion, which prevailed by the following vote:

YES: Mr. Chaidez, Mr. Buckeye, Mr. Johnson, Ms. Frastai, Mr. Dambach

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.

Drew Ioria - 2870 Oaktree Court - He stated his support for the Oaktree development project and said Pulte Homes had worked with the community for over a year. He reminded the board that the original request was for 917 homes and the number had been reduced to 405. Mr. Ioria believed that this, coupled with the Oakland Park Square development would open up a lot of opportunities for the neighborhood, the surrounding area and retail shops. He asked the board to recommend approval to the City Commission.

3. Case #CD17-07 CP “Oak Tree Land Use Plan Amendment”: 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.

Heidi Siegel, Keith and Schnars, Planning Consultant for the city, provided the presentation. She described the process and her review.

Regarding open space, Ms. Siegel said the city's policies strongly discouraged the loss of public or private open space, including development of park and recreation sites such as golf courses and conservation areas. Since this property was not counted toward the city's park space, development would not cause the city to be non-compliant with its comprehensive plan and the Broward County land use plan.

Ms. Siegel stated the development could adversely affect the city's Community Rating System grade, resulting in an increase in property owners' flood insurance rates and the developer had been asked to create a plan to mitigate that impact.

Ms. Siegel said the traffic mitigation plan submitted by the applicant looked like a plan that would generally be approved by Broward County. Ms. Siegel said Northwest 21 Avenue, between Oakland Park Boulevard and Commercial Boulevard, was operating at an unacceptable level of service and this development would not necessarily improve that status. Broward County would need to determine if the mitigation plan improved the level of service or prevented further deterioration. Daily trip analysis showed the development would generate 2,800 additional trips.

Ms. Siegel stated there was sufficient capacity for water, sewer and solid waste removal for the development but if hydraulic systems needed updating, the applicant would be required to do this when building permits were issued.

Ms. Siegel reported the applicant had conducted an environmental study showing there were no wetlands or threatened or endangered species on the site. The site was contaminated with arsenic, and the applicant would work with agencies to provide a mitigation plan.

Ms. Siegel said Broward County had indicated that schools in the area had capacity for this development.

Ms. Siegel reviewed the conceptual master plan.

Dennis Mele, applicant's attorney, provided the applicant's presentation. He reviewed the project details: buffers to existing neighborhoods and public benefits such as the greenway areas and traffic improvements. He showed an animation depicting ingress and egress to the site.

Public Hearing - no speakers

Mr. Dambach asked about the arsenic on the property and making some of the property accessible space. Mr. Mele explained that most golf courses had arsenic contamination and they would remediate that prior to development. He reviewed the project open space: there would be 40 acres of private open space, and 9 acres of public open space.

Mr. Dambach asked about the irregular dashed line designation. Ms. Siegel said at 2.88 dwelling units per acre, this was the lowest dashed line density in the city. She explained that this provided flexibility and did

not tie the developer to a round number. It also allowed the property to be used in a flexible way. Mr. Mele said they also wanted to be able to tell the community how many units they were building, not the density.

Ms. Frastai requested the applicant's justification for the conversion of open space. Ken DeLatorre with Design Entitlement Consultants (DEC), site planner on the project, said the public greenway of 9 acres exceeded the level of service calculation for parks.

Ms. Frastai asked about the applicant's proposed mitigation to ensure the city's CRS rating would not be reduced. Mr. Mele said he had committed to the Planning and Zoning Board that they would get the points back through design elements on the property.

Ms. Frastai asked what characteristics were being proposed that would allow them to meet the 35% city code requirement for open space. Mr. DeLatorre explained their calculations for open space, and said they had only counted the 3 southern lakes. He stated their overall open space was 36% and 33% of that was water. Ms. Siegel said the applicant's data appeared to be accurate.

Mr. Mele described how Broward County would assess the need for traffic improvements. He explained jurisdiction over the environmental cleanup.

Mr. Mele described how the traffic modeling would be reviewed and how a mitigation plan would be implemented.

Mr. Buckeye moved to approve the land use plan amendment for the Oaktree property. Mr. Dambach seconded the motion.

Ms. Frastai said the board did not set policy, they interpreted the Comprehensive Plan. If they recommended approval, this would be tantamount to recommending a policy change. She said staff did not take this lightly and had performed a full analysis. Ms. Frastai noted that CRS rating was very important to the city and requested a condition that prior to the second reading, the applicant would show how they would mitigate to bring the CRS points back to the city so flood insurance rates would not be affected. Mr. Buckeye and Mr. Dambach accepted this condition as an amendment to the motion.

Mr. Buckeye's amended motion: to approve the land use plan amendment for the Oaktree property, with the condition that prior to the second reading, the applicant would show how they would mitigate to bring the CRS points back to the city so flood insurance rates would not be affected.

The motion prevailed by the following vote:

YES: Mr. Chaidez, Mr. Buckeye, Mr. Johnson, Mr. Dambach, Ms. Frastai

4. OTHER BUSINESS

None

ADJOURN

ADJOURN: The meeting was adjourned at: 11:08 A.M.

CITY OF OAKLAND PARK, FLORIDA

Jennifer Frastai, Board Chair

ATTEST:

Laura Adams, Board Secretary