



The image features a modern, multi-story building with a dark facade and white architectural accents, including balconies and window frames. The building is set against a background that is split diagonally. The upper right portion is a light grey area containing the 'Sweet AC/ACIA' logo. The logo consists of the word 'Sweet' in a black script font, followed by 'AC/ACIA' in a bold, black, sans-serif font. A stylized yellow flower with a long stem and a circular head is positioned to the right of the text. The lower left portion of the background is a dark blue-grey area. In the top left corner, there is a close-up photograph of several bright yellow flowers with green leaves.

Sweet
AC/ACIA

PROJECT



*We will love to be your neighbor,
and will be honored
to continue to beautify the
Powerline Road Zoning District*

Project Location



SITE DATA

CURRENT USE	VACANT
LAND USE DESIGNATION	PRD2
ZONING DESIGNATION	BI
UTILITY PROVIDER	CITY OF OAKLAND PARK
TOTAL AREA OF SITE	496.41 SF. 13.97 ACRES
GROUND FLOOR BLDG. FOOTPRINT	9,600 SF.
FIRST FLOOR AREA (LOBBY + RESTAURANT)	9,600 SF.
SECOND FLOOR AREA (OFFICES)	7,000 SF.
THIRD FLOOR AREA (OFFICES)	7,000 SF.
FOURTH FLOOR AREA (RESIDENTIAL)	7,000 SF.
FIFTH FLOOR AREA (RESIDENTIAL)	7,000 SF.
TOTAL BUILDING AREA	33,600 SF.

PARKING DATA

RESTAURANT (1 / 50 SF. CUST. SERV. AREA)	2250 / 50 = 45 SPACES
OFFICE AREA	14,000 / 300 = 46.67 SPACES
RESIDENTIAL AREA	12 UNITS * 2 / UNIT = 22 SPACES
TOTAL PARKING REQUIRED	114 SPACES (15 H.C.)
PARKING PROVIDED IN PARKING STRUCTURE	94 SPACES
PARKING PROVIDED ON GRADE	31 SPACES (INCLD. & H.C.)
TOTAL PARKING PROVIDED	126 SPACES (INCLD. & H.C.)

SITE PLAN

SCALE 1"=30'



Sweet ACACIA

MS Architects Inc.



PROJECTED USES PER FLOOR



FLOOR #5 Residential/STR	7,000 Sq. Ft.
FLOOR #4 Residential/STR	7,000 Sq. Ft.
FLOOR #3 Office Space/Medical	7,000 Sq. ft.
FLOOR #2 Office Space/Spa	7,000 Sq. Ft.
FLOOR #1 Cafeteria/Restaurant	4,000 Sq. Ft.

- Preliminary layout allows for four 2-bedroom and two 1-bedroom apartments per floor; finished as premium units with complete FFE
- Office floors will be delivered to lessees as "Gray Box"
- Restaurant/Cafeteria will be delivered as "White Box"
- Lobby will be finished as a premium area
- Total number of parking spaces 120
 - ✓ 6-ADA, 14-Traditional, 100-Automated
- Development will be landscaped for curb appeal



604 J. N. A. Brown et al.

SHEET:

POWERLINE ROAD

OAKLAND PARK, FLORIDA

	DATE	REVISIONS
	10-23-08	



SCALE: 3/16" = 1'-0"

Q12:

MS ARCHITECTS, INC.
ARCHITECTS, PLANNERS
MIGUEL F. SANCHEZ

ARCHITECTS
ARCHITECTS, PLANNERS
MIGUEL F. SANCHEZ
U.C. # AR 7456, AA 0001695

901 S. FEDERAL HWY., SUITE 200
FORT LAUDERDALE, FLORIDA 333
(954) 483-3008

JOB NUMBER: 18-10-88

10-10-88

SWEET ACACIA
FIVE STORY MIXED USE BUILDING

OAKLAND PARK, FLORIDA

DISCUSSION

01/10/2019

01/10/2019

HEALTHCARE FACILITIES WITHIN A 10 MILE RADIUS

1. Holy Cross Hospital
2. Holy Cross Hospital Physician
3. Broward Health Medical Center
4. Broward Health Imperial Point
5. Broward Health Coral Springs
6. HCA East Florida Division
7. Westside Regional Medical Center
8. Tenet Florida Physician Services
9. Memorial Regional Hospital
10. University Hospital & Medical Center – Tamarac
11. Pinnacle Health Co.
12. Sheridan Memorial Hospital
13. Plantation General Hospital
14. Florida Medical Center
15. Kindred Hospital South Florida



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TOP
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EXPERIENCE • EXCELLENCE

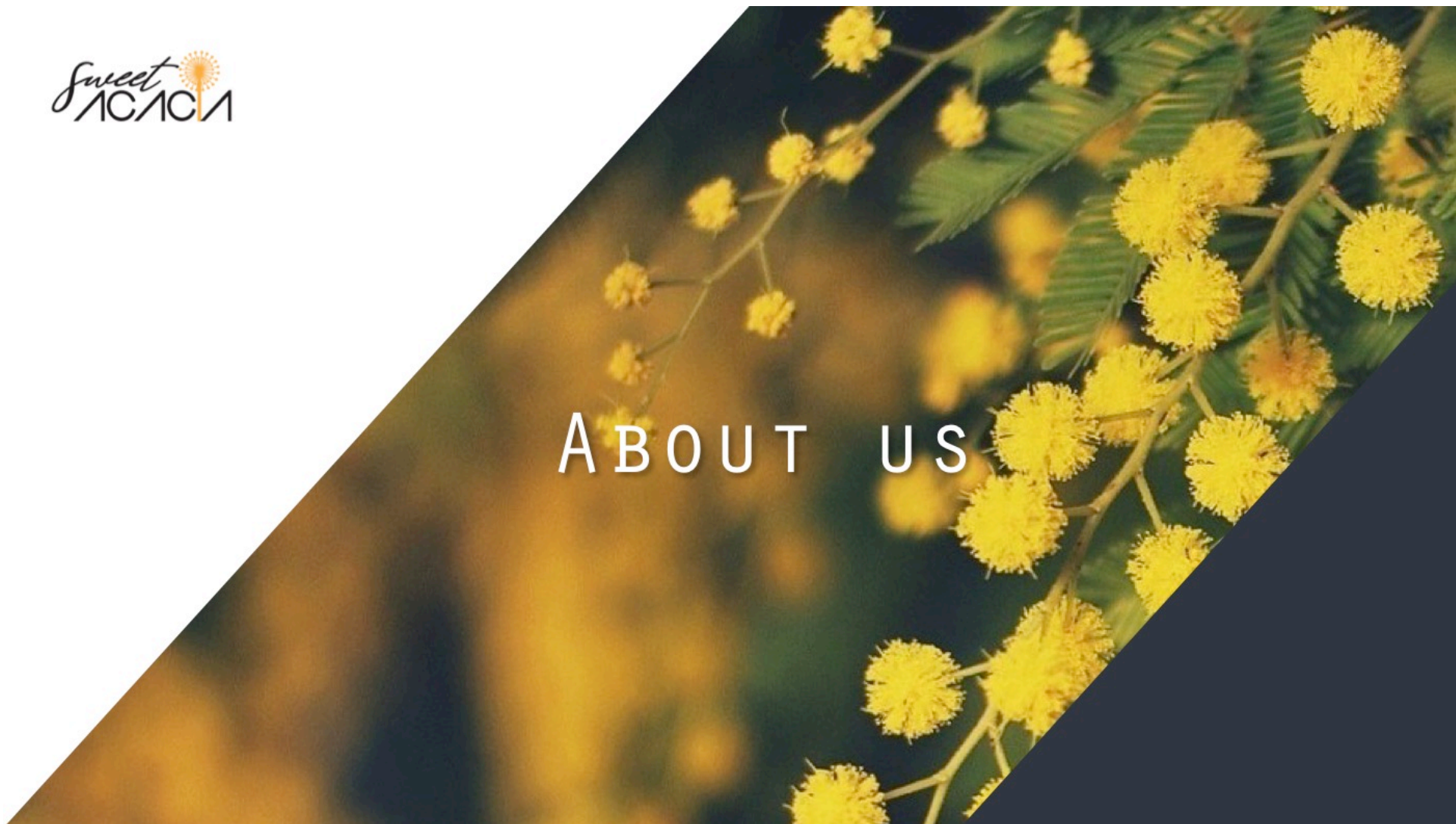


Estimated Trip Generation

Description	Size	Daily Vehicles per Day	PM Peak Trips Total
Apartments	12 DU	80	7
General Office	6,000 SF	66	9
Medical Office	6,000 SF	217	21
Quality Restaurant	2,000 SF	180	15
Total		543	52



ABOUT US



TRAJECTORY

Automated Parking Corporation (APC) is a South Florida based company with over 15 years of successful operation in the U.S., Puerto Rico and Argentina.

As a founding member of the Automated & Mechanical Parking Association (AMPA), APC contributed in the creation of the "Guide for the Design and Operation of Automated Parking Facilities" a manual that sets design and execution standards for the industry in the United States.

APC has participated in classified government projects and consulting services for hospitals and universities in the US market and Puerto Rico. Our experience combines over 20 years in the construction, elevator and automated/mechanical parking industries.





TRAJECTORY



Radonic Corp. specializes in construction management, general contracting, design, build and pre-construction planning services from high end hotel construction to land development projects.

Over the last two decades, Radonic Corp. has managed and developed successful projects ranging from the construction of international hotels, sport facilities, large commercial and industrial parks and manufacturing and automated warehouse facilities.





CLIENTS

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Schering-Plough



CANAL DE PANAMÁ



AAFES
Army & Air Force Exchange Service

Thanks !!



Sweet
ACACIA

3939 POWERLINE RD,
OAKLAND PARK, FL 33309

PROJECT



Marcos Radonic <radonave@gmail.com>

Re: Neighborhood Meeting presentation**Marcos Radonic** <marcos.radonic@radonic-corp.com>

Mon, Nov 23, 2020 at 10:31 AM

To: Lorrainia Belle <lorrainia.belle@oaklandparkfl.gov>

Cc: Alexander Dambach <alexander.dambach@oaklandparkfl.gov>, Melissa Alvarado <melissaa@oaklandparkfl.gov>

Bcc: Jaime Naranjo <jnaranjo@apcpark.com>, M S Architects <msarchms@aol.com>

Hello Lorrainia

Attached please find the **"Report on Neighborhood Participation Meeting"**

1. **Date and Location:** 11/19th 2020 at 6:30PM via ZOOM.
2. **Content Shown to participants:** Attached as "3939 Powerline Road PRZD"
3. **List of individuals and HOA invited:** Attached as "Gmail-Invitation to participate..."
4. **Meeting Sign-in Sheet:** Attached as "ScreenShots A and B"
5. **Summary Of Concerns and Issues Discussed:**
 - o The only concern expressed was if the driveway behind the strip mall was to remain, due to the fact that some neighbors use it regularly. - "Developer's Answer": It was expressed that said driveway was to remain as is.

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.

Best
MR

On Thu, Nov 19, 2020 at 12:25 PM Lorrainia Belle <lorrainia.belle@oaklandparkfl.gov> wrote:

Good afternoon,

Let me introduce myself, my name is Lorrainia Belle, Senior Planner and I will be the Oakland Park City's Staff for tonight's meeting. Can you please provide me a copy of your presentation for tonight. Please let me know if you have any questions or concerns for the meeting tonight.

Thank you,

**Lorrainia Belle**

Senior Planner

Community and Economic Development

City of Oakland Park

5399 North Dixie Highway, Suite 3

Oakland Park, FL 33334

954-630-4573

lorrainia.belle@oaklandparkfl.gov www.oaklandparkfl.gov




4 attachments

A-Screen Shot 2020-11-19 at 6.34.13 PM.png
967K



B-Screen Shot 2020-11-19 at 6.34.05 PM.png
795K

 **Gmail - Invitation to participate in a neighborhood participation meeting.pdf**
428K

 **3939 Powerline Road PRZD.pdf**
5669K



More

Lorraine Belle

Alex

E

Connecting to audit ...

SG

Alex

E

SG

Elaine Faust

Ralph Caraglia



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: Nov 19, 2020 Time: 6:30 PM
Location: VIA ZOOM

Applicant/Property Owner Signature(s):

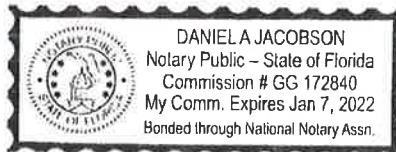
MARCOS BLADONIC
Print Name(s): _____

MIGUEL F. SANCHEZ, AGENT
[Signature]

STATE OF FLORIDA)
COUNTY OF BROWARD)

I hereby certify that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Miguel Sanchez 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 14 day of November, 2021

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



Affidavit B

(B) The individual or executive officer of the homeowners association was unavailable or refused to sign this certification. I am attaching a statement as to the efforts to contact them and, in the event of unavailability, the reasons as to why they did not sign the certification:

Meeting Date: Nov. 19, 2020 Time: 6:30 PM
Location: VIA ZOOM

Applicant/Property Owner Signature(s):

MARCOS RADONIC
Print Name(s): _____

MIGUEL F. SANCHEZ, AGENT
[Signature]

STATE OF FLORIDA)
COUNTY OF BROWARD)

I hereby certify that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Miguel Sanchez, 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 19 day of November, 2020.

****Statement must be attached.**

[Signature]

