

Below please find the details of the Neighborhood Participation Meeting for Sweet Acacia.

1.- Date & Location: January 5th, 2022 at 6:30 PM - Via Zoom Meeting

2.- Content Shown to Participants: Attached please find file "Neighborhood PPT 1-4-22"

3.- List of Individuals and HOAs Invited: Attached please find:

- Original Meeting Invitation
- First Reminder
- Second Reminder
- Third Reminder
- Invite Log

4.- Meeting Sign-In Sheet: Please find attached ScreenShot of attendance

5.- Affidavit: please find attached executed Affidavit

6.- Summary of Concerns and Issues Discussed:

Question: Potential Advertising Facing I-95

Answer: Any kind of advertising on the property is not considered at this point. If at some point in the future, although not currently in plans, it is decided to place advertising, said placement will be submitted for review and approval and will respond and comply with all requirements from Authority Having Jurisdiction.

Question: Parking Structure Glass Sections vs. completely enclosed

Answer: The glass sections are an architectural feature with the purpose of avoiding the traditional blight and "eyesore" of traditional "concrete boxes" created by garages. The architectural feature creates a contemporary, fresh, clean look and proposes an interesting and unique feature. Most participants called this feature "cool" and "interesting" and were in favor of having the feature as opposed to a concrete box.

Question: Exposure of cars to the effects of sun through the glass feature on the parking garage.

Answer: most parking lots in Florida's residential developments are non-enclosed, completely open structures where vehicles are exposed to all the elements (sun, rain, dust, etc) 24/7. Our development offers a completely enclosed garage with proper ventilation, where vehicles are not only secured and protected from theft and vandalism, but also fully protected from the elements and with minimal sun exposure only in the areas with the glass feature. Under this view, Sweet Acacia's Automated Parking Garage offers superior protection to vehicles vs. traditional parking lots/structures found in most residential developments.

Question: Will amenities include a pool

Answer: A pool is not considered among the amenities. Amenities include a Gym, an indoor recreation room/business center and an outdoor recreation area.

Question: DOT - Traffic and Right of Way Concerns

Answer: Traffic Studies are a requirement for DRC approval and therefore a full Traffic Study was performed by the Developer and provided to the proper Authority Having Jurisdiction. Right of Way is also a requirement and it was also discussed and submitted to said Authority. The Developer has complied with the requirements addressing these topics; their approval of the submitted requirements signifies compliance by the Developer.

Question: Does design comply with setback requirements?

Answer: It was clarified that the design does comply with setback requirements.

Question: What prompted the decision to provide 2 & 3 bedroom apartments

Answer: The evolution and improvements undergone to the project from its original design respond to the new market conditions and demands. Currently there is a shortage in the availability of residential properties and an overage in the availability of commercial property. The Developer then has increased the number of residential dwellings and decreased the square footage dedicated to commercial space in order to supply to the proper demand. Dwellings were designed to provide proper, comfortable and private separate accommodations for a variety of dwelling situations such as: couples without children, couples with children, single individuals, single individuals with roommates, larger families.

Question: Project Timeline

Answer: The Project Timeline will depend on approvals from different Authorities Having Jurisdiction. The Project was already recommended for approval by Planning and Zoning and will be presented to the City Commission on February 2nd 2022. The Developer was told that review and approval from DOT will also take a few months and then the Developer needs to go through the building permit process. It is estimated and hoped that the project will break ground this year and then will take about a year / year and a half to be completed; however, at this point, timelines greatly depend on reviews and approvals by Authorities Having Jurisdiction and therefore is not in the control of the Developer.

Comments: Participants perceived the project as "positive" and expressed their support in favor of having the project developed in their city. Other comments in favor of the project included "very exciting", "amazing" and a "catalyst". They also expressed their support towards building in a location that is not traditionally considered for development and that doing so will create a "bridge" that will potentially connect the east and west neighborhoods that are currently completely disconnected. Some participants said that they "salute" the Developer for its initiative and that they "back the project" and therefore the Developer has their "vote".

I, Marcos Radonic, 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.

All the best,
Marcos Radonic





Marcos Radonic <radonave@gmail.com>

Sweet Acacia Neighborhood Participation Meeting

1 message

radonave@gmail.com <radonave@gmail.com>

Wed, Jan 5, 2022 at 9:36 AM

Reply-To: radonave@gmail.com

To: alexander.dambach@oaklandparkfl.gov, contact@cavaleunltd.com, contact@prospectgardens.org, duplii.space@gmail.com, harvlee77@aol.com, jackd15@bellsouth.net, jnaranjo@apcpark.com, lorrainia.belle@oaklandparkfl.gov, melissaa@oaklandparkfl.gov, msarchms@aol.com, neal713@hotmail.com, paula@apcpark.com, realtorbrian@aol.com, rpmanager@rpcondos.com, radonave@gmail.com

Good morning!

It was a pleasure speaking to you over the phone on Monday to confirm your participation for today's Neighborhood Participation Meeting regarding the Sweet Acacia project at 3939 Powerline Road.

The Zoom call is scheduled for today Wednesday January 5th at 6:30 PM; below please find the information to access the call.

Looking forward to seeing you all there.

All the best,
Marcos Radonic

Sweet Acacia Neighborhood Participation Meeting

When Wed Jan 5, 2022 18:30 – 19:00 Eastern Time - New York

Joining info Join with Google Meet
meet.google.com/txa-sgca-iuz

Who

- radonave@gmail.com - organizer
- harvlee77@aol.com
- alexander.dambach@oaklandparkfl.gov
- melissaa@oaklandparkfl.gov
- paula@apcpark.com
- rpmanager@rpcondos.com
- contact@prospectgardens.org
- lorrainia.belle@oaklandparkfl.gov
- neal713@hotmail.com
- msarchms@aol.com
- contact@cavaleunltd.com
- jnaranjo@apcpark.com
- realtorbrian@aol.com
- jackd15@bellsouth.net
- duplii.space@gmail.com

Dear Sirs,

As the Sweet Acacia project moves forward and after a successful DRC review, we need to schedule the next Neighborhood Participation Meeting in order to be able to present the project before the City Council.

The next meeting is scheduled as follows:

Date: Wednesday, January 5, 2022

Time: 6:30 PM

Meeting Location: Zoom Virtual Meeting

Address/URL: <https://oaklandparkfl.zoom.us/j/9325914904?pwd=NVDmenNQV1MvUmtYUVBSbjBtOGUzZz09>

Phone: + 1 646 558 8656

Meeting ID: 932 591 4904; passcode: planning

Kindly take note of the meeting date and time and find the access information to the Zoom conference above.

1/5/22, 9:37 AM

Gmail - Sweet Acacia Neighborhood Participation Meeting

I look forward to seeing you all there.

All the best,
Marcos Radonic



Automated Parking Corp. <duplii.space@gmail.com>

Invitation: Sweet Acacia Neighborhood Participation Meeting @ Wed Jan 5, 2022 18:30 - 19:00 (EST) (paula@apcpark.com)

radonave@gmail.com <radonave@gmail.com>

Tue, Dec 14, 2021 at 1:04 PM

Reply-To: radonave@gmail.com

To: paula@apcpark.com, harvlee77@aol.com, alexander.dambach@oaklandparkfl.gov, melissaa@oaklandparkfl.gov, rpmanager@rpcondos.com, contact@prospectgardens.org, lorrainia.belle@oaklandparkfl.gov, neal713@hotmail.com, msarchms@aol.com, contact@cavaleunltd.com, jnaranjo@apcpark.com, realtorbrian@aol.com, jackd15@bellsouth.net

You have been invited to the following event.

Sweet Acacia Neighborhood Participation Meeting

When Wed Jan 5, 2022 18:30 – 19:00 Eastern Time - New York

[more details »](#)

Joining info Join with Google Meet
meet.google.com/txa-sgca-iuz

Calendar paula@apcpark.com

Who

- radonave@gmail.com - organizer
- harvlee77@aol.com
- alexander.dambach@oaklandparkfl.gov
- melissaa@oaklandparkfl.gov
- paula@apcpark.com
- rpmanager@rpcondos.com
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All the best,
Marcos Radonic

Going (paula@apcpark.com)? **Yes** - **Maybe** - **No** [more options »](#)

Invitation from [Google Calendar](#)

You are receiving this courtesy email at the account paula@apcpark.com because you are an attendee of this event.

To stop receiving future updates for this event, decline this event. Alternatively you can sign up for a Google account at <https://calendar.google.com/calendar/> and control your notification settings for your entire calendar.

Forwarding this invitation could allow any recipient to send a response to the organizer and be added to the guest list, or invite others regardless of their own invitation status, or to modify your RSVP. [Learn More](#).

 **invite.ics**
5K



Marcos Radonic <radonave@gmail.com>

Sweet Acacia Neighborhood Participation Meeting

1 message

radonave@gmail.com <radonave@gmail.com>

Wed, Dec 22, 2021 at 10:04 AM

Reply-To: radonave@gmail.com

To: alexander.dambach@oaklandparkfl.gov, contact@cavaleunltd.com, contact@prospectgardens.org, harvlee77@aol.com, jackd15@bellsouth.net, jnaranjo@apcpark.com, lorrainia.belle@oaklandparkfl.gov, melissaa@oaklandparkfl.gov, msarchms@aol.com, neal713@hotmail.com, paula@apcpark.com, realtorbrian@aol.com, rpmanager@rpcondos.com, radonave@gmail.com

Dear Sirs,

We hope this email finds you all well.

This is a friendly reminder to mark your calendars for the next Neighborhood Participation Meeting this upcoming Wednesday January 5th at 6:30 pm via Zoom Virtual Meeting.

We look forward to see you all there, in the meantime, we wish you all a blessed Holiday Season!

All the Best,
Marcos Radonic
Sweet Acacia

Sweet Acacia Neighborhood Participation Meeting

When Wed Jan 5, 2022 18:30 – 19:00 Eastern Time - New York

Joining info Join with Google Meet
meet.google.com/txa-sgca-iuz

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All the best,
Marcos Radonic



Marcos Radonic <radonave@gmail.com>

Sweet Acacia Neighborhood Participation Meeting

radonave@gmail.com <radonave@gmail.com>

Wed, Dec 29, 2021 at 8:06 AM

Reply-To: radonave@gmail.com

To: alexander.dambach@oaklandparkfl.gov, contact@cavaleunltd.com, contact@prospectgardens.org, harvlee77@aol.com, jackd15@bellsouth.net, jnaranjo@apcpark.com, lorrainia.belle@oaklandparkfl.gov, melissaa@oaklandparkfl.gov, msarchms@aol.com, neal713@hotmail.com, paula@apcpark.com, realtorbrian@aol.com, rpmanager@rpcondos.com, radonave@gmail.com

Good morning,

We hope you are all enjoying the Holiday Season!

Just a friendly reminder that our next Neighborhood Participation Meeting for Sweet Acacia will be held on Wednesday January 5th (next week) at 6:30 pm via Zoom. Please mark your calendars and RSVP to this invitation. We are counting on your attendance to move the project forward.

We look forward to seeing you all there! Thanks and Happy New Year!

Best,
Marcos Radonic

Sweet Acacia Neighborhood Participation Meeting

When Wed Jan 5, 2022 18:30 – 19:00 Eastern Time - New York

Joining info Join with Google Meet

meet.google.com/txa-sgca-iuz

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Marcos Radonic

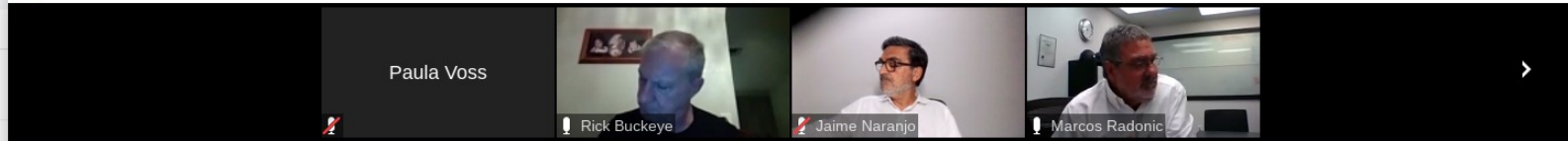
Neighborhood Participation Meeting - January 5th, 2022 Invitation Log

HOA	Contact	Phone	Email	Invite	Reminder	Reminder	Confirm Call	Notes	Reminder
Lloyd Estates Neighborhood Association	Brian Bedigian, President	954-205-5275	realtorbrian@aol.com	Email 12/14/21	Email 12/22/21	Email 12/29/21	01/03/22	Spoke in Person	Email 1/5/22
Prospect Gardens Community Group	Robert Rutherford (President)	954-632-9051	contact@prospectgardens.org	Email 12/14/21	Email 12/22/21	Email 12/29/21	01/03/22	Mssg on VM	Email 1/5/22
			contact@cavaleunltd.com						
River Cove Neighborhood Association	Tim Neal	317-353-4807	Neal713@hotmail.com	Email 12/14/21	Email 12/22/21	Email 12/29/21	01/03/22	Spoke in Person	Email 1/5/22
Twin Lakes South Homeowners Association	Jack Donnelly	954-804-5654	JackD15@bellsouth.net	Email 12/14/21	Email 12/22/21	Email 12/29/21	01/03/22	Mssg on VM	Email 1/5/22
Royal Park Condominium Apartments	Armando Meneses (Manager)	954-739-6300	RPManager@rpcondos.com	Email 12/14/21	Email 12/22/21	Email 12/29/21	01/03/22	Spoke in Person	Email 1/5/22
	Harvey Ross, President	954-298-0317	harvlee77@aol.com	Email 12/14/21	Email 12/22/21	Email 12/29/21	01/03/22	Spoke in Person	Email 1/5/22

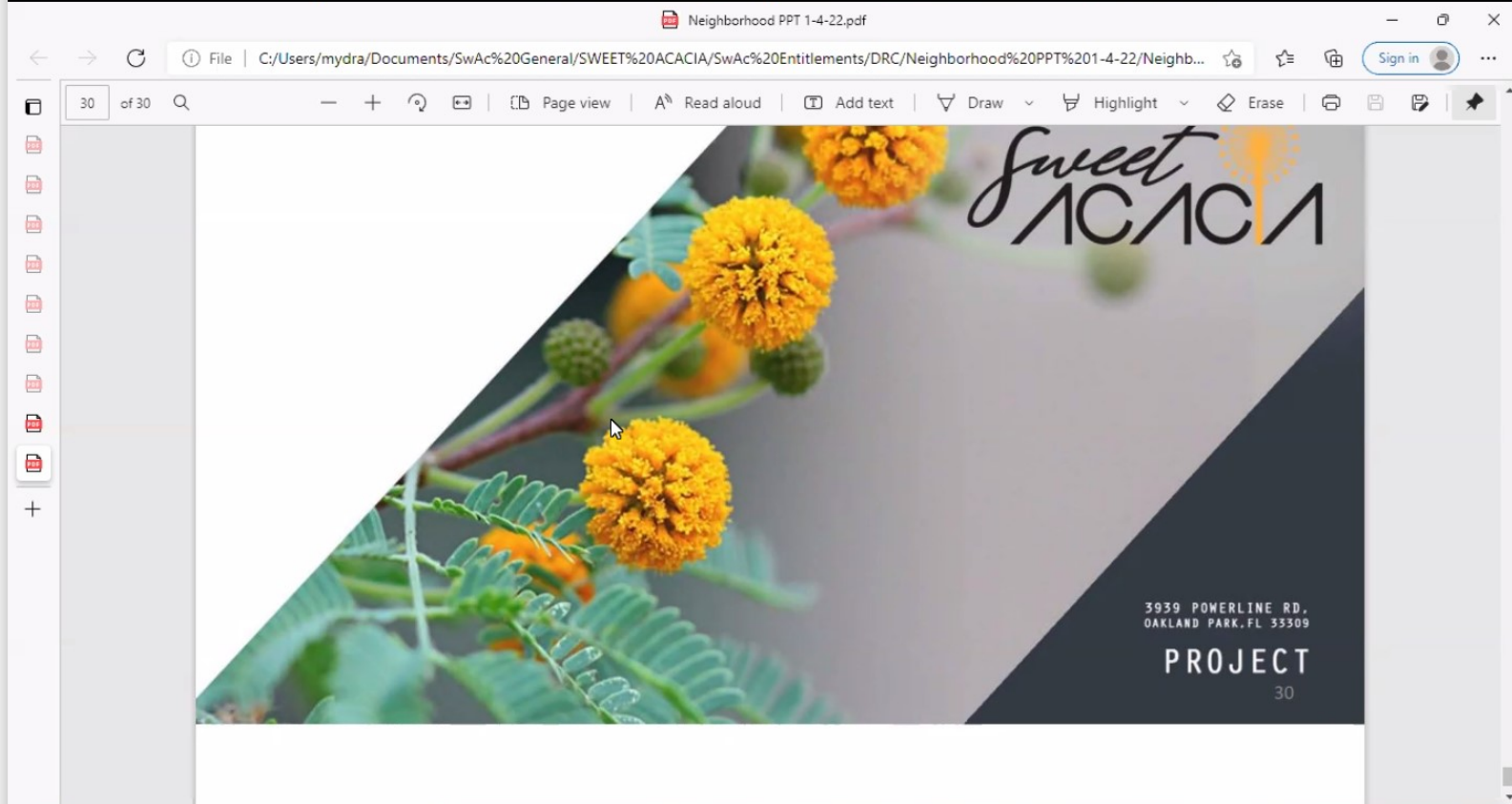
City of Oakland Park	Contact	Phone	Email
Planning Supervisor	Alexander Dambach	954-630-4339	alexander.dambach@oaklandparkfl.gov
Senior Planner	Lorraine Belle	954-630-4573	lorrainia.belle@oaklandparkfl.gov
Administrative Specialist	Melissa Alvarado	954-630-4423	melissaa@oaklandparkfl.gov

Sweet Acacia / Radonic Corp	Contact	Phone	Email
CEO	Marcos Radonic	754-200-8441	marcos.radonic@radonic-corp.com
Architect	Mike Sanchez	954-873-0965	msarchms@aol.com
CFO	Jaime Naranjo	754-200-8441	jnaranjo@apcpark.com
Office Manager	Paula Voss	754-200-8441	paula@apcpark.com

Attendance	Contact
City of Oakland Park (host)	Rick Buckeye
Neighbor	Steven Arnst
Radonic Corp / Sweet Acacia	Marcos Radonic
Radonic Corp / Sweet Acacia	Jaime Naranjo
Radonic Corp / Sweet Acacia	Paula Voss
Neighbor	Ralph Caraglia
Neighbor	Dean Sirulnik
Neighbor	Wallis Peterson
Neighbor	Lauren Press
Neighbor	John LaDoceur
Architect	Mike Sanchez
Prospect Gardens Community Group	Robert Rutherford



- Participants (12)
- PV Paula Voss (Me)
 - RB Rick Buckeye (Host)
 - O OnlyinOaklandPk
 - RC Ralph Caraglia
 - JN Jaime Naranjo
 - MR Marcos Radonic
 - DS Dean Sirulnik
 - WP Wallis Peterson
 - L lauren.pruss
 - JL John LaDouceur
 - Robert Rutherford
 - BS Barbara Sanchez



Raise Hand

yes

no

go slower

go faster

Invite

Unmute Me

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: 1/5/22 Time: 6:30 PM
Location: VIA ZOOM

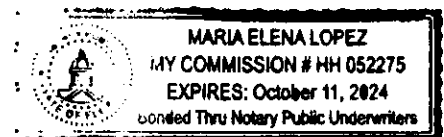
Applicant/Property Owner Signature(s):

Marcos Rodon
Print Name(s): _____

STATE OF FLORIDA)
COUNTY OF BROWARD)

I hereby certify that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Marcos Rodon to me known or who produced FL drivers license 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 6th day of January, 2022.

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



PRESENTED BY



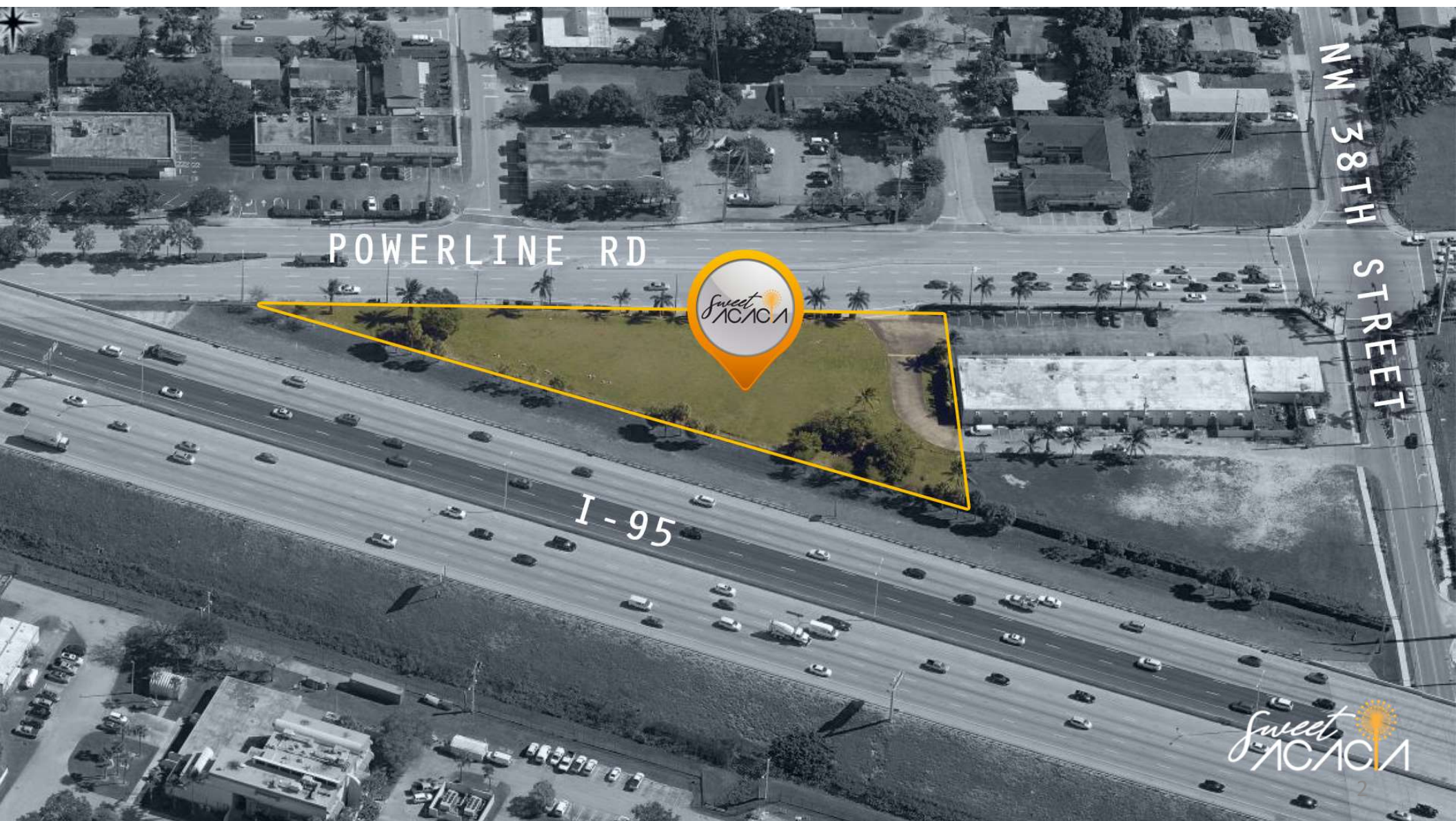
MS ARCHITECTS

Sweet
ACACIA



SWEET ACACIA - PROJECT DESCRIPTION

3939 POWERLINE RD. OAKLAND PARK FL 33309



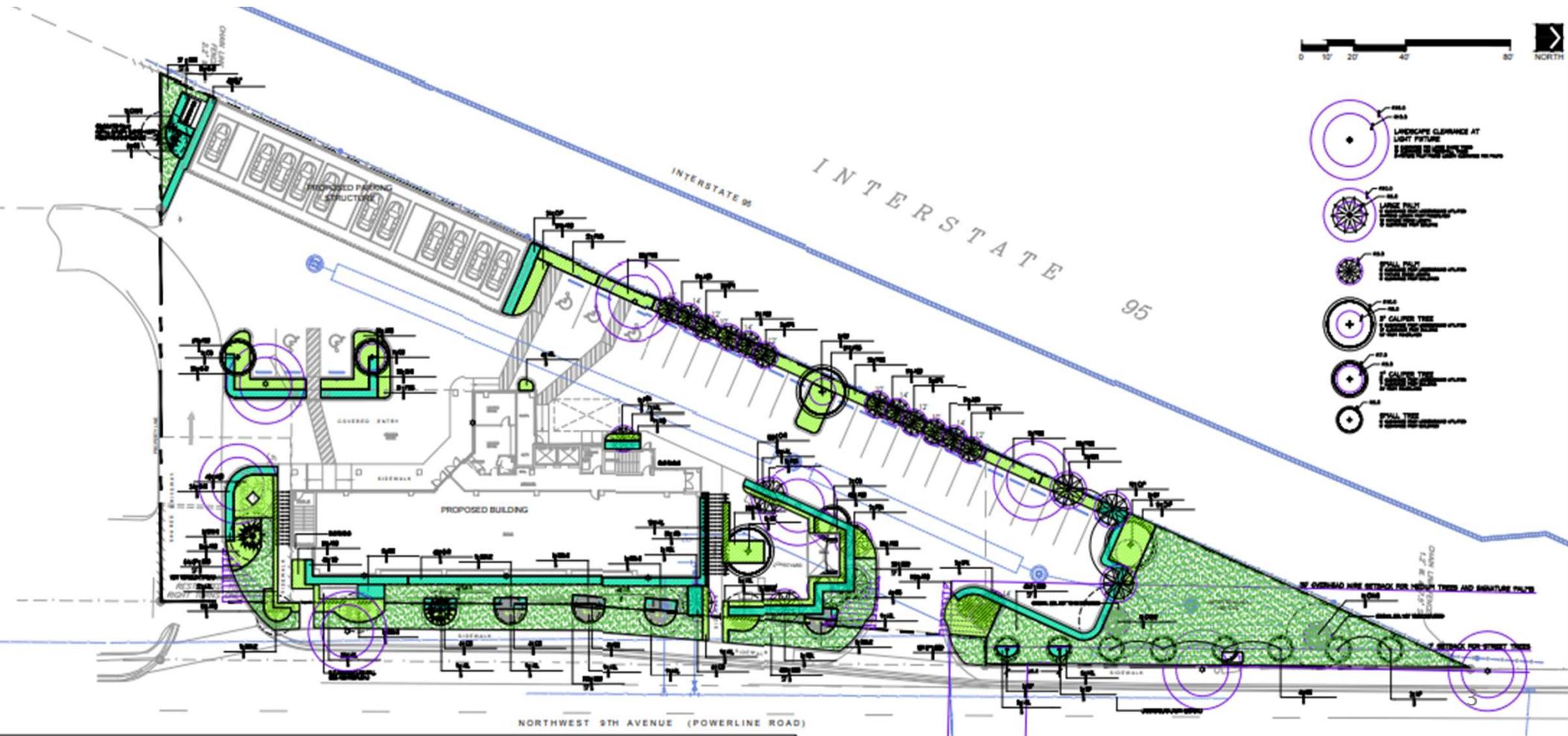
POWERLINE RD

NW 38TH STREET

I-95



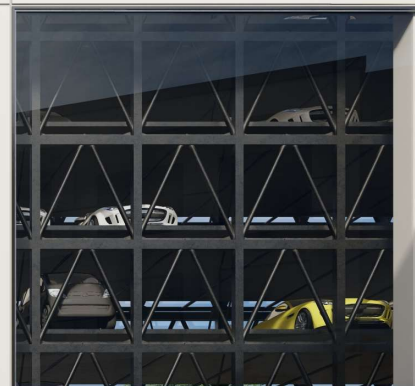
PROJECT SITE PLAN





Sweet
ACACIA

EXTERIOR BUILDING VIEWS







Sweet
ACACIA





Sweet
ACACIA



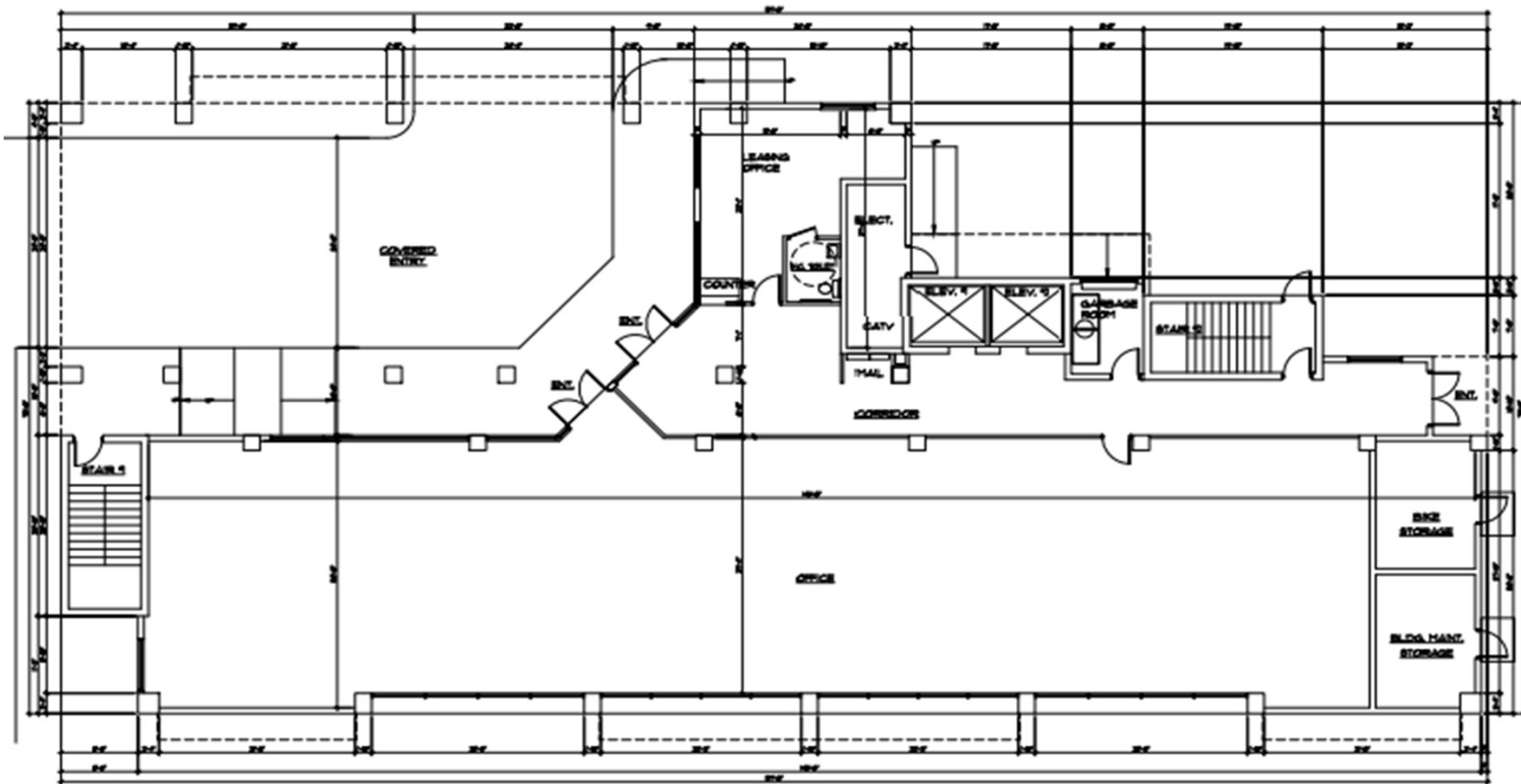
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ACACIA

10

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ACACIA

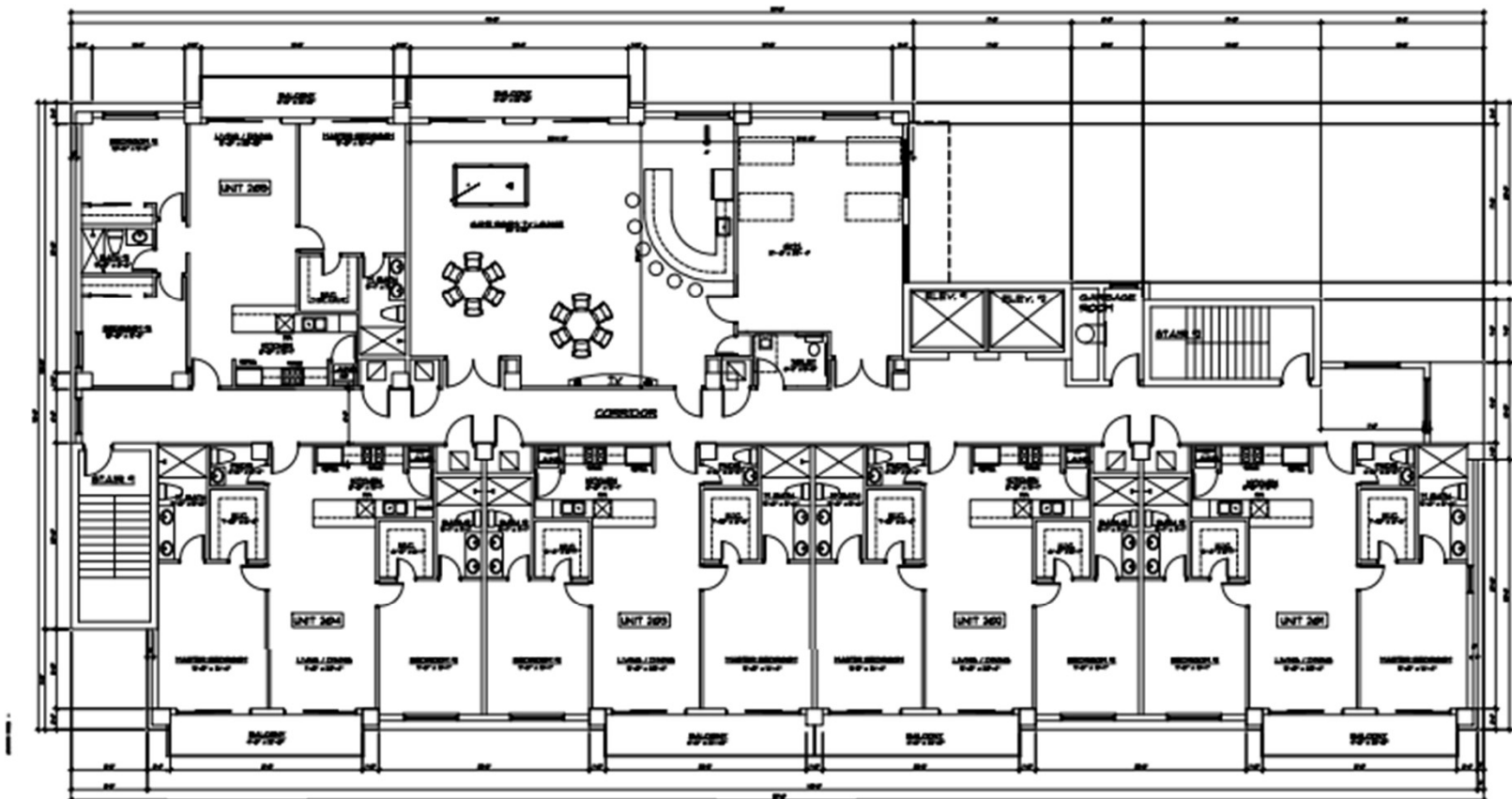


GROUND FLOOR



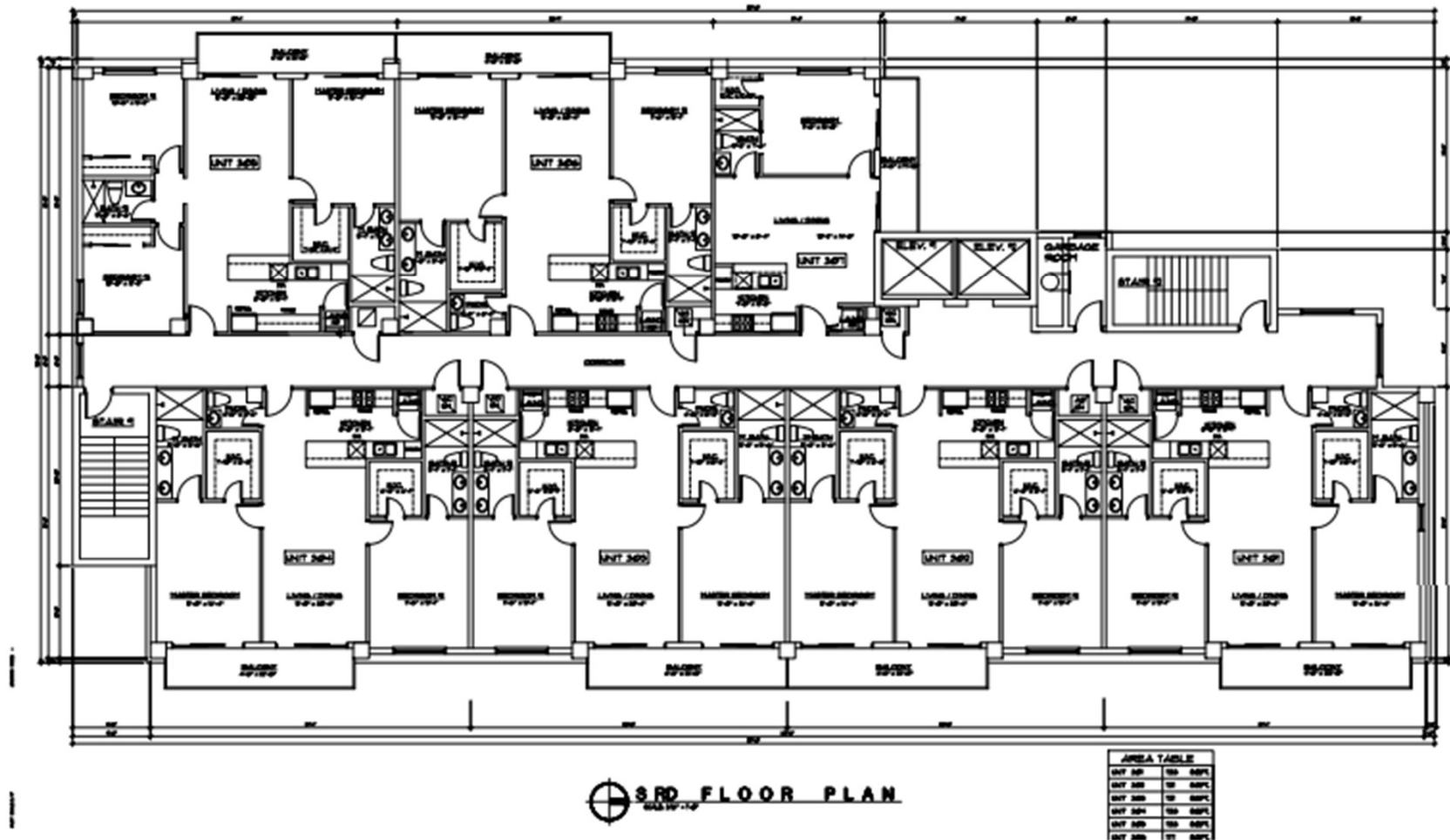
 **GROUND FLOOR PLAN**

2ND FLOOR



2ND FLOOR PLAN

3RD, 4TH and 5TH FLOORS





INTERIOR APARTMENT VIEWS











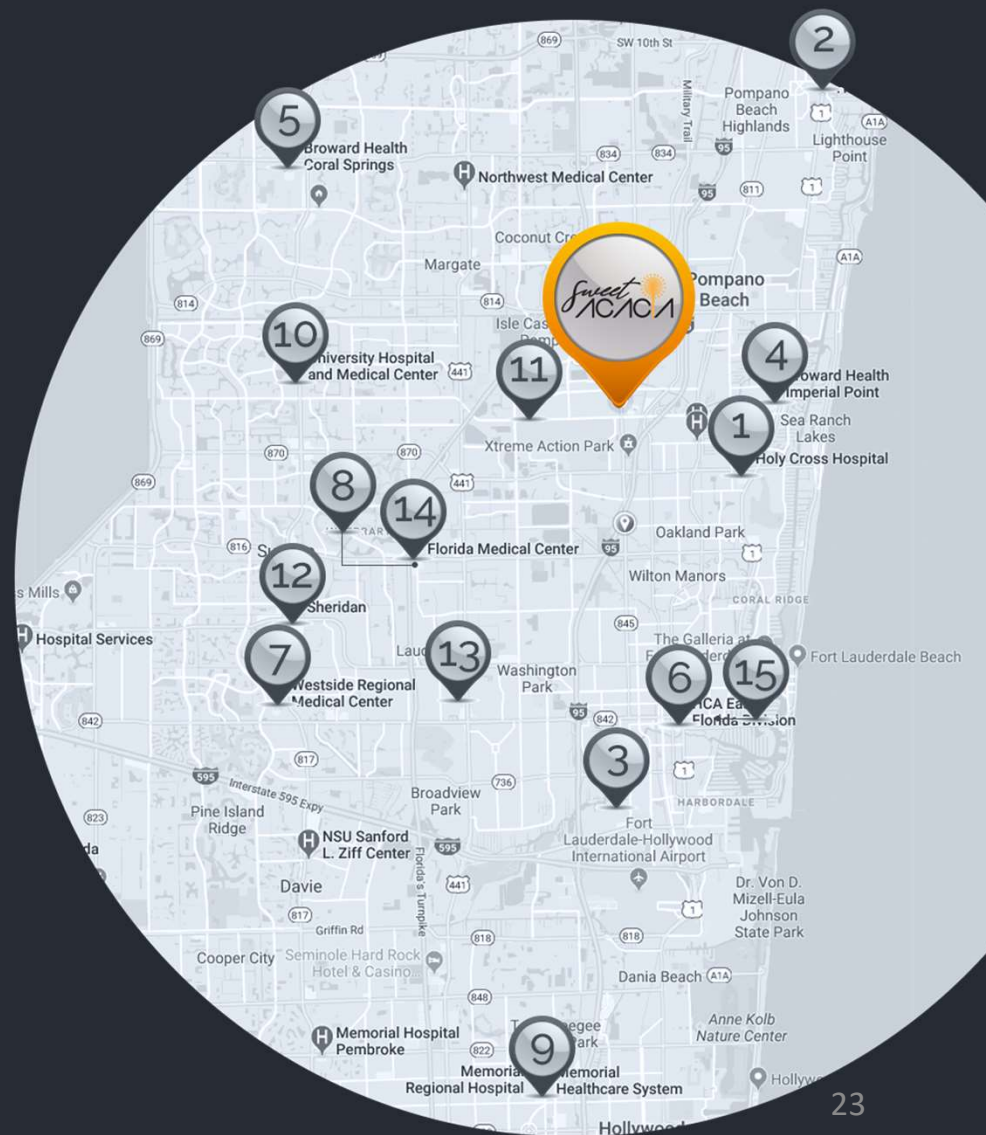
Sweet
HOMES



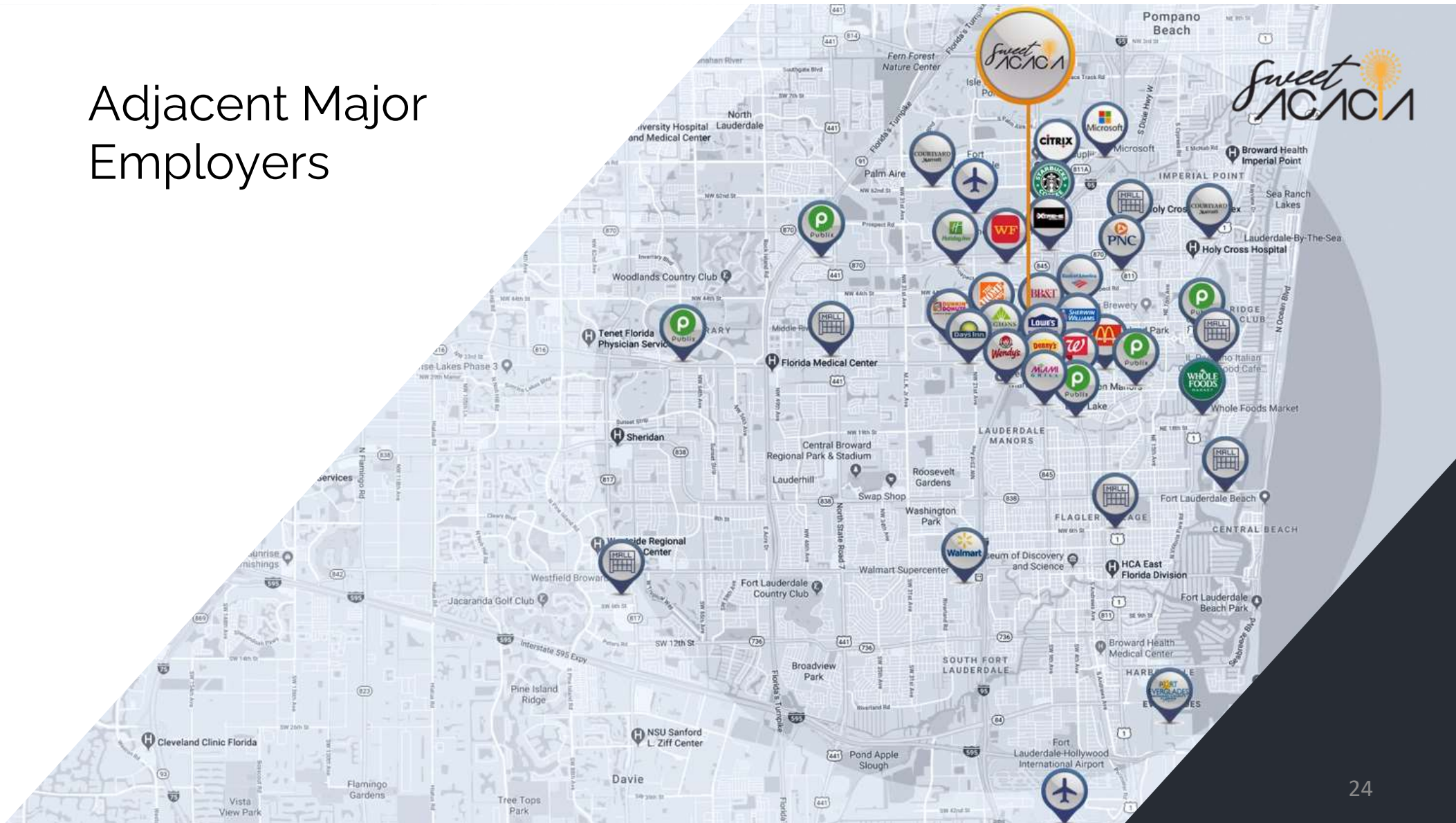


Healthcare Facilities WITHIN A 10 MILE RADIUS

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



Adjacent Major Employers



Property Highlights



DESIRABLE LIFESTYLE

The City of Oakland Park, nestled in Broward County just north of Fort Lauderdale, sits a short distance from the Atlantic Ocean. The city has a wonderfully diverse culture and is proud to be one of the premier cities in Southeastern Florida. Living in Oakland Park provides plenty to do and see.

Oakland Park is one of the most popular up and coming small cities in the United States. During the day, the city is quite family-friendly. Explore a local park or take part in a local event. At night, there are dozens of trendsetting restaurants, clubs, and bars to choose from. There's something for everyone in Oakland Park.





About us



Radonic Corp.



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.



Automated Parking Corporation

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.



Clients





Sweet
ACACIA

3939 POWERLINE RD,
OAKLAND PARK, FL 33309

PROJECT

30