

October 12, 2022

VIA EMAIL: peter.schwarz@oaklandparkfl.gov

Peter Schwarz, AICP
Director of Community and Economic Development
City of Oakland Park
5399 N Dixie Highway
Oakland Park, FL 33334

Re: Virtual Community Meeting Summary – 3501-3551 NW 31st Ave.

Dear Mr. Schwarz:

On behalf of BBX Logistics Properties (“Applicant”), please consider this letter as a summary report of community outreach efforts undertaken in relation to the proposed land use plan amendment, plat, rezoning, and site plan applications regarding the above referenced matter.

At 7:00 p.m. on October 10, 2022, we held a virtual meeting. An invitation was sent to the six HOA representatives provided by the City: Isles at Oakland Park, Oakland Forest, Oakland Shores, Lakeview Club, Lake Emerald, and Sailboat Pointe. Ten (10) individuals signed for the meeting and eight (8) individuals attended. The attendee list is as follows:

1. Steven Arnst
2. Angela Erickson
3. Crystal Profitt
4. Jack Doren
5. Joe Wieselberg
6. Sara G
7. Wallis Peterson
8. Eric Peterson

Below is a summary of questions and comments from the attendees and the responses provided by the development team.

Steven Arnst: Too much industrial/warehouse in Oakland Park. This is not the right site for it. The area to the north with the light industrial uses is not even in Oakland Park. Property south of the site will be developed with a church.

A: Thank you for your comments. The area to the north is in Oakland Park.

Eric Peterson: If proposed use is “last mile” distribution, how is it possible that the traffic generated will be less than for a residential development?

A: The traffic study for the land use plan amendment looks at a generic industrial use. A separate traffic study will be done for the actual site plan. Additionally, “last mile” distribution is just one of the potential tenants. Each of the two buildings will have 1-4 tenants, could be local businesses such as tile company, flooring company with showrooms, HVAC contractor, etc.

Jack Doren: Is the traffic study comparing the maximum residential development vs. an average industrial development?

A: The study uses the standard methodology used by Broward County, which is 10,000 square feet of industrial per acre.

Wallis Peterson: There is a lot of vacant industrial space in the area – why the need to re-designate another site to industrial?

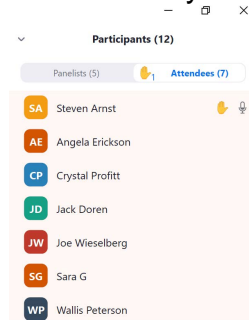
A: The vacant industrial sites are older. Modern newer spaces have very low vacancy rates of 2 percent or less, not just in Broward County but nationwide.

Wallis Peterson: Another warehouse area on NW 31st Ave is already causing issues with semis blocking traffic. Impact of semi-trailers on the traffic is very different from passenger vehicles. The cities are working together with the MPO to make the corridor safe for multi-modal transportation.

Joe Wieselberg (property owner): This is a brownfield site. I have dealt with at least half a dozen residential developers, they won't build on a brownfield sites. Demand for industrial space is off the charts right now.

Steven Arnst: At the Sky Building site at Dixie and 38th St, they pulled out 3 500-gallon gasoline tanks out of the ground so residential can be developed on a brownfield.

Please contact me at (954) 527-2485 if you have any questions or comments regarding this summary letter or the community outreach meeting.



Sincerely,

GREENSPOON MARDER LLP

Julian Bobilev, AICP