



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

MINUTES
LOCAL PLANNING AGENCY MEETING
AUGUST 23, 2023, 10:00 A.M.

The regular meeting of the Local Planning Agency of the City of Oakland Park, Florida was called to order at 10:00 A.M.

To support the public's continued safety concerns, this meeting was conducted in a manner that promotes social distancing while ensuring public access. Written public comments (no more than 250 words) can be submitted for the record to: publiccomments@oaklandparkfl.gov by 5:00 p.m. the day before the meeting. In person attendance is also possible.

ROLL CALL

<u>Regular Members:</u>	<u>Also Present:</u>
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- Brynt Johnson, Director of Engineering & Building Services
- Sierra Marrero, Assistant Director of Engineering & Building Services
- Lauren Pruss, Assistant Director of Community & Economic Development
- Peter Schwarz, Director of Community & Economic Development
- Steven Tinsley, Assistant Director of Community & Economic Development

Senior Planner, Rick Buckeye
Melissa Alvarado, Recording Secretary

PLEDGE TO THE FLAG

The pledge to the flag was led by the board members.

1. Approval of Minutes

Minutes of May 4, 2023

Member Pruss made a motion to approve the May 4, 2023 Local Planning Agency Minutes. Member Johnson seconded the motion which prevailed by the following vote:

YES: Member Johnson, Member Marrero, Member Pruss, Member Schwarz, and Member Tinsley.

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.

None

ITEMS TO CONSIDER

3. Case #CD22-26CP BBX "Oakland Logistics Park Land Use Plan Amendment"
An application requesting an amendment to the City of Oakland Park Comprehensive Plan submitted by BBX Oakland Logistics Park, LLC (Applicant) and Oakland Parcel, LLC (Owner), to amend the City's Future Land Use Plan Map from "Irregular (14.6) Residential within a Dashed-Line Area" to an Industrial (I) designation for the subject property located at 3501 NW 31 Avenue, Oakland Park.

Senior Planner, Rick Buckeye, gave staff's presentation, described the zoning of the surrounding vicinity of the subject property, and presented staff findings about the property.

Dennis Mele, a representative for the applicant, provided additional detail to the information in the staff report including the remediation status, site plan process, and plans for project development.

The following public comments were made:

Wallis Peterson, a resident of Oakland Park, spoke in opposition of the item.

Oakland Park resident, Jack Doren, spoke in opposition of the item.

Paula Talise, a resident of Oakland Park, spoke in opposition of the item.

Member Pruss asked the applicant to describe the remediation to the property. Mr. Mele explained that the soil conditions and ground water of the site were tested. He added that the groundwater is fine, but there is soil contamination throughout the site that will need to be addressed before development.

Member Johnson inquired how remediation compares for residential versus commercial development. Mr. Mele explained that the Broward County Environmental Agency identifies the type of contamination and then determines how much of it is in the soil. He added that the level of contamination for a residential use must be lower than that of an industrial use, and that more remediation is required for residential uses as opposed to industrial uses.

Member Schwarz stated that there were four sets of written public comments made in response to the item. Two of the comments were in opposition of the item, one public comment was neutral, and the fourth comment was in favor of the item with conditions.

Member Pruss made a motion to recommend denial of the application to the City Commission. Member Marrero seconded the motion which prevailed by the following vote:

YES: Member Johnson, Member Marrero, Member Pruss, Member Schwarz, and Member Tinsley.

OTHER BUSINESS

None

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:39 A.M.

ATTEST:

Lauren Pruss, Assistant Director,
Community & Economic Development Department

Melissa Alvarado, Recording Secretary