



230 North Tubb Street  
P.O. Box 98  
Oakland, Florida 34760  
407- 656-1117 (voice)  
www.oaklandfl.gov

**TOWN COMMISSION REGULAR MEETING AGENDA  
JANUARY 23, 2018 – HISTORIC TOWN HALL  
7:00 P.M.**

*Persons deciding to appeal decisions of the Commission will need to ensure verbatim records of the proceeding including testimony and evidence as a basis for the appeal (§286.0105).*

**1. CALL TO ORDER:**

Pledge of Allegiance & Invocation

**2. ROLL CALL: Town Clerk**

*Has there been any ex parte communication?* **Mayor Stark**

**3. PRESENTATION(S):**

Introduction of Assistant Planner Jeff Richardson

**4. PUBLIC FORUM:**

You may be recognized to address matters not on the agenda. The Mayor may limit each addressee to three minutes.

**5. CONSENT AGENDA**

- a. Minutes – January 9, 2017 Regular Meeting
- b. Manager’s Report

**6. ORDINANCE(S):**

- a. **SECOND READING, PUBLIC HEARING, ORDINANCE 2018-02, AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA, AMENDING THE EXISTING ARTICLE VI, “CONSTRUCTION OF BOAT DOCKS”, OF CHAPTER 78, “WATERWAYS,” OF THE CODE OF ORDINANCES OF THE TOWN OF OAKLAND; ADOPTING THE MOST RECENT ORANGE COUNTY CODE AS TO SAME SUBJECT; MAKING REVISIONS TO ORANGE COUNTY CODE PROVISIONS; PROVIDING FOR VARIANCES; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.**
- b. **FIRST READING, ORDINANCE 2017-16, AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF OAKLAND FOR APPROXIMATELY 15 ACRES (Parcel 30-22-27-0000-00-42) FOR PROPERTY GENERALLY LOCATED WEST OF THE FLORIDA TURNPIKE, ON THE SOUTHWEST CORNER OF STATE ROAD 50/COLONIAL DRIVE AND REMINGTON ROAD, FROM C-1, COMMERCIAL TO PUD, PLANNED UNIT DEVELOPMENT; APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE OWNER AND DEVELOPER OF THE PROPERTY AND THE TOWN OF OAKLAND, AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE. **To be Tabled to February 13, 2018****

- c. **FIRST READING, ORDINANCE 2018-03**, AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF OAKLAND FOR APPROXIMATELY 17.76 ACRES (PARCEL NUMBERS 19-22-27-0000-00-004 AND 19-22-27-0000-00-019) FOR PROPERTY GENERALLY LOCATED AT 920 AND 921 SIMEON ROAD FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO PUD (PLANNED UNIT DEVELOPMENT) AND A-1 (AGRICULTURAL) OVER WETLAND AREAS TO BE PRESERVED; APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE OWNERS OF THE PROPERTY AND THE TOWN OF OAKLAND; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE. **To be Tabled to February 13, 2018**

7. **OTHER POLICY MATTERS:**

8. **MAYOR & COMMISSION REPORTS:**

9. **ADJOURNMENT**

Any persons with disabilities needing special accommodations should submit a written request to the Town Clerk's Office, Post Office Box 98, Oakland, Florida 34760; phone 407-656-1117 x 2104, at least 48 hours before the meeting time. ***(§286.26)***

**MINUTES  
TOWN COMMISSION REGULAR MEETING  
TUESDAY, JANUARY 9, 2018  
TOWN MEETING HALL  
7:00 P.M.**

**CALL TO ORDER:**

Mayor Stark called the meeting to order at 7:00 p.m. and led the pledge of allegiance.  
Invocation was given.

**ROLL CALL:**

|                        |  |
|------------------------|--|
| COMMISSIONERS PRESENT: | Commissioner Polland<br>Commissioner Ramos<br>Vice Mayor Satterfield<br>Commissioner McMullen<br>Mayor Stark |
|------------------------|--|

|                       |      |
|-----------------------|------|
| COMMISSIONERS ABSENT: | None |
|-----------------------|------|

*Has there been any ex parte communication?*    **None**

**PRESENTATION(S):**

**POLICE DEPARTMENT PROMOTIONS – CHIEF THOMAS**

Police Chief Thomas commented that the population is growing in Oakland and we need to stay ahead of it. He announced that each promoted officer will have a loved one come up and pin the badge on them. He was promoting Corporals to Sergeants.

First, was Tony Vitale. He does training and is also the K-9 handler for the Department.

Next, was Angela Campbell. She has been with the Department the longest. She works well with good and bad people. She is also the Evidence Property Custodian and promotes the Thanksgiving Baskets and Christmas Toy Drive. She has also been a detective for the Department.

Chief Thomas spoke of the Command Staff, which includes Lieutenant John Peek and Support Services Manager Stacie Quinn.

John Peek was being promoted to Deputy Chief and Stacie Quinn to Deputy Director of Police Administration.

Mayor Stark said that Oakland is very blessed to have this Police Department. They are a positive presence and great with our citizens.

Vice Mayor Satterfield stated that in 20 years, this is the best group of people the Town has had in the Police Department. We get a lot of compliments about the police.

**PROCLAMATION:**

SCHOOL CHOICE WEEK – Mayor Stark read the Proclamation. She added that the Commission is very proud of our Charter School.

**PUBLIC FORUM:**

John Bruno of Hull Island Drive, commented that the fireworks on and around the Fourth of July and New Years are very loud. They start early in the day and don't stop until after midnight. He wants to know what the Code says about fireworks.

Mayor Stark told Mr. Bruno that Staff would check into it and let him know.

**CONSENT AGENDA**

Minutes – November 28, 2017 Regular Meeting

Minutes – December 12, 2017 Regular Meeting

Manager's Report

**MOTION** was made by Vice Mayor Satterfield, seconded by Commissioner Polland, to approve the Consent Agenda as presented.

AYE: McMullen, Polland, Ramos, Satterfield, Stark

NAY: None

**ORDINANCE(S):**

- a. **FIRST READING, ORDINANCE 2018-02, AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA, AMENDING THE EXISTING ARTICLE VI, "CONSTRUCTION OF BOAT DOCKS", OF CHAPTER 78, "WATERWAYS," OF THE CODE OF ORDINANCES OF THE TOWN OF OAKLAND; ADOPTING THE MOST RECENT ORANGE COUNTY CODE AS TO SAME SUBJECT; MAKING REVISIONS TO ORANGE COUNTY CODE PROVISIONS; PROVIDING FOR VARIANCES; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.**

The Town Clerk read the Ordinance.

Public Works Director Parker stated that this is a clean-up item. The Town has always followed the County's Code on boat docks. The County Code has changed; therefore, this Ordinance adopts the County Code with the changes.

**MOTION** was made by Vice Mayor Satterfield, seconded by Commissioner Polland, to approve **FIRST READING, ORDINANCE 2018-02, AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA, AMENDING THE EXISTING ARTICLE VI, "CONSTRUCTION OF BOAT DOCKS", OF CHAPTER 78, "WATERWAYS," OF THE CODE OF ORDINANCES OF THE TOWN OF OAKLAND; ADOPTING THE MOST RECENT ORANGE COUNTY CODE AS TO SAME SUBJECT; MAKING**

REVISIONS TO ORANGE COUNTY CODE PROVISIONS; PROVIDING FOR VARIANCES; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.

Mayor Stark opened a Public Hearing. With no one from the audience wishing to speak, she closed the Public Hearing.

AYE: McMullen, Polland, Ramos, Satterfield, Stark  
NAY: None

**OTHER POLICY MATTERS:**

The Mayor changed the order of the agenda at this point.

2017 Legislative Grant Agreement

Public Works Director Parker reported that Staff has been getting easements for sewer lines. The Town received one million dollars last year and is asking for two million this year.

Mayor Stark commented that the Town is asking for two million from the State this year. She also wants to thank Bobby Oshefsky for putting that through to Legislature.

Town Manager Foltz stated that the Town is moving forward with the funds that have already been received from the State and we are doing what we are supposed to be doing with the money.

The Grant Agreement is to be signed by the Mayor.

Hull Island Preliminary Site Plan/Plat

Mayor Stark said that there will be five more reviews of this project before it is completed.

Planner Marder stated that one of the goals is to bring connectivity to the community and to Oakland Nature Preserve. The wetlands have been dedicated to the Town. Tract 3 is a public area. There will be amenities. He is recommending approval of the site plan. The developer is also making a \$5,000.00 donation to Oakland Nature Preserve.

Commissioner Polland was disappointed that the lakefront lots are only 65 feet. Everything is such high density.

John Laga, Developer, stated that the PUD was approved.

Planner Marder agreed that 65 feet is a limitation. We do not want a wall of houses. It is enough square footage to build on and the garages can be pushed back or even detached.

Commissioner Polland commented that all the houses on the lake were going to have a strip of grass between them and also have boat docks. He thought the developer could have bigger lots and sell them for more money.

Mr. Laga stated that it is about economics.

Mayor Stark stated that the Town is not in a hurry. She knows that it is a PUD and there are certain lot sizes, but she is concerned. She said that the Town is not concerned about the economics; they want to get this right.

Commissioner Ramos agreed that the boat docks will be on top of each other.

Mayor Stark thought that the lot sizes need to be looked at. Something different needs to be done with the lakefront.

Attorney Becky Vose spoke up saying that the PUD was approved with the lot sizes.

Mayor Stark commented that in her opinion, this site plan needs more work. She asked the Planner if the Planning and Zoning Board talked about the boat docks.

Planner Marder responded that they had not.

Commissioner Polland named a couple of Winter Garden subdivisions that did custom homes on the lakefront.

Mayor Stark apologized to the Developer, but suggested that this be remanded back to the Planning and Zoning Board. She wanted more information.

**MOTION** was made by Vice Mayor Satterfield, seconded by Commissioner Polland, to remand this site plan for Hull Island back to the Planning and Zoning Board for discussion of boat docks.

Mayor Stark opened the Public Hearing.

Mary Lee and James Whebell of 1016 Hull Island Drive were concerned that the canal behind their property was going to be filled in at one end. They also asked about the roads during the construction period.

David Kelly, an Engineer from Orlando reassured them that the canal was not going to be filled in at all and no changes would be made to it. They will make sure that the water flows to the canal. He said that there are four lots that are wet and mucky and those would be filled in and built on.

There was further discussion.

John Bruno of Hull Island Drive asked if the sinkhole on the property was going to be transformed into a pond. He asked if the hardwoods would be removed from it.

Mr. Kelly stated that it is not a sinkhole. It is not connected to the aquifer. The characteristics of it will remain the same. Yes, the hardwoods would be removed and some landscaping will be done around it.

Mr. Bruno had concerns of Simeon Road being used to go in and out.

Planner Marder stated that the Planning and Zoning Board would be looking at the Simeon Road situation.

Helen and Neil Beeler of Hull Island Drive stated that they could not imagine Simeon Road not being used with that many new houses going in. They also thought it should be widened.

Karen Kelleher of Hull Island Drive asked if a new sidewalk was going to the new area or just where it is already existing.

Planner Marder stated that the sidewalk will be from the development to the Trail.

Joyce Kephart of Hull Island Drive wanted to know if the sidewalk would extend to where they live.

Planner Marder said that a sidewalk is going to be built, but he does not know exactly where.

Ms. Kelleher asked about burning the debris. When Longleaf was cleared her air conditioner was ruined by the soot.

Jim Peterson of the Oakland Nature Preserve Board thanked the developer and the Town for this opportunity.

Floriano Putigna of 830 Hull Island Drive stated that his home will be surrounded by development. He uses the easement to get in and out of the community. He was concerned about how that would affect him.

Mr. Laga said that the road will take him to his driveway.

AYE: McMullen, Polland, Ramos, Satterfield, Stark

NAY: None

### **MAYOR/COMMISSION REPORTS:**

Commissioner Ramos reminded everyone of the Dr. Martin Luther King Event coming up on Monday.

Mayor Stark reported that the VanderLey Dedication will be on February 3. Also, Dennis will get a table at the West Orange Chamber event. She said there is a lot going on in January.

### **ADJOURNMENT**

Commissioner McMullen adjourned the meeting at 8:35 p.m.

TOWN OF OAKLAND:

---

KATHY STARK, MAYOR

ATTEST:

---

KIMBERLY GAY, TOWN CLERK



DATE: January 23, 2018  
TO: Town Commission  
FROM: Dennis R. Foltz, Town Manager  
SUBJECT: Town Manager Staff Report

**Public Works:** No Report

**Planner Marder:** No Report

**Oakland Nature Preserve:** No Report

**Human Resources:** No Report

**Principal Pamela Dwyer:**

**Finance Becky Rotroff:** No Report

**Police Chief Thomas:** **See Attached**

**Town Clerk Kimberly Gay:** No Report

**Assistant Town Manager Koontz:** No Report

**Town Manager Foltz:**

**ZIP Code** - We received a rejection from the Tampa District Postal Service office on our initial application for the ZIP Code revisions. There was very little detail as to 'why.' It appeared the reasons given were addressed in the initial application. With the assistance of Congressman Demings's staff, I prepared/sent a reply (by certified mail) to the Tampa District Director and am awaiting a response. In the event our application is denied, Congressman Demings's office is prepared to introduce correcting legislation. I have requested, with the blessing of Congressman Demings's office, the assistance of Congressman Webster to co-sponsor the legislation.

**Coordination** – Staff met with Lake County Commission Chair Sean Parks and members of their Planning, Engineering and Economic Development departments to discuss future potential issues and coordination/collaboration. We hope to establish some staff working groups

**OAKLAND POLICE DEPARTMENT**  
**Office of the Chief**

**M E M O R A N D U M**

**TO:** Mr. Dennis Foltz, Town Manager

**FROM:** Steven R. Thomas, Chief of Police

**DATE:** January 16, 2018

**SUBJECT: December Police Activity Report**

Once again, we had a full month without a single residential or business burglary. Unfortunately, three cars were broken in to in the parking lot of Bikes and Blades at the trail head. We continue to believe that these burglaries are related to the “felony lane” cases that have been occurring up and down the interstate highways and the turnpike for a number of years now. We continue to work with other agencies in an attempt to identify suspects in these related cases.

Even though the number of index crimes remains very low, we did see a slight uptick in criminal activity during 2017. The number of burglaries went up from 7 to 11 and our car breaks increased from 23 to 26. We will continue to proactively patrol our streets in an attempt to reduce these numbers in the coming year. We saw an increase in traffic accidents, from 116 to 131. Once again, most of these occur on SR50 near the turnpike. Officers will be concentrating on this area as well as our neighborhoods in the coming year.

Because of the generosity of so many residents, we had another very successful toy drive this year. Hundreds of toys were purchased and distributed in the week before Christmas. I cannot overstate the positive relationships that have been established because of our two holiday campaigns. Between the turkey dinner baskets for Thanksgiving and the toy giveaway for Christmas, we continue to build a strong bond between the police department and those that we serve.

Please let me know if you have any questions or concerns regarding the attached activity report.

SRT/s

Attachment

| <b>OAKLAND POLICE ACTIVITY REPORT</b> |                |                |
|---------------------------------------|----------------|----------------|
| <b>December-17</b>                    |                |                |
| Criminal Reports                      |                | 7              |
| Arrest Reports                        |                | 15             |
| Information Reports                   |                | 18             |
| Driver Exchange Events                |                | 0              |
| Traffic Crash Reports                 |                | 4              |
| <b>Totals</b>                         |                | <b>44</b>      |
| <b>Offenses</b>                       | <b>Reports</b> | <b>Arrests</b> |
| Burglary - Home                       | 0              | 0              |
| Burglary - Vehicle                    | 3              | 0              |
| Burglary - Structure                  | 0              | 0              |
| Larceny                               | 1              | 1              |
| Vehicle Theft                         | 0              | 0              |
| Robbery                               | 0              | 0              |
| Simple Battery                        | 0              | 0              |
| Aggravated Battery                    | 0              | 0              |
| Sex Crimes                            | 1              | 0              |
| DUI                                   | 0              | 0              |
| Narcotics                             | 0              | 1              |
| Child Neglect                         | 1              | 0              |
| Family Offense/Non Violent            | 0              | 0              |
| Loitering/Prowling                    | 0              | 1              |
| Fraud                                 | 1              | 0              |
| Property Damage                       | 0              | 0              |
| Stalking                              | 0              | 0              |
| Warrant/Writ/VOP/Cont. Of Court       | 0              | 0              |
| Other Misc. Violations                | 0              | 6              |
| Info Only                             | 18             | 0              |
| Hit and Run                           | 0              | 0              |
| No Valid/Expired Drivers License      | 0              | 2              |
| D.W.L.S.                              | 0              | 4              |
| FIR                                   | 0              | 0              |
| Driver Exchange                       | 0              | 0              |
| Traffic Crashes                       | 4              | 0              |
| <b>Totals</b>                         | <b>29</b>      | <b>15</b>      |
| <b>Citations Issued</b>               |                |                |
| Drivers License                       |                | 17             |
| Registration                          |                | 12             |
| Tag Violations                        |                | 1              |
| Fail to Obey Traffic Control Device   |                | 1              |
| Seatbelt Violations                   |                | 1              |
| Ran Redlight                          |                | 2              |

| <b>Traffic Crashes</b> |          |
|------------------------|----------|
| Injuries               | 1        |
| Without Injuries       | 3        |
| <b>Total Crashes</b>   | <b>4</b> |

### VEHICLE BURGLARIES

12/21/17 - 17914 SR 438 (Bikes)  
12:30 pm - 3:30 pm  
Force Used

12/22/17 - 17914 SR 438 (Bikes)  
9:11 am - 10:41 am  
No Force Used - Not Sure If Ca

12/22/17 - 17914 SR 438 (Bikes)  
9:00 am - 10:40 am  
Force Used

|                        |           |
|------------------------|-----------|
| Child Restraint        | 2         |
| Stop Sign              | 1         |
| Insurance              | 5         |
| Faulty Equipment       | 0         |
| Unlawful Speeding      | 20        |
| Careless Driving       | 1         |
| Other Misc. Violations | 10        |
| <b>Totals</b>          | <b>73</b> |
| <b>Warnings Issued</b> | <b>66</b> |

ORDINANCE 2018-\_\_

AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA, AMENDING THE EXISTING ARTICLE VI, "CONSTRUCTION OF BOAT DOCKS", OF CHAPTER 78, "WATERWAYS," OF THE CODE OF ORDINANCES OF THE TOWN OF OAKLAND; ADOPTING THE MOST RECENT ORANGE COUNTY CODE AS TO SAME SUBJECT; MAKING REVISIONS TO ORANGE COUNTY CODE PROVISIONS; PROVIDING FOR VARIANCES; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF OAKLAND, FLORIDA:

**Section 1. Adoption.** Article VI, "Construction of Boat Docks" of Chapter 78, "Waterways" is hereby amended to read as follows:

**ARTICLE VI. - CONSTRUCTION OF BOAT DOCKS**

**Sec. 78-171. - Approval of county construction of boat dock ordinance.**

The construction of boat dock ordinance of the Orange County Code, Article IX, "Dock Construction" of Chapter 15, "Environmental Control," a copy of which is attached hereto as Exhibit "A" is adopted subject to the following changes:

\*\*\*

*Section 15-34~~324~~. Permits rRequired.*

Any person desiring to construct a boat dock within this county serving property located within the Town of Oakland shall first apply for a permit prior to the installation of the boat dock. Application shall be made at the town hall to the county environmental protection department. A processing fee in an amount which shall be determined from time to time by the board of county commissioners via resolution and approved by the town commission shall be paid to the county environmental protection department at the time the application is submitted for review. An additional fee to the town of \$112.00 in an amount ~~is~~ approved by the town commission ~~and~~ shall be included into the town's fee schedule. Payment of such application fee shall in no way guarantee issuance of a boat dock permit, and such fee is nonrefundable. No permit application will be accepted unless there is a principal use established on the property.

*Section 15-341~~2~~. Application.*

Application forms shall be available at the town hall and in the environmental protection department office. All applications shall indicate whether the proposed boat dock is for public or private use. If the proposed boat dock is for public use, approval of a special exception ~~may~~shall be required through the planning and zoning board and town commission. All applications must also include at a minimum a sketch or drawing that provides accurate information as to all of the following elements:

- (1) An arrow indicating the northerly direction, an indication of the scale to which the drawing was prepared and the name of the lake;
- (2) The dimensions of the property, and the length and location of the proposed boat dock;
- (3) The exact distance between the existing shoreline, at the point where the dock is to be constructed, and a permanent object or construction (e.g., house, tree) to be used as a reference point;
- (4) The exact distance of setbacks from adjacent property lines, and an approximation of the distance from the closest boat dock on each side of the property;
- (5) Floor elevation of the proposed dock, and the floor and roof elevation of any boathouse or other structure connected to the dock;
- (6) The depth of the water at the end of the proposed dock;
- (7) The normal high water elevation as established by the county; and
- (8) The existence of conservation easements, tracts and conservation areas.

*Section 15-343. Review of Application.*

The boat dock application shall be processed by the environmental protection department and such review will include ~~under~~ the additional following rules and regulations:

~~(9)~~(a) Boat docks shall have a minimum side setback from the projected property line abutting shoreline property of ten feet unless such requirement is reduced by an appropriate variance, which shall be reviewed by the environmental protection department with final approval granted by the town commission.

\*\*\*

~~(4)~~(b) Upon receiving the application, the environmental protection officer shall send notices by certified mail to the owners of the shoreline properties abutting the property on which the proposed boat dock is to be located. In cases where the nature of the shoreline is such that additional property owners will be affected, the environmental protection officer may send notices to these property owners as well. The environmental protection officer may notify other county departments, agencies or governmental bodies. All such notices shall require that written comments on the proposed boat dock be sent to the environmental protection officer within 30 calendar days of the date of sending such notices.

*Section 15-3449. Appeals From Decisions of Environmental Protection Officer.*

~~The applicant or parties who have previously filed written objections may, within 15 calendar days of the decision of the environmental protection officer, file a written notice of appeal with the environmental protection officer. If no notice of appeal is received within the 15 day period, the prior ruling of the environmental protection officer shall be final. In addition to, or as an alternative to, the appeal procedures set forth in Section 15-349, an If an appeal is taken, such additional or alternative appeal (at the discretion of the one making the appeal) may shall~~ be heard by the town commission at a regular meeting. Notice of the appeal will be provided to the applicant, and to parties who have previously objected in writing. The town commission may affirm, reverse or modify the decision of the environmental protection officer. The decision of the town commission on appeal shall be final.

*Section 15-34551. Building Permit Required.*

Following the approval of a boat dock application, the applicant is also required to obtain a building permit from the town's building department prior to commencing construction. Construction must be commenced, or completed, or both, within the guidelines established by the boat dock permit and the town's building department.

*Section 15-34654. Scope, Effect of Permit.*

The permit under this division shall not substitute for any permitting requirements of any state or federal agencies but shall be cumulative to any environmental permits. The town commission shall not permit any boat dock in any water body where state or federal regulations prohibit such installation.

**Sec. 78-172. - Purpose and intent.**

The purpose of adopting the modified county construction of boat dock ordinance is to protect, preserve and enhance the public health, safety and welfare and the water quality of the lakes within and adjoining the town by controlling the location, setbacks, length and height of boat docks and shelters.

**Sec. 78-173. - Administration.**

The county environmental protection department shall assist with permitting and inspection of boat docks through administration of the modified county boat dock regulations adopted by this article as applicable to all lakefront properties within the town served by any proposed boat dock, subject to approval by the county through an interlocal agreement with the town.

**Sec. 78-173. – Variance.**

The town's planning and zoning board shall have the right to grant variances from the strict interpretation of the Orange County Code boat dock permit requirements when affirmatively found

Formatted: Indent: First line: 0"

to be in the best interests of the town. Such variances shall be final unless appealed by an interested party to the town commission. In such case, the decision of the town commission shall be final.

**Section 2. Codification.** The provisions of this Ordinance shall be codified as and become and be made a part of the Code of Ordinances of the Town of Oakland. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intention.

**Section 3. Conflicts.** All Ordinances or parts of Ordinances insofar as they are inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of any conflict.

**Section 4. Severability.** In the event that any portion or section of this Ordinance is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Ordinance on which shall remain in full force and effect.

**Section 5. Effective Date.** This Ordinance shall take effect immediately upon its final passage and adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.**

**TOWN OF OAKLAND**

\_\_\_\_\_  
**KATHY STARK, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**KIMBERLY GAY, TOWN CLERK**





**Jay R. Marder, AICP**  
**Planning & Zoning Director**

P.O. Box 98  
220 North Tubb Street  
Oakland, Florida 34760  
407.656.1117 ext. 2107 - 407.656.2940 (fax)  
jmarder@oaktownusa.com

---

**To:** Town Commission  
**From:** Jay R. Marder, Town Planning & Zoning Director  
**Subject:** Oakland Commercial Center Planned Development - RaceTrac Market/Service Station

**Meeting Date:** January 23, 2018

### **General Information**

**Project:** Oakland Commercial Center (OCC) Planned Development

**Applicant:** Thomas R. Sullivan, Esq., GrayRobinson, P.A.

**Location:** Southwest corner of State Road 50/West Colonial Drive and Remington Road

**Owner:** RaceTrac Petroleum, Inc.

**Size:** 16 (15.865) acres

**Existing Zoning:** C-1 Commercial and the State Road 50 Corridor of the Gateway Corridor Overlay District (GCO)

**Proposed Zoning:** PUD, Planned Unit Development

- Six (6) nonresidential lots
- Eight (8) buildings
- 50,000 square feet of gross floor area

**Staff Recommendation to Table:** Unfortunately, while the RaceTrac station architecture meets staff's recommendations, the updated PUD Design Guidelines package has several deficiencies that must be corrected prior to incorporation into the adoption ordinance and development agreement, and subsequent submittal to the Town Commission. Staff recommends that the Town Commission table to a date certain, February 13, 2018 to allow the applicant to make the appropriate changes.



**Jay R. Marder, AICP**  
**Planning & Zoning Director**

P.O. Box 98  
220 North Tubb Street  
Oakland, Florida 34760  
407.656.1117 ext. 2107 - 407.656.2940 (fax)  
jmarder@oaktownusa.com

---

**To:** Planning and Zoning Board  
**From:** Jay R. Marder, Town Planning & Zoning Director  
**Subject:** Hull Island Planned Unit Development Addition/Amendment  
**Hearing Date:** January 23, 2018

#### **Project Site Data**

- a. Applicant: Laga Enterprises, LLC
- b. Owners: Various
- c. Agent/Consultant: Poulos & Bennett, LLC
- d. Land Total Area: 17.76 acres
- e. Existing Uses: Vacant residential, Residential
- f. Proposed Rezoning: R-1 (Single Family Residential) to PUD (Planned Unit Development- 12.96 Acres) and A-1 (Agricultural – 4.8 acres)
- g. Proposal: Develop 45 single family detached dwelling units

#### **Staff Recommendation to Table**

Recommend that the Town Commission table the proposed Hull Island Addition PUD Rezone to February 13, 2018. Staff has met with the applicant about this "Phase 2" of the Hull Island subdivision as well as regarding the preliminary subdivision plan (Phase 1) remanded by the Town Commission to the Planning and Zoning Board. Several traffic circulation issues remain to be resolved for both phases. Those issues are being analyzed. Architecture of the homes and a proposed homebuilder are also being considered for a February meeting of the Appearance Review Board. Staff anticipates that these considerations will be sufficiently vetted prior to a hearing on February 13, 2018.