



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

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MINUTES  
PLANNING & ZONING BOARD MEETING  
MAY 11, 2020, 6:30 P.M.

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The regular meeting of the Planning and Zoning Board of the City of Oakland Park, Florida was called to order at 6:34 P.M.

Due to the Coronavirus (COVID-19) all City facilities are closed, including City Hall. The City Commission Meeting was held pursuant to Governor's Executive Order 20-69, which was extended by Executive Order 20-112. To participate in this public hearing, please call the City Clerk's Office for meeting log-in information at 954-630-4300 or submit your public comment (no more than 250 words) to [publiccomments@oaklandparkfl.gov](mailto:publiccomments@oaklandparkfl.gov).

Member O' Byrn inquired if the Board could take a moment to recognize, honor, and thank former Planning and Zoning Board Member Diane Went as this was the first meeting since she had passed away.

<b>ROLL CALL</b>
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**Regular Members:**

Board Member, Toby Lawrence  
Board Member, Michael O'Byrn  
Board Member, Robert Waters  
Vice Chair, Caryl Stevens  
Board Chair, Jack Doren  
Alternate, Bryan Wiens, attended

**Absent**

No Board Members were absent.

**Also Present:**

Brad Ostroff, Acting Director of Community and Economic Development Department  
Peter Schwarz, Assistant Director of Community and Economic Development  
Stephen Krivjanik, Chief of Fire Rescue  
Alex Dambach, Planning Supervisor  
Sean Swartz, City Attorney  
Melissa Alvarado, Recording Secretary

<b>PLEDGE TO THE FLAG</b>
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<b>APPROVAL OF MINUTES- None</b>
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<b>1. Public Comments</b>
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**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.**

The public had an opportunity to submit comments (no more than 250 words) to [publiccomments@oaklandparkfl.gov](mailto:publiccomments@oaklandparkfl.gov) until 4:00 p.m. on Monday, May 11, 2020.

There were no public comments for general City business.

## **ITEMS TO CONSIDER**

- 2. Case # CD19-15DMUD – “Guevara Townhomes”:** A public hearing before the Oakland Park Planning and Zoning Board to consider an application by OPF Investment, LLC, Manuel Guevara, Manager, requesting Site Plan approval to build 3 townhomes at 1298 NE 35th Street in the DMUD-Neighborhoods Zoning District.

Alex Dambach gave a presentation on the Guevara Townhomes project and explained that this proposal was required before the Planning and Zoning Board for a Site Development Plan review because the project site is located in the Downtown Mixed Use District.

Following the presentation, Chair Doren asked the applicants, Mr. Guevara and Mr. Kubler if they would like to make a presentation. The applicants did not have a presentation but were available to answer any questions from the Planning and Zoning Board Members.

Chair Doren inquired if there were any public comments, but none had been submitted for this agenda item.

Vice Chair Stevens and Chair Doren asked about any comments from Neighborhood Associations and/or any feedback from the Neighborhood Participation Meeting.

Mr. Schwarz stated that there was a Neighborhood Participation some time ago, and there was no opposition. The residents that attended the Neighborhood Meeting were generally supportive and happy to see something developed on the vacant lot.

Board Member O’ Byrn commended the work of the architect and commented that the corner lot does not have a big backyard, but a large driveway.

Board Member Waters Robert stated that he likes the look of the project and has no concerns with it. He inquired if the cottage on the southwest corner of the lot was part of the property and, if so, what would happen to it. Mr. Dambach clarified that the cottage is not part of the property.

Member Lawrence asked about a comment in the staff report regarding additional landscaping and engineering details that need to be added to the final site plan before approval. He wanted to

clarify that these elements were conforming. Mr. Dambach stated that the details have been addressed since the release of the report.

Member Waters asked if the slides in the presentation depict the final landscaping of the project, and Mr. Dambach replied that it is the final site plan, but the actual details on landscaping are a separate part of the application package.

Mr. Schwarz added that the renderings are generally not the final landscaping plan. The plans specify the location number, size, and species of landscaping that will regulate the development, but the renderings may not have all the landscaping features shown so that other elements can be seen.

Member O'Byrn asked about the height of the 30-inch wall surrounding the townhomes with the exception of the driveways.

Mr. Guevara explained that two of the properties do not have backyards, but they have front yards, and a fence is necessary in order to maintain some control over the yard. The walls will allow for some separation between the townhomes and the street.

Board Member Waters moved to recommend to the City Commission the site plan approval for the three townhomes on the property at 1298 NE 35<sup>th</sup> Street. Vice Chair Stevens seconded the motion which prevailed by the following vote:

YES: Board Member Lawrence, Board Member O'Byrn, Board Member Waters, Vice Chair Stevens, and Chair Doren.

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| <p><b>3. Case #CD20-02DMUD “Code Ninjas”:</b> A public hearing before the Oakland Park Planning and Zoning Board to consider an application by Roselli Holdings VIII, LLC, requesting Conditional Use for a Youth Computer Coding Workshop to be located at 3421-3423 North Dixie Hwy in the DMUD-Park Place Zoning District.</p> |
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Alex Dambach gave a presentation on the project.

Chair Doren inquired if there were any public comments on the item, and Mr. Schwarz read a public comment from Gretia Reba Smith. Ms. Smith sees Code Ninjas as an opportunity to invest in children's education and welcomes the project to the community. As there were no additional comments, Chair Doren closed public hearing, and turned meeting over to the Board for deliberation.

Board Member Lawrence asked if the approval of this item would set precedence for other codes, and if the City Code would need to be altered.

Mr. Schwarz explained that the City Code allows for unlisted uses to be considered “Conditional Use” which requires a staff analysis and other considerations by Boards without a staff level administrative type approval. He does not believe it is setting a precedent because any other unlisted use that would be discouraged or unwanted would go through this process and be vetted in that way. The City of Oakland Park Code of Ordinances has a number of prohibited uses identified in the code which are those uses that are particularly unwanted or discouraged and those would not be subject to this process.

Member Lawrence inquired about how Code Ninjas is set up as a “workshop”.

Mr. Schwarz explained that “workshop” was staff’s interpretation of the use. Staff called it a “workshop” because this is not an afterschool care program or a day care, but a working environment where participants write computer code, and the term “workshop” was the most appropriate way to identify it.

Mr. O’Neal added that children work independently, and if they need assistance a staff member will come help them. The children work at their own pace, and that is why people consider it a workshop.

Member O’Byrn raised a concern about parking.

Mr. Roselli commented that this particular location meets the Code Ninjas National Franchise parking requirements, and they aim to ensure that each operation is successful. He added that there is also a public parking lot just to the south for additional parking. In addition, Mr. Roselli added that part of the agreement with Code Ninjas is that they do not impede with other tenants’ uses of the parking areas.

Vice Chair Stevens moved to recommend approval to the City Commission. Board Member Lawrence seconded the motion which prevailed by the following vote:

YES: Board Member Lawrence, Board Member O’Byrn, Board Member Waters, Vice Chair Stevens, and Chair Doren.

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| <p><b>4. Case # CD20-04ZVRZCU “Cubalmart - Rezoning”:</b> A public hearing before the Oakland Park Planning and Zoning Board to consider an application by Oakland Park Storage Builders, LLC, for Rezoning property to build a self-storage facility at 880 W. Prospect Road.</p> |
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Mr. Schwarz gave a presentation.

The applicant, Mr. Richard Coker, also gave a presentation.

Chair Doren opened the item up for public comments, and Mr. Schwarz stated that there were none on this item.

Vice Chair Stevens inquired about the entrance to the facility off of Prospect Road and if it will be utilized by both the fire department and the self-storage facility.

Mr. Coker explained that it is a one-way entrance off of Prospect Road and both would enter that way. He added that this is an entrance area not an activity area. The activity area is to the south in a completely enclosed area where they exit.

Chief Krivjanik added that when the fire fighters pull into the bays, drivers will go around. If they are coming out to the south on a call, there is a lighted gate that will open up for drivers as well as lights and sirens on the truck just like any other intersection or roadway. This would prompt drivers to yield to the fire fighters as they make approach to Powerline Road.

Chair Doren asked about the use of flashing red lights when doors open in an emergency for people on the site for the self-storage facility. Chief Krivjanik replied that there is not, but there will be a fire crossing light which will turn all traffic red so the firefighters can go out.

Member Waters asked if the current work on Prospect Road will create any issues with the intersection at Powerline and Prospect.

Mr. Schwarz explained there should not be any degradation of the level of service, and it should improve the traffic flow through the intersection. In addition, there should be signal improvements as well. Also, based on request through Surtax funding, the signal for the fire apparatus could potentially be integrated and work in conjunction with the intersection of Powerline and Prospect.

Member O' Byrn raised a concern on height of the building, and on the need for additional self-storage facilities.

Mr. Coker explained that, the facility has to be built up because of the constraints of the site, and the access that has to be provided for fire department.

Member Lawrence asked about an additional deterrent to prevent people from running the gate or alarm.

Chief Krivjanik explained there is going to be a gate that opens up for the fire fighters that will allow them to cross the sidewalk onto Powerline Road. Drivers can see the fire fighters from 50 yards away. In addition, there will a light on Powerline Road that will turn red to stop traffic.

Member Lawrence inquired if the fire station staff parking will that be a secure area. Chief Krivjanik replied that staff parking will be secure, and that it is enclosed underneath the building.

Mr. Peter Blitzstein, the architect of the project, addressed two comments. One regarding the traffic, and one regarding the height of the building. He stated that there are only five parking spaces and one handicapped space. Mr. Blitstein added that traffic from the spaces would be limited and, the possibility of a collision would be highly unlikely.

Regarding the height of the structure, Mr. Blitstein explained that even though the building is vertical, each floor is rather small. He added that in terms of leasable square footage, this needed to be the height because though it may seem to be large, the actual net rentable square footage is not.

Member Waters made a motion to recommend approval of rezoning from B2 to B3 the property at 880 west prospect road. Member Lawrence seconded the motion which prevailed by the following vote:

YES: Board Member Lawrence, Board Member O' Byrn, Board Member Waters, Chair Doren

NO: Vice Chair Stevens

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| <p><b>5. Case # CD20-04ZVRZCU "Cubesmart - Conditional Use":</b> A public hearing before the Oakland Park Planning and Zoning Board to consider an application by Oakland Park Storage Builders, LLC, for Conditional Use to build a self-storage facility at 880 W. Prospect Road.</p> |
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Mr. Schwarz gave a presentation.

Mr. Coker noted that the facility is ideal for a congested intersection such as Prospect and Powerline because the traffic is low, dispersed throughout the day, and very low intensity use. Mr. Coker added that the facility creates no hazardous waste or smoke, and does not emit any disruptive noise. He added that it is also secure in terms of the entrance and exit.

Chair Doren opened up the item for public comments. Mr. Schwarz stated that there were no public comments submitted for this item.

Member O'Byrn applauded the architecture, but raised a concern regarding the building height with respect to density of self-storage facilities in the City.

Member Lawrence commented on the proximity of the 5-foot setbacks from I-95, and inquired if there are any other locations where this is occurring.

Mr. Schwarz clarified that setbacks are 5 feet from the property line not 5 feet from the actual highway. He added that most of the industrial zones actually have 0 setback requirements on

certain sides, so you can build right to property line. In this case, a 5-foot setback is being proposed.

Member Lawrence made a motion to recommend approval of the request for Conditional Use in accordance with section 24-165 to Member Waters seconded the motion which prevailed by the following vote:

YES: Board Member Lawrence, Board Member Waters, Chair Doren

NO: Board Member O'Byrn and Vice Chair Stevens

<b>OTHER BUSINESS</b>
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None

<b>ADJOURNMENT</b>
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There being no further business, the meeting was adjourned at 9:10 P.M.

CITY OF OAKLAND PARK, FLORIDA

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JACK DOREN, CHAIR

ATTEST:

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MELISSA ALVARADO, BOARD SECRETARY