



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

MINUTES
PLANNING AND ZONING BOARD MEETING
JUNE 15, 2020, 6:30 P.M.

The regular meeting of the Planning and Zoning Board of the City of Oakland Park, Florida was called to order at 6:32 P.M.

Due to the Coronavirus (COVID-19) all City facilities are closed, including City Hall. The City Commission Meeting will be 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.

ROLL CALL

Regular Members:

Board Member, Toby Lawrence
Board Member, Michael O'Byrn
Board Member, Robert Waters
Vice Chair, Caryl Stevens
Board Chair, Jack Doren
Alternate, Brian Weins, 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
Alex Dambach, Planning Supervisor
Sean Swartz, City Attorney
Melissa Alvarado, Recording Secretary

PLEDGE TO THE FLAG

1. APPROVAL OF MINUTES- February 10, 2020
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Chair Doren requested a minor technical adjustment to the February 10, 2020 Planning and Zoning Board Minutes. The minutes will be brought back to the Board at the July meeting.

Following the approval of minutes, Mr. Schwarz noted that the Board needed to have its election of officers, and Board members unanimously agreed to the addition of the item on the agenda.

Member Lawrence nominated Jack Doren as Board chair, and Member O'Byrn seconded the motion which prevailed unanimously.

Member Waters Waters nominated Caryl Stevens as Vice Chair, and Member Lawrence seconded the motion which prevailed unanimously.

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.
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The public had an opportunity to submit comments (no more than 250 words) to publiccomments@oaklandparkfl.gov until 4:00 p.m. on Monday, June 15, 2020.

There were no public comments for general City business.

ITEMS TO CONSIDER

3.	Case #CD20-09CP: "2020 10-Year Water Supply Facilities Work Plan Updates" Text Amendment to the City's Comprehensive Plan to provide for the State Mandated updates -2020 10-Year Water Supply Facilities Work Plan updates"
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Board Members did not have many comments on this agenda item.

Vice Chair Stevens inquired if updates to the Water Supply Facilities Work Plan were routine, and Mr. Schwarz concurred that it is a routine effort.

4.	CASE #CD20-11CP "Comprehensive Plan Park & Recreation Permitted Uses" A public hearing before the Oakland Park Planning and Zoning Board to consider a proposed Ordinance to amend the 2007 City of Oakland Park Comprehensive Plan, Section 10 - Land Use Implementation: Section 3. "Zoning as to Permitted Uses and Densities" to allow Civic & Cultural Buildings and Community Facilities and/or Utility uses as permitted uses in the Parks & Recreation land use category; and by providing for transmittal of the amendment to the state agencies required under Chapter 163, Part II, Florida Statutes.
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Mr. Dambach gave a presentation on this agenda item.

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

Vice Chair Stevens asked if the proposed amendment is specific to any one location. Mr. Schwarz explained that the proposed amendment would allow for the construction of any City community facilities on land designated as Parks and Recreation.

Member O'Byrn inquired about the relationship between open space and the density of housing, and asked if the proposed amendment would be close to the threshold of the ratio.

Mr. Schwarz stated that the City would still be notably above the open space to housing density ratio threshold, and would actually gain several acres of park space with the relocation of Fire Station 9.

Member Lawrence asked if there were any qualifications for open space because Parks and Recreation could also include structures rather than open space. His concern was regarding if the proposed amendment would allow structures in designated Parks and Recreation areas.

Mr. Schwarz explained that the Parks and Recreation category still has a very low floor area ratio. He explained that the proposed amendment to the text refers to City facilities on City-owned property, and would still need to meet all the open space and level of service requirements for Parks and Recreation. Mr. Schwarz added that accessory structures in Parks, (e.g. park pavilion, a park restroom, a park concession stand, park maintenance building etc.) would not count as they would always be permitted in a Parks and Recreation category.

Vice Chair Stevens asked about how the proposed amendment relates to the park and pavilion on 6th Avenue and 38th Street.

Mr. Schwarz explained that on 6th Avenue and 38th Street (where the pavilion and parking area is currently located) is the proposed relocation site for Fire Station 9. The space will require about 35,000 feet (approximately two-thirds to about three-fourths of an acre). When the new Fire Station 9 is built, all the land from where the old Fire Station currently is (about two acres) will be turned into park land.

Mr. Schwarz shared, reviewed, and explained a graphic of the conceptual site plan of the proposed Fire Station relocation.

Member O'Byrn inquired if the passage of the proposed amendment will allow for proposed projects to bypass the Planning and Zoning Board. Mr. Schwarz clarified that projects related to the proposed amendment would still need to go through the Planning and Zoning Board. For example, the Fire Station 9 will require a replat and rezoning which will go to the Planning and Zoning Board for review.

Member O'Byrn made a motion to approve CASE #CD20-11CP "Comprehensive Plan Park & Recreation Permitted Uses". Member Waters seconded the motion which prevailed by the following vote:

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

NO: Vice Chair Stevens

5.	Case # CD19-08T “Text Amendment Residential Unit Size and Height in the Downtown Mixed Use District” A Public Hearing to consider amending Chapter 24 of the Code Of Ordinances, entitled “Land Development Code”, by specifically amending Article XX, Section 24-259, entitled “Definitions;” Section 24-263, entitled “District Sub-Areas;” and Section 24-269, entitled “Additional Building Height Program” to update and clarify mixed-use residential development standards to accommodate various housing types with updated building height and residential size limits suitable for a downtown environment.
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Mr. Schwarz gave a presentation on this agenda item.

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

Regarding the east side of Northeast 11th Avenue, Vice Chair Stevens inquired if the existing rentals would remain in this area. Mr. Dambach explained that retail is more practical on the Dixie Highway side of the project, but it is not as practical for the 11th Avenue side because there is residential across the street. He added that 11th Avenue corridor does have residential on it, and would remain a more residential street.

Chair Doren asked for clarification on the specific location that the Board would be voting on. Mr. Dambach explained that there are two areas that will be affected by the proposed amendment. One is the square footage of apartments for both Dixie Mixed Use and Park Place, and the other is the height of buildings to allow the Dixie Mixed Use to match Park Place. He added at that the ordinance was written to only include residences along 11th Avenue in Dixie Mixed Use sub area.

City Attorney Sean Swartz explained that the Board can make a motion to amend the ordinance, and then approve it with the recommended change or condition the approval on it.

Member O’Byrn commented on the expansion of the area to include south of Oakland Park Boulevard all the way to NE 6th Avenue, and east toward the Peter Pan Diner. He inquired if the amendment changes would impact each of these areas.

Mr. Schwarz replied that the work that the Zyscovich is doing on OP3D is a lengthy process that will include: land use plan map and text amendments, land development code updates, and rezoning of each of the areas indicated on the map. These proposed changes will help accommodate current development proposals with future anticipated provisions for projects such as OP Square, Central Park Apartments, and a few other developments. He added that the item

presented only refers to ordinance changes to the existing code for the existing Downtown area, but only for the two sub areas: The Park Place and Dixie Mixed Use sub areas.

Member O'Byrn inquired if the approved provisions would apply to the further developments within the area. He also asked about the increase in density and building heights.

Mr. Schwarz explained that various subareas within an area may have different sets of height and density regulations. He also stated that density, floor area ratio, building height, and pervious area are being reviewed. In addition, he explained the efforts to look for more open space and requirements for plazas, green space, and pervious area. The criteria for the Dixie Mixed Use area, however, is to align with the Park Place sub area. In addition, Mr. Schwarz explained that it is important to note that anywhere in the Downtown Mixed Use District, the base building height limit is three stories. He added that any additional stories are subject to the Additional Building Height Program of the code which includes specific requirements for additional building height.

Chair Doren asked if there would be any changes to the Additional Building Height Program, and how it would be impacted by the addition of a floor.

Mr. Schwarz explained that none of the substantive provisions of the code are proposed to be changed. There is still a requirement for the public amenities, and all of the different requirements to qualify for the Additional Height Program will remain. He added that there are very specific requirements for determining value of the public amenity which are adopted in the code. There are also very specific criteria on how this is calculated, who reviews it, and it would still need to go before the City Commission.

Chair Doren expressed a concern about the increase of 22 feet in building height from 68 feet for a total of 90 feet, and inquired if this was for consistency with the Park Place District.

Mr. Schwarz replied that the Park Place District exists already at six-story maximum and 90 feet maximum. Currently, for Mixed Use buildings, they are generally 20 feet on the first floor for retail space, and 14 feet for each additional floor above the first floor. It is up to the developer whether or not to build a 20 feet first floor or 14 feet additional floors, and some may less than 90 feet. The six-story 90 feet height limit exists already in Park Place, and it seemed appropriate to have Dixie Mixed Use to be consistent with this.

Member Lawrence made a motion to approve the attached ordinance amending section 24-259, section 24-263, and section 24-269 in the City's Land Development Code. Vice Chair Stevens seconded the motion.

Mr. Schwarz asked if he would like to make an amendment to the ordinance related to the point that Alex Dambach referenced permitting residential along NE 11th Avenue in the Park Place sub area.

Member Lawrence amended his original motion and recommend approval of the attached ordinance amending section 24-259, 24-263, and section 24-269 in the City's Land Development Code and apply the ordinance amendment for Northeast 11th Avenue ground floor residential units to Dixie Mixed Use and also apply to Park Place. 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, Chair Doren.

4. OTHER BUSINESS

Mr. Schwarz stated that the next meeting would be held on July 13, 2020 rather than Monday July 6, 2020, due to the proximity of the national holiday. He asked if Board Members would be available on this day, and each member confirmed availability. He added that there will not be a Planning and Zoning Board Meeting for the month of August, as the City does not traditionally hold Board meetings during the month of August.

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:30 P.M.

CITY OF OAKLAND PARK, FLORIDA

JACK DOREN, CHAIR

ATTEST:

MELISSA ALVARADO, BOARD SECRETARY