



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

MINUTES
PLANNING AND ZONING BOARD MEETING
JULY 13, 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
Sean Swartz, City Attorney
Alex Dambach, Planning Supervisor
Rick Buckeye, Senior Planner
Lorrainia Belle, Senior Planner
Melissa Alvarado, Recording Secretary

PLEDGE TO THE FLAG

APPROVAL OF MINUTES

1.	February 10, 2020
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Board Member O'Byrn made a motion to approve the February 10, 2020 Planning and Zoning Board meeting minutes. Member Lawrence seconded the motion which passed unanimously.

2.	May 11, 2020
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Board Member O’Byrn made a motion to approve the May 11, 2020 Planning and Zoning Board meeting minutes. Member Lawrence seconded the motion which passed unanimously.

3.	June 15, 2020
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Board Member Waters made a motion to approve the June 15, 2020 Planning and Zoning Board meeting minutes. Member O’Byrn seconded the motion which passed unanimously.

4.	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, July 13, 2020.

There were no public comments for general City business.

ITEMS TO CONSIDER

5.	Case #CD19-31MULD “Ram Oakland Park - Mixed Use Land Development” A public hearing to consider the application by Walmart Stores East, LP (owner) and Ram Realty Acquisitions V LLC (applicant) for Mixed Use Land Development with associated formal Site Development Plan Review and allocation of 300 flexibility housing units for the property located at 670 E. Oakland Park Boulevard.
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Mr. Schwarz gave a presentation on this agenda item. Following the staff presentation, the attorney for the applicant, Mr. Robert Lochrie, also gave a presentation on this agenda item.

Chair Doren inquired if there were any public comments. Mr. Schwarz read a comment into the record submitted by Mr. Shawn Patrick. Mr. Patrick resides in the Middle River Homes Condominiums next to the proposed development site. He suggested the addition of a gate along the Middle River, a gate between the new development and the back of the plaza, or a gate at both locations to provide public access to the proposed boardwalk. In addition, Mr. Patrick suggested connecting the proposed development site to the adjacent plaza with a road to alleviate traffic on Oakland Park Boulevard.

Mr. Steven Arnst, a resident who lives at 1860 NW 40th Court, expressed concerns about parking. He stated that 1.3 cars per unit would make parking difficult when future residents of the proposed site development have guests visit. In addition, Mr. Arnst inquired about the location of public parking for the boardwalk and asked about the amount of parking that would be allocated for patrons to park and use the boardwalk. In reference to the boardwalk, Mr. Arnst suggested raising the sea wall by at least two to three feet or replacing it altogether if necessary. Additionally, he asked whether or not fishing on the boardwalk would be permitted and, if not, how it would be regulated. He stated that he thinks this is a nice project and he is pleased that the access points were changed.

Mr. Carrier, a resident who lives in Wilton Manors at 2048 NE 6th Terrace, stated that he is thrilled with the improvements and changes the applicant has made with the overall plan. He is appreciative of the applicant's focus on the traffic concerns along Oakland Park Boulevard and NE 6th Avenue heading into Wilton Manors. Mr. Carrier commented that the project is beautiful overall.

As there were no other public comments on this agenda item, Chair Doren closed the public hearing and opened the item up for board deliberation.

Vice Chair Stevens inquired if the traffic going onto NE 6th Avenue would allow drivers to turn left or if it will be right turn only.

Mr. Lochrie explained that the access points on NE 6th Avenue are being modified as part of a second request to move the current entranceway that is further to the south and closer to the bridge further north to eliminate the issue of having an access point so close to the bridge. He also explained that the other access point on NE 6th Avenue has already been moved further south away from the 7-11 to facilitate traffic flow and access to the proposed site.

Board Member Lawrence asked for more detail regarding the sea wall and public parking.

Mr. Lochrie explained that the sea wall will be replaced and will be required to meet all Broward County standards.

In reference to parking, Mr. Lochrie stated that there are 20 parking spaces adjacent to the public plaza that can be utilized.

Chair Doren inquired if the 20 parking spaces were included in the calculation of the parking that the applicant provided. Mr. Lochrie concurred that the spaces were included in the calculation.

Chair Doren asked if this will potentially impact resident parking spaces. Mr. Lochrie explained that the 20 spaces are utilized for people who want to go to the plaza and does impact resident parking, but there are also tandem parking spaces that are not counted in the calculations. For example, with the garages there are parking spaces out in front that have not been included in the calculation.

Member Lawrence asked about feedback from the community at the applicant's neighborhood participation meetings.

Mr. Lochrie explained that he and his team had two community meetings in Oakland Park and one in Wilton Manors. He added that residents generally supported the project, though there were inquiries about the gas station and the dead end on the boardwalk on the eastern end. There was also a comment about connecting further to the east with a driveway to prevent drivers from driving onto Oakland Park Boulevard. Mr. Lochrie explained there is a potential location connect where the roadway could be connected.

Regarding the sea wall, Mr. Schwarz explained that Broward County sea wall code ordinances will require cities to adopt the same requirements into their codes. He added that Oakland Park is working on implementing the new standards into the City code and will require the same sea wall height requirements as the County which will apply to this development.

Board Member O'Byrn asked for more information on how the parking would function.

Mr. Lochrie explained that 53 of the total number of parking spaces are assigned within the garages. The tandem spaces that are just outside of the garages, by nature, are also assigned, but were not calculated in the totals. He added that those 106 spaces are assigned, but the remaining spaces are unassigned and allow for guest parking throughout the development site.

Member O'Byrn expressed a concern that there is not a sufficient amount of parking spaces being allocated and asked if there are provisions for additional parking to be added to the project.

Mr. Lochrie stated that the 1.34 ratio of spaces does not include the tandem spaces. If the tandem spaces were to be included, the ratio goes up to 1.51. Regarding the accommodation of additional parking, Mr. Lochrie explains there is also a goal to keep as much green space and open space as possible. He adds that when you take into consideration the tandem spaces that do not count, there appears to be sufficient parking.

Member Waters commented that there did not seem to be enough parking and asked for more information.

Mr. Schwarz explained that although the development is not in the Downtown Mixed Use District, the City plans to expand the Downtown to include the property sometime over the next year. He stated that when staff conducted their review they looked at the two parking spaces per dwelling unit required in the City's Land Development Code, the current Downtown parking requirements, and the vision that Zyscovich is proposing for the Downtown in the future.

Mr. Schwarz added that based on the development scenario Ram has provided, the Downtown code would require a total of 429 parking spaces. Also, with the additional 30% parking

reduction for Mixed-Use developments the 429 total number of parking spaces would be further reduced to somewhere under 400 parking spaces.

Natalia Lercari, one of the traffic engineering consultants for the City, elaborated on the parking analysis. She explained that when the study was conducted, they ensured that most people would be in the area so the data was collected between the hours of 9:00pm- 12:00am and again between 5:00am- 7:00am. She noted that the numbers started to dwindle and that all the ratios that were collected from other developments, similar to this development, were in line with or lower than the proposed parking ratio for the Ram project. Ms. Lercari added that during observation and data collection of the parking spaces on site, one car per garage space was accounted for.

Member Waters inquired about the total number of vehicular entry points to the site. Mr. Schwarz explained that there a total of three vehicular access points, two on NE 6th Avenue and one on Oakland Park Boulevard.

Mr. Waters asked if the commercial parking spaces and residential parking spaces would be kept separate from one another. Mr. Lochrie explained that the commercial and residential parking spaces are adjacent and some overlap may occur, but are being accounted for separately.

Regarding parking spaces, Chair Doren commented that there is a balance between open space and parking spaces. He does not anticipate parking congestion with this particular site because of the open spaces that are being provided. Chair Doren noted that this is a well-designed project with so many amenities, and it serves an improvement to the area. He added that the design is consistent with the conceptual vision for the City's Downtown area.

Chair Doren expressed a concern about traffic on NE 6th Avenue. He explained that NE 6th Avenue has one lane going north, one lane going south, and one center lane to make a left turn for drivers going south. He added that drivers going south on NE 6th Avenue to make a left turn into the northernmost entrance of the complex may cause traffic congestion and possible collision with drivers going north on NE 6th Avenue turning left on to Oakland Park Boulevard. Chair Doren inquired if there could be striping or signage to prevent possible collision and congestion as possible solutions.

Mr. Lochrie stated that there is no objection to "no blocking" signage as a possible solution. He added that the team is working on significantly reducing the number of drivers that will be making the left turn by moving the access point further to the south further away from 7-Eleven.

Chair Doren inquired about the square footage of the dwelling units. Mr. Lochrie explained that the square footage varies from about 600 square feet for the smaller units to a little over 1,200 square feet on the larger units.

Regarding water usage, Chair Doren asked if there would be an adequate amount of water available for the development.

Mr. Schwarz stated that the City conducts a concurrency review of all public infrastructure and facilities for traffic, sewer, water, and garbage. He added that the City of Oakland Park has an agreement with the City of Fort Lauderdale for a certain amount of water that is provided for Oakland Park. Mr. Schwarz said that with the addition of this project, the City is still well within amount of water allocated by the City of Fort Lauderdale and there will be an adequate amount of water.

Chair Doren commented about the traffic on Oakland Park Boulevard. He explained that drivers travelling on west on Oakland Park Boulevard approaching NE 6th Avenue can choose to make a U-turn to go east on Oakland Park Boulevard to get to the main entrance of the site as a safer alternative to making a left turn from NE 6th Avenue

Mr. Lochrie explained that there will be just one single entryway to the site on east Oakland Park Boulevard which will be safer and reduce the likelihood of collisions when drivers make the U-turn at the intersection.

Member O'Byrn made a motion to recommend approval of Case #CD19-31MULD "Ram Oakland Park - Mixed Use Land Development" along with all of the recommendations by the Development Review Committee. 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

NO: No board members voted in opposition to this agenda item

6.	Case #CD19-31MULD "Ram Oakland Park - Plat" A public hearing to consider the application by Walmart Stores LP (owner) and Ram RealtyAcquisitions V LLC (applicant) for a Plat Note Amendment and a Non-Vehicle Access Line(NVAL) amendment to the plat for the property located at 670 E. Oakland Park Blvd.
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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.

Mr. Steven Arnst, a resident who lives at 1860 NW 40th Court, asked about the prevention of people from parking in residents' garages. He stated that the project is in a concurrency area and he believes it is exempt from traffic studies. Mr. Arnst noted that there is a vehicular access line moving into the eastern part right between the Oakland Park Boulevard and the north fork of

Middle River. He also expressed a concern about three handicapped parking spaces that were close to the back of the grocery store rather than closer to the front of the store.

As there were no other public comments on this agenda item, Chair Doren closed the public hearing and opened the item up for board deliberation.

Mr. Lochrie addressed Mr. Arnst's comment regarding the prevention of people parking behind garages. He explained it should not be an issue because most of the garages are underneath the unit, but if it is necessary, "no parking signs" could be placed on the garages to prevent this issue.

Mr. Lochrie responded to Mr. Arnst's comment regarding the location of the handicapped spaces. He explained that the spaces are in front of the store just to the right of the main entrance of the store.

Member Lawrence inquired about the consideration of a parking garage. Mr. Lochrie explained that a lot of land would be required to make a parking garage efficient and the large structure would be up against the residences to the east, so it did not lay out in the configuration.

Mr. Schwarz addressed Mr. Arnst's comment about the opening along the east boundary which is the proposed future connection. He explained that there is no requirement to designate it as a vehicular or non-vehicular access point because it is not on a Broward County traffic way.

Member O'Byrn made a motion to recommend approval of Case #CD19-31MULD "Ram Oakland Park - Plat" for a Plat Note Amendment and a Non-Vehicle Access Line. 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.

NO: No board members voted in opposition to this agenda item

Chair Doren wanted to take a moment to say a few words about Mitchell Stollberg as he had recently passed away.

OTHER BUSINESS

Mr. Schwarz reminded Board Members about an upcoming special Planning and Zoning Board Meeting regarding the Oakland Park Downtown District Land Use Plan Amendment and Zoning Code Text Amendment.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:57 P.M.

CITY OF OAKLAND PARK, FLORIDA

JACK DOREN, CHAIR

ATTEST:

MELISSA ALVARADO, BOARD SECRETARY