



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

MINUTES
PLANNING AND ZONING BOARD MEETING
AUGUST 3, 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 6:30 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 as a member of the public

Absent

No Board Members were absent.

Also Present:

Jennifer Frastai, Assistant City Manager
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
Lorraine Belle, Senior Planner
Melissa Alvarado, Recording Secretary

PLEDGE TO THE FLAG

APPROVAL OF MINUTES

None.

1.	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, August 3, 2020.

There were no public comments for general City business.

ITEMS TO CONSIDER

2.	Case # CD20-18T - “Text Amendment Residential and Additional Building Height Updates for the Downtown Mixed Use District – Dixie Mixed Use Subarea” to facilitate the Oakland Park Square Project.
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Ms. Jennifer Frastai, Assistant City Manager for Oakland Park, gave a presentation on this agenda item.

Chair Doren opened the agenda item for public comments.

Mr. Steve Arnst, a resident at 1860 NW 30th Court, expressed a concern about building height. He explained that if the additional 90 feet is added it should be contingent on the skywalk going in as well, but if the skywalk does not go in the proposed development should go back down to the original height.

There being no further comments Chair Doren closed the public hearing, and opened the item to board members for deliberation.

Vice Chair Stevens inquired about what type of development would be allowed on the west side of 10th Avenue one block off of Dixie Highway.

Ms. Frastai explained that the project goes from Dixie Highway to 11th Avenue and stops at the east side of 11th Avenue. She added that the proposed ordinance does not make any changes to anything on the west side of 11th Avenue.

Member O’Byrn asked if one building has more parking at City Hall as it goes to the upper height as it is in the residential in the northerly building.

Ms. Frastai explained that all of the parking except the on-street parking is located in the south building. City Hall encompasses the full top floor of the south building with live-work residential units in other floors. She added that the building has a parking garage.

Member O'Byrn inquired if there would be two floors of City Hall as a result of the Coronavirus.

Ms. Frastai stated that City Hall was always supposed to encompass a small portion of the first floor and the full top floor. She added that the south building is actually six stories but because a parking garage is not considered habitable, it really is only two stories. In addition, the height is what capped the south building.

Member O'Byrn asked if the additional residential units dictated the additional parking since both towers increased in height and because of the additional floor of parking on the south building.

Ms. Frastai explained that the parking calculation is a little bit different because there was a decrease in the commercial component. She explained that the calculation was done to ensure that it met the requirements of the parking code.

Chair Doren asked for clarification that the board was voting on three specific issues which include: the frontage on NE 11th Avenue, the number of stories, and the number of feet that should be allowed. Ms. Frastai confirmed that this was correct for the subarea. Mr. Sean Swartz, the City Attorney, added that the vote is just to amend the code in the Downtown Mixed Use District area and is not site specific.

Member O'Byrn inquired if the area included OP Square and the area closer to Oakland Park Boulevard and if there are any projects up for discussion in those locations.

Ms. Frastai explained if there are any projects in the areas, they would need to go through the development review processes (i.e. Development Review Committee, Planning and Zoning Board, and the City Commission). She added that the height and the stories are not by right. Ms. Frastai stated that the Planning and Zoning Board would recommend approval or denial to the City Commission, and the City Commission has the ultimate approval or denial authority.

Member O'Byrn asked about how the provisions of the ordinance will apply to further expansion.

Ms. Frastai explained that when OP3D is brought back with holistic changes, which will come through the Planning and Zoning Board, there will be an opportunity to take another look at height, stories, and square footage within the next couple of months.

Chair Doren commented that in general, the structure will be an asset to the City, he added that he liked Mr. Arnst's comment about the additional height contingency with the skywalk, and inquired if the height is consistent with neighboring subareas.

Mr. Schwarz explained that the park place subarea, which is at the center of the two yellow areas previously shown on the map, south of the West Dixie Lots and to the north of this sub-area's other portion allows, through the Additional Height Program, up to 90 feet and six stories.

Vice Chair Stevens inquired about the types of apartments that will be built and if they will be conducive for families.

Ms. Frastai explained that the apartments are a mixture of studio, one-bedroom, and two-bedroom, but has to check to confirm if there was a three-bedroom unit. She added that the apartments are a good size and that some are up to 1,100 square feet.

Chair Doren asked if the City Hall would be larger on the first floor. Ms. Frastai explained that the chambers would be larger and able to accommodate more space.

Member O'Byrn made a motion to recommend approval of Case # CD20-18T "Text Amendment Residential and Additional Building Height Updates for the Downtown Mixed Use District – Dixie Mixed Use Subarea". 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

OTHER BUSINESS

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:17 P.M.

CITY OF OAKLAND PARK, FLORIDA

JACK DOREN, CHAIR

ATTEST:

MELISSA ALVARADO, BOARD SECRETARY