



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

MINUTES
PLANNING AND ZONING BOARD MEETING
OCTOBER 12, 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:

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

There were no minutes to approve at this meeting.

PRESENTATIONS

1.	Oakland Park Downtown Development District OP3D
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Mr. Schwarz gave a comprehensive presentation on the Oakland Park Downtown Development District. Grace Perdomo of Zyscovich also gave an in-depth presentation on the project.

Following the presentation, Chair Doren turned the item over to the board for deliberation.

Vice Chair Stevens expressed discontent regarding the proposed project.

There were no additional comments from any of the other Board Members.

Chair Doren stated that he believes this a great undertaking and that the project will develop consistency in the Downtown. He commented on the height of the proposed conception of the buildings, and acknowledged the challenge it presents as it relates to the residential neighborhood near the proposed area. In addition, Chair Doren acknowledged some of the strong sentiments expressed regarding the project and encouraged everyone to express opinions, ask questions, and have a dialogue as this was the purpose of the item solely being a presentation rather than a voting item.

Member O'Byrn concurred with many of Chair Doren's comments and commented on the thoroughness of the architects' research. He recognized that change is in the area and that the City is growing, changing, and improving. In addition, Member O'Byrn commented on the development of multi-story townhomes within the City and stated that the project is within the scope of other developments in the City. He added the importance of growth and expansion of the City beyond its current goals.

Member Lawrence thanked staff for giving the presentation and providing the Board with more information on the project prior to voting on the item. He commented that east along 12th Avenue that it would be difficult to step down that amount of stories going east. Member Lawrence questioned if pocket parks meet the criteria for open space requirements.

Member Waters recalled a phrase that was used to describe Oakland Park as a "small town in a big city." He acknowledged that as the City grows, it does not emulate this phrase and stated that he did not want the City to get too far from this. He also expressed a concern about the building heights.

Chair Doren inquired about pocket parks versus open space.

Mr. Schwarz explained that one of components of the project are amendments to the City's Comprehensive Plan and Comprehensive Plan Map. He added that one the proposals as part of the OP3D Comp Plan Amendment is to more than double the minimum required amount of open park space in the Downtown. Mr. Schwarz added that although the park space has not yet been identified, but reiterated that there are plans to increase open space in the Downtown.

2.	Public Comments
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The public had an opportunity to submit comments (no more than 250 words) to publiccomments@oaklandparkfl.gov until 5:00 p.m. on Monday, October 12, 2020.

Mayor Matthew Sparks stated that a decision to move the project forward will not be made until it is fully vetted with the public and the residents within the vicinity of the project.

Mr. Dean Sirulnik, a business owner in Oakland Park, acknowledged the strong sentiments related to the project, but also supported for growth and change in the City. He added that he would like to see more incorporation Dixie Highway into the project for increased connectivity with the east and west sides.

Mr. Chris Fischer, a City resident expressed discontent with the project and expressed concerns about the proposed pocket parks, traffic, and increased density.

Ms. Gloria Wetherington, a resident of Oakland Park, wanted to wait to comment until she was able to view the colored project map more closely.

Mr. Jeff Barnes, a resident of Oakland Park, gave a brief background of on the current Downtown Mixed Use District and building height ordinances to demonstrate that the allowable building heights and additional building height program have been in place for over 15 years.

Mr. Mitch Rosenwald, a resident of Oakland Park, spoke about the balance between creating an expanded brand while also defining the parameters in doing so. Mr. Rosenwald spoke about open space and green space, more incorporation of Dixie Highway into the project, traffic control, and finding a middle ground with building heights and neighborhood quality.

Mr. Coningsby, a resident of Oakland Park, was a member of the Planning and Zoning Board in the 1980s. He emphasized the importance of businesses in Oakland Park, stated that they are key to the City, and urged not to take away parking and not to penalize businesses over a desire for open space.

Mr. Schwarz read a series public comments into the record in the order which they were received.

Mr. Jason King, a resident of Oakland Park, expressed support for the project and emphasized the need for City growth and development.

As this was the final comment, Chair Doren closed the public comment agenda item on general City business.

Chair Doren inquired if the change to OP3D would involve a change of permitted uses.

Mr. Schwarz explained that all of the public comments made by each were being noted. He added that all the regulations from the Zoning Code are under consideration and that more than likely would be addressed.

OTHER BUSINESS

Mr. Schwarz stated that the next regularly meeting would take place on Monday, November 9, 2020

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:12 P.M.

CITY OF OAKLAND PARK, FLORIDA

JACK DOREN, CHAIR

ATTEST:

MELISSA ALVARADO, BOARD SECRETARY