



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

MINUTES
PLANNING AND ZONING BOARD MEETING
APRIL 8, 2019, 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. by Chair Doren.

ROLL CALL

Present:

Jack Doren, Chair
Caryl Stevens, Vice Chair
Toby Lawrence, Board Member
Michael O'Byrn, Board Member
Robert Waters, Board Member
Celia Hall, Alternate Board Member

Also Present:

Alex Dambach, Planning Supervisor
Peter Schwarz, Assistant Director, ECD
Brian Sherman, City Attorney
Melissa Alvarado, Board Secretary

PLEDGE TO THE FLAG

1. Election of Officers

Vice Chair Stevens nominated Mr. Doren for Chair. Mr. Waters seconded the nomination, which prevailed by the following vote:

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

Member Waters nominated Ms. Stevens for Vice Chair. Member Lawrence seconded the nomination, which prevailed by the following vote:

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

2. Approval of Minutes - March 11, 2019

Member Waters moved to approve the minutes. Member Lawrence seconded the motion, which prevailed by the following vote:

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

3. 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.

None

ITEMS TO CONSIDER

4. A public hearing to consider an application by IDI Downtown, LLC requesting Development Review and Modification of Required Yards in the DMUD District for a 10-Unit Townhouse Development to be located at 1027-1037 NE 34th Court in the DMUD-Neighborhoods Subarea zone.

Mr. Dambach provided the staff presentation.

Robert Saporiti, the applicant, invited questions.

Public Hearing

Sam Brown - 1085 NE 34 Court - He thought the modifications requested met the criteria and would look better.

Mr. Saporiti informed Vice Chair Stevens that the townhouses would be sold, not rented.

Mr. Dambach explained that the board was considering compliance of the site plan and the modification.

Board Member O'Byrn asked about nearby density and Mr. Saporiti stated this type of development was allowed in the entire district.

Mr. Sherman explained that approving this would not set a precedent for other development; all applications were considered individually.

Mr. Dambach explained the provisions of the Downtown Mixed-Use Development [DMUD]. Chair Doren said the city had been encouraging townhomes and single-family homes in the DMUD to be more community-friendly, and this design was consistent with that.

Mr. Dambach informed the board that this development was in compliance with parking requirements.

Chair Doren was aware that this development would have its own HOA. He noted that the Point of Middle River development also had an HOA and there was confusion there regarding who owned what.

Mr. Saporiti said the HOA documents would clearly state who owned what. Portions of the buildings were owned by individuals but maintained by the HOA, using HOA funds, and this was spelled out in the agreement as well.

Board Member O'Byrn moved to send a favorable recommendation to the city commission and to find the proposed rear yard setback of 26 feet seven inches where 30 feet was required met the criteria of Section 24-78(C) of the city code. Vice Chair Stevens seconded the motion, which prevailed by the following vote:

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

Board Member Waters moved to send a favorable recommendation to the city commission, noting that the site plan meets the standards and requirements of the Oakland Park Land Development Code. Board member Lawrence seconded the motion, which prevailed by the following vote:

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

Mr. Saporiti said the HOA fees would be approximately \$325 per month and 25% would go toward reserves.

A board member asked about the townhomes being used for Airbnb rentals and Mr. Sherman said the city was preempted from regulating short-term rentals.

Mr. Saporiti said the HOA documents had minimum six-month rentals. He stated his townhome developments remained occupied by the owners; they did not rent out their units.

<u>OTHER BUSINESS</u>

None

<u>ADJOURNMENT</u>

The meeting was adjourned at 7:20 p.m.

CITY OF OAKLAND PARK, FLORIDA

JACK DOREN, CHAIR

ATTEST:

MELISSA ALVARADO, BOARD SECRETARY