



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

MINUTES
PLANNING AND ZONING BOARD MEETING
MAY 6, 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 Vice Chair Stevens.

ROLL CALL

Present:

Vice Chair Stevens
Board Member O'Byrn
Board Member Waters

Also Present:

Jennifer Frastai, Director of Engineering and
Community Development
Peter Schwarz, Assistant Director, Planning,
Zoning and Building

Absent:

Chair Doren
Board Member Hall
Board Member Lawrence

PLEDGE TO THE FLAG

APPROVAL OF MINUTES -

1. [Minutes for April 8, 2019](#)

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

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

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.

None

ITEMS TO CONSIDER

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| <p><u>3. A Public Hearing to consider amending Chapter 24 by creating Article XXI, Certificate of Use Program, Sections 24-285 through 24-291, requiring businesses to obtain a Certificate of Use permit; providing for procedures, provisions for implementation, appeal and revocation and penalties, and to amend Article XVIII, Definitions, Section 24-245, a add definitions as required.</u></p> |
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Ms. Frastai provided the staff presentation.

Ms. Frastai stated home-based businesses where no customers would be seen would be exempt. This certificate of use would have a one-time only fee, not a yearly renewal fee. Staff is in the process of analyzing this fee and other fees to determine their economic impact.

Ms. Frastai explained that this mechanism allowed the city the type of zoning review that would ensure a business had the proper number of bathrooms as well as ingresses and egresses for its intended use, prior to opening.

Member O'Byrn moved to recommend approval of the amendments. Member Waters seconded the motion, which prevailed by the following vote:

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

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| <p><u>4. A public hearing to consider amending Chapter 24, Article 3 of the City's Land Development Code, to modify section 24-41, Master Business List to add "add distance separation requirements for the "Massage and Health Spa, State Licensed" Business Listing type.</u></p> |
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Mr. Schwarz provided the staff presentation.

Member Waters asked about the need for this, and Mr. Schwarz said there were currently 59 massage therapy businesses with business tax receipts in the city. Ms. Frastai stated many massage therapy businesses had become sites for human trafficking and other crimes. They had worked with the Broward Sheriff's Office to develop criteria such as: the business could not have a buzzer entry system and the window must not be fully tinted. Ms. Frastai stated there would also be an annual review process.

Member O'Byrn moved to recommend approval of the amendment. Member Waters seconded the motion, which prevailed by the following vote:

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

Ms. Frastai said a special meeting may be called for the board in May or June.

OTHER BUSINESS

None

ADJOURNMENT

The meeting was adjourned at: 7:00 p.m.

CITY OF OAKLAND PARK, FLORIDA

JACK DOREN, CHAIR

ATTEST:

MELLISA ALAVARADO, BOARD SECRETARY