



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

MINUTES
PLANNING AND ZONING BOARD MEETING
JULY 12, 2021, 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.

NOTE: Due to COVID-19 precautionary safety measures were in place and access to city facilities was limited to ensure social distancing. The opportunity for Public Participation has been provided by email or by calling the City Clerk's office. Received public comments, if any, were read into the record during that portion of the agenda.

ROLL CALL

Present:

Chair Scott Rivelli
Vice Chair Wallis Peterson
Board Member Christopher Fischer
Board Member Jason King
Board Member Joseph Van de Bogart

Also Present:

Peter Schwarz, Community and Economic Development Director
Sean Swartz, Assistant City Attorney
Alex Dambach, Planning Supervisor
Rick Buckeye, Senior Planner
Lorrainia Belle, Senior Planner
Melissa Alvarado, Board Secretary

PLEDGE TO THE FLAG – The pledge to the flag was led by the board members.

PRESENTATIONS

1. Presentation by Susan Gillis, Historian

Susan Gillis, local historian and museum curator provided a presentation on Oakland Park history and introduced the "New History of Oakland Park" book project she was working on for the City's centennial celebration. She requested the board assist with providing names of individuals who would be interested in sharing their stories of Oakland Park. This would include high resolution photos and stories of Oakland Park favorites; sports activities, schools, politics, neighborhood activities and City events. Send interest to Shareyourhistory@oaklandparkfl.gov.

APPROVAL OF MINUTES -

2. Approval of June 7, 2021 Minutes

Member Van de Bogart made a motion to approve the June 7, 2021, meeting minutes. Member Fischer seconded the motion which prevailed by the following vote:

YES: Board Member Fischer, Board Member King, Member Van de Bogart, Vice Chair Peterson, and Chair Rivelli

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. Case #CD20-15DMUD "Central Park – Bonus Provision Program" A Public Hearing to consider the application by Smith Storage LLC requesting utilization of the Bonus Provision Program for a proposed mixed-use development to be located at 3301 N. Dixie Highway.

Alex Dambach, Planning Supervisor, provided staff's presentation.

Applicant representative, Joe Biordi of Adache Architects introduced himself.

The following public comments were provided:

- Dean Sirulnik, Oakland Park business owner, pledged his support for the Bonus Provision Program and recognized the applicant and his team's efforts on the project.

Peter Schwarz, Community and Economic Development Director, read the following written comments into the record:

- Dawn Bossaller, Oakland Park resident, opposed to a potential storage facility across the street from her home. Peter Schwarz clarified the applicant, Smith Storage, LLC, is not proposing a storage facility on this site.
- Monique Huntington Keitz, owner of Cith and Co. stated her support for the Central Park Building as it will improve the landscape of downtown Oakland Park.
- Larissa Castelluber, Oakland Park business owner recognized the collaborative efforts of community members there is momentum for downtown and supports request.
- David Bowles, Oakland Park business owner, resident and investor, supported the project and encouraged residents to support the new development.

After discussion, Mr. Joe Biordi of Adache Architects, commented that a plaza with a water feature, public art and on-street parking would be a good addition to the corner area at NE 33 Street and N Dixie Hwy. Chris Lanazo, landscape architect stated oak trees will be planted along N. Dixie Highway. Mr. Biordi explained how parking spaces would be utilized and added the

use of ride share services, bike riding, and scooters as other means of transportation is anticipated as well. He added sufficient parking is provided and parking requirements under the code have been met.

Mr. Chris Heggan, traffic consultant from Kimley Horn Engineering, explained the residential parking demand would be greatest in the evening hours as resident vehicles do not occupy the parking spaces while the businesses are open during the day. He added that the goal is to make parking as efficient as possible and provision of double parking is not favorable because land is so scarce.

Mr. Schwarz clarified staff reviews and conducts research to verify the valuation assessments are accurate and concluded traffic consultant Chris Heggan's calculations were reasonable.

Mr. Biordi added the Adache team's trash consultant addressed the comments related to the trash maintenance and stated there would be someone onsite to maintain the cans for pickup. Chris Heggan confirmed a traffic analysis was prepared.

Vice Chair Peterson moved to recommend approval to the City Commission for the application of Smith Storage LLC requesting the utilization of the Bonus Provision Program for its proposed mixed-use development at 3301 North Dixie Highway. Board Member King seconded the motion which prevailed by the following vote:

YES: Board Member King, Board Member Van de Bogart, Vice Chair Peterson,
Chair Rivelli

NO: Board Member Fisher

Sean Swartz, Assistant City Attorney, confirmed the Board could make a statement at the end to recommend the City Commission further review the calculation for the public amenity costs.

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| 5. Case #CD21-03RZ "North Andrews Gardens Recreation Center - Rezoning" A public hearing to consider the City of Oakland Park's proposed rezoning of a site from RD-10, Duplex and Attached One-Family Dwelling District to CF, Community Facilities District for construction of the replacement of the North Andrews Gardens Recreation Center at 250 NE 56 Court. |
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Peter Schwarz, Community and Economic Development Director provided a brief overview of the proposed City project. Alex Dambach, Planning Supervisor provided staff's presentation.

Public Comments: There were no public comments.

After discussion, Mr. Schwarz stated the North Andrews Gardens Recreation Center has an afterschool care program and summer camp program that works in concert with North Andrews Gardens Elementary School.

Board Member King moved to recommend approval to the City Commission for the rezoning of this site from RD-10, Duplex and Attached One-Family Dwelling District to CF, Community

Facilities District. Board Member Van de Bogart seconded the motion which prevailed by the following vote:

YES: Board Member Fischer, Board Member King, Board Member Van de Bogart,
Vice Chair Peterson, Chair Rivelli

6. Case #CD21-03RZ "North Andrews Gardens Recreation Center – Conditional Use" A public hearing to consider the City of Oakland Park's application for Conditional Use for construction of the replacement of the North Andrews Gardens Recreation Center at 250 NE 56 Court

Peter Schwarz, Community and Economic Development Director provided a brief overview of the proposed project. Alex Dambach, Planning Supervisor provided staff's presentation.

Public Comments: There were no public comments.

Board Member King moved to recommend approval to the City Commission for the conditional use for a civic or community center which is government-owned and operated at 250 NE 56 Court. Board Member Van de Bogart seconded the motion which prevailed by the following vote:

YES: Board Member Fischer, Board Member King, Board Member Van de Bogart,
Vice Chair Peterson, Chair Rivelli

7. Case #20-21T "Application Fee Schedule" A public hearing to consider an ordinance to amend the City of Oakland Park Code of Ordinances, Chapter 24, Land Development Code to update various fee requirements by transferring and adjusting the required fees from the text of the Land Development Code to a separate schedule to be adopted by resolution.

Peter Schwarz, Community and Economic Development Director provided a brief overview of the proposed project. Alex Dambach, Planning Supervisor provided staff's presentation.

Public Comments: There were no public comments.

After discussion, Mr. Dambach noted passing the amendment would result in review of fees becoming a function of the City Commission approved by resolution.

Mr. Schwarz added the item is part of a citywide effort to consolidate each department's fees to be located into one document. After staff conducted a thorough review of peer cities, the proposed fee increase is no greater than 20 percent based on cost-benefit analysis and fee studies.

Further, Mr. Schwarz clarified the Planning and Zoning Board would amend the text of the existing fees rather than consider new fees.

Board Member Van de Bogart moved to recommend approval to the City Commission for the adoption of the proposed ordinance with fees subject to the Planning & Zoning Board

consideration prior to City Commission approval and adding language “established by resolution, considered by the Planning and Zoning Board and adopted by the City Commission.” Board Member Fischer seconded the motion which prevailed by the following vote:

YES: Board Member Fischer, Board Member King, Board Member Van de Bogart,
Vice Chair Peterson, Chair Rivelli

OTHER BUSINESS

Peter Schwarz, Community and Economic Development Director stated staff will communicate the Board’s recommendation for the City Commission to further review the calculation for the public amenity costs as referenced in Case #CD20-15DMUD “Central Park – Bonus Provision Program” prior to the second reading of the item.

Mr. Schwarz also informed the Board that there will be no Planning and Zoning Board meeting in August and the next scheduled meeting will take place September 20, 2021.

ADJOURNMENT

The meeting was adjourned at 8:30 P.M.

CITY OF OAKLAND PARK, FLORIDA


SCOTT RIVELLI, CHAIR

ATTEST:


MELISSA ALVARADO, BOARD SECRETARY