



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

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MINUTES  
PLANNING AND ZONING BOARD MEETING  
DECEMBER 6, 2021, 6:30 P.M.

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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**

**Regular Members:**

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

**Also Present:**

Lauren Pruss, Assistant Director of  
Community and Economic Development  
Sean Swartz, City Attorney  
Alex Dambach, Planning Supervisor  
Rick Buckeye, Senior Planner  
Lorrainia Belle, Senior Planner  
Melissa Alvarado, Recording Secretary

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

**1. APPROVAL OF MINUTES** – September 20, 2021

Vice Chair Peterson made a motion to approve the September 20, 2021 meeting minutes.

Member King seconded the motion which prevailed by the following vote:

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

<b>2.</b>	<b>Public Comments</b> 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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None

## ITEMS TO CONSIDER

<b>3.</b>	<b>Case #CD21-13R “Sweet Acacia Mixed Use”</b> A public hearing to consider an application by Sweet Acacia, LLC for conditional use for master site plan review including the allocation of 26 flexibility units and density incentives for a mixed-use development on vacant land to include residential units, commercial space, and a parking structure in the PRZD, Powerline Zoning District at 3939 North Powerline Road, Oakland Park, Florida, 33309
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Alex Dambach, Planning Supervisor, provided staff’s presentation.  
Marcos Radonic of Radonic Corp., provided the applicant’s presentation.

### Public Comments:

There were no public comments from attendees in person and no there were no written public comments for the record.

The following are public comments from Zoom attendees:

- Allen McClure, a resident of Oakland Park, stated that the project looks well planned.
- Jack Doren inquired about the depth of the balconies and asked if the elevation in the rendering of the façade will be consistent with the final design to be constructed.

Board Member Fischer inquired about the project amenities in relation to the Land Development Code. Member Dambach explained that the project includes the following amenities that are each worth a certain number of points: indoor parking spaces, an indoor garbage area, coverage over walking areas, and electric vehicle charging stations.

Board Member Fischer inquired about additional green elements for the proposed project. Mr. Radonic explained that the mechanical automated parking system will save in contaminated air because the car engines are not on while they move through the structure, and save in light pollution because the higher levels of the structure do not need illumination.

Board Member Fischer asked about community feedback at the Neighborhood Participation Meeting for the project.

Mr. Radonic stated the community was excited about having a project like this in the area.

Jaime Naranjo of Automated Parking Corporation, recalled an inquiry regarding visibility maintenance of the pathway that connects Powerline Road to 38<sup>th</sup> Street through the entrance to the strip mall next to the proposed project site.

Member Van de Bogart inquired about the plans for the strip mall to the south of the proposed project site and the adjacent property that abuts I-95 part of the same triangle.

Regarding the strip mall, Mr. Radonic stated that he spoke with the owner to coordinate colors between the strip mall and the building. He added that there are no plans for the other piece of land, as it is vacant.

Mike Sanchez, the architect for the project, commented that the driveway behind the strip mall- which now has access from Powerline Road to this property- will be maintained and upgraded.

Regarding Mr. Doren's inquiry about balconies, Mr. Sanchez explained that every unit has a balcony behind the living area and master bedroom area, and they would be true balconies of 5-feet deep.

Vice Chair Peterson asked about the utilization of the spaces on the bottom floors.

Mr. Radonic explained that the spaces on the bottom floors could be used for either office space or commercial, as there is a very large inventory of both. He added that the units are for rent only at this time with rates between \$2,200 and \$3,000 depending the size of the units

Chair Rivelli inquired about billboard installation on the property.

Mr. Dambach stated that the City has billboard regulations to mandate size and distance limits, but not signage content. He explained that the applicant is allowed certain signage on each wall and there is an allowance based on the percentage of the wall area and maximum square footage on each wall. Regardless of sign content, the applicant is permitted some signage by the Code.

Chair Rivelli thanked the developer and entertained a motion.

Vice Chair Peterson moved to recommend approval to the City Commission for the request by Sweet Acacia, LLC for master site plan review including the allocation of 26 flexibility units and density incentives for a mixed-use development on vacant land to include residential units, commercial space, and a parking structure in the PRZD, Powerline Zoning District at 3939 North Powerline Road, Oakland Park, Florida 33309 with City Staff recommendations as conditions. Board Member King seconded the motion which prevailed by the following vote:

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

<b>OTHER BUSINESS</b>
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Chair Rivelli discussed the provision of information to the City Commission.

Ms. Pruss explained that information in the staff report provided to the City Commission includes: a summary of public comments heard during the public hearing, feedback about any of the Board Member's comments on an application, the vote tally, and any specific recommendations that were made. She added that the reports are made available to the public on the City's website.

<b>ADJOURNMENT</b>
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There being no further business, the meeting was adjourned at 7:29 P.M.

CITY OF OAKLAND PARK, FLORIDA

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SCOTT RIVELLI, BOARD CHAIR

ATTEST:

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MELISSA ALVARADO, BOARD SECRETARY