



Oakland Park Municipal Building – ECD
Large Conference Room
5399 North Dixie Highway, Suite 2
Oakland Park, Florida 33334

MINUTES
DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING
OCTOBER 14, 2021, 10:00 A.M.

The regular meeting of the Development Review Committee of the City of Oakland Park, Florida was called to order at 10:00 A.M. This meeting was held in person with the option for participation by Zoom.

To support the public's continued safety concerns, this meeting was conducted in a manner that promotes social distancing while ensuring public access. This meeting was available for virtual participation via Zoom Meeting ID:

<https://oaklandparkfl.zoom.us/j/86035690989?pwd=bEVVZmFJWnk5cnJCL2tTRnY3ZjZUUT09>

or by contacting the City Clerk's office at 954-630-4300. Public comments were limited to 4 minutes. Written public comments (no more than 250 words) could have been submitted for the record to: publiccomments@oaklandparkfl.gov by 4:00 p.m. the day before the meeting. In person attendance was also possible

ROLL CALL

Regular Members:

Antwan Armalin, Public Works Manager

Lorrainia Belle, Senior Planner

Alex Dambach, Planning Supervisor

Chris French, Fire Inspector/Investigator

Detective Howard, Broward Sheriff's Office

Albert "Skip" Margerum, Code Enforcement Manager

Also Present:

Melissa Alvarado, Recording Secretary

Lauren Pruss, Assistant Director of Community &
Economic Development

Steven Tinsley, Assistant Director of Community
& Economic Development

Kevin Woodall, Code Enforcement Officer II

Absent – (Excused)

Chris Lips, Utilities Manager
Skip Margerum, Community Enhancement
Manager

Dave Spence, Structural Chief Inspector

Peter Schwarz, Director of Community &
Economic Development

1. Approval of Minutes

Minutes of September 23, 2021

Member Pruss made a motion to approve the September 23, 2021 DRC meeting minutes. Member Woodall seconded the motion, which passed unanimously.

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

3. Site Development Plan Review and Flexibility/Reserve Units review for a mixed-use development with residential and commercial uses and a mechanical parking structure.
--

Planning and Zoning Comments

Member Dambach gave a brief description of the project location and proposed development. The proposed project consists of two buildings. The first building is a five-story mixed use building where the first two floors will be commercial use with 21 residential units above. The other building is a 50-foot-tall mechanical parking garage with mechanical equipment to move cars from space to space. The site will also consist of 29 surface parking spaces in addition to the mechanical spaces. The building is proposed to have a contemporary façade and exterior with balconies for the residential units.

Related to the Planning and Zoning, Member Dambach commented as follows:

- 1) Requested additional detail on façade drawings.
- 2) Suggested provision of architectural vision for design language.
- 3) Requested clarification on the design of the façade and appearance of the parking structure.
- 4) Inquired about plans for signage on the parking structure.
- 5) Asked applicant to show leasing office on the floor plan.
- 6) Suggested project narrative with the inclusion of intended tenants for the commercial space.
- 7) Stated that additional points may be needed to reach the level of density zoning of the standard for the Powerline Road Zoning District, and asked to provide a narrative to identify the claiming elements for the points.
- 8) Requested additional information on the operation of the parking structure through technical sheets that show the design and function.
- 9) Commented that the DRC can grant a waiver for the mechanical parking space sizes if it is justifiable to the parking size limit.
- 10) Explained the requirement to provide a space and allocation for a bus shelter and added that the applicant will work with Broward County Transit.
- 11) Stated that details on monument signage will need to be provided.
- 12) Ensure that the remote dumpster enclosure is in compliance with Crime Prevention Through Environmental Design standards.
- 13) Suggested to have dumpster in a less visible area as the current location blocks the view from the building of the proposed open space and detention area or to eliminate the dumpster if redundant.
- 14) Encouraged more pedestrian connection to Powerline Road and to the site to create a walkable pedestrian-oriented environment along that street.
- 15) Recommended enhancement of outdoor amenity space.
- 16) Asked about sustainability intentions.

Fire Prevention Comments

Marcos Radonic, the applicant for the project, explained the use of the mechanical parking garage as an automated vehicle storage system. Member French stated he that he is available to the applicant for further discussion.

Community Enhancement Comments

Member Margerum had no comments related to Community Enhancement.

Landscaping Comments

Member Woodall approved the project with no comments.

Solid Waste

Member Armalin requested more information on the services that will be needed related to the garbage room, and stated he is available to discuss the details further.

Crime Prevention Through Environmental Design Comments

Related to Crime Prevention Through Environmental Design, Member Howard commented as follows:

- 1.) Natural seating to provide natural surveillance to parking lots and entranceway.
- 2.) Doorways to apartments with peep holes or ability to look outside of the doorway.
- 3.) Pane glass on stairwell doors with the ability to see on the other side.
- 4.) Security mirrors in any of the blind spots in elevators, stairwells, or dumpster enclosures.
- 5.) No trespassing signs posted at each entrance of the property at each parking lot.
- 6.) No trespassing affidavit on file with BSO.
- 7.) Resident key fob access on floors leading to the apartments.
- 8.) Secure roof access.
- 9.) Closed Circuit TV camera diagram with the locations of camera installation.
- 10.) Landscaping plan to ensure visibility
- 11.) Having a towing company under contract
- 12.) Heavy-duty combination type lock on entrance gate during construction and have the code on file with BSO.
- 13.) Signage placed within 100 feet surrounding the perimeter to identify it as a construction site while under construction.

Landscaping Comments

Member Woodall stated that there were no comments related Landscaping and approved the project.

OTHER BUSINESS

Member Dambach informed the Committee that the next scheduled meeting would be on November 18, as the regularly scheduled Development Review Committee Meetings in November fall on holidays.

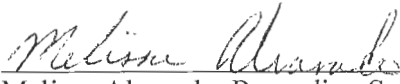
ADJOURNMENT

There being no further business, the meeting was adjourned at 10:36 A.M.

ATTEST:



Alex Dambach, Planning Supervisor,
Community & Economic Development Department



Melissa Alvarado, Recording Secretary