



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

MINUTES
PLANNING AND ZONING BOARD MEETING
APRIL 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.

Due to the Coronavirus (COVID-19) all City facilities are closed, including City Hall. The Planning and Zoning Board Meeting will be held pursuant to Governor's Executive Order 20-69, which was extended by Executive Order 20-112. To participate in this public hearing, please call the City Clerk's Office for meeting log-in information at 954-630-4300 or submit your public comment (no more than 250 words) to publiccomments@oaklandparkfl.gov.

ROLL CALL

Regular Members:

Board Member, Toby Lawrence
Board Member, Michael O'Byrn
Vice Chair, Caryl Stevens
Alternate, Brian Weins participated as a voting member of the Board

Absent

Board Member, Robert Waters

Also Present:

Peter Schwarz, Director of Community and Economic Development
Sean Swartz, City Attorney
Alex Dambach, Planning Supervisor
Rick Buckeye, Senior Planner
Melissa Alvarado, Recording Secretary

PLEDGE TO THE FLAG

1. APPROVAL OF MINUTES- March 8, 2021
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Member Lawrence made a motion to approve the March 8, 2021 meeting minutes. Member Weinz seconded the motion which prevailed 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.

The public had an opportunity to submit comments (no more than 250 words) to publiccomments@oaklandparkfl.gov until 5:00 p.m. on Monday, April 12, 2021.

Mr. Jack Doren, wanted to express appreciation for the services and contributions of the Planning and Zoning Members, City Staff, and the City Attorney's Office.

Ms. Sandra Edwards, a resident of Oakland Park, stated that she submitted comments to the City on behalf of the residents of the Harlem McBride neighborhood regarding the status of Stevens Field as it relates to the Fire Station 9 project. She wanted to thank staff for their quick responses to the inquires and concerns and to say that she is proud of the City of Oakland Park.

Ms. Astrid-Ingrid Dorsett, a resident of Oakland Park, thanked City Staff and the Planning and Zoning Board Members for their services. She stated that she is pleased with the direction that the City is headed.

Mr. Allen McClure had an inquiry regarding what the Central Park Reserve Units and how the Additional Building Height Program will look and how they will impact future development in Oakland Park.

Mr. Schwarz explained that staff is not permitted to interact with speakers from the public, but staff would address his inquiries outside of the Planning and Zoning Board Meeting. He added that the referenced items have been deferred from the agenda by the applicant.

Mr. Schwarz stated that the applicant for items 4, 5, 6, and 7 has asked for them to be pulled from the agenda and deferred to a future meeting.

ITEMS TO CONSIDER

3. Case #CD20-11CPPTZ "Fire Station 9 Plat"	A public hearing to consider plat review for construction of a new City of Oakland Park fire station at 3881 NE 6th Avenue.
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Mr. Schwarz gave a presentation on the agenda item.

Mr. Schwarz stated that no written comments were submitted. In addition, there were no public comments from attendees.

Acting Chair Stevens inquired about parking. Mr. Schwarz explained that there is a City parking lot directly to the north of the proposed Fire Station location that will be utilized for Stevens Field. He added that there is a proposal for on street parking along 6th Avenue as part of the Fire Station development, and that parking for the Fire Department staff will be on the site within the plat. In addition, he discussed the proposal of new parking lots as part of the City Park development and any lost parking at the current location will be compensated for at the new parking or along 6th Avenue.

Member O'Byrn asked about parking, landscaping, and the increased easement.

Mr. Schwarz explained that additional parking would also be added on the south side of 38th Street at the Giusti Heart Park.

Ms. Sierra Marrero, Senior Project Manager for Oakland Park, stated that regarding landscaping the green space delegated for the project would be increased and exceed the minimum green space requirements.

Member O' Byrn inquired if the balance of the project would remain as open space and not platted. Mr. Schwarz stated that there is a portion of a parcel of land adjacent to the soccer field across the street that is on the north side of 38th Street that is also owned by FPL. He explained that the portion of the parcel on 5th Avenue is not owned by the City and will not be developed.

Acting Chair Stevens opened the item to public comments.

Ms. Sandra Edwards, a resident of Oakland Park, asked to speak to Ms. Marrero for clarification on the Carter Woodson green space comment. As there were no further comments the public comments were closed and Acting Chair Stevens entertained a motion.

Member O'Byrn made a motion to recommend approval of Case #CD20-11CPPTZ "Fire Station 9 Plat". Member Lawrence seconded the motion which prevailed by the following vote:

YES: Board Member Lawrence, Board Member O'Byrn, Board Member Weinz, and Acting Chair Stevens

NO: No Board Members voted in opposition to this agenda item.

4.	Case #CD20-15DMUD "Central Park – DMUD land Development Code Text Amendment" A Public Hearing to consider the application by Smith Storage LLC, requesting a text amendment to Article XX, Section 24-269(E), of the Land Development Code to remove the required aggregation or assembly of parcels in order to participate in the Additional Building Height Program.
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Case #CD20-15DMUD “Central Park – DMUD land Development Code Text Amendment” was deferred at the request of the applicant.

5.	Case #CD20-15DMUD “Central Park – Development Review” A public hearing before the Oakland Park Planning and Zoning Board to consider an application by Smith Storage LLC, requesting Development Review in the DMUD District to construct a five-story mixed use project with commercial space on the ground floor and residential units above to be located at 3301 North Dixie Highway in the Downtown Mixed Use District-Dixie Mixed Use Subarea zone.
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Case #CD20-15DMUD “Central Park – Development Review” was deferred at the request of the applicant.

6.	Case #CD20-15DMUD “Central Park – Additional Height Program” A Public Hearing to consider the application by Smith Storage LLC, requesting use of the Additional Building Height Program for the proposed mixed-use development to be located at 3301 North Dixie Highway.
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Case #CD20-15DMUD “Central Park – Additional Height Program” was deferred at the request of the applicant.

7.	Case #CD20-15DMUD “Central Park – Reserve Units” A Public Hearing to consider the application by Smith Storage LLC, requesting the assignment of twelve (12) reserve units to the property located at 3301 North Dixie Highway.
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Case #CD20-15DMUD “Central Park – Reserve Units” was deferred at the request of the applicant.

8.	Case #CD21-09T “Electric Vehicle Charging” A public hearing to consider an ordinance to amend the City of Oakland Park Code of Ordinances, Chapter 24, Land Development Code to require electric vehicle charging infrastructure for all newly constructed residential buildings and charging stations at newly constructed multi-family and mixed-use residential projects.
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Member Dambach gave a presentation on the agenda item. Acting Chair Stevens opened the item to public comments.

Mr. Fischer, a resident of Oakland Park, inquired about the installation of electric vehicle charging stations in single family homes as it relates to the discretion of the owner of the electric vehicle. Mr. Fischer also asked if similar ordinances exist in other cities in Broward County.

Mr. Jack Doren, a member of the public, stated that the item is forward-thinking and necessary. He also shared data on electric cars with the Board and stated that the provision of the infrastructure accommodates the first owner of the home in addition to any subsequent owners.

Ms. Wallis Peterson, a member of the public, stated that it is an expensive and complicated process to try to retrofit standard electrical systems to be compatible with electrical vehicle charging requirements and expressed support for the proposed ordinance. She added that any new structure should at least have the capacity to support an electric vehicle 10 years from now.

Mr. Eric Peterson, a member of the public and a software engineer for Ford Motor Company, stated that vehicles are undergoing a revolution in technology that is comparable to the cell phone revolution of 2007. He added that civic support is imperative to making infrastructure changes to enable these new technologies and advancements to continue to move forward.

Ms. Dorsett, a resident of Oakland Park, expressed support for the item.

As there were no more speakers or comments, Acting Chair Stevens closed the public comments and opened the item to Board deliberation.

Mr. Weinz inquired about the cost for a single family home or a townhome to install the infrastructure.

Mr. Schwarz explained that the precise cost of installation was not available, however, according to the building and permitting staff the cost of new construction was negligible to that of retrofitting. He added that the intent with the ordinance was strictly with new construction and to keep the cost down at the single family townhouse and two family level. The ordinance does not require the charging station just the breaker wiring in the conduit.

Member Weinz asked how the installation of the charger would work for homes that do not have garages or carports. Mr. Schwarz explained that to meet the requirements of the code it would be at the discretion of the developer but, in general, the charger would be located where the vehicle is parked.

Member O'Byrn asked if there was a commercial proponent of the ordinance, if new developments would be grandfathered in to the new requirement, and what guidelines would be in place for the various developments.

Mr. Schwarz explained that the ordinance applies to new construction for residential. He added that the parking formulas and various types of non-residential uses have different parking requirements and the City wants to be very thorough as these are reviewed. In addition, Mr. Schwarz stated that he anticipates consideration of charging stations in nonresidential categories in the future.

Related to Mr. O'Byrn's inquiry regarding permitting for residential developments, Mr. Schwarz explained that the Ram development has not yet received building permits for any residential units. He added that if the ordinance is adopted before the Ram team applies for building permits the project would be subject to the requirements.

Pertaining to Member O' Byrn's final inquiry, Mr. Schwarz stated that the ordinance was written as specifically as possible as the provisions relate to single family homes and townhomes. He added that the City conducted research on best practices, similar ordinances in other municipalities, building and permitting criteria, and vehicle manufacturing and charging companies.

Member O'Byrn made a motion to recommend approval of Case #CD21-09T "Electric Vehicle Charging" with the additional recommendation that staff work towards nonresidential charging facilities as well as commercial and other nonresidential uses at any new development.

Acting Chair Stevens seconded the motion which prevailed by the following vote:

YES: Board Member Lawrence, Board Member Waters, Member Weinz, and Acting Chair Stevens


NO: No Board Members voted in opposition of the motion

OTHER BUSINESS

ADJOURNMENT

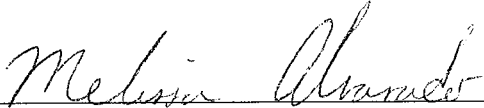
There being no further business, the meeting was adjourned at 7:43 P.M.

CITY OF OAKLAND PARK, FLORIDA



CARYL STEVENS, ACTING CHAIR

ATTEST:



MELISSA ALVARADO, BOARD SECRETARY