



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

MINUTES
PLANNING AND ZONING BOARD MEETING
SEPTEMBER 19, 2022, 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 was 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, Jason King
Board Member, Wallis Peterson
Vice Chair, Jack Doren

Absent:

Chair, Scott Rivelli
Board Member, Craig Eppy

Also Present:

Sean Swartz, City Attorney Representative
Peter Schwarz, Director of Community &
Economic Development Department
Lauren Pruss, Assistant Director of
Community & Economic Development
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

PRESENTATIONS

1. Sunshine Law Review by City Attorney's Office

Mr. Schwarz stated that the Sunshine Law Review Presentation by the City Attorney's Office would be postponed until such time that all Board Members are present.

2.	APPROVAL OF MINUTES – May 16, 2022
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Member Peterson made a motion to approve the May 16, 2022 meeting minutes. Board Member King seconded the motion which prevailed by the following vote:

YES: Board Member King, Board Member Peterson, Chair Doren

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.
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None

ITEMS TO CONSIDER

4.	Case #CD22-22RZ “New Greenleaf Park” A public hearing to consider the City of Oakland Park’s proposed rezoning of a parcel from R-1, Single Family Residential District to OS, Open Space District to allow the development of a park at 1300 NE 38 Street.
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Mr. Schwarz provided a presentation on the item.

Public Comments

The following public comments were provided:

- Chris Fischer spoke in support of the New Greenleaf Park project as the addition will enhance the Corals of Oakland Park Neighborhood.
- Kimberly Schantz spoke in opposition of the rezoning due to disruption from noise and people that linger.

Member King inquired about the amenities and intended uses for the proposed Greenleaf Park.

Mr. Schwarz that the City would ensure that the level of service and amenities already being provided are provided in the new location but upgraded. Such amenities include: tennis courts, basketball courts, a playground, and parking.

He added the proposed item is simply the process to rezone the property that is will allow a park in the future. In addition, Mr. Schwarz commented that the City wanted to ensure that all

community facility type uses would go through a process to lessen impacts on single family residential neighborhoods.

Member Peterson inquired about the feedback from the public and if there would be sufficient amount of parking.

Mr. Schwarz explained that parking will be provided both onsite and within the development.

Senior Planner, Lorrainia Belle, stated that the public comments and concerns at the Neighborhood Participation Meeting were related to parking. She added that since the proposed item is just to rezone the parcel, the parking would be addressed at the site development plan review stage of the project.

Mr. Schwarz explained that every use in the City code has a parking formula and the City will ensure that the parking formula requirements are met in order to provide sufficient parking as required by the code.

Chair Doren asked about the adjacent property to being included in the proposed rezoning of the property.

Mr. Schwarz explained that at the time of the request for proposal the City received a letter of interest from the owner of the adjacent property to be a willing seller and potentially include it in the park site. As of today, no deal has been reached between the developer and the property owner and we are not asking to rezone the property at this time.

Member Peterson made a motion to recommend that the City Commission approve the rezoning of the site from R-1, Single Family Residential District to OS, Open Space District. Board Member Peterson seconded the motion which prevailed by the following vote:

YES: Board Member King, Board, Member Peterson, and Chair Doren

OTHER BUSINESS

None

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:46 P.M.

CITY OF OAKLAND PARK, FLORIDA



SCOTT RIVELLI, BOARD CHAIR

ATTEST:



MELISSA ALVARADO, BOARD SECRETARY