



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

MINUTES
PLANNING AND ZONING BOARD MEETING
MARCH 6, 2023, 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, Craig Eppy
Board Member, Jason King
Board Member, Wallis Peterson
Vice Chair, Jack Doren
Board Chair, Scott Rivelli

Also Present:

Sean Swartz, City Attorney Representative
Peter Schwarz, Director of Community & Economic Development Department
Lauren Pruss, Assistant Director of Community & Economic Development
Craig Southern, Planning Supervisor
Lorraine Belle, Senior Planner
Melissa Alvarado, Recording Secretary

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

PRESENTATIONS

1. APPROVAL OF MINUTES – November 7, 2022

Member Peterson made a motion to approve the November 7, 2023 meeting minutes. Member Eppy seconded the motion which prevailed by the following vote:

YES: Board Member Eppy, Board Member King, Board Member Peterson, Vice Chair Doren, and Chair Rivelli

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.
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Oakland Park resident, Mr. Frank Romeo, commented on the traffic near Oakland Park Boulevard and Federal Highway between 18th and 19th Avenues, and requested a traffic study and traffic calming device.

ITEMS TO CONSIDER

3.	Case #CD23-03RZ “Orange Grove Manor Single-Family Lot 7 Block 1” A public hearing to consider the application by US Housing Equity Fund, LLC, for rezoning from the PCC-2: Planned Business Center District to the R-1: Single Family Residential District for the subject property generally located in the 2900 block of NW 29 Street, identified with Parcel ID 4942-29-06-0070 and legally described as Lot 7, Block 1, "ORANGE GROVE MANORS " according to the Plat thereof, as recorded in Plat Book 30, Page 50, of the Public Records of Broward County, Florida.
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Planning Supervisor, Craig Southern, provided staff’s presentation.

Oakland Park resident, Oswald Wellington, commented on the current zoning of the proposed project site, the drainage of the area, and inquired about future requests to rezone in the vicinity.

Member Peterson requested a response to the public comments related to rezoning and drainage of the area.

Mr. Schwarz explained that the City does not intend to rezone privately owned parcels at this time, and individual owners that would like to rezone would come before the Planning and Zoning Board. He explained that drainage is reviewed on a case-by-case basis by the Development Review Committee and the Utilities and Water Departments. He added that the water infrastructure had been replaced in that particular neighborhood by the County and City Staff would look into the known drainage issues in the area.

Vice Chair Doren asked for clarification on the zoning description. Mr. Schwarz explained that the existing area preexisted the PCC-2 zoning. The applicant has some existing single-family and low-density multi-family along 29th Street as there are scattered low-density, multi-family, or single-family in that area along 29th street. He noted that the description observed what currently exists.

Chair Rivelli asked about the Neighborhood Participation Meeting. The applicant, Mr. German Agudelo, stated that feedback from the public was positive and concerns regarding landscaping and drainage were addressed.

Member King made a motion to recommend that the City Commission approve the request for Member Peterson seconded the motion which prevailed by the following vote:

YES: Board Member Eppy, Board Member King, Board Member Peterson, Vice Chair Doren, and Chair Rivelli.

4.	Case #CD23-02RZ “Orange Grove Manor Single-Family Lot 20 Block 1” A public hearing to consider the application by US Housing Equity Fund, LLC, for rezoning from the PCC-2: Planned Business Center District to the R-1: Single Family Residential District for the subject property generally located in the 2900 block of NW 29 Street, identified with Parcel ID 4942-29-06-0170 and legally described as Lot 20, Block 1, "ORANGE GROVE MANORS " according to the Plat thereof, as recorded in Plat Book 30, Page 50, of the Public Records of Broward County, Florida.
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Planning Supervisor, Craig Southern, provided staff’s presentation.

Oakland Park resident, Oswald Wellington, commented on the installation of the water main and sewer main and the zoning classification from PCC-2 to R-1.

Member Peterson inquired about the landscape and elevation plans, preservation of Poinciana trees, water and sewer lines, and rezoning of the area. Mr. Agudelo stated that a schematic of the proposed plans has been provided to the City, and the trees on the lot would not be removed. He added that the as-builts are needed to find the precise location of the water and sewer lines.

Mr. Schwarz explained that rezoning of the area would require a quasi-judicial process which would be lengthy and cumbersome, and it is not a practice of the City to rezone privately owned property. He added that the most efficient approach to rezoning in the area would be based on a case-by-case basis.

Member Peterson made a motion to recommend that the City Commission approve the rezoning of the subject property from PCC-2: Planned Business Center District to the R-1: Single Family Residential District. Vice Chair Doren seconded the motion which prevailed by the following vote:

YES: Board Member Eppy, Board Member King, Board Member Peterson, Vice Chair Doren, and Chair Rivelli.

OTHER BUSINESS

None

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:29 P.M.

CITY OF OAKLAND PARK, FLORIDA

SCOTT RIVELLI, BOARD CHAIR

ATTEST:

MELISSA ALVARADO, BOARD SECRETARY