



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

---

**MINUTES**  
**PLANNING & ZONING ADVISORY BOARD MEETING**  
**JANUARY 11, 2016, 6:30 P.M.**

---

The regular meeting of the Planning and Zoning Advisory Board of the City of Oakland Park, Florida was called to order at 6:33 p.m. by Chair Doren.

**ROLL CALL**

**Present:**

Jack Doren, Chair  
Caryl Stevens, Vice Chair  
Diane C. Wendt, Board Member  
Mark Zaden, Board Member  
Toby Lawrence, Board Member

**Also Present:**

Jacob Horowitz, Board Attorney  
Kristen Nowicki, Senior Planner, Staff Liaison  
Justin Proffitt, Senior Planner  
Shelly Eichner, Calvin Giordano and Associates Inc.  
Shane Laasko, Renaissance Planning Group  
Janet Sinclair, Recording Secretary

**1. Approval of Minutes – December 7, 2015**

Vice Member Wendt moved to approve the minutes. Chair Stevens seconded the motion which prevailed by the following vote:

**YES:** Vice Chair Stevens, Member Wendt, Member Zaden, Member Lawrence, Chair Doren.

**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

**3. Request by Staff: Change In Order of Items**

**Staff requested to reverse the order of agenda items:**

**Agenda Item No. 3 - Case #CD15-15T, Land Development Code Text Amendment to the Master Business List (MBL) and Supplemental Regulations, "Master Business List Revision."**

**Agenda Item No. 4** - Case #CD15-13 DMUD “13 Urban Place Townhomes”, a request by IDI Main Street, LLC for Site Development Plan approval for 6 townhomes on 0.43 acres at 3721 N.E. 13th Avenue.

Member Wendt made a motion to reverse Agenda Items, No.3 and No.4. Member Lawrence seconded the motion which prevailed by the following vote:

**YES:** Vice Chair Stevens, Member Wendt, Member Zaden, Member Lawrence, Chair Doren.

**PUBLIC HEARINGS**

4.	<b>Case #CD15-07T, A Request by DEWDROPWORLD, LLC and OPUS 1030, LLC to Amend the Downtown Mixed Use District Use Table to Increase the Permitted Size of an Athletic/Fitness Club in the Boulevard Commercial Sub-Area from 10,000 square feet to 30,000 square feet.</b>
----	--

- Kristen Nowicki, Senior Planner, provided the staff presentation.
- Hope Calhoun, Attorney, presented on behalf of the applicant.
- Victor and Lynne Brick, proposed tenant of the applicant, spoke pertaining to the agenda item.

**Public Hearing:**

Mitchell Stolberg, 60 NW 47<sup>th</sup> Street, had a concern pertaining to the size.

**MOTION(S)**

Member Lawrence made a motion to recommend denial of the request, and forward the request to the City Commission. Member Wendt seconded the motion which prevailed by the following vote:

**YES:** Member Lawrence, Member Wendt, Chair Doren

**NO:** Vice Chair Stevens, Member Zaden,

5.	<b>Case #CD15-13 DMUD “13 Urban Place Townhomes”, a request by IDI Main Street, LLC for Site Development Plan approval for 6 townhomes on 0.43 acres at 3721 N.E. 13th Avenue.</b>
----	--

Kristen Nowicki, Senior Planner, provided the staff presentation.

**MOTION(S)**

Vice Chair Stevens made a motion to take staff’s recommendation to support the Development Review Committee (DRC) finding of compliance of the “**13 Urban Place Townhomes**” **Site Development Plan and forward recommendations to the City Commission.** Member Zaden seconded the motion which prevailed by the following vote:

**YES:** Vice Chair Stevens, Member Zaden, Member Lawrence, Chair Doren,

**NO:** Member Wendt

**PUBLIC HEARINGS**

6.

**Case #CD15-15T, Land Development Code Text Amendment to the Master Business List (MBL) and Supplemental Regulations, "Master Business List Revisions."**

Justin Proffitt, Senior Planner provided the staff presentation.  
Shane Laasko, Renaissance Planning Group, also discussed item.

**Public Hearing:**

Mitchell Stolberg, 60 NW 47<sup>th</sup> Street, had concerns pertaining to the regulations governing businesses, and industrial business being next to residential.

**MOTION(S)**

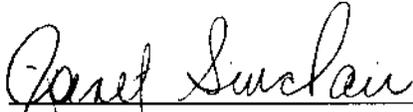
Member Wendt made a motion to recommend to the City Commission, to accept staff's recommendation. Member Zaden seconded the motion which prevailed by the following vote:  
**YES:** Vice Chair Stevens, Member Lawrence, Member Zaden, Member Wendt, Chair Doren

7.

**OTHER BUSINESS**

The next meeting of the Planning and Zoning Advisory Board will be held Monday, March 7, 2016.

**ADJOURN:** There being no further business the meeting was adjourned at 9:07 p.m.

  
\_\_\_\_\_  
Janet Sinclair, Recording Secretary

  
\_\_\_\_\_  
Jack Doren, Board Chair