



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

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MINUTES  
PLANNING AND ZONING BOARD MEETING  
MARCH 11, 2019, 6:30 P.M.

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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. by Chair Jack Doren.

**ROLL CALL**

**Present:**

Jack Doren, Chair  
Caryl Stevens, Vice Chair  
Mark Zaden, Board Member  
Toby Lawrence, Board Member  
Michael O'Byrn, Board Member

**Absent:**

Robert Waters, Alternate

**Also Present:**

Jennifer Frastai, Director of Engineering and  
Community Development  
Alex Dambach, Planning Supervisor  
Peter Schwarz, Assistant Director, Planning,  
Zoning and Building  
Sean Swartz, City Attorney  
Kaitlyn Collier, Board Secretary

**Pledge to the Flag**

**1. APPROVAL OF MINUTES - January 14, 2019**

Member Zaden moved to approve the minutes. Member O'Byrn seconded the motion, which prevailed by the following vote:

**YES:** Chair Doren, Vice Chair Stevens, Member Lawrence, Member Zaden, Member O'Byrn

**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. **A Public Hearing to present the application by Integra Real Estate, LLC to use the Additional Building Height Program for the Oakland Square Project, a proposed mixed use development to be located at the two now-vacant city blocks on the west side of N. Dixie Highway between N.E. 37th Street and N.E. 39th Street.**

Ms. Frastai provided Oakland Park Square presentation.

Mark Dubrow, Integra Investments LLC, was present.

Public Comments:

David Bowles, business owner and landlord in Oakland Park, said he supported this project. He remarked it was difficult to find a developer so willing to work with the City.

Dean Surolink, 3446 NE 12 Avenue, said he had recently purchased two buildings across the street and he supported this project as well.

Michael Pittman asked how approval of this would affect future development.

Brian Nelson, PRA South Florida, local building owner, said they had invested in Oakland Park in 2016, and had grown here.

Board Comments:

Vice Chair Stevens recalled that she had been on the city commission when this started. She admitted that back then, the commission had never envisioned buildings this tall. Residents were concerned about the height of the buildings and they had expressed concern about the loss of parking.

Member O'Byrn was concerned about the precedent approval might set. Ms. Frastai explained that code included height limitations and applicants could request additional building height if the project met code requirements. The requirements now were: assembly of a city block and providing a public amenity. Different sub areas had different heights in their additional building height programs.

Renee Miller, R. Miller Consulting Group, stated this did not go outside what was provided in the city code. This would neither push the envelope nor set a precedent.

Vice Chair Stevens said residents were concerned about parking for events at Jaco Pastorius Park and the impact this would have on neighboring small homes and parks. Chair Doren said these questions were beyond the scope of this meeting.

Chair Doren was thrilled about the development of such small parcels and admitted this would entail limitations. He felt the parking amenity was the one the city needed most. He commended staff for their efforts.

Vice Chair Stevens asked staff about event parking and Ms. Frastai explained that city events rarely occurred during business hours, so the 116 spaces dedicated to the city could be used for a special event. The city could also reserve those spaces for community meetings.

Member Zaden made a motion to recommend approval. Member O'Byrn seconded the motion, which prevailed by the following vote:

**YES:** Chair Doren, Member Lawrence, Member Zaden, Member O'Byrn  
**NO:** Vice Chair Stevens

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| <p>4. <b>A Public Hearing to consider the application by Integra Real Estate, LLC requesting the assignment of 47 flexibility units to be located at the now-vacant city block on the west side of N. Dixie Highway between N.E. 38th Street and N.E. 39th Street.</b></p> |
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Mr. Dambach provided the staff presentation.

Public Comments:

David Bowles, business owner and landlord in Oakland Park, said the developer was requesting only 47 of the over 750 flex units available to the city. He said his businesses needed traffic and the city needed change.

Brian Nelson, PRA South Florida, local building owner, said his company had 40 employees, 35 of whom were under 35 years old. He stated they were seeking places to live, work and shop.

Dean Surolink, 3446 NE 12 Avenue, said he intended to open a bar/restaurant across the street and he wanted more people walking around the area.

Board discussion:

Ms. Miller explained that the county allotted each city a certain number of flex units per a city's comprehensive planning process.

Chair Doren believed this would be full in no time; he felt there was a big demand for this type of development. He agreed they needed the density to allow more people to live downtown and support the businesses they wanted.

Member Zaden moved to recommend the city commission approve the assignment of 47 flexibility units to be located at the now-vacant city block on the west side of N. Dixie Highway between N.E. 38th Street and N.E. 39th Street. Member O'Byrn seconded the motion, which prevailed by the following vote:

**YES:** Chair Doren, Vice Chair Stevens, Member Lawrence, Member Zaden, Member O'Byrn

**5. OTHER BUSINESS**

Ms. Frastai invited everyone to attend the Downtown Mixed Use District Land Development Code community outreach meeting on March 21 at 6:30 p.m. at Jaco Pastorius Park.

**ADJOURNMENT**

The meeting was adjourned at: 7:20 p.m.

CITY OF OAKLAND PARK, FLORIDA

  
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Jack Doren, Chair

ATTEST:

  
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Kaitlyn Collier, Board Secretary