



Oakland Park Municipal Building – ECD
Large Conference Room
5399 North Dixie Highway, Suite 2
Oakland Park, Florida 33334

MINUTES
DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING
APRIL 8, 2021, 10:00 A.M.

The regular meeting of the Development Review Committee of the City of Oakland Park, Florida was called to order at 10:00 A.M. This meeting was held by Zoom.

Due to the Coronavirus (COVID-19) all City facilities are closed, including City Hall. The Development Review Committee 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:

Antwan Armalin, Solid Waste Foreman
Alex Dambach, Planning Supervisor
Chris French, Fire Inspector/Investigator
Deputy Howard, Broward Sheriff’s Office
Chris Lips, Utilities Manager
Skip Margerum, Community Enhancement
Manager
Dave Spence, Structural Chief Inspector
Kevin Woodall, Code Enforcement Officer II
Peter Schwarz, Assistant Director of Community
& Economic Development

Also Present:

Lorrainia Belle, Senior Planner
Melissa Alvarado, Recording Secretary

Absent – (Excused)

1. Approval of Minutes- March 25, 2021

Member Woodall made a motion to approve the March 25, 2021 DRC meeting minutes Deputy Howard seconded the motion which passed 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.**

None

ITEMS TO CONSIDER

- 3. Site Development Plan Review: Case # CD17-23RZPZ- “CG Groupe Townhouse Amendment”:** Site Development Plan Review for revisions to approved site plan for townhouses at the 5800-block of N Dixie Hwy.

Planning and Zoning Comments

Mr. Dambach gave a brief description of the project and provided the planning and zoning comments. Member Dambach asked for the applicant to clarify if the eyebrow roofs over the front doors would be 3 feet by 6 feet.

Mr. Adam Bedzow, the applicant for the project, explained that in the existing approved site plan there were portico overhangs that were already present on buildings two and three and were submitted and approved. He added that the dimensions of the portico overhangs were provided in the construction drawings and the team would like to incorporate them into the balance of the units. The approximate dimensions of the overhangs are 3 feet by 8 feet.

Member Dambach inquired if the dimensions of the overhangs would provide enough space for people to sit beneath and suggested to increase the dimension from 3 feet to 4 feet or to demonstrate how furniture would fit beneath the overhang.

Don Lang, a member of the applicant’s team, explained that there was no way to locate furniture on the accessible routes because they are designed for tenants to get people to each unit. He added that it is not an area that would be possible to place furniture regardless of the size of the roof and must remain accessible for the tenants. Member Dambach stated he would take a closer look at the site plan.

Member Dambach stated that engineering approved the project.

Fire Prevention Comments

Member French had no comments pertaining to fire prevention and approved the project.

Landscaping Comments

Member Woodall approved the landscaping plans with no comments.

Solid Waste Comments

Member Armalin had no comments pertaining to solid waste and approved the project.

Building and Structural

Member Spence had no comments pertaining to building and structure.

Crime Prevention Through Environmental Design Comments

Deputy Howard approved the project with no additional comments.

- 4. New Application Introduction:** Initial discussion of newly received DRC applications that are either just starting review or are still being reviewed for completeness. Applicant may attend and participate.

1. 2716 W Oakland Park Blvd – A Good Shepard Event Space

Lorrainia Belle, Senior Planner for Oakland Park, gave a presentation on the project to the Committee. The applicant is requesting a Conditional Use and Site Plan Review for the conversion of an existing storefront into an assembly space of 2,600 square feet.

2. 3701-3901 N Dixie Hwy – Sky Building

Lorrainia Belle, Senior Planner for Oakland Park, gave a presentation on the project to the Committee. The applicant is requesting a Site Plan Review for a mixed-use development that will include residential, retail and office uses, including Oakland Park City Hall. The proposed project would consist of two six story mixed-use buildings. The north building would consist of 119 dwelling units with the first floor used for retail and the south building would consist of 21 dwelling units with the first floor used for retail and future City Hall as well as a parking garage.

3. 3333 N Federal Highway – Project O/Round Corner

Lorrainia Belle, Senior Planner for Oakland Park, gave a presentation on the project to the Committee. The applicant is requesting a Site Plan Review to modify an approved mixed-use development project with 274 dwelling units and commercial areas.

4. 116 NW 41st Street – RES Elite II Townhomes

Lorrainia Belle, Senior Planner for Oakland Park, gave a presentation on the project to the Committee. The applicant is requesting a Site Plan Review to construct four new townhouses.

OTHER BUSINESS

None

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:26 A.M.

ATTEST:

Alexander Dambach

Alex Dambach, Planning Supervisor,
Community & Economic Development Department

Melissa Alvarado
Melissa Alvarado, Recording Secretary

Signature: *Alexander Dambach*
Alexander Dambach (May 3, 2021 17:02 EDT)

Email: alexander.dambach@oaklandparkfl.gov






04082021 DRC Minutes (1)

Final Audit Report

2021-05-03

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