



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

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## PLANNING AND ZONING BOARD

APRIL 11, 2022 6:30 PM

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### ROLL CALL

### PLEDGE TO THE FLAG

### PRESENTATIONS

### APPROVAL OF MINUTES -

1. Approval of March 7, 2022 Minutes
2. **Public Comments**

Public Comments may be sent (250 word maximum) to [publiccomments@oaklandparkfl.gov](mailto:publiccomments@oaklandparkfl.gov), or by registering with the city clerk's office at 954-630-4300, no later than 5:00 p.m. the day of the meeting to receive Zoom meeting log-in information for verbal comments no longer than 4 minutes.

### ITEMS TO CONSIDER

3. **Case No. CD20-15CPT "Oakland Park Downtown Development District (OP3D) Land Development Code Text Amendment"** A public hearing to consider amending the City of Oakland Park Land Development Code providing regulations for the downtown areas of Oakland Park by updating Chapter 24, Article XX "Oakland Park Downtown Development District (OP3D) Regulations," sections 24-254 through 24-284, to provide new regulations for permitted, prohibited, and conditional uses; the addition of a new Middle River sub-area; updates to the Bonus Provision Program requirements; and other updates for the area pertaining to properties within the expanded Oakland Park Activity Center future land use designation.
4. **Case #CD20-15CPTRZ "OP3D Rezoning"**  
A public hearing to consider rezoning the property generally consisting of the following: an area bound on the north by NE 43 Street, on the east by Dixie Highway, on the south by NE 42 Street, on the west by the west parcel lines of certain parcels along the west side of Dixie Highway between NE 42 Street and NE 43 Street; an area bound on the north by NE 42 Street (extended), on the east by NE 12 Terrace, on the south by NE 40 Place (extended), and on the west by the Florida East Coast Railway; an area bound on the north by Oakland Park Boulevard, on the east by NE 13 Avenue, on the south by the North Fork of the Middle River shoreline to the south end of NE 12 Terrace and then extending due west of that point to the Florida East Coast Railway and continuing south along the railway to the North Fork of the Middle River shoreline and continuing along that shoreline to NE 6 Avenue, and on the west by NE 6 Avenue; and an area generally bound on the north by a line running generally northwest from the corner of NE 10 Avenue and NE 40 Court to the center of the

block; on the east by NE 10 Avenue, on the south by Oakland Park Blvd, and on the west by the west parcel lines of certain parcels approximately 1-2 lots deep along the west side of NE 10 Avenue between Oakland Park Boulevard and NE 42 Street (property), to change the current zoning designations from B-1, Community Business; B-2, General Business; B-3 Commercial - Industrial; I-1, Light Industrial; OS, Open Space; R-1, Single Family Residential; RM-16, Multifamily Residential; and RM-25, Multifamily Residential to the Oakland Park Downtown Development District (OP3D) and its sub areas.

**5. Case #CD19-13T “Text Amendment to Amend Automobile Sales Regulations”**

A Public Hearing to consider amending Chapter 24 of the Code Of Ordinances, Entitled “Land Development Code”, by specifically amending Article III, Section 24-41, entitled “Master Business List” to convert ‘Automobile Sales, Wholesale & Retail (Within Building Only)’ from a permitted to a conditional use in applicable zones and to add supplemental regulations for this use and for ‘Automobile Sales, Used’ establishments.

**OTHER BUSINESS**

**ADJOURNMENT**

This meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Clerk's Office by telephone: 954.630.4300, or via Fax: 954.630.4302 for information or assistance.

If a person decides to appeal any decision made by the Planning and Zoning Advisory Board with respect to any matter considered at this meeting, the person will need a record of the proceedings, and that, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

I, the undersigned authority, certify the above Notice of Meeting of the Planning and Zoning Advisory Board is a true copy of the Notice posted on the outdoor bulletin board at the main entrance of City Hall, a place convenient and readily accessible to the general public at all times.

Posted: \_\_\_\_\_ Prepared By: \_\_\_\_\_