



Jaco Pastorius Community Center
1098 N.E. 40th Court Oakland Park,
Florida 33334

MINUTES
CITY COMMISSION DOWNTOWN MIXED USE DEVELOPMENT
(DMUD) WORKSHOP
JULY 30, 2015, 6:30 P.M.

PRESENT:

Jed Shank, Mayor
Tim Lonergan, Vice Mayor
Shari McCartney, Commissioner
John Adornato, Commissioner
Sara Guevrekian, Commissioner

Also Present

David Hebert, City Manager
Renee Shrout, City Clerk
Harris Hamid, Director ECD

WELCOME & INTRODUCTIONS

Harris Hamid, PE *Director of Engineering & Community Development*

PRESENTATION –

Doug Snyder CSI CDT NCARB, LEED AP BD+C *Falkanger Snyder Martineau & Yates*

Mr. Snyder presented that the Downtown Mixed Use District would be redeveloped based on a community vision, allowing mixed-use opportunities, encouraging desirable downtown redevelopment, fostering smart growth and economic development, a focus on transit, bike and pedestrian orientation, public parking and creating locations for public events and activities.

He stated currently the DMUD consists of two separate documents:

- Land Development Code: Article XX, Oakland Park Downtown Mixed Use District Regulations
- Oakland Park Mixed Use District Design Guidelines

Vision: Culinary Arts District

District Sub-Areas: the DMUD is broken up into 7 district sub-areas - 1. Boulevard Commercial; 2. North End Urban Residential; 3. Park Place; 4. Civic Use; 5. Dixie Mixed Use; 6. Residential Office Buffer; 7. The Neighborhoods

Mr, Snyder reviewed the seven subareas of the DMUD and issues related to: Existing Legal Non-Conforming uses, Adaptive Reuse, Redevelopment; Residential quality of life, Density, Neighborhood Compatibility; Railroad Station; On-street parking/parking garage; Commission Involvement in redevelopment.

Public Comment: None

CITY COMMISSION DISCUSSION

Mayor Shank reminded the members that they are to be focused tonight on the DMUD area. One concern he recalls is clarification on what comes before the commission and what does not. Commissioner McCartney said they must make changes in a way that allowed adequate notice for developers.

Commissioner Guevrekian noted that things had changed since 2004 when the regulations were created. She wanted to ensure they did not send mixed messages to staff or developers. She said code section 24-276 Adaptive Reuse incentive Program, sections A and B, which were created after the re-evaluation, must be re-written because they allowed for no input from the Planning and Zoning Board or the city commission.

Harris Hamid, Director of Engineering and Community Development, referred to the downtown mixed use regulations and the 2010 interim regulations and explained that they had tried to refine the development review process. This applied to certain types of desirable categories in order to make it easier for a developer to get approval.

Commissioner Adornato asked if they wanted to change the rules so the city commission had to approve development, rather than the Development Review Committee. Mayor Shank requested they discuss the rules first.

Commissioner Adornato suggested removing the phrase that indicated the commission could conduct a public hearing in at some point the future. Mayor Shank suggested they discuss their vision for the downtown area.

Commissioner Guevrekian stated they must decide on the threshold for vertical development and density. She said the area that was 65 dwelling units per acres contradicted their goal of neighborhood integrity. She wondered where shops and restaurants would exist if the area was restricted to purely residential.

Vice Mayor Lonergan noted he was seeing a lot of adaptive reuse. He wanted to see garden apartments/condos as well as restaurants in the culinary district with taller buildings on Main Street with businesses at ground level and residences above were allowed. He felt the height should decrease as it neared existing residential development.

Commissioner Adornato suggested that in categories 3. Park Place and 5. Dixie Mixed Use, there did not need to be business development at street level. Mr. Hamid stated category 7 Neighborhoods, was the only one where residential was promoted and commercial was limited to 5%. Dixie Mixed Use encouraged a mix of commercial and residential and did not allow residential on the ground floor. Commission members noted the code was not specific enough about this.

Commissioner Guevrekian agreed the ground floor commercial component was important to achieve their goals in the downtown. She did not feel a residential element should be a requirement. Commissioner Adornato did not want offices to be located on the ground floor. Mr. Hamid explained that specific uses were included.

Mayor Shank wondered how practical this plan was now since it required property assembly. Commissioner McCartney noted that this would not happen overnight. Mayor Shank envisioned the Culinary arts District as an overarching theme that was interconnected and unique with restaurants, niche breweries and culinary retail establishments interconnected with urban farming. He did not believe they needed residential on site to bring in customers. He noted concern with sustainability. Mayor Shank wanted to exercise discretion about the types of businesses that come in. He also questioned the need for six stories buildings.

Commissioner McCartney commented that the points made about density were very good though the market would dictate.

Vice Mayor Lonergan agreed they should be cautious, but felt they needed residential in the downtown. He suggested they also need to look at mass transit.

Commissioner Adornato stated they were in a good place now because All Aboard Florida was coming. He doubted that owners of one-story building would immediately build to six stories but he anticipated population growth. He believed there needed to be mixed use retail/residential and they should consider allowing residential development in the block on Oakland Park Boulevard where it was currently prohibited, from the corner of Dixie Highway west.

Commissioner Guevrekian stated she completely agrees with the Mayor's comments regarding quality of life and agrees with Commissioner Adornato's comment regarding increase in population projections. As such, she does not want to compromise on parking, setbacks, landscaping and contribution to the city and stated her threshold for residential was less than Commissioner Adornato's. She noted 55 units per acre is beyond her threshold and would be asking for problems with the gridlock it would create.

Mayor Shank commented on the concept of transit-oriented development, although he appreciates it from an academic perspective, he does not think it is practical or real. He stated we are in a dense urban area now and believes it is an excuse to develop more. He is not in favor of an increase in density.

Mr. Hamid requested clarification on what uses should be presented to the commission and which should not. Commissioner Guevrekian noted conditional use triggered community involvement, public hearings and a commission vote. Her interpretation was that magnitude, not necessarily use, was a potential trigger for commission approval as is would affect the community at large. She felt a revision and clear definitions were needed.

Mayor Shank stated they had accomplished being educated about the DMUD regulations and talked about their visions and concerns. They still needed to go through the document and identify specific revisions and discuss the approval requirements. Mayor Shank suggested commission members do this as “homework” and their suggestions could be discussed at a future commission meeting. He asked to hear from the community to provide their input and concerns.

CITY OF OAKLAND PARK, FLORIDA

JED SHANK, MAYOR

ATTEST:

RENEE M. SHROUT, CMC, CITY CLERK