



Downtown Redevelopment Planning Update

STATUS UPDATE FEBRUARY 2017

THE MISSION

The City Commission held a workshop to identify areas of potential revisions for the City's Downtown Mixed Use Development regulations. Subsequently, the City Manager developed a working group of City professionals and outside consultants to focus collaboratively on moving the downtown development initiative forward.

The mission of the Downtown Mixed Use Development Planning Team is...

“ To systematically collaborate with city administration, urban planning, engineering, economic development, and marketing professionals to comprehensively plan, establish, and implement the Downtown redevelopment vision for the City of Oakland Park. ”

THE PLAN – Elements for Success

COMPLETED | UNDERWAY | and POTENTIAL

URBAN PLANNING

- DMUD Regulations
- Mobility Plan
- Architectural Concept Development

ECONOMIC DEVELOPMENT

- Retail Coach
- 5 Year CRA Plan
- Facilities Study
- Potential Grant Opportunities

FUNDING STRATEGY

- Cultural Grant for Main Street
- MPO Funding
- EDA Grant
- State Revolving Loan Fund
- BRP Grants
- Commerce Department Grant

MARKETING AND BRANDING *(for Culinary Arts District)*

- Updated Street Banners
- Continue to Reinforce & Communicate the Brand
- Market the Opportunity

CAPITAL IMPROVEMENT

- Parking Study
- Roadway Improvements
- Jaco Fountain Plaza
- Main Street Archway
- L-Shaped Building Redevelopment
- Land Acquisition
- South End Plaza
- Pedestrian and Bikeway Improvements

THE PLAN – How to Execute



Project Status – DMUD Changes

Phase I - Short term ordinance changes implemented within 12 months

Phase II – Long term land use planning changes implemented within 24 months



Project Status – DMUD Changes **Phase One**

PROBLEM STATEMENT - PROLIFERATION OF ADAPTIVE REUSE VS. FULL REDEVELOPMENT

Solutions:

- Revise and/or remove the Adaptive Reuse/Interim Regulations
- Evaluate the potential of allowing for offsite allocation of parking without a waiver,
- Evaluate the elimination of parking waivers

PROBLEM STATEMENT – UNCLEAR PARKING LOT PROVISIONS

- Solutions: Re-zone individual parcels to Civic Use or Revise the definition of “Parking Lot, Commercial”
- Consider allowing temporary surface parking lots with the right aesthetic requirements

Project Status – DMUD Changes **Phase One**

PROBLEM STATEMENT –RESIDENTIAL DEVELOPMENT

Solutions:

- Require minimum lot assembly (or minimum aggregate property acreage) in the Neighborhoods sub-area
- Revisions to the parking regulations so that tandem driveway spaces are not allowed (spec. Residential)
- Require multi-family developments to have enhanced requirements for infrastructure (Curb and drainage, on street parking, lighting, and landscaping)

PROBLEM STATEMENT -INEFFICIENT PARKING REGULATIONS, SPECIFICALLY IMPACT FEES AND PARKING REQUIREMENTS

Solutions:

- Revisions to the Parking Impact Fee requirements
- Revisions to the parking ratios to reflect urban condition and not suburban condition

Project Status – DMUD Changes **Phase One**

PROBLEM STATEMENT – NEED FOR UPDATES AND LANGUAGE CLEAN UP

Solutions

- Rezone the Jaco Park area to “Civic Use” for consistency purposes
- Amend the DMUD Business List
- Language clarification to address previously noted inconsistencies in interpretation:
 - Inclusion of Culinary Use category
 - Requiring minimum densities in the residential sub areas
 - Amending the height/density bonus program
 - Changes to the sub-area boundaries
 - Allowing public parking in all sub-areas
 - Using maps to regulate height limits instead of only the sub-area. Addresses compatibility.

Project Status – DMUD Changes **Phase Two**

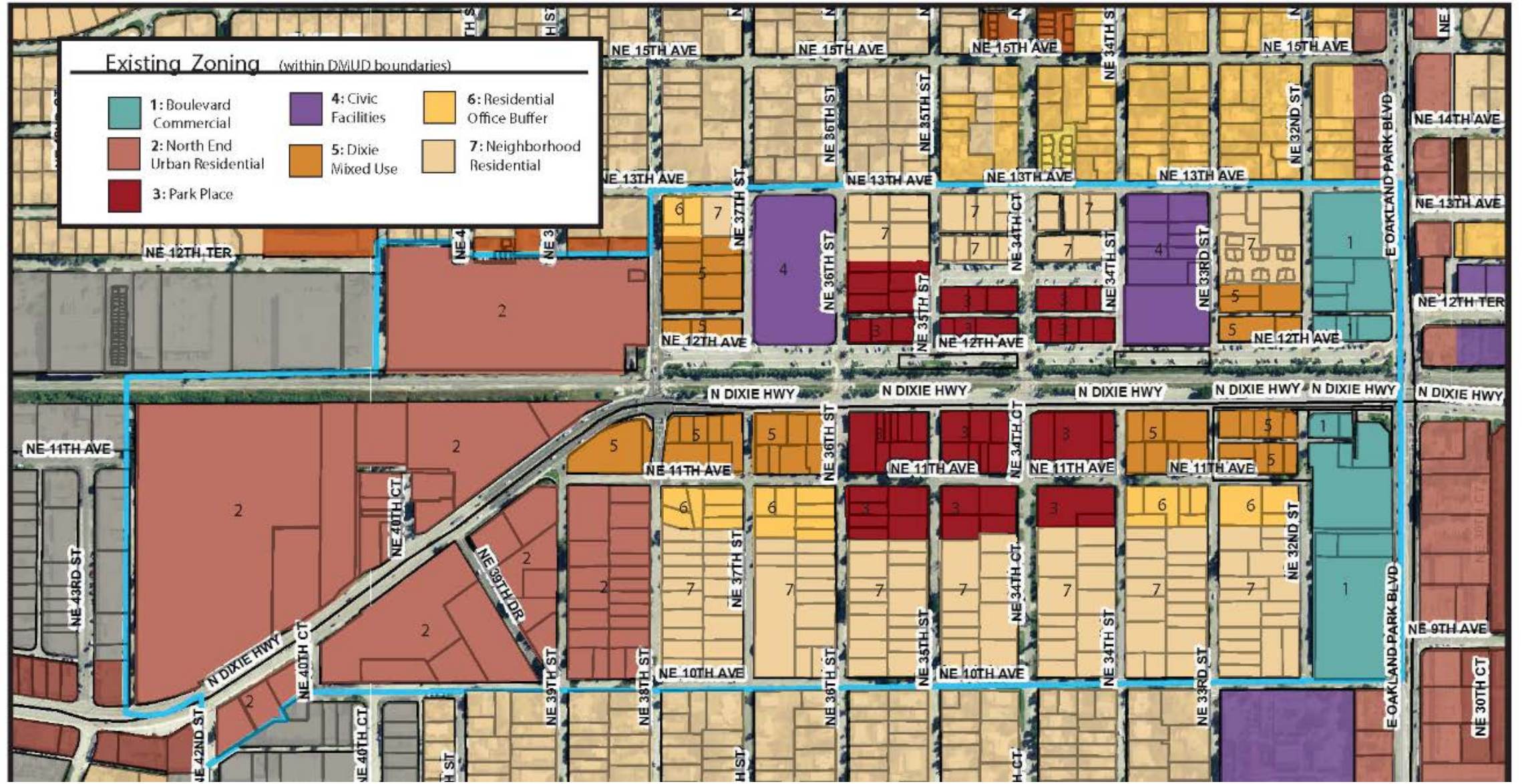
PROBLEM STATEMENT – SPORADIC MID BLOCK DEVELOPMENT AND ADAPTIVE REUSE IS LIMITING “HIGHEST AND BEST” FUTURE DEVELOPMENT IN SURROUNDING AREA

Solutions

- Amend block assembly requirements to allow for bonuses when a minimum aggregate acreage is assembled, even if it is less than the full block.
- Shift and/or collapse some of the DMUD zoning sub-areas to make for more flexibility
- Reduce the number of stories allowed in the downtown from six to five

Existing Zoning (within DMUD boundaries)

- | | | |
|--|---|--|
|  1: Boulevard Commercial |  4: Civic Facilities |  6: Residential Office Buffer |
|  2: North End Urban Residential |  5: Dixie Mixed Use |  7: Neighborhood Residential |
|  3: Park Place | | |



Project Status – DMUD Changes **Phase Two**

PROBLEM STATEMENT – ADDITIONAL RESIDENTIAL AND COMMERCIAL UNITS IN LOCAL ACTIVITY CENTER SHOULD BE REQUESTED

Solutions

- Request additional residential units and commercial square footage from Broward County, through a comprehensive LUPA process

PROBLEM STATEMENT – CURRENT CODE HAS RESTRICTIVE RESIDENTIAL UNIT TYPES AS WELL AS COMMERCIAL SUB CATEGORIES

Solutions:

- Amend residential unit types and amend commercial sub-categories for more flexibility in the use of available units and square footage.

Oakland Park Long Range LAC & DMUD Text and Map Amendments



Tentative Schedule		2017									2018								
		2 nd Quarter			3 rd Quarter			4 th Quarter			1st Quarter			2 nd - 3 rd Quarter					
LUPA/DMUD APPLICATION, PUBLIC HEARINGS & MEETING PROCESSING TIMELINE	LAC & DMUD Scope of Work & Work Authorization - Staff	X	X																
	LAC & DMUD Ordinance Prep - Consultant		X	X															
	LAC Public Input Meetings				X		X		X										
	P&Z Board DMUD Recommendation					X													
	P&Z Board/LPA LUPA Recommendation					X													
	1 st City Commission DMUD Adoption						X												
	1 st City Commission LAC Amend Adoption						X												
	2 nd City Commission DMUD Adoption								X										
	BC Planning Council LAC 1st Hearing									X									
	BC Commission LAC Transmittal Hearing										X	X							
	FDEO LAC Review											X	X						
	BC Planning Council 2nd Hearing													X					
BC Commission Final Adoption														X					
2 nd City Commission Adoption																X			
BCPC Recertification – Final Approval																		X	

LAC & DMUD Scope/WA
DMUD Ordinance
LUPA Ordinance
Public Input Meetings (2)

