

# Downtown Oakland Park

STRATEGIES TO UPDATE DEVELOPMENT REGULATIONS

# Introduction

- Moratorium set to expire October 2017.
- Update the Downtown's development regulations to support recent growth & investments and generate a base to support businesses, i.e. retail follows residential.
- Provide for livability components that create a communal ambiance and will sustain a vibrant future.



# Strategies for Achieving Goals

## GOALS

- Support recent growth and investments.
- Generate appropriate a base that will sustain a vibrant future.
- Attractive urban form, high aesthetic building and landscaping quality.
- Pedestrian friendly design, public amenities.

## STRATEGIES

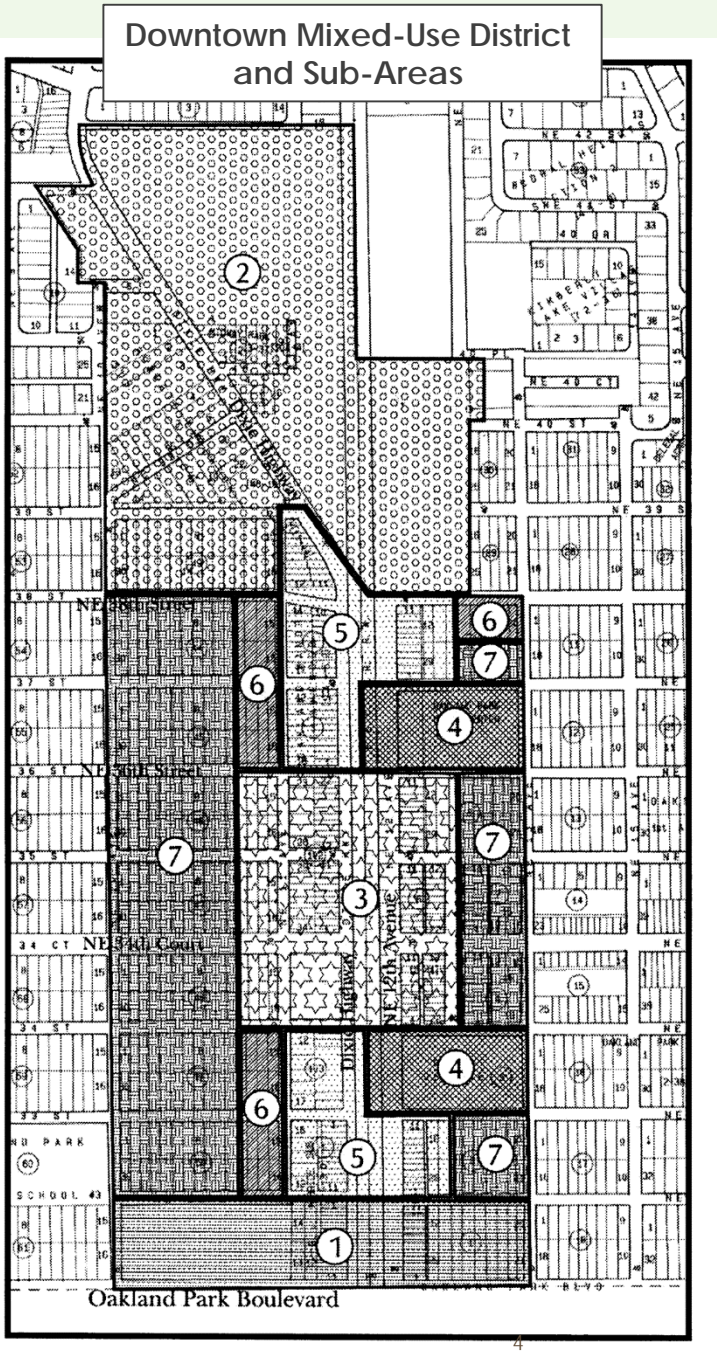
- Lot Assembly – To increase development opportunities.
- Graduated Zoning - increase the incentive for land assembly.
- Modify Development Standards such as unit sizes, setbacks, height, pervious area.
- Modify Design Guidelines elements such as setbacks, location of arcades, district-wide plazas/arcades, public/private interface, enhanced landscaping.

# Existing Conditions

## DMUD Zoning/Development Regulations

DMUD SITE DEVELOPMENT TABLE

Sub-Area	Bldg Height, Max. (Floors/Feet)	Parking	Setbacks			Pervious Area	D.U. Sq. Ft. min.	Density, Max.
			F	S	R			
1	3/36 (24-269) 6/76	Sec. 24-270	15 ft.	15 ft.	20 ft. +Res. buffer	20%		
2	3/36 (24-269) 6/76	Sec. 24-270	15 ft.	15 ft.	15 ft.	20%	1,100 sf avg/ 900 sf min.	35
3	3/36 6/90	Sec. 24-270	Dixie: 12 ft. 12 <sup>th</sup> : 10 ft.	10 ft.	10 ft.	5%	1,100 sf avg/ 900 sf min.	55
4	3/36 5/68	Sec. 24-270	0	5 ft. TH: 0	15 ft.	5%		
5	3/36 5/68	Sec. 24-270	Dixie: 12 ft. N.E. 12 <sup>th</sup> : 0	10 ft.	10 ft.	5%	1,100 sf avg/ 900 sf min.	45
6	3/36	Sec. 24-270	10 ft.	5/0 ft. PH	15 ft.	20%	1,100 sf avg/ 900 sf min.	16
7	3/36	Sec. 24-270	12 ft.	5/0 ft.	15 ft.	20%	1,000 sf min.	16



Oakland Park Boulevard

# RECOMMENDATIONS

- A. Local Activity Center (LAC) – As permitted, convert 600 villas and 250 townhouse units available in the LAC to multi-family units.
- B. DMUD Dimensional Requirements for the following uses:

DIMENSIONAL REQUIREMENTS							
	HEIGHT (Floors/Max Height)	SETBACKS			PERVIOUS AREA	UNIT SIZE, Sq. ft.	DENSITY (units/acre)
		F	S	R			
<b>BASE STANDARD</b> Applies to Duplex, Garden Apt, Townhouse, and Villas	3/36	5	10	30	30%	1,500 min.	12

## Recommendations Continued ...

### C. Definitions: Incorporate Broward County Unit Type Definition

- Duplex - Two (2) dwelling units, attached by a common party or fire wall, in one (1) building.
- Garden Apartment - Three (3) or more attached dwelling units in a two (2) or three (3) residential story building with each unit being only one (1) residential story.
- Townhouse - Three (3) or more attached dwelling units, attached by a common party or fire wall, with each unit having two (2) or more residential stories (exclusive of parking levels) and direct access from the ground floor.
- Villa - Three (3) or more dwelling units, attached by a common party or fire wall, in a building not exceeding one (1) residential story.



DUPLEX



VILLA



GARDEN APT



TOWNHOUSE

- D. Parking: Onsite parking shall be located in the rear of the building.
- E. Setback: Adjust Setbacks to encourage Community Interface.  
Require Base Standard units to front on the street.
- F. Pervious Surface Requirement: Increase Base Standard Pervious Surface Requirements to 30%.
- G. Base Standard – Applies to Duplex, Townhouse, Villa, Garden Apt.

H. Public Private Interface - Revise Oakland Park DMUD Design Guidelines: Street Level Guidelines to include the following:

1. A minimum of Five (5) feet of private land shall be incorporated into the street-level experience. This will include providing a barrier-free area that would include landscaping but not permit opaque fences that will create a disconnection between the street and the development but will be engaging of the street and the development.
2. A metal gated system to be considered with the Downtown Design Guidelines for entrances to individual developments/units but opaque fencing or undesirable fencing such as chain-link fencing should not be permitted. The inclusion of plazas, benches and pavers should also be encouraged within the interface area.
3. A consistent and continuous lighting system and street features should be required as provided for in the City's Downtown Design Guidelines.

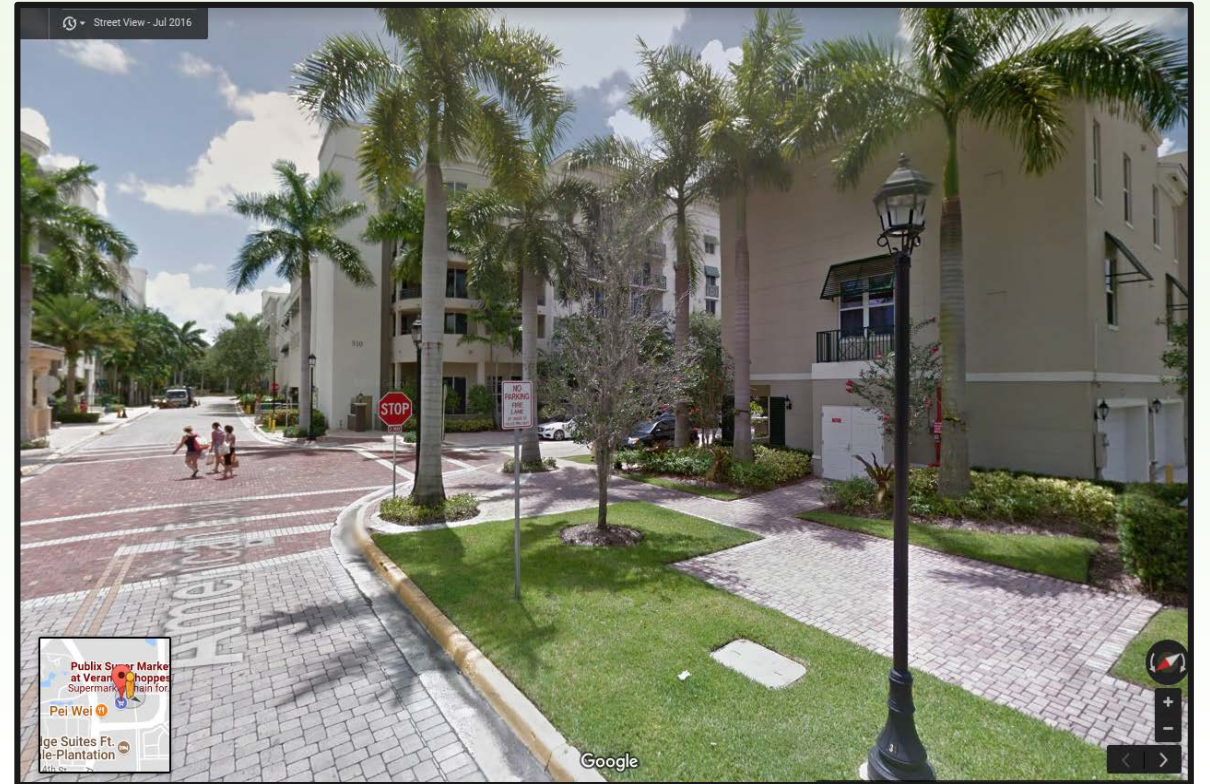
# Undesirable



# Desirable



# Desirable



# NEXT STEPS

1. Consideration and approval of Recommendations
2. Bring Ordinance Amendments adopting recommendations to Planning and Zoning Board
3. Bring Ordinance Amendments adopting recommendations to City Commission

