

**CITY OF OAKLAND PARK, FLORIDA
CITY COMMISSION AGENDA ITEM REPORT**

AGENDA ITEM NO. 7

MEETING DATE: 8/1/2018

PREPARED BY: Stephen Scott, Assistant **DEPARTMENT HEAD** ECD Planning & Building
Director **APPROVAL:**

Jennifer Frastai,
Director
Engineering and
Community
Development
Department

SUBJECT: An Ordinance amending Code Section 24-265, the Downtown Mixed Use District (DMUD) Use Table, to designate government offices as a permitted use in the Dixie Mixed Use sub-area of the Downtown Mixed Use District (DMUD)

1. BACKGROUND/HISTORY

Issue Statement: Section 24-265 of the City's Land Development Code, the Downtown Mixed Use District Use Table, currently lists Government Offices as a conditional use in the Dixie Mixed Use sub-area of the DMUD. This item proposes a text amendment to allow Government offices to be a permitted use in the Dixie Mixed Use sub-area of the DMUD to allow for greater flexibility in the siting of governmental offices as these are appropriate for the central part of downtown Oakland Park.

The Planning and Zoning (P & Z) Board heard the item at its July 23, 2018 meeting and voted to recommend passage to the City Commission by a vote of 3 to 2.

Recommended Action: The City Commission adopt an Ordinance amending Section 24-265 in the Dixie Mixed Use sub-area in the Downtown Mixed Use District Use Table to allow Government Offices a permitted use (with a "Y" designation in the DMUD use table).

2. CURRENT ACTIVITY

Section 24-265 of the City's Land Development Code, the Downtown Mixed Use District Use Table, currently lists Government Offices as a conditional use in the Dixie Mixed Use sub-area of the DMUD.

Policy 1.7.3 of the City of Oakland Park Comprehensive Plan, seeks to ensure compatibility with adjacent and surrounding uses and to establish different intensities of commercial, mixed-use and community facility development through the Land Development Code and associated zoning ordinances. Flexibility in siting land uses is for Downtown in recommended in Section 3.02.M the Comprehensive Plan. This change is intended to provide for greater flexibility in siting governmental offices that can serve the public.

The proposed text amendment to amend Section 24-265, the Downtown Mixed Use District Use Table, so that government offices will have a "Y" designation as a permitted use in the Dixie Mixed Use sub-area instead of a "C" for conditional use.

On May 14, 2018, an item to amend the entire DMUD District to allow government offices as a permitted use, with the exception of the Neighborhoods sub-area, was presented to the Planning and Zoning Board for consideration. The Board

recommended approval by a vote of 5/0. It was anticipated that the item would be presented at the May 16, 2018 City Commission meeting for first reading of the ordinance.

Prior to the release of the May 16th City Commission agenda, the item was removed in order to first provide the City Commission with an update on the West Dixie Lot Redevelopment Project Negotiations, as this text amendment would pertain to that property. The presentation providing an update on the project was given at the City Commission meeting of June 20, 2018 and this proposed text amendment was included in the presentation. The text amendment has since been modified to be limited to the Dixie Mixed Use sub-area to limit the scope of the modification. As a result of the change, the updated item was presented to the Planning and Zoning Board on July 9, 2018 and the Board voted to recommend tabling the item. The item was heard at the Planning and Zoning Board meeting of July 23, 2018 and approved by the board 3-2.

The proposed mixed use development project on the West Dixie Lots (Oakland Square) is within the Dixie Mixed Use sub-area. The proposed project includes a proposal for the relocation of City Hall operations to 29,000 square feet of leased space in the development.

3. FINANCIAL IMPACT

N/A

4. RECOMMENDATION

Staff recommends the City Commission pass the Ordinance on first reading amending Section 24-265, the Dixie Mixed Use District Use Table to designate government offices as a permitted use (designated with a "Y" for yes) in the Dixie Mixed Use sub-area.

ATTACHMENTS:

[Ordinance](#)

[Code Section 24-265](#)

[Map of DMUD sub-areas](#)

[Map of Dixie Mixed Use Sub-Area](#)