



CITY OF OAKLAND PARK | **DOWNTOWN URBAN PLANNING & DESIGN**

PUBLIC MEETING | MARCH 21, 2019

**ZYSCOVICH**  
ARCHITECTS  
WE MAKE PEOPLE PLACES

**MANY  
CONGRATS!**



# OAKLAND PARK CITY FACILITY BOND

**COMMUNITY MEETING**



Oakland Park \$40 million facilities bond was approved by nearly 70 percent of the voters on November 6, 2018.

The bond will fund the modernization of the City's three fire-rescue stations, our municipal Library and community centers that serve Oakland Park's diverse population, including children, seniors, and adults.

**GOAL:** To provide quality recreation programs, a well-maintained parks system, and library enrichment that is responsive to the leisure, learning, and business needs of a diverse community.

# Facility Priority Projects (11)





## Build on Your BUZZ



Music on the Main

Art Park Cultural Events

Oktoberfest

Culinary Classes

Culinary Art Showcases



Funky Buddha Craft  
Brewery Tours

Over 100 events &  
Activities Annually

**walkability + connectivity**

**open space + mobility options**

**enhancing community's sense of place**

**what uses support community vision**

**increased prosperity, vibrancy and attractiveness**

**WHERE ARE WE? WHERE DO WE WANT TO BE?**

**identifying the community's "DNA"**

**what is authentic? real? unique?**

**what is consensus vision?**

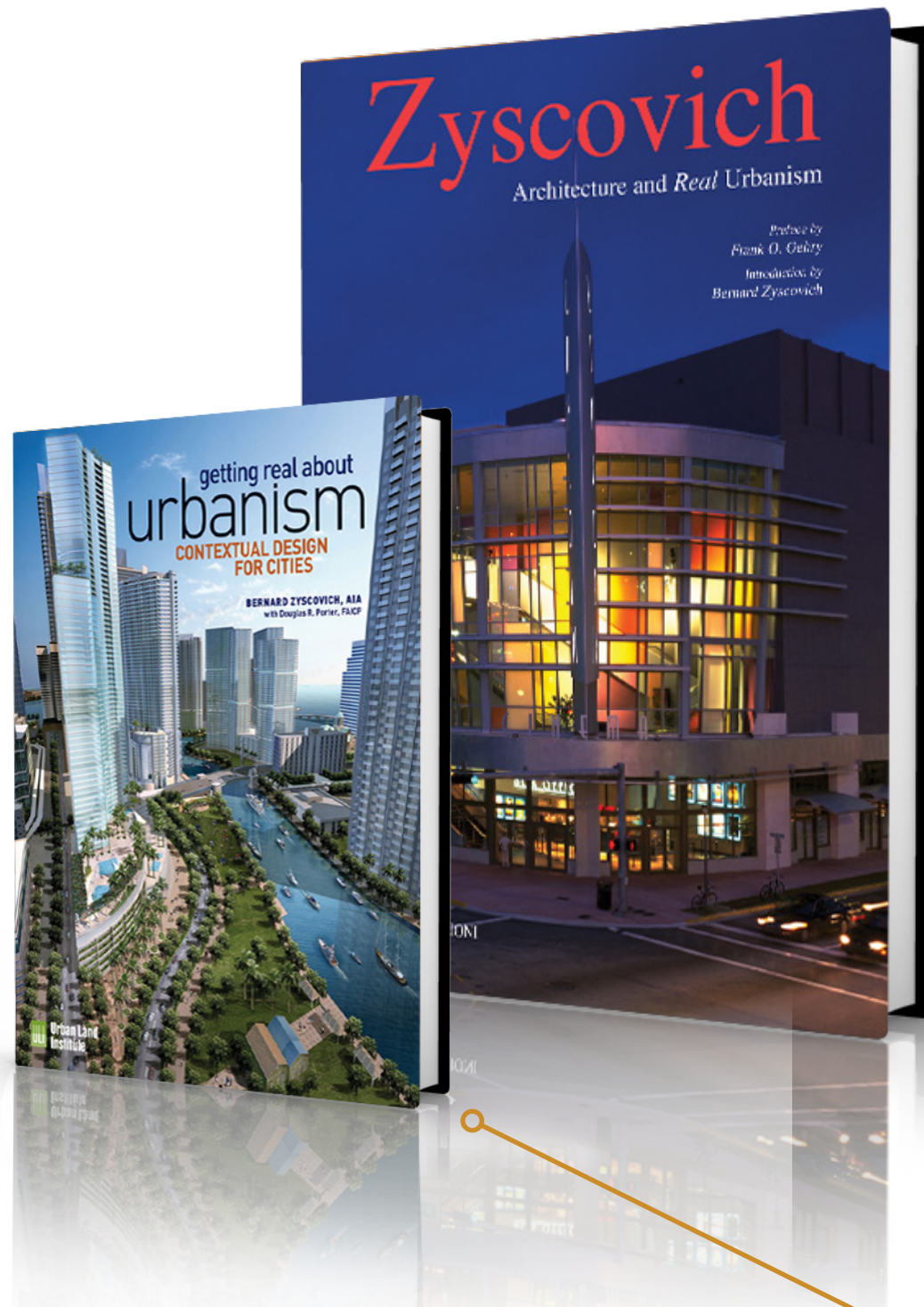
**what could happen here?**

## TODAY | MEETING AGENDA

### Welcome

1. Introduction Zyscovich Team
2. What makes Oakland Park unique?
3. Visioning & Planning
  - Context
  - The Downtown Mixed Use District (DMUD)
  - Our Process

**ZYSCOVICH TEAM**



## ABOUT US

- Integrated, National / International Practice
- 42 Years of Award-Winning Urban Design, Architecture & Interiors
- 120+ Professionals
- 150+ Sustainable Projects
- 50+ LEED Accredited Professionals
- 50+ Municipalities
- Design Standards Expertise
- Top Ten Green Design Firms in Florida (Engineering News Record)

## ABOUT OUR WORK

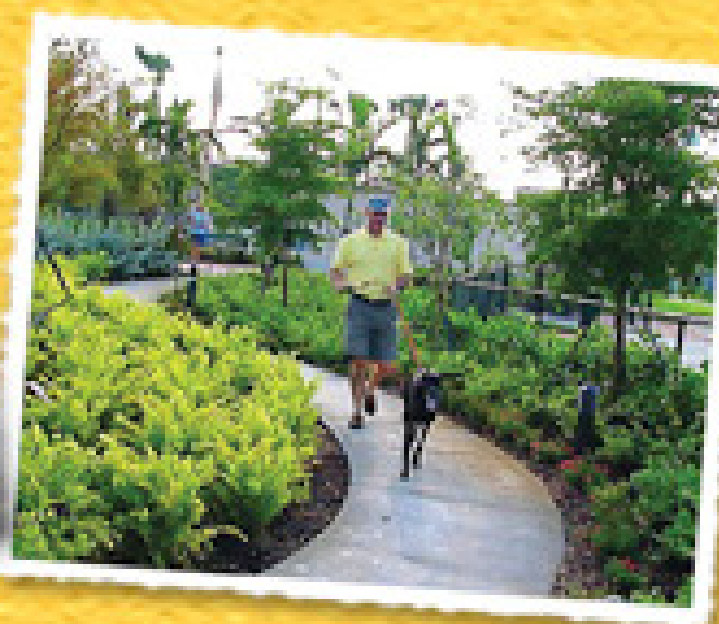
- Master Planning
- Mixed-Use
- Retail / Commercial
- Civic / Municipal
- Airports
- Residential
- Learning Environments
- **Visioning, Design Guidelines and Zoning**



**Find what is unique &  
authentic about the  
place and build the  
master plan around  
it.**

**— Bernard Zyscovich, FAIA**

**WHAT MAKES OAKLAND PARK UNIQUE?**



great places reflect 'local & real'



*City Events*



great places reflect 'local & real'



great places reflect 'local & real'



**great places reflect 'local & real'**



great places reflect 'local & real'

# S W i t C H B O X



great places reflect 'local & real'

**great places reflect 'local & real'**





**designing for 'local & real'**

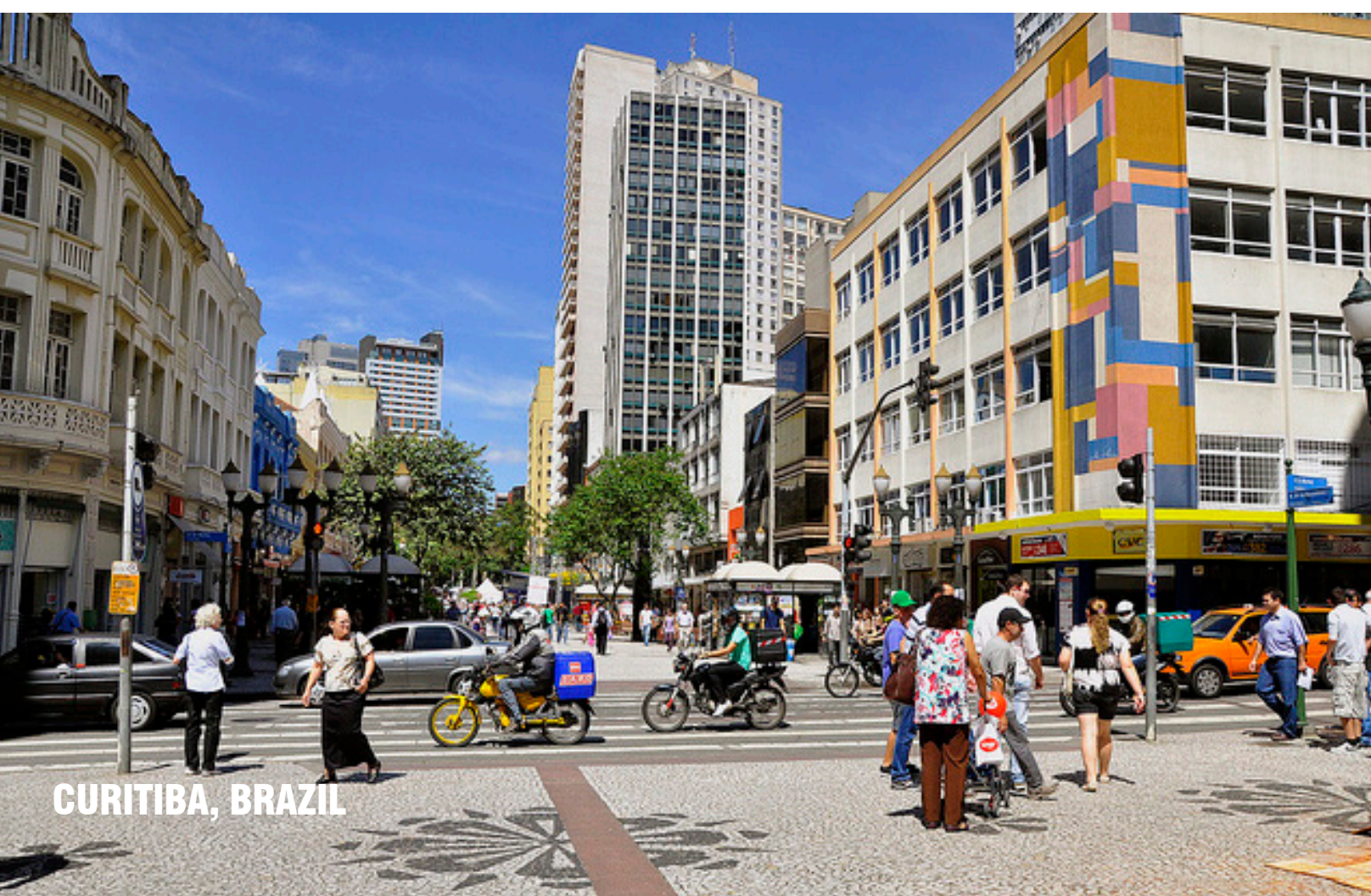




**LAS RAMBLAS, BARCELONA**



**DENVER 16TH STREET MALL**



**CURITIBA, BRAZIL**



**LONDON, UK**

designing for today + for our future



Are you a retro lover?

# KEY COMMUNITY VISIONING QUESTIONS

How can **DOWNTOWN** best serve / be more attractive for residents and visitors? • How do we envision successful **REVITALIZATION**? • What role do uses play? Local vs. touristic? • What are the **ISSUES**? • What are the **TRENDS**? • How does **DOWNTOWN COMPLEMENT + DIFFERENTIATE** itself from other regional destinations? From FORT LAUDERDALE? FROM WILTON MANORS? Others? • How do we **DRAW LOCALS + VISITORS**? • How do we **ATTRACT** Daytime vs Evening/Nighttime activities? • How do we **IMPROVE DOWNTOWN** as the '**PLACE TO VISIT**'? • How do we **IMPROVE DOWNTOWN** as the '**PLACE TO SHOP**'? • What role do types of retail play? • How do we **MARKET NEIGHBORHOODS** to shop in **DOWNTOWN**? • How do we address **TRANSPORTATION** needs of residents + visitors? • How does **DOWNTOWN SUPPORT** neighborhood-serving retail and **CREATE** original new retail concept + experience for residents and visitors? • How do **DOWNTOWN BUSINESSES COMPLEMENT + DIFFERENTIATE** themselves from **OTHER** businesses?

# VISIONING & PLANNING | **CONTEXT**

# BUILDING ON A FOUNDATION

FINAL DRAFT REPORT  
May 2017

Fire Department Operations and Staffing Study



Oakland Park Fire Rescue Department  
Oakland Park, Florida

Prepared by:  
**FITCH ASSOCIATES**  
FITCH & ASSOCIATES, LLC  
2901 Williamsburg Terrace #G • Platte City • Missouri • 64079  
816.431.2600 • www.fitchassoc.com

CONSULTANT REPORT



**OPCRA** OAKLAND PARK COMMUNITY REDEVELOPMENT AGENCY  
2017 - 2022  
CRA STRATEGIC ACTION PLAN




Prepared by: R. Miller Consulting Group, LLC  
April 19, 2011



**2005**

**OAKLAND PARK**  
Community Redevelopment Area (CRA) Plan  
December, 2005

EDSA | iRE | Carter-Burgess

Oakland Park Downtown Mixed Use District  
**Design Guidelines**

**2004**



Facilities Master Plan: Executive Summary  
City of Oakland Park  
ADG Project No. 791-07

Facilities Conditions Assessment

The city facilities surveyed under the scope of this study are of varying age and condition, and many can be generally characterized as having been extended beyond their useful life with only minimal renovation and routine maintenance. Most of the existing buildings were originally constructed 20-40 years ago often for entirely different functional purposes, and subsequently have undergone a series of modifications and "piece-meal" additions that have tended to compromise their functionality. Significant issues that were observed are noted as follows:

1. As indicated by their age, the majority of the buildings are not built to current Florida Building Code and depending upon the level of renovation that may be desired, could require significant investment to upgrade to current codes. This factor alone may substantiate that the construction of a new facility is more economically feasible.
2. Although the City is implementing a plan, all buildings are observed to be non-ADA compliant to varying degrees, and to either not meet or not fully meet State ADA requirements for accessibility.
3. Critical facilities do not meet current recommended building requirements for survivability, and may require upgrades as well as maintenance by current Florida Building Code.
4. All buildings surveyed, including new renovations, are un sprinklered. State Life Safety Codes, such as NFPA 1, could mandate the retrofit of certain facilities with sprinkler systems, particularly if undergoing a renovation.
5. Facilities are overcrowded, with equipment and storage boxes compromising functional work areas and in some instances, stored in egress paths, a violation of life safety codes.
6. There are visible signs of moisture penetration in several buildings as a result of leaks, inappropriate construction, or deferred maintenance.
7. Many facilities have poorly sealed windows and doors, the source of significant heat and moisture gains and conditioned air loss.

In summary, many of the existing structures, accommodating critically important functions, are sub-standard and non-compliant with current codes. Their continued utilization, in their present condition, poses specific risks to the City. As an example, the penetration of moisture into the building interior has

Executive Summary, 02-17-10 - p. 7

CITY OF OAKLAND PARK  
Culinary Arts District

**TRANSPORTATION  
MOBILITY PLAN**

February 2017




City of Oakland Park, Florida  
**Retail Recruitment Strategy Update**  
February 2016

TheRetailCoach

OAKLAND PARK  
COMMUNITY REDEVELOPMENT AGENCY

**CRA Strategic Action Plan**

Prepared by  
Redevelopment Management Associates (RMA)

NOVEMBER 16, 2011



# Facility Priority Projects (11)



# 38<sup>th</sup> Street OAKLAND PARK

Adjacent to Oakland Park City Hall along NE 12th Avenue

## Station Area Today



● proposed station 
 ● community 
 ● retail 
 ● residential 
 ● industrial 
 ● vacant

### Strengths and Opportunities

- Significant vacant/underutilized parcels near station site and west of Dixie Highway provide opportunities to spur development around the station area, including:
  - Three acres directly west of the station.
  - Sixteen-plus acre parcel with planned large-scale mixed-use development near station.
- Infill opportunities along Dixie Highway south of 38th Street.
- Thirteen acres of low-density/potentially underutilized development north of the station.
- There is an existing Community Redevelopment Area (CRA) Plan, and implementation efforts are well underway.

### Weaknesses and Barriers

- Warehouse uses along the east side of Dixie Highway create barrier for the residential uses east of Dixie Highway to access the station.
- There is poor pedestrian connectivity between the existing residential neighborhoods and proposed station.



## Station Area Tomorrow



### Future Vision

The City of Oakland Park will proactively implement its CRA plan to create a new, walkable downtown for city residents, employees, and visitors centered on the proposed station.

- 12th Avenue redevelopment will create a place people want to be with multi-story buildings, ample room for pedestrians to move around, and colonnades containing shops, offices, and apartments that will front the street.
- 11th Avenue will be enhanced as a main street with public improvements and new design standards.
- 38th Street and Dixie Highway will be redeveloped into a landmark mixed-use project that draws people off the train and into the community.
- A new city park—including an amphitheater, multiuse portico, and parking—will provide a civic landmark in the station area.
- New pocket parks in the downtown will provide a series of places for people to gather and children to play.

Future Vision taken from City of Oakland Park "Citizens' Master Plan" prepared by Treasure Coast Regional Planning Council, 1999, and the South Florida East Coast Corridor Transit Study: Station Area Planning Workbook, 2012.

### 1/2-Mile Station Area

#### Jobs

people employed (2018)\*\*  
3,900

new jobs\*\*\*  
830

#### Housing

total residents (2018)\*\*  
7,350

new housing units\*  
1,370

value of new housing\*  
\$43,200,000

#### New Commercial

new development (sq. ft.)\*  
240,000

value of new development\*  
\$17,600,000

#### New Revenue

ad valorem  
\$366,000

non ad valorem  
\$1,155,000

\* Estimated for 2015-2025 with station

\*\* FDOT SERPM Model (6.5.2)

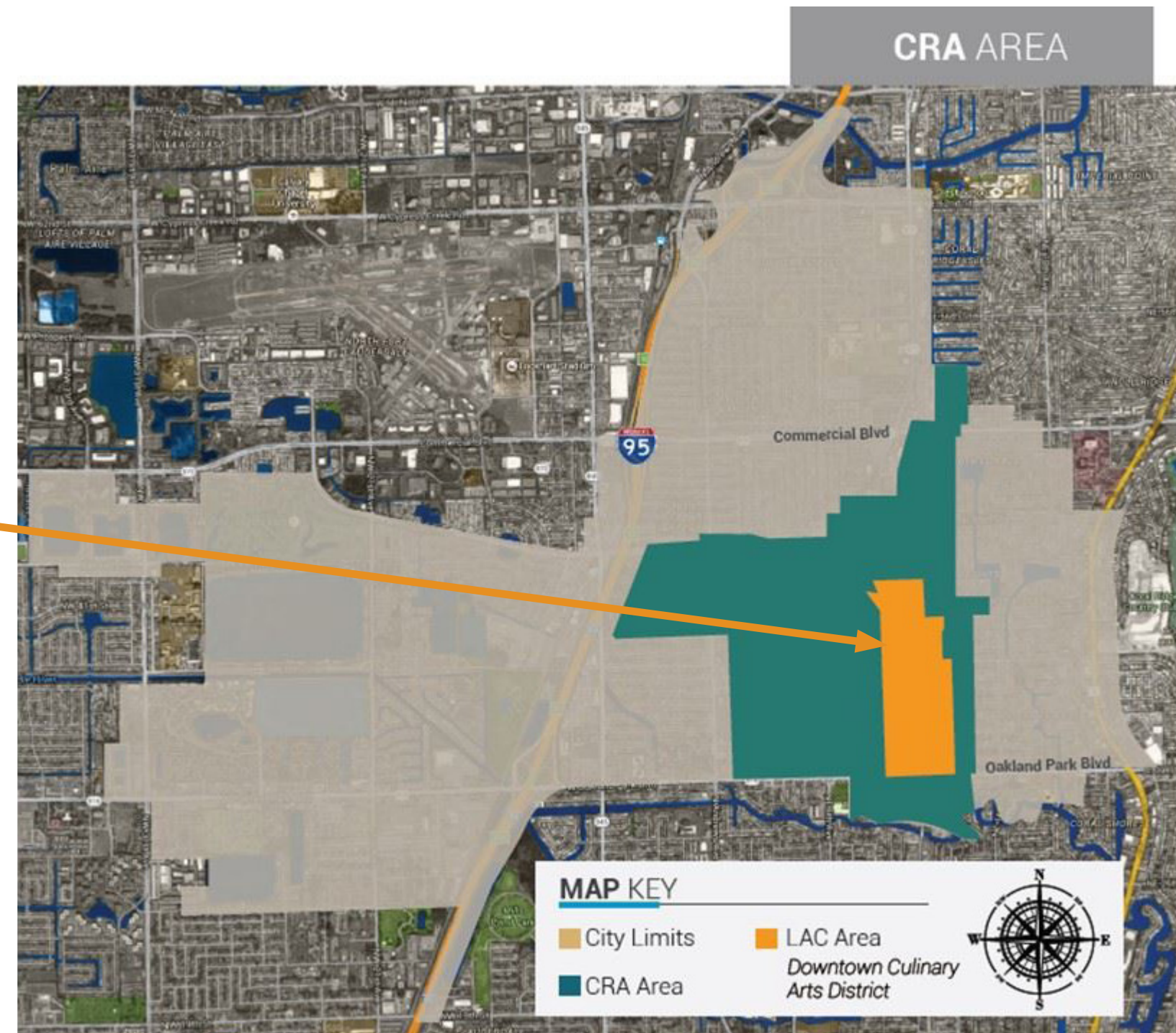
\*\*\* Tri-Rail Coastal Service Station Area Market and Economic Analysis, April 2013

# VISIONING & PLANNING | DOWNTOWN MIXED USE DISTRICT

# CRA

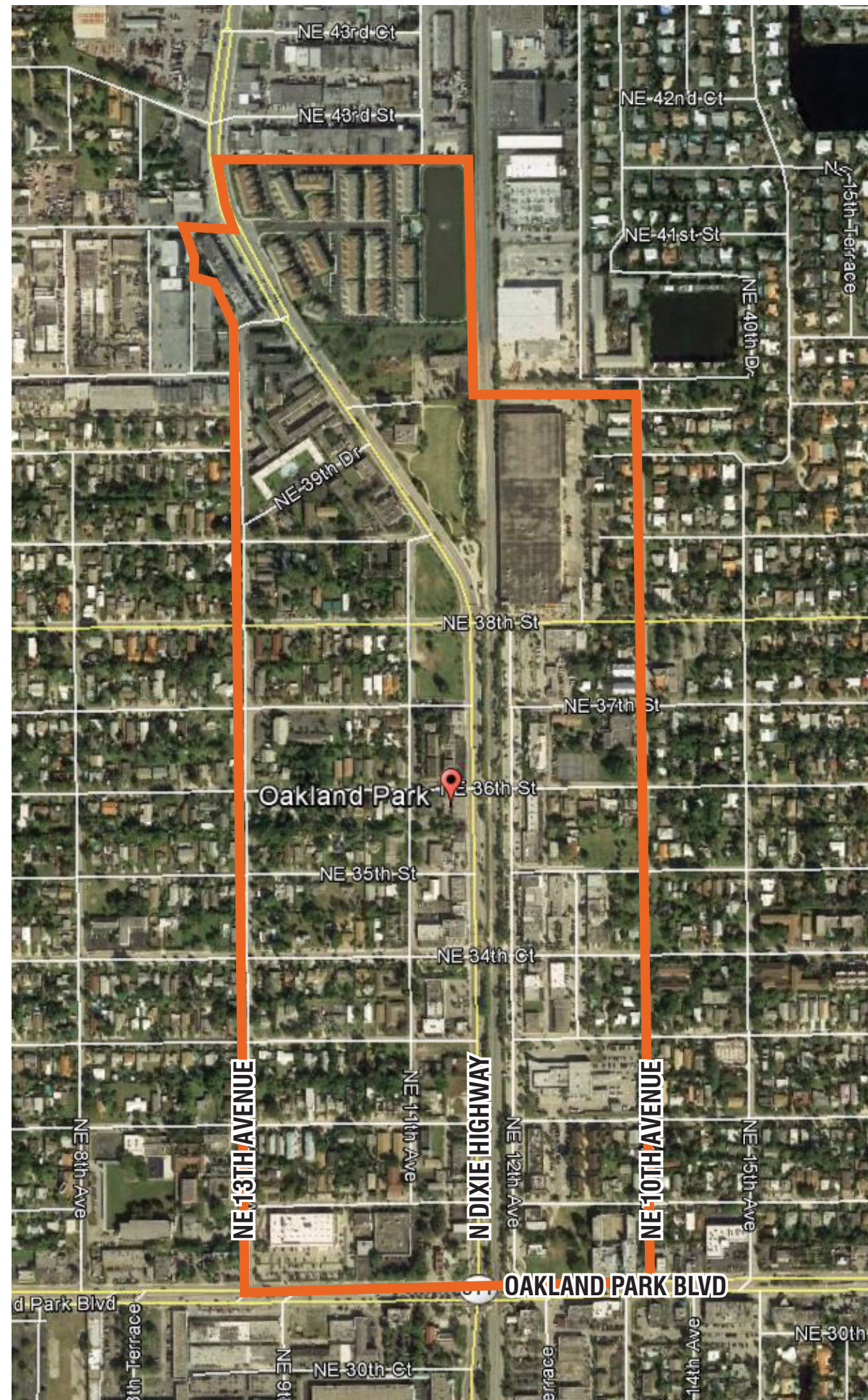
## What is the DMUD (Downtown Mixed Use District)?

- 2005** CRA Plan approved by the City and County
- 2007** The County Interlocal Agreement, to fund CRA activities using the Redevelopment Capital Program is executed
- 2011** CRA Board adopts the CRA 2012 -2017 Strategic Action Plan, Culinary Arts District brand adopted
- 2015** Redevelopment Planning Team is established to comprehensively implement a multifaceted approach to redevelopment
- 2016** Oakland Park initiates a CRA Planning Year in preparation for the 2017 action plan
- 2017** Commission adopts 2017-2022 Strategic Action Plan
- 2045** CRA will sunset



### DOWNTOWN OAKLAND = LOCAL ACTIVITY CENTER (LAC)

LAC Acreage: Approximately 148.2 acres  
15% of CRA Area



## OAKLAND PARK DOWNTOWN MIXED-USE DISTRICT (DMUD)

- Approximately 148.2 acres
- 0.30 miles east/west
- 0.70 miles north/south
- Boundaries same as LAC - Local Activity Center

District spans approximately 1 square mile centered by Dixie Highway and the Florida East Coast Railway (FEC)

(7) seven sub-areas existing in the Downtown Mixed Use District whose locations are depicted on the map in this section.

The sub-areas are as follows:

- (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.

## CITY | DMUD Background

In 2004, the City of Oakland Park amended its Land Development Code to establish the DMUD and adopted the Oakland Park Mixed Use District Design Guidelines. Those guidelines include **Sec. 24-276, Interim Regulations** to encourage adaptive re-use.

In 2011, the DMUD was branded as a **Culinary Arts District**. Since that time, the City has been working to boost private investment in the downtown through a series of plans, programs, and projects focused in the downtown district.

Currently, the Mixed-Use District Guidelines that were established in 2004, as well as, the interim regulations no longer embody the urban form and sense of place that **has successfully taken root** through private establishments like Funky Buddha Brewery, Switchbox Coffee, Koncept Events, and Allied Kitchen and Bath, and others.

# DOWNTOWN OAKLAND LOCAL ACTIVITY CENTER (LAC)

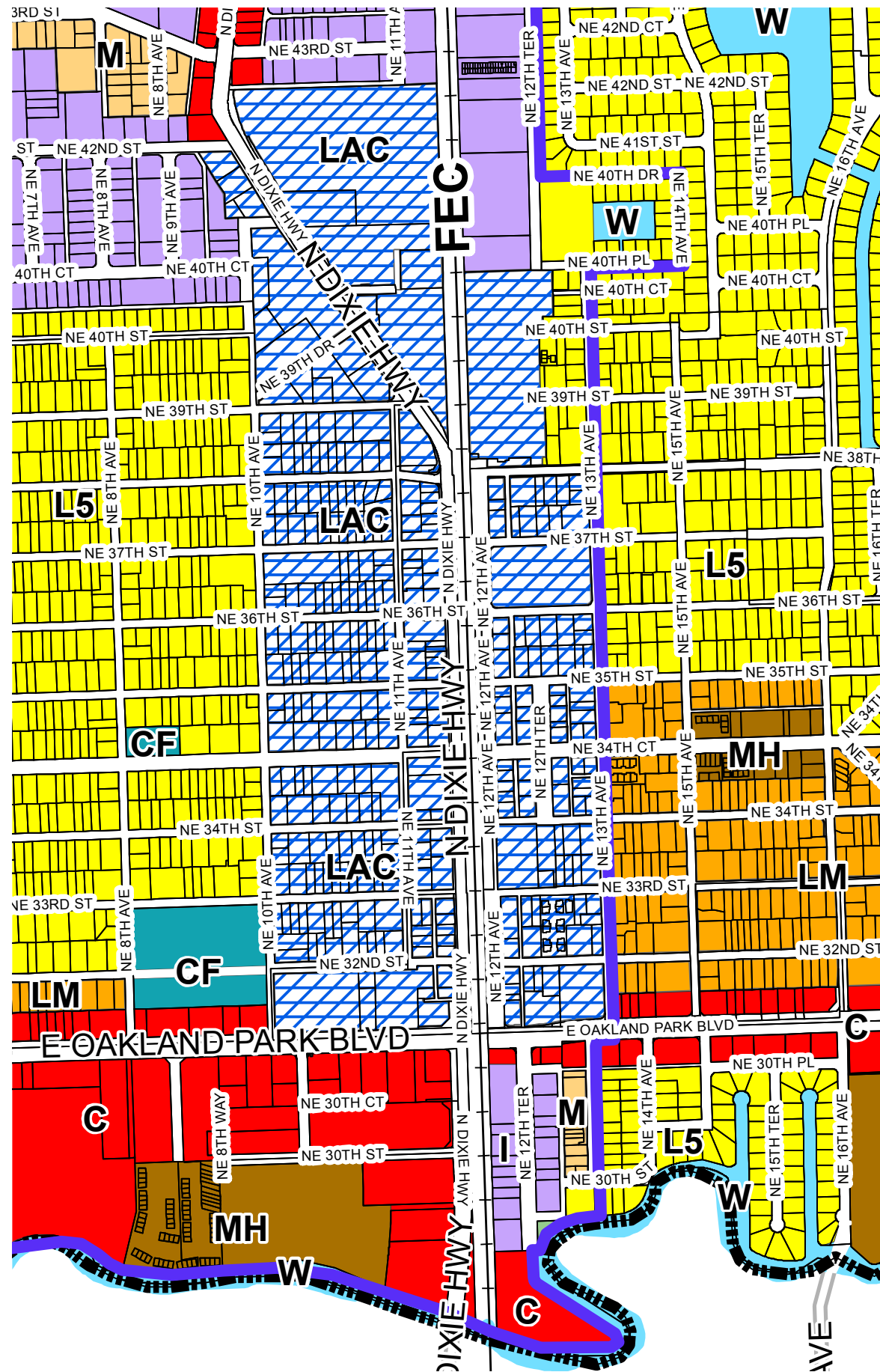
Refer to Comprehensive Plan

LAC Acreage: Approximately 148.2 acres (15% of CRA Area)

## PROPOSED DENSITY AND INTENSITY OF LAND USES:

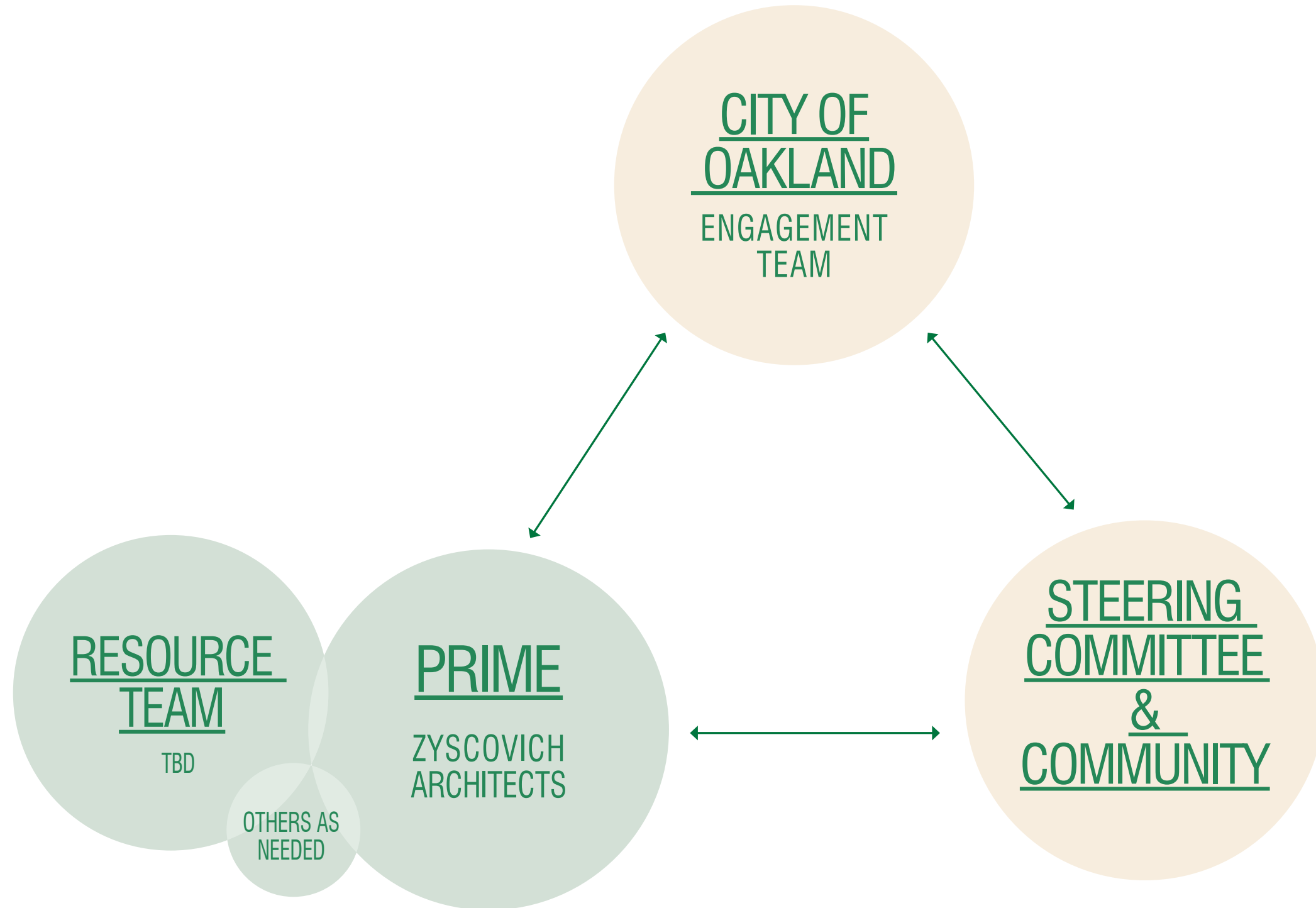
<b>Residential Land Uses:</b>	<b>1,800</b>	<b>dwelling units*</b>
	80	single-family
	120	duplexes
	700	villas
	500	townhouses
	400	garden apartments
<b>Commercial Land Uses:</b>	<b>400,000</b>	<b>square feet</b>
<b>Office Land Uses:</b>	<b>125,000</b>	<b>square feet</b>
<b>Community Facilities Land Uses:</b>	<b>100,000</b>	<b>square feet</b>
<b>Recreation and Open Space:</b>	<b>5.47</b>	<b>acres</b>
<b>Employment Center (High):</b>	<b>200,000</b>	<b>square feet</b>
	Industrial	120,000 square feet (60%)
	Office	40,000 square feet (20%)
	Commercial	40,000 square feet (20%)

\*Consisting of 80 single-family homes, 120 duplexes, 700 villas, 500 townhomes and City of Oakland Park Comprehensive Plan, Volume I (Adopted December 2007; Rev Feb 2009, April 2010 & Jan 2015) 10-38 400 garden apartments. High-rise units may be substituted for the above units, if approved by the City Commission. † Note: High-rise units are defined as four (4) stories or more, consistent with the effective Broward County Land Development Code definition at the time of the adoption of the Broward County Land Use Plan amendment.



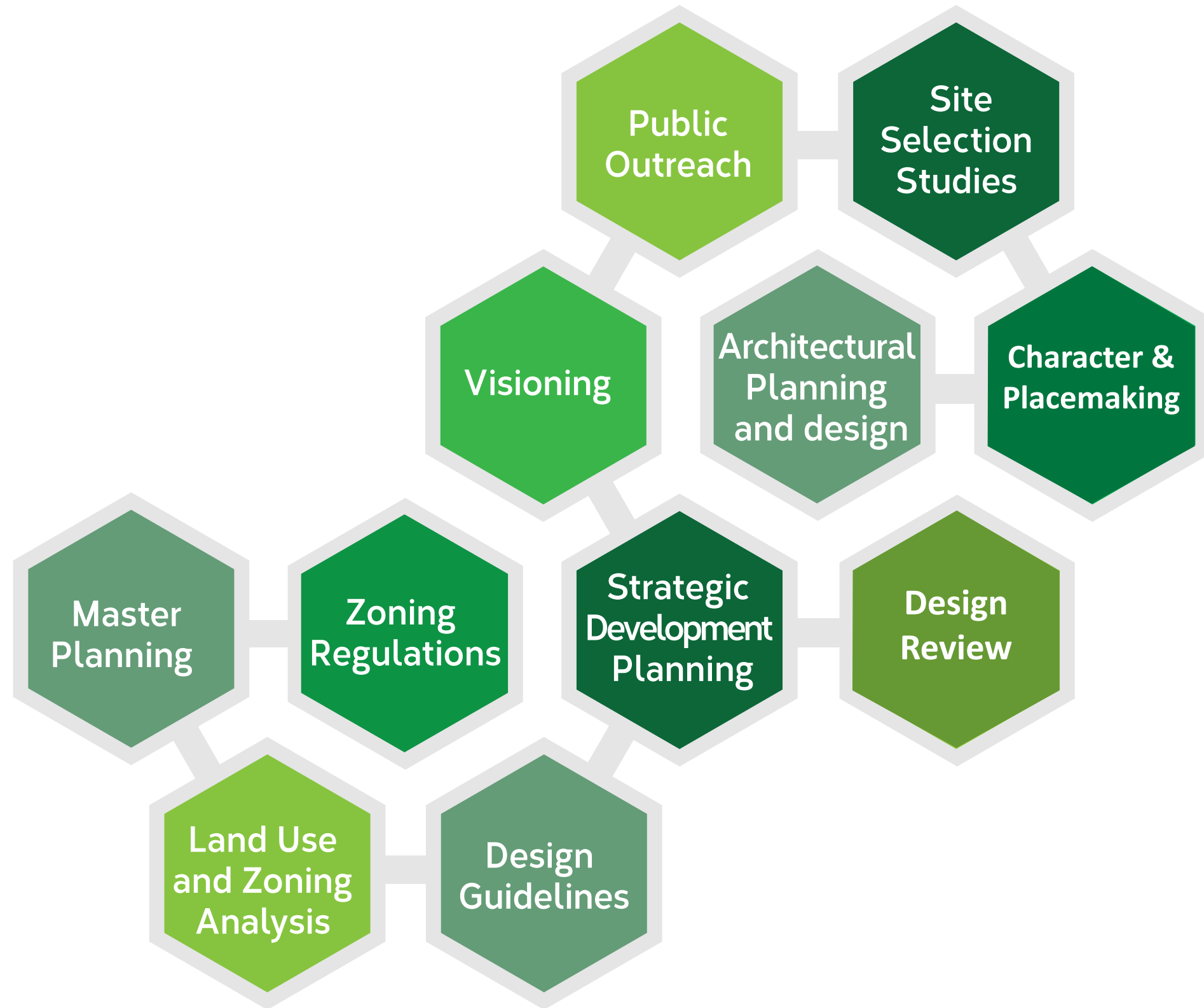
# VISIONING & PLANNING | **OUR PROCESS**

# DMUD VISIONING & PLANNING PROCESS



**EXPERT RESOURCES**

# DMUD VISIONING & PLANNING CONSIDERATIONS



# DMUD VISIONING & PLANNING CONSIDERATIONS

1. What is the DMUD?
2. What are the DMUD's current perceived assets/strengths?
3. What are the DMUD's current perceived challenges/weaknesses?
4. What needs do you/residents/organization have for improving the DMUD today?
5. What ideas do you/residents/your organization have for improving the DMUD's future?
6. What does this master planning effort mean for the DMUD and for the City?
7. What will the Final DMUD Plan do?
8. What happens next?

**where are we? where do we want to be?**





**THANK YOU**

PUBLIC MEETING

03.21.2019

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ARCHITECTS

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