

March 19<sup>th</sup>, 2021

City of Oakland Park

Community & Economic  
Development Department  
5399 North Dixie Highway  
Oakland Park, Florida 33334

Ref. Project Summary – DRC Application

To whom it may concern,

As part of the DRC Application we are pleased to present a summary of the Sky Building Project development program and future uses.

Building improvements are designed as two (2) 6-story mixed-use buildings. The North Building will include 119 residential units and 5,891 gross SF of first floor retail. The South Building will contain 21 residential units, 8,975 gross SF of first floor retail, future Oakland Park City Hall, and a parking garage with 334 covered parking. Building exterior finishes reflect textured painted stucco, aluminum screens and clear glazing (storefront and windows).

Entrance to the parking garage will be from NE 37<sup>th</sup> Street with the entrance to south building residential lobby being at the corner of NE 37<sup>th</sup> street and Dixie. The Main Lobby with all the support offices and ground level amenities are located on the north building with entrance from 38<sup>th</sup> street. The north building has one core with two elevators serving all the upper level residential units. The south building has two cores, one that serves the parking garage and City Hall and one for the residential liners.

The Lobby and offices for the multifamily portion of the site will be located on the first floor of the North Building. The South building will also have a dedicated lobby to serve the residential units located within. The community amenities including the fitness center will be located on the on the Ground and 2nd floors of the North Building. The parking garage is located on floors 2-5 of the South Building.

Proposed parking includes 334 garage spaces with reserved parking for the multifamily residents and City Hall employees and 20 street parking spaces for a total of 354 spaces.

Multifamily Parking: 150 garage spaces

City Hall Full-Time exclusive Parking: 25 garage spaces

Retail/Open Parking: 159 garage + 20 street spaces

The development will improve the use of Public Way. Both lots are currently vacant; therefore, are not providing or contributing to the Downtown Oakland Park deserves. Both buildings will be flanked with commercial / retail spaces lined with lush landscape details to activate the walkability of the area and bring together the neighborhood. On the West side we have

# OAKLAND PARK DIXIE, LLC.

incorporated residential units on the ground floor, which will activate NE 11<sup>th</sup> Avenue and give the buildings an attractive look to what otherwise would be “back of house”.

We are working with the City and the utility companies to achieve the City Commission’s desire to provide a bridge walkway connecting both buildings. This will add to the safety of the public and residents alike.

On the corners of N Dixie Highway and NE 38<sup>th</sup> Street, both buildings will have plazas providing access to the residential building on the North Building and access to the future City Hall on the South Building.

## Unit Mix

The project is comprised of 140 units.

| Type   | Net Area SF | Gross Area SF | Total Units | % of Total |
|--------|-------------|---------------|-------------|------------|
| Studio | 623         | 992           | 5           | 3.57%      |
| 1BR    | 649         | 1018          | 5           | 3.57%      |
| 1BR    | 677         | 1046          | 5           | 3.57%      |
| 1BR    | 703         | 1072          | 68          | 48.57%     |
| 1BR    | 748         | 1117          | 5           | 3.57%      |
| 1BR    | 684         | 1053          | 5           | 3.57%      |
| 1BR    | 897         | 1266          | 1           | 0.71%      |
| 1BR    | 681         | 1050          | 4           | 2.86%      |
| 1BR    | 722         | 1091          | 1           | 0.71%      |
| 2BR    | 1039        | 1408          | 4           | 2.86%      |
| 2BR    | 1077        | 1446          | 1           | 0.71%      |
| 2BR    | 965         | 1334          | 5           | 3.57%      |
| 2BR    | 875         | 1244          | 5           | 3.57%      |
| 2BR    | 1114        | 1483          | 5           | 3.57%      |
| 1BR    | 787         | 1156          | 5           | 3.57%      |
| 2BR    | 951         | 1320          | 16          | 11.43%     |
|        | 1142        |               | 140         | 100.00%    |