

OP3D

Downtown Urban Planning & Design

PLANNING AND ZONING ADVISORY BOARD MEETING
OCTOBER 12TH, 2020

ZYSCOVICH



OPPORTUNITY

**BUILDING UPON
WHAT ALREADY EXISTS**

TOP3D PROCESS

- i. Review Current Code**
- ii. Input**
- iii. Testing**
- iv. Repeat**

existing sub-areas | DMUD MAP

DMUD Acreage

- Approximately 148.2 acres (Same as LAC)
- 0.30 miles wide east/west and 0.70 miles long north/south
- 3 to 4 blocks wide by 11 to 12 blocks long



| DMUD DISTRICT SUB_AREAS | | PURPOSE |
|-------------------------|------------------------------------|---|
| 1 | BOULEVARD COMMERCIAL | The Boulevard Commercial Sub-Area is designated as the southern entryway into the Downtown Mixed Use District. Potential public amenities include a gateway feature. The sub-area will continue to have commercial uses with buildings orientated to Oakland Park Boulevard. |
| 2 | NORTH END URBAN RESIDENTIAL | The North End Urban Residential Sub-Area shall have a residential focus with some neighborhood serving businesses. The North End Urban Residential sub-area also provides an entryway to the Downtown District for traffic approaching from the north. |
| 3 | PARK PLACE | Park Place is designated as the epicenter of the Oakland Park Downtown District. It is intended to become a local destination with a signature architectural design, mixed-use buildings with commercial uses on the first floor, and public gathering areas. Residential uses are prohibited on the ground floor of all buildings developed under the Downtown Mixed Use District Regulations. |
| 4 | CIVIC USE | The Civic Use Sub-Area is intended to provide space for civic, government, and postal uses as well as areas for community facilities including libraries and museums. |
| 5 | DIXIE MIXED USE | The Dixie Mixed Use Sub-Area regulations will encourage a mix of commercial, residential, and live-work units. Residential uses are prohibited on the ground floor of all buildings developed under the Downtown Mixed Use District (DMUD) Regulations. |
| 6 | RESIDENTIAL OFFICE BUFFER | The Residential Office Buffer Sub-Area is a transitional, low intensity commercial area that will buffer the primarily residential North End Urban Residential and The Neighborhoods Sub- Areas. Residence in the form of condominiums or townhomes can be built in this subarea. Low intensity offices and commercial uses with residential look area allowed. Proper buffering when adjacent to singlefamily homes is required. Buildings will be orientated on NE 11th Avenue in the western section and on NE 38th Street in the eastern section. |
| 7 | THE NEIGHBORHOODS | This sub-area will maintain strong residential community feeling. Homeownership is to be encouraged in form of single-family and townhomes. |

PROCESS

CURRENT CODE REVIEW, ANALYSIS AND STAKEHOLDER INPUT

- 1. District sub-areas too fragmented / central focus 'Park Place'**
- 2. Desire to reorient Downtown** along Dixie Hwy and 12th Avenue and enhance e/w connections
- 3. Experience "downtown" Oakland** *as one drives through Oakland Park Boulevard with expanded area to the river*
- 4. Encourage new development as mix of uses** - *integrate public parcels (ie governmental or institutional) into overall mixed-use development parcels*
- 5. Expanding OP3D** - *Furthering CRA long-term goals with downtown expansion south to river and also north of Funky Buddha*
- 6. Street Hierarchy and Uses** - *no residential ground floor uses on Dixie Hwy, Oakland Park Blvd nor 12th Avenue; use of Setbacks and Stepbacks;*
- 7. Lot sizes** - *larger can accommodate more density and provide more public benefits;*
- 8. Open Space** - *enhanced network of public and private; inside and outside;*

OPPORTUNITY

WHAT IS THE VISION?
WHAT ARE THE TOOLS?

VISION

DOWNTOWN GUIDING PRINCIPLES FRAMEWORK

1

PROTECT NEIGHBORHOOD
QUALITY OF LIFE

2

ENSURE NO REDUCTION OF
GREEN SPACE AND AMENITIES

3

SUPPORT SUSTAINABLE
ECONOMIC DEVELOPMENT

4

REALIZE LONG-TERM ECONOMIC
INVESTMENT FOR THE CITY

TOOLS

FURTHERING THE GOALS AND UPDATING THE CODE

Furthering CRA Strategic Goals

Character-driven, Design based Approach

Open Space

Street Hierarchy

Business-Friendly Process

Code Language Clarification

TOOLS

FURTHERING THE GOALS AND UPDATING THE CODE

Defining the OP3D district sub-areas with varying attributes reflective of the **COMMUNITY'S VISION, SENSE OF PLACE AND BRAND**

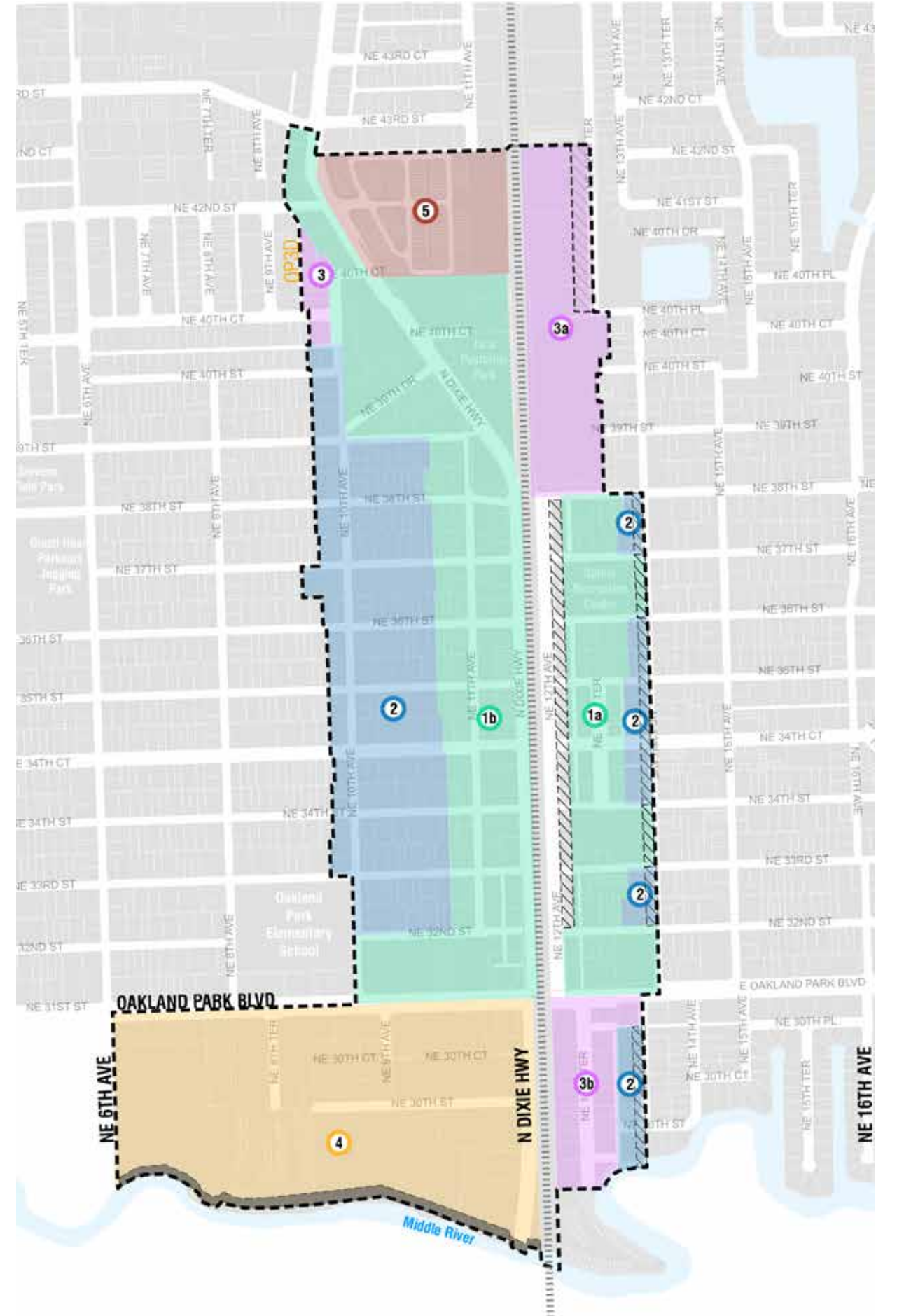
Each district will have an updated set of regulations and design guidelines **DEFINING EACH SUB-AREA'S CHARACTER, USE, AND PHYSICAL FORM**

expanding OP3D boundaries | CRA Strategic Goals

EXISTING DMUD | Boundaries and District Sub-areas



UPDATED OP3D + EXPANSION | Boundaries and District Sub-areas



TOOLS

FURTHERING THE GOALS AND UPDATING THE CODE

1. CHARACTER-DRIVEN, DESIGN-BASED APPROACH

- (a) Defining Districts
- (b) Form-Based Code
 - *Design Guidelines*
 - *HEIGHT + FAR (floor area ratio) + DENSITY*
- (c) Additional Building Height

2. OPEN SPACE

3. STREET HIERARCHY



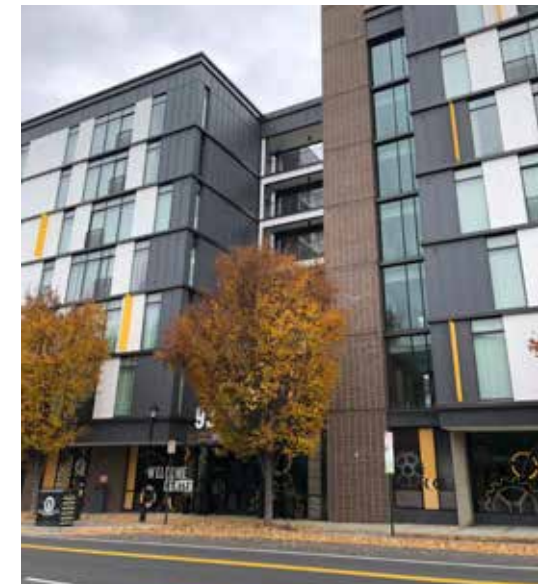
TOOLS

FURTHERING THE GOALS AND UPDATING THE CODE

DESIGN GUIDELINES

1. Architecture [A]

- A1 Coordinate Building Elements with Surrounding Context
- A2 Articulate Building Facades Vertically and Horizontally
- A3 Complement Building Designs
- A4 Design Active Street Frontages to Support District Character
- A5 Minimize the Impacts of Roof Appurtenances and Building Overhangs
- A6 Minimum Transparent Glazing on Facades



TOOLS

FURTHERING THE GOALS AND UPDATING THE CODE

DESIGN GUIDELINES

1. Site Design [S]

- S1 Complement Open Space Design with Hardscape and Landscape Design
- S2 Design Streetscapes to Enhance the Pedestrian Experience
- S3 Protect and Support Waterfront Promenade and View Corridors
- S4 Lighting, Signage and Wayfinding. All Signage.
- S5 Design of Parking Lots to be Screened from Street View
- S6 Minimize the Potential Visual Impact of Service Areas and Utilities
- S7 Fence and Wall Design to Create Semi-Private Spaces



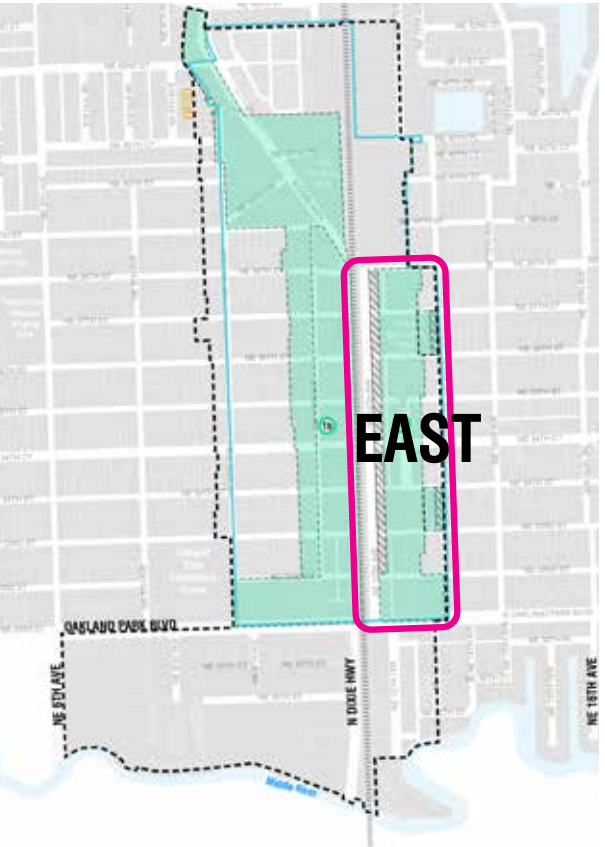
updated district sub-areas | OP3D MAP



| OP3D DISTRICT SUB_AREAS | | PURPOSE |
|-------------------------|--------------------------------|---|
| DC | DOWNTOWN CORE | The Downtown Core East and West District Sub-areas are designated as the epicenter of the Oakland Park Downtown District. It is intended to be the image of Oakland Park and its main destination with high quality building design and a mix of uses to appeal to both locals and visitors. Refer to OP3D Regulations for additional information on Uses; Building Types; Defining Characteristics. |
| IN | INTOWN NEIGHBORHOODS | The Intown Neighborhoods Sub-areas shall have a residential focus with some neighborhood serving businesses. Low intensity offices and commercial uses with residential will also be encouraged. Refer to OP3D Regulations for additional information on Uses; Building Types; Defining Characteristics. |
| WF | WAREHOUSE FLEX DISTRICT | The Warehouse Flex District Sub-area is envisioned as an artistic enclave with workspaces and studios in both new structures and converted storage and warehouses. The uses shall predominately consist of light industrial uses, commercial uses and related services, such as arts, research and development, office, and retail accessory. Refer to OP3D Regulations for additional information on Uses; Building Types; Defining Characteristics. |
| MR | MIDDLE RIVER DISTRICT | The Middle River District Sub-area is envisioned as a mixed use neighborhood to include commercial, retail and residential uses oriented towards Middle River with public access and buildings, not parking lots, fronting bike/ped trails connecting the areato downtown. Refer to OP3D Regulations for additional information on Uses; Building Types; Defining Characteristics. |
| NET | NORTH END TOWNHOMES | The North End Townhomes District Sub-area will maintain strong residential community feeling. |

character | DOWNTOWN CORE - EAST

The Mixed Use Downtown Core East and West District Sub-areas are designated as the epicenter of the Oakland Park Downtown District. It is intended to be the image of Oakland Park and its main destination with high quality building design and a mix of uses to appeal to both locals and visitors.



| DESCRIPTION | DOMINANT USES | BUILDING TYPE | DEFINING CHARACTERISTICS |
|---|--|---|--|
| <ul style="list-style-type: none"> Mixed-uses building with uses including residential, office, galleries, and neighborhood retail | <ul style="list-style-type: none"> Specialty retail and restaurant frontage uses along NE 12th Avenue | <ul style="list-style-type: none"> Mixed-use Buildings Lined parking structures | <ul style="list-style-type: none"> Mixed-use district including creative commercial such as destination oriented mixed-uses, office/retail Ground floor active retail uses along NE 12th Ave 1st and 2nd level rooftop terraces Rich use of materials on the ground floor Offices and retail fronting alley Density: Lots 13K SF or more = 65 du/ac Lots less than 13K SF = 45 du/ac No required parking for retail uses Parking at grade along alley is allowed Outdoor café seating Pocket parks / courts / landscaped plazas Awnings and other shading devices |



character | DOWNTOWN CORE - WEST

The Mixed Use Downtown Core East and West District Sub-areas are designated as the epicenter of the Oakland Park Downtown District. It is intended to be the image of Oakland Park and its main destination with high quality building design and a mix of uses to appeal to both locals and visitors.



| DESCRIPTION | DOMINANT USES | BUILDING TYPE | DEFINING CHARACTERISTICS |
|--|--|---|--|
| <ul style="list-style-type: none"> Primary high density residential district with commercial uses and wide tree-lined sidewalks along N Dixie Hwy | <ul style="list-style-type: none"> Commercial, residential, retail, flex, showrooms, hotel; | <ul style="list-style-type: none"> Mid-rise residential Mid-rise office Lined parking structures | <ul style="list-style-type: none"> Mixed-use district Building height oriented towards N Dixie Hwy Open space created by setbacks Ground floor neighborhood-serving retail Special attention to residential entrances New surface parking lots only allowed on the rear of the property Entrances for lots and garages are prohibited on N Dixie Hwy Parking lots (with screening) fronting N Dixie Hwy are allowed for adaptive re-use developments Density: Lots 13K SF or more = 65 du/ac Lots less than 13K SF = 45 du/ac Rooftop terraces High % of tree canopy Pocket parks / courts / landscaped plazas Landscape buffer for parking Residential uses on ground floor along NE 11th Ave |

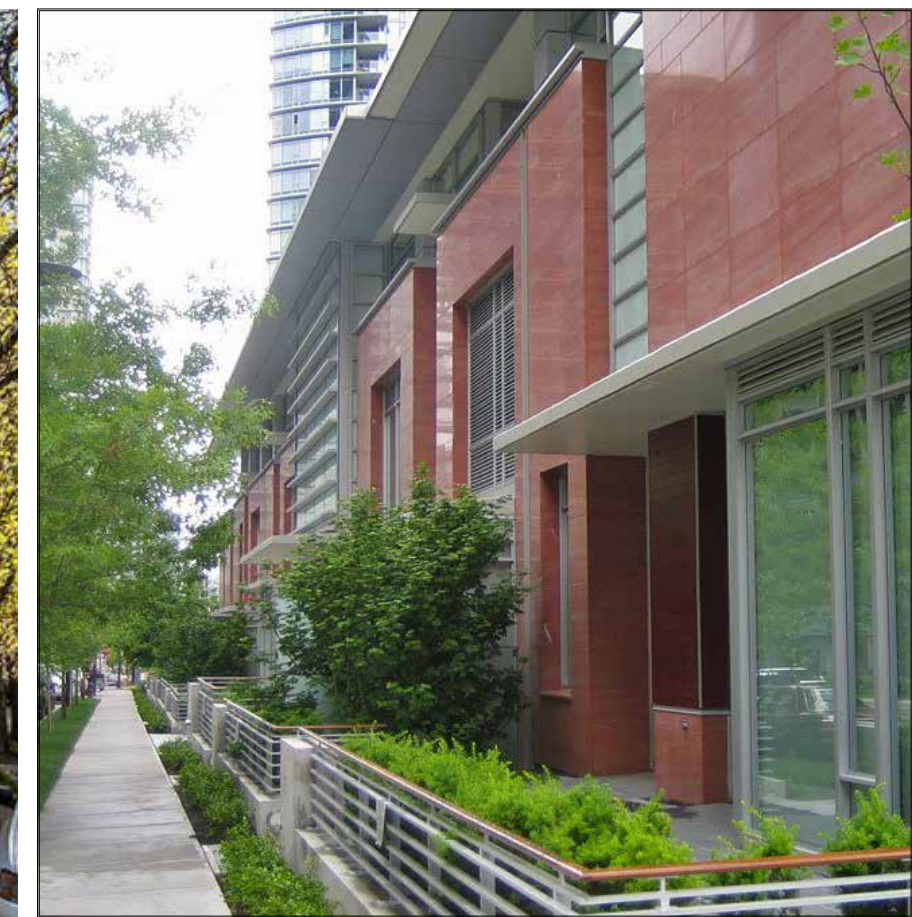


character | INTOWN NEIGHBORHOODS

The Intown Neighborhoods Sub-areas shall have a residential focus with some neighborhood serving businesses. Low intensity offices and commercial uses with residential will also be encouraged.



| DESCRIPTION | DOMINANT USES | BUILDING TYPE | DEFINING CHARACTERISTICS |
|--|---|---|--|
| <ul style="list-style-type: none"> Single family homes for use as residential and live/work; multifamily infill development to maintain residential character | <ul style="list-style-type: none"> Residential, Live/ Work | <ul style="list-style-type: none"> Detached single family Townhomes Duplex Micro Units Garden Apartments | <ul style="list-style-type: none"> Landscaped front setbacks for residential Parking on the back for uses with more than two (2) cars required Density: 16 units/ acre Limited parking for office uses with buffer requirements Outbuildings for office or residential as accessory uses High % of tree canopy |



character | WAREHOUSE FLEX

The Warehouse Flex District Sub-area is envisioned as an artistic enclave with workspaces and studios in both new structures and converted storage and warehouses. The uses shall predominately consist of light industrial uses, commercial uses and related services, such as arts, research and development, office, and retail accessory.



| DESCRIPTION | DOMINANT USES | BUILDING TYPE | DEFINING CHARACTERISTICS |
|--|--|--|--|
| <ul style="list-style-type: none"> Transitional industrial district | <ul style="list-style-type: none"> Existing industrial use, art galleries, residential, artist studios, light industrial, flex, live/work or work/live; | <ul style="list-style-type: none"> Light industrial Lofts Live/work Work/ live | <ul style="list-style-type: none"> Industrial character 30% of frontage for commercial use for new light industrial developments Parking structures with liners Creative use of building materials Density: Lots 30K SF or more = 45 du/ac Lots less than 30K SF = 35 du/ac Limitations on building length No required parking for retail uses Warehouse type structures Creative storefronts |

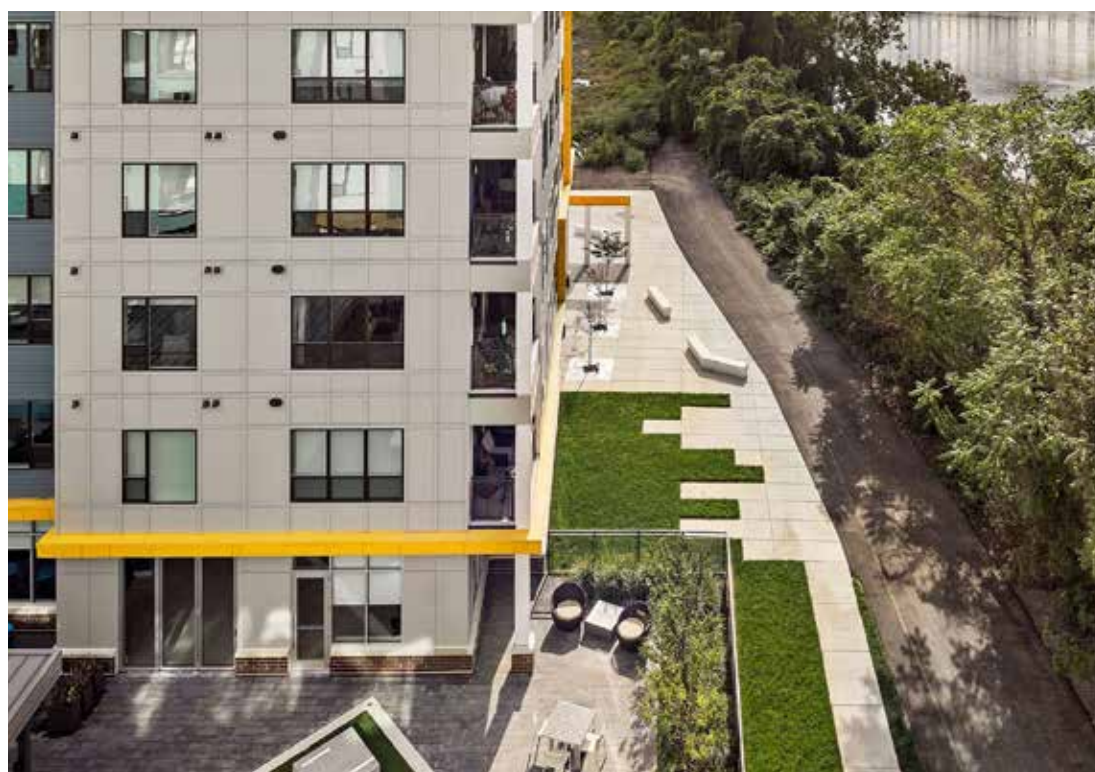


character | MIDDLE RIVER DISTRICT

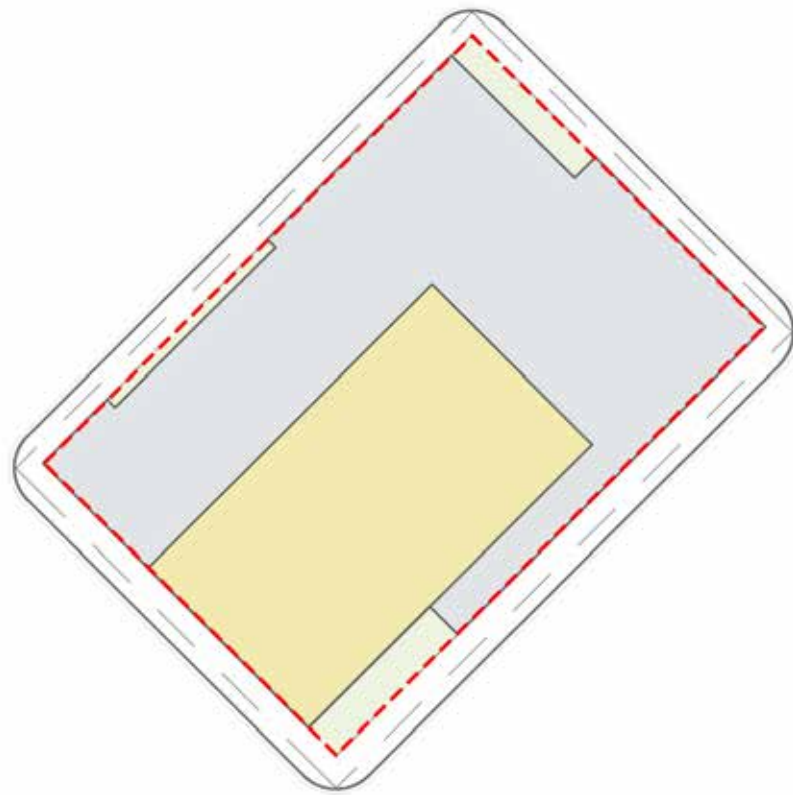
The Middle River District Sub-area is envisioned as a mixed use neighborhood to include commercial, retail and residential uses oriented towards Middle River with buildings fronting bike/ped trails for public access and connecting the area to downtown.



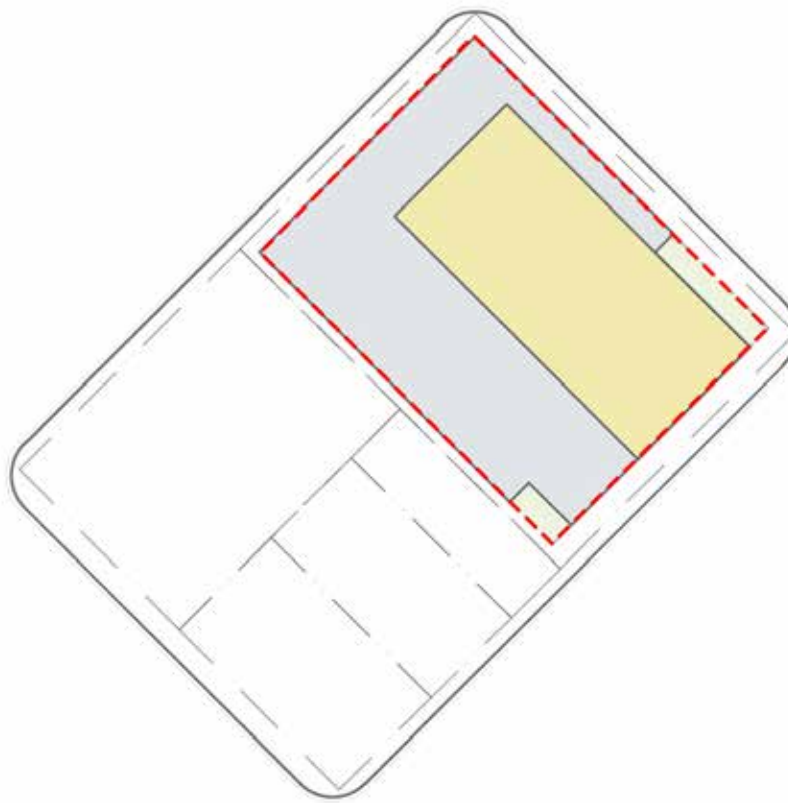
| DESCRIPTION | DOMINANT USES | BUILDING TYPE | DEFINING CHARACTERISTICS |
|--|--|---|---|
| <ul style="list-style-type: none"> Commercial corridors and residential waterfront district | <ul style="list-style-type: none"> Multi-Family residential, commercial | <ul style="list-style-type: none"> Residential with structured parking and liner uses Walk up residential units Offices Commercial Live/work | <ul style="list-style-type: none"> Maximum building length Greater landscape buffers along Oakland Park Boulevard Minimum 40% of building frontage along Oakland Park Boulevard 10' setback along Oakland Park Boulevard 5 to 7-story district with setbacks along the waterfront to create a riverfront promenade Height transition along the waterfront edge with stepback above the 3rd level Height incentives for providing / relocating roads Density: Lots 13K SF or more = 65 du/ac High % of tree canopy Protected waterfront parks New waterfront promenade publicly accessible Enhance pedestrian access to Middle River. Preserve views at street ends |



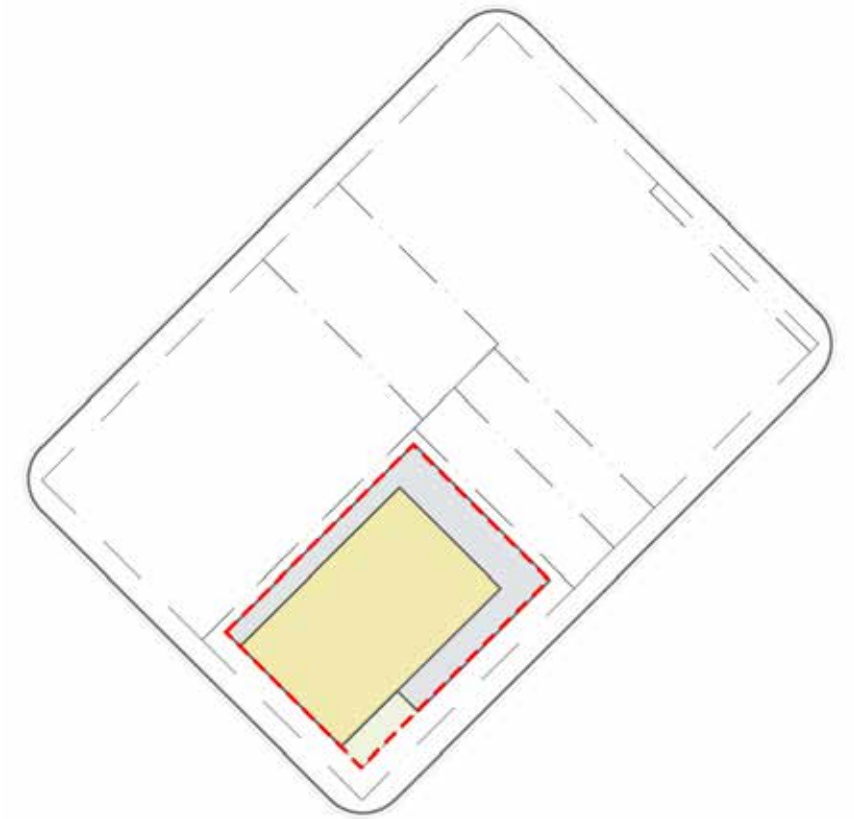
identifying | LOT SIZES PER DISTRICT SUB-AREAS



> 30,000 SF

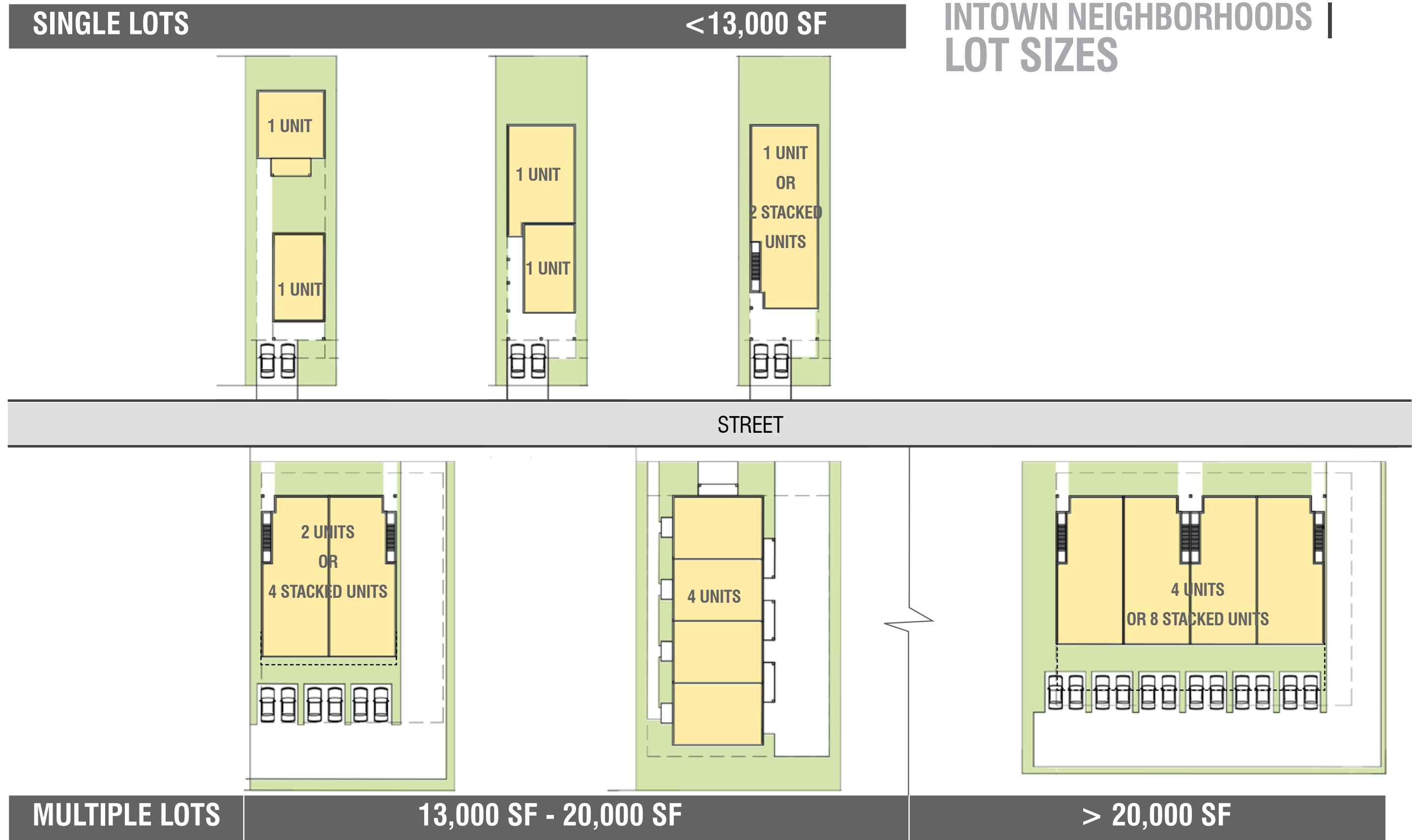


13,000 SF - 30,000 SF



< 13,000 SF

preserve neighborhoods | LOT SIZES PER DISTRICT SUB-AREAS



ASSUMPTIONS

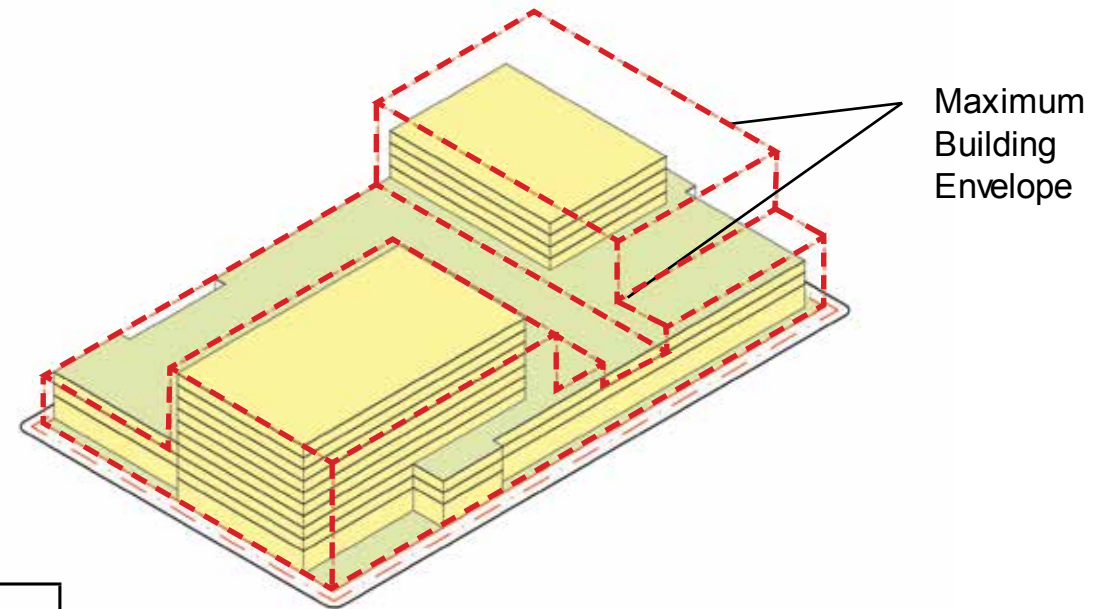
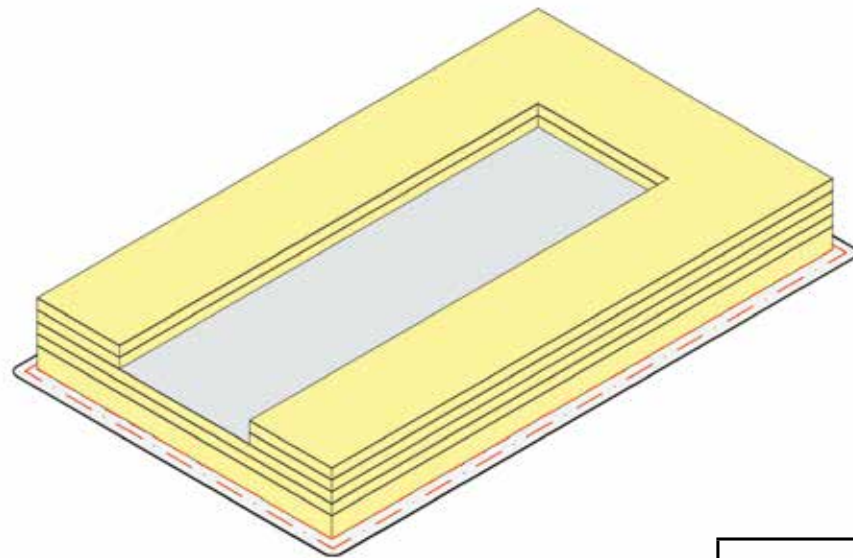
The Zoning Regulations shall describe maximum development ENVELOPE however, the ENVELOPE can never be filled.






Form Based



Capacity Driven: *Translated to FAR*

Total increases in height or intensity permitted by one or a combination of bonus provision programs **shall not exceed the maximum height or Floor Area Ratio (FAR) as established in each sub-area.**



| FAR | HEIGHT |
|------|---|
| 1.0 |  3 Stories |
| 1.5 |  4 Stories |
| 1.75 |  5 Stories |
| 2.35 |  6 Stories |
| 2.5 |  7 Stories |

 FAR Capacity

flexibility | Base Height and Additional Bonus Height

OP3D | Base Building Heights



- 1. PROPOSED OP3D DISTRICT SUB-AREAS:** (District - # of stories)
- DC** DOWNTOWN CORE EAST AND DOWNTOWN CORE WEST
 - IN** INTOWN NEIGHBORHOODS
 - WF** WAREHOUSE FLEX
 - MR** MIDDLE RIVER

2. MAX HEIGHT WITH ADDITIONAL BONUS BUILDING FAR AND HEIGHTS (A)

| FAR | HEIGHT |
|------|-----------|
| - | 2 Stories |
| 1.0 | 3 Stories |
| 1.5 | 4 Stories |
| 1.75 | 5 Stories |
| 2.35 | 6 Stories |
| 2.5 | 7 Stories |

(A) FAR AND HEIGHT VARIES FOR DOWNTOWN CORE (DC) DISTRICT SUBAREAS.

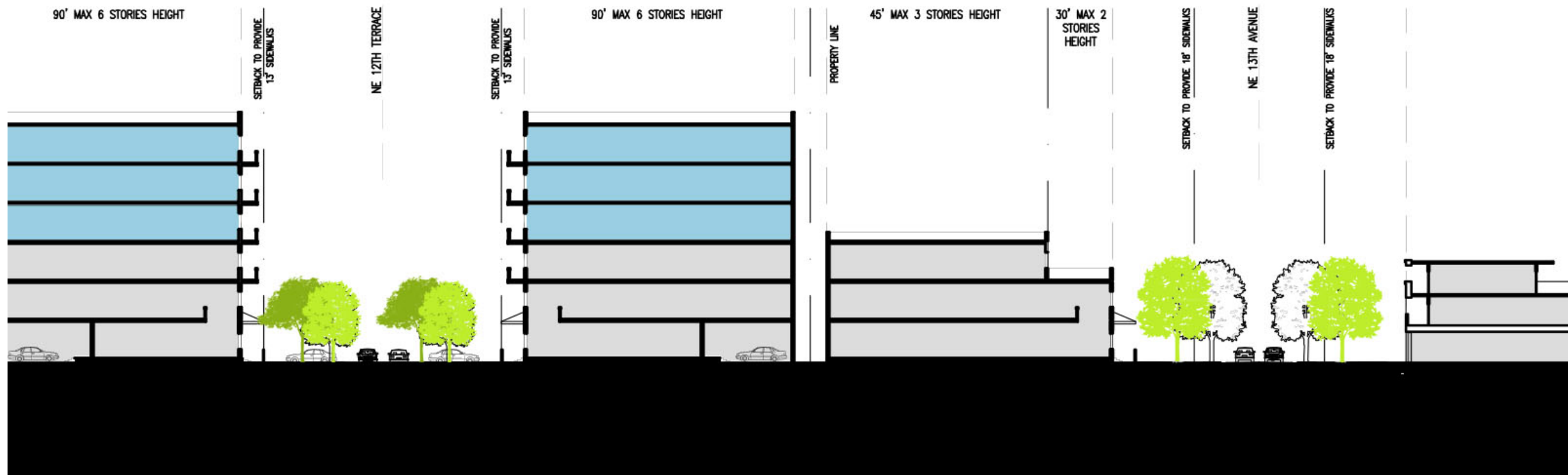
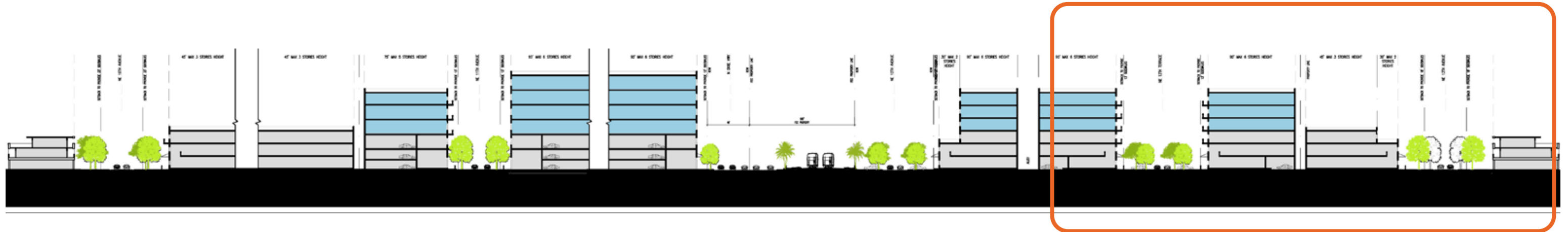
- * ESTABLISH A 37' SETBACK ALONG THE WATERFRONT TO CREATE A PUBLIC ACCESS PROMENADE.
- * ADDITIONAL STEPBACK OF 25' ABOVE 5 STORIES FROM REQUIRED SETBACK LINE

OP3D | Additional Building Heights



flexibility | Base Height and Additional Bonus Height

NE 13TH AVENUE AND NE 12TH TERRACE



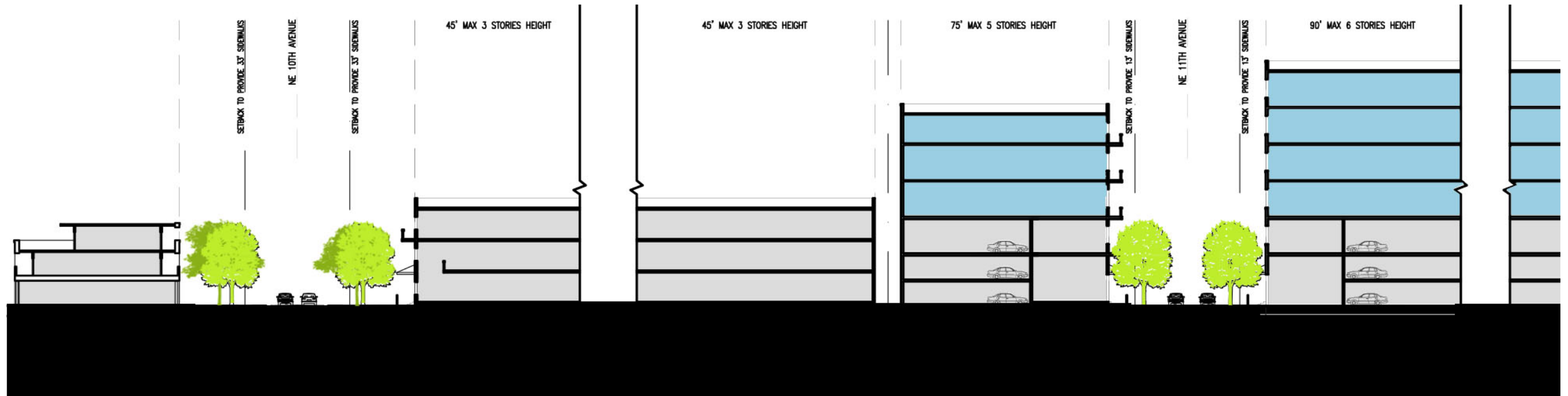
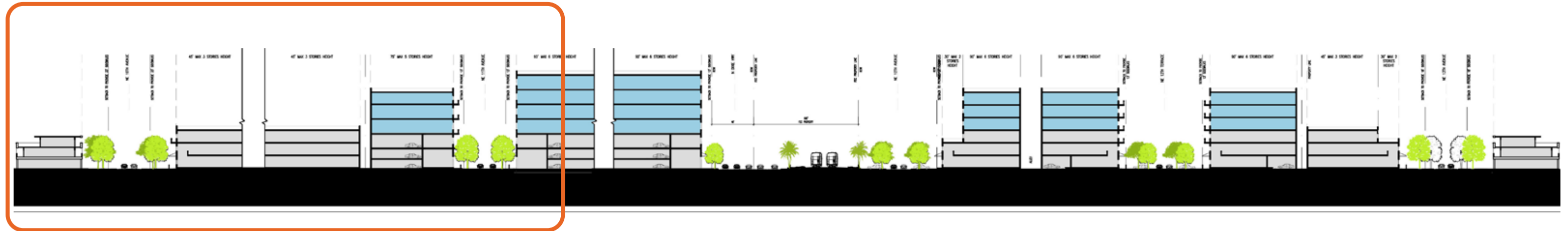
OP3D UPDATE
Section 24-259 Definitions
Height:

Based on the number of stories permitted at a site in a sub-area, the maximum permitted vertical dimension in feet is as follows:

- 2 stories shall not exceed 30 feet
- 3 stories shall not exceed 45 feet
- 4 stories shall not exceed 60 feet
- 5 stories shall not exceed 75 feet
- 6 stories shall not exceed 90 feet
- 7 stories shall not exceed 105 feet

flexibility | Base Height and Additional Bonus Height

NE 11TH AVENUE AND NE 10TH AVENUE



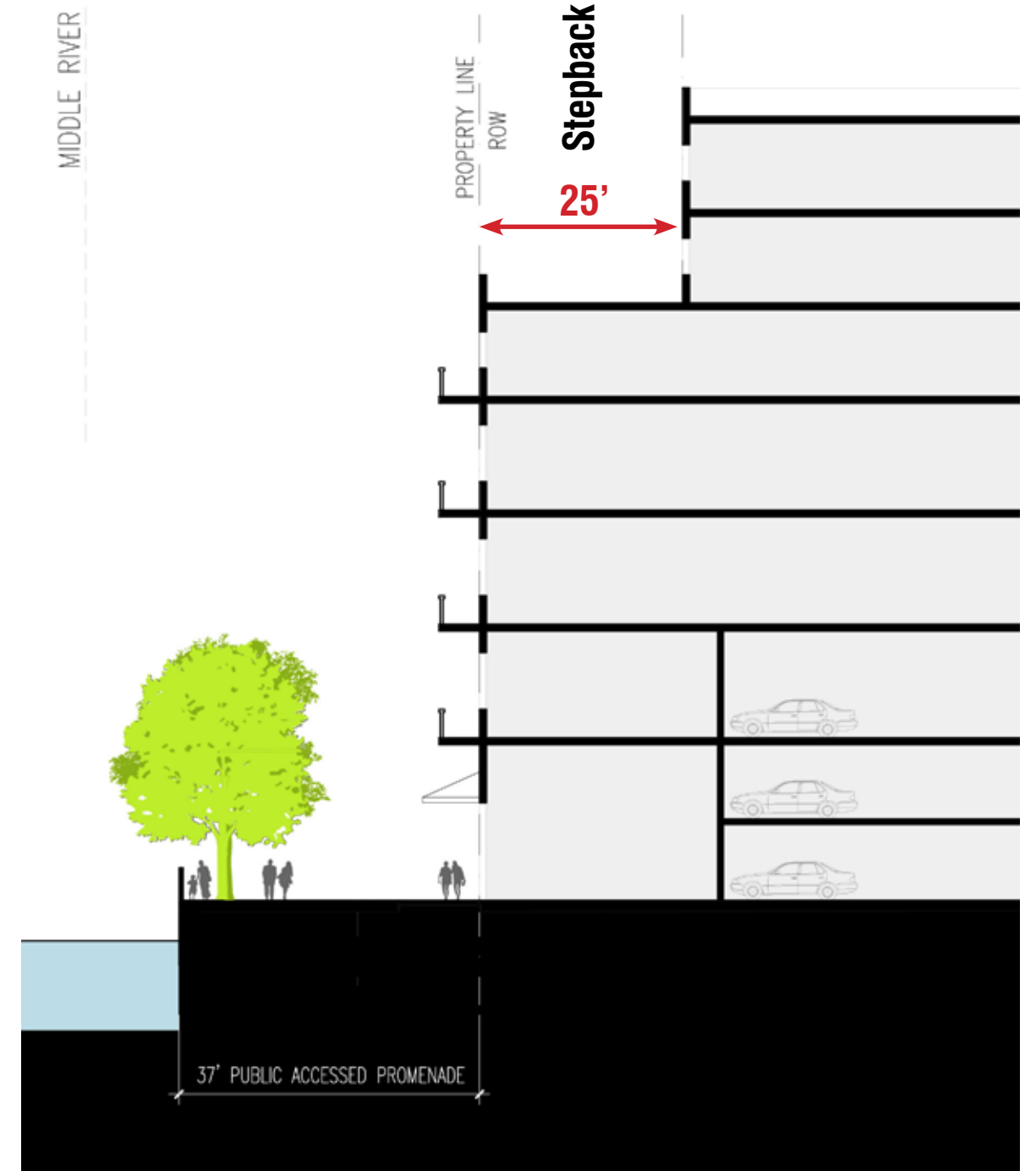
flexibility | Base Height and Additional Bonus Height

MIDDLE RIVER



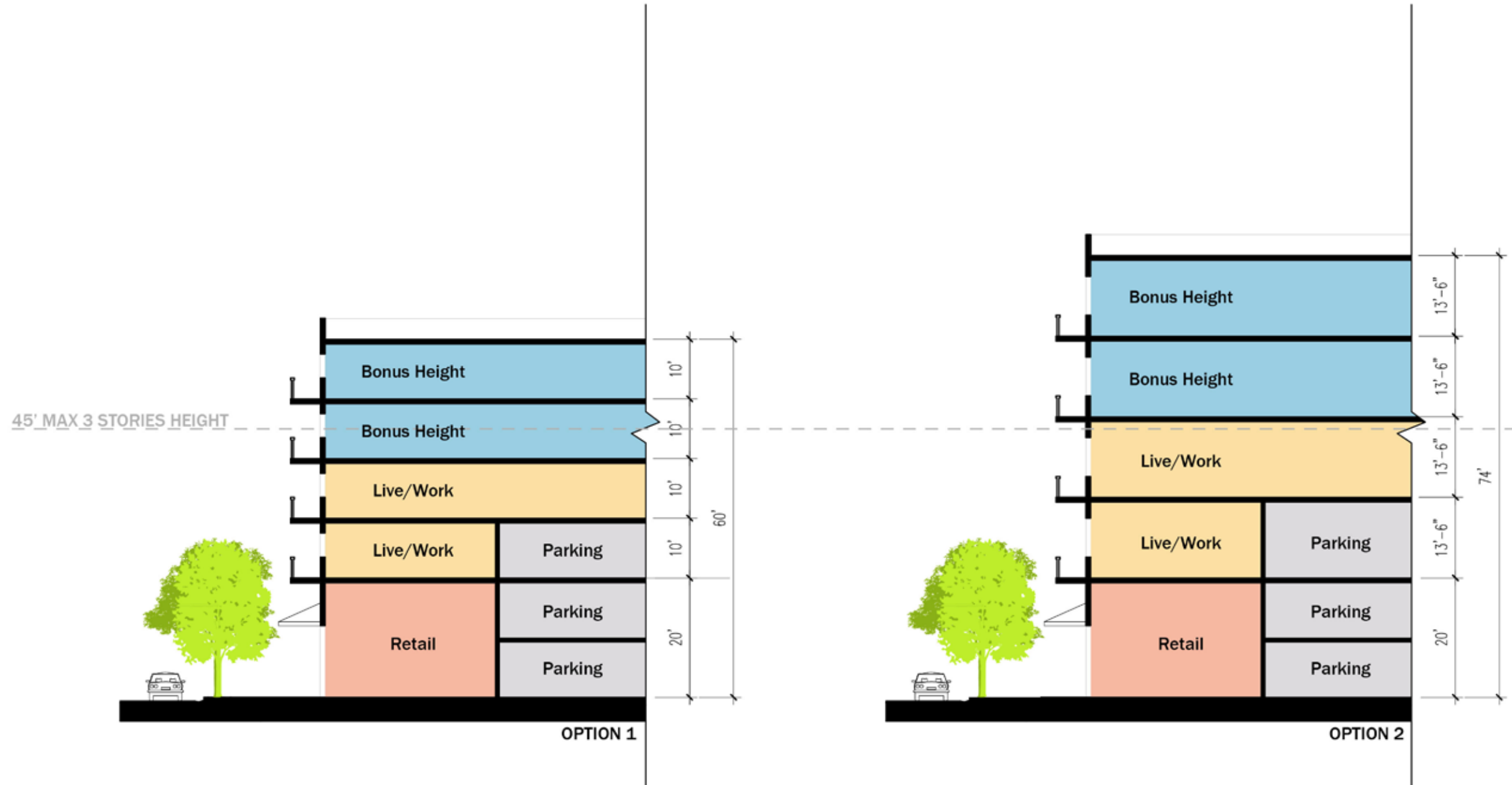
* ESTABLISH A 37' SETBACK ALONG THE WATERFRONT TO CREATE A PUBLIC ACCESS PROMENADE.

* ADDITIONAL STEPBACK OF 25' ABOVE 5 STORIES FROM REQUIRED SETBACK LINE



flexibility | Base Height and Additional Bonus Height

BUILDING HEIGHTS COMPARISON



TOOLS

FURTHERING THE GOALS AND UPDATING THE CODE

1. CHARACTER-DRIVEN, DESIGN-BASED APPROACH

- (a) Defining Districts
- (b) Form-Based Code
 - *HEIGHT + FAR (floor area ratio) + DENSITY*
 - *Design Guidelines*
- (c) Additional Building Height

2. OPEN SPACE

3. STREET HIERARCHY



TOOLS

ENSURING NO REDUCTION OF GREENSPACE AND AMENITIES

Define **open space as shared and connected public and private spaces** to make places memorable, comfortable, appealing and active.

Public spaces include all spaces between buildings which are accessible to the public like **sidewalks, streets, alleys, front yards, gardens, terraces, courtyards, plazas, and, bike/ped trails**. **Private spaces** can be **entry courts, roof decks, raised terraces or balconies**.

TOOLS

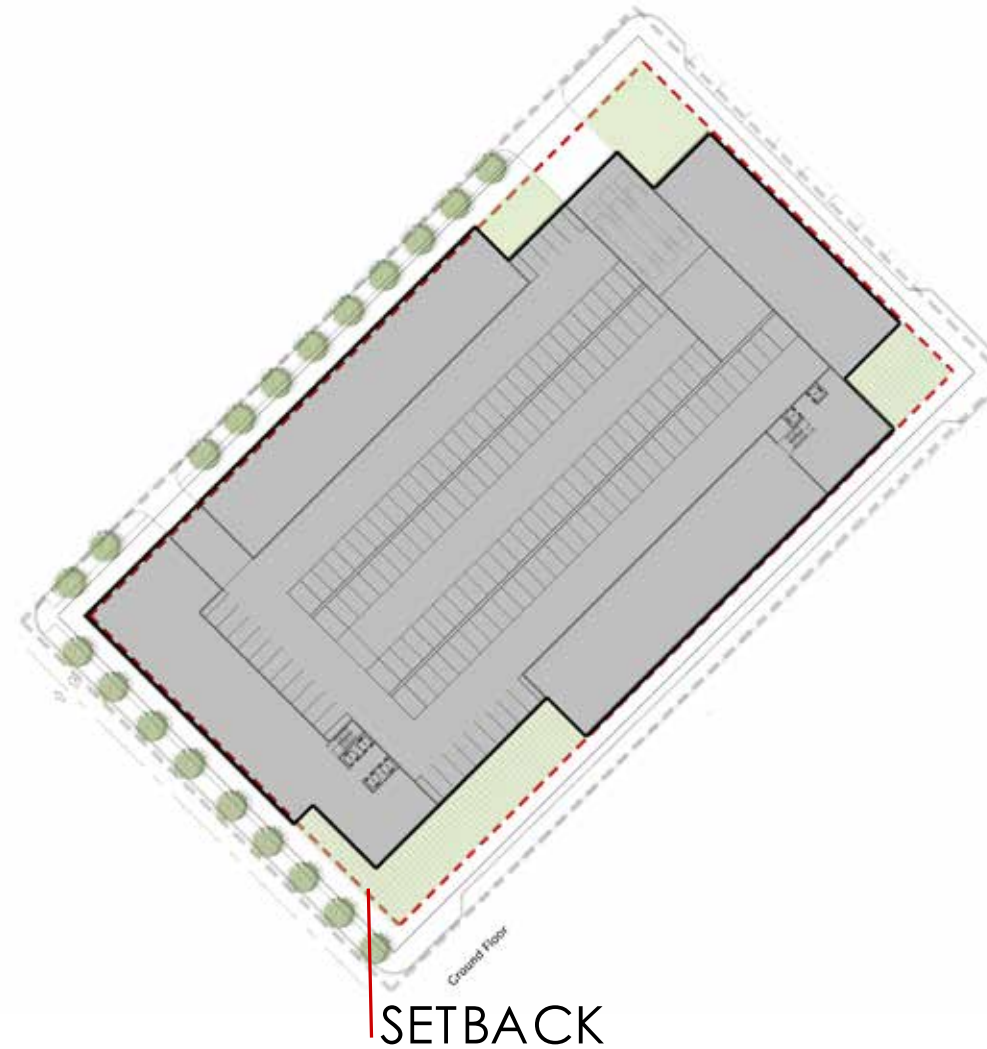
ENSURING NO REDUCTION OF GREENSPACE AND AMENITIES

1. Create a comprehensive strategy for parks and green space to ensure access and connections to neighborhoods

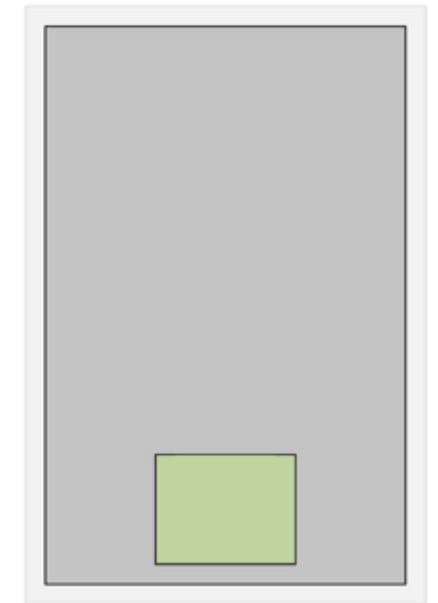
2. Establish a green 'connectivity and active use' approach

- *Green Framework created through zoning and public improvements*

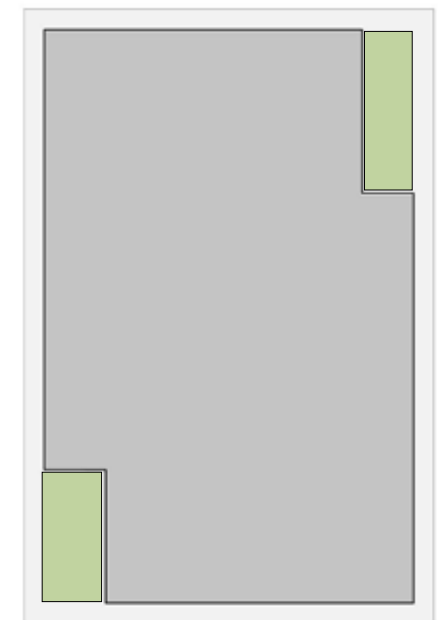
3. Define different types of open space as a % of lot area



Additional setback requirement for building articulation



COURTYARD VARIATION



CORNER PLAZA

Different types of open space as a % of the lot area

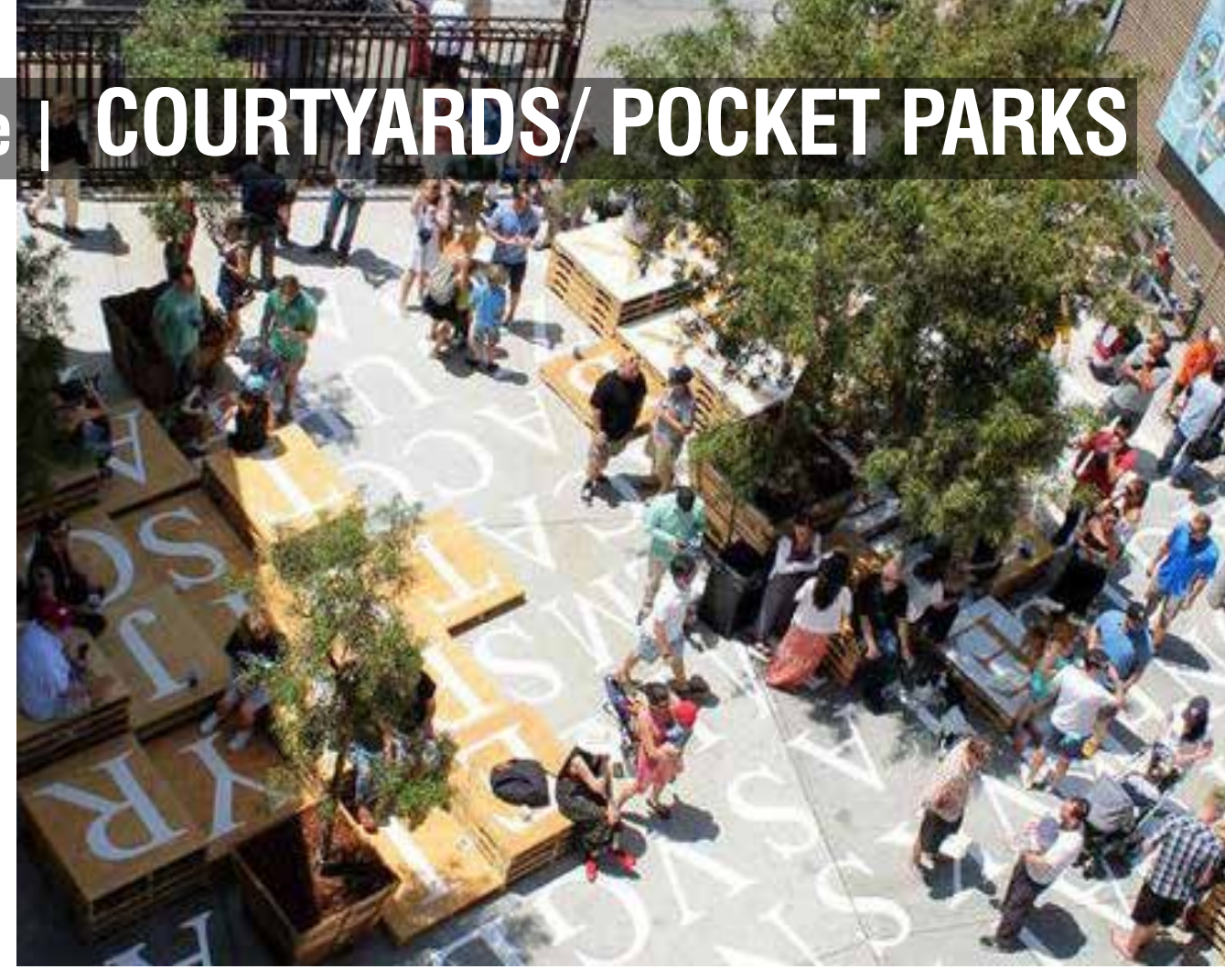
open space | N DIXIE HIGHWAY



open space | NE 12TH AVENUE



open space | **COURTYARDS/ POCKET PARKS**



open space | **ROOFTOP DECKS AND TERRACES**



open space | ENSURE NO REDUCTION OF GREEN SPACE AND AMENITIES

Enhance public access to the River

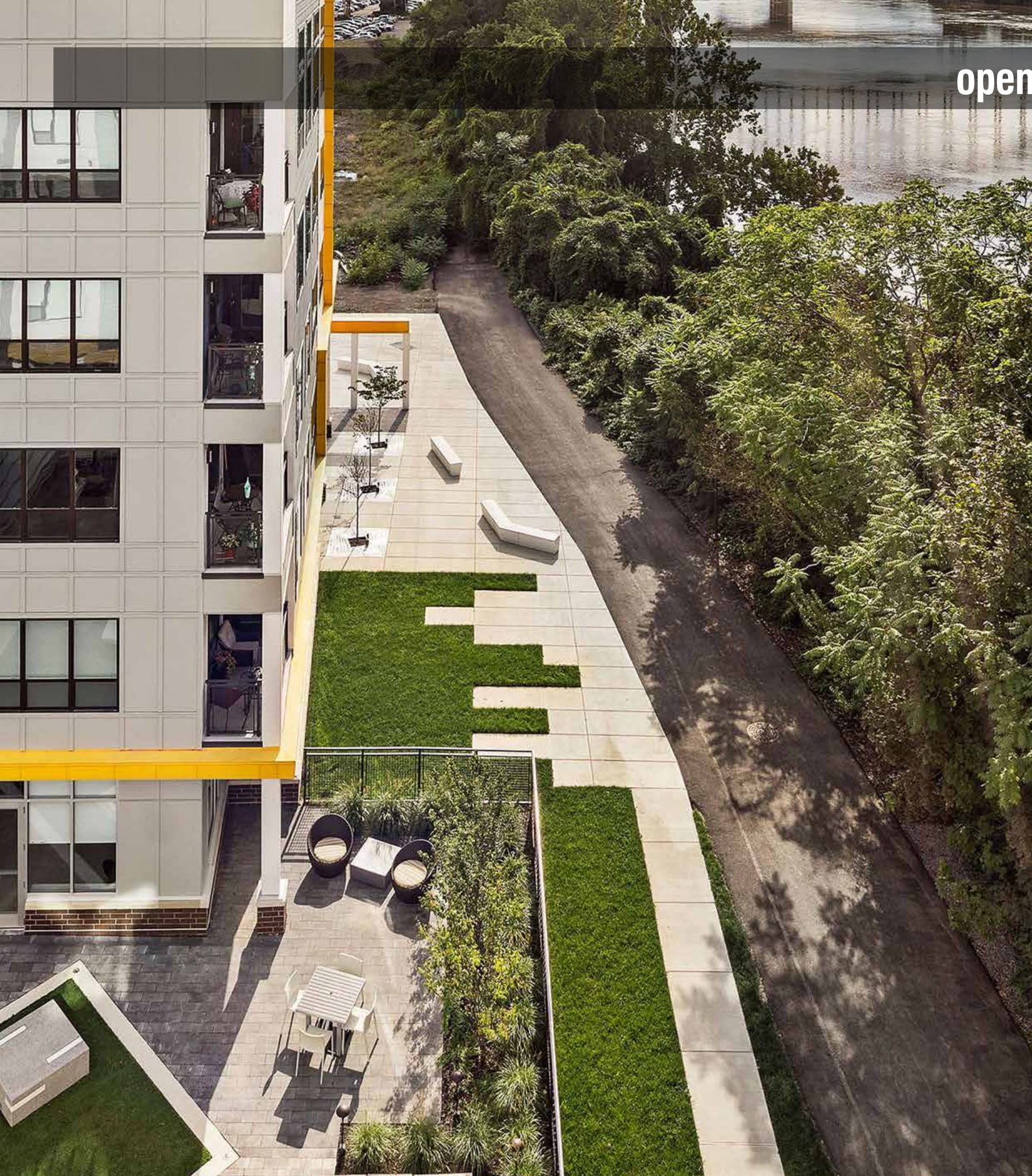
VISION

Enhance sidewalk and promote active uses along N Dixie Hwy and NE 6th Avenue to encourage walkability along Middle River waterfront edge.



- New street and sidewalk improvements
- New waterfront promenade
- Green space opportunity

open space | WATERFRONT PROMENADE



TOOLS

FURTHERING THE GOALS AND UPDATING THE CODE

1. CHARACTER-DRIVEN, DESIGN-BASED APPROACH

- (a) Defining Districts
- (b) Form-Based Code
 - *HEIGHT + FAR (floor area ratio) + DENSITY*
 - *Design Guidelines*
- (c) Additional Building Height

2. OPEN SPACE

3. STREET HIERARCHY





A hierarchical system that **identifies street types and enumerates the characteristics** that will enhance the quality of the district and sub-district areas as well as the enhanced physical and visual connectivity envisioned for the future pedestrian mall concept along NE 12th Avenue.

- i. Promote and Balance the City's Mobility Options*
- ii. Roadway Network*
- iii. Neighborhood focused*

To define the DMUD sub-areas based on a system of **STREETS** which serve different users at varying intensities.

Each STREET organizes building heights, setbacks, and stepbacks as well as street frontage requirements and ground floor active uses.

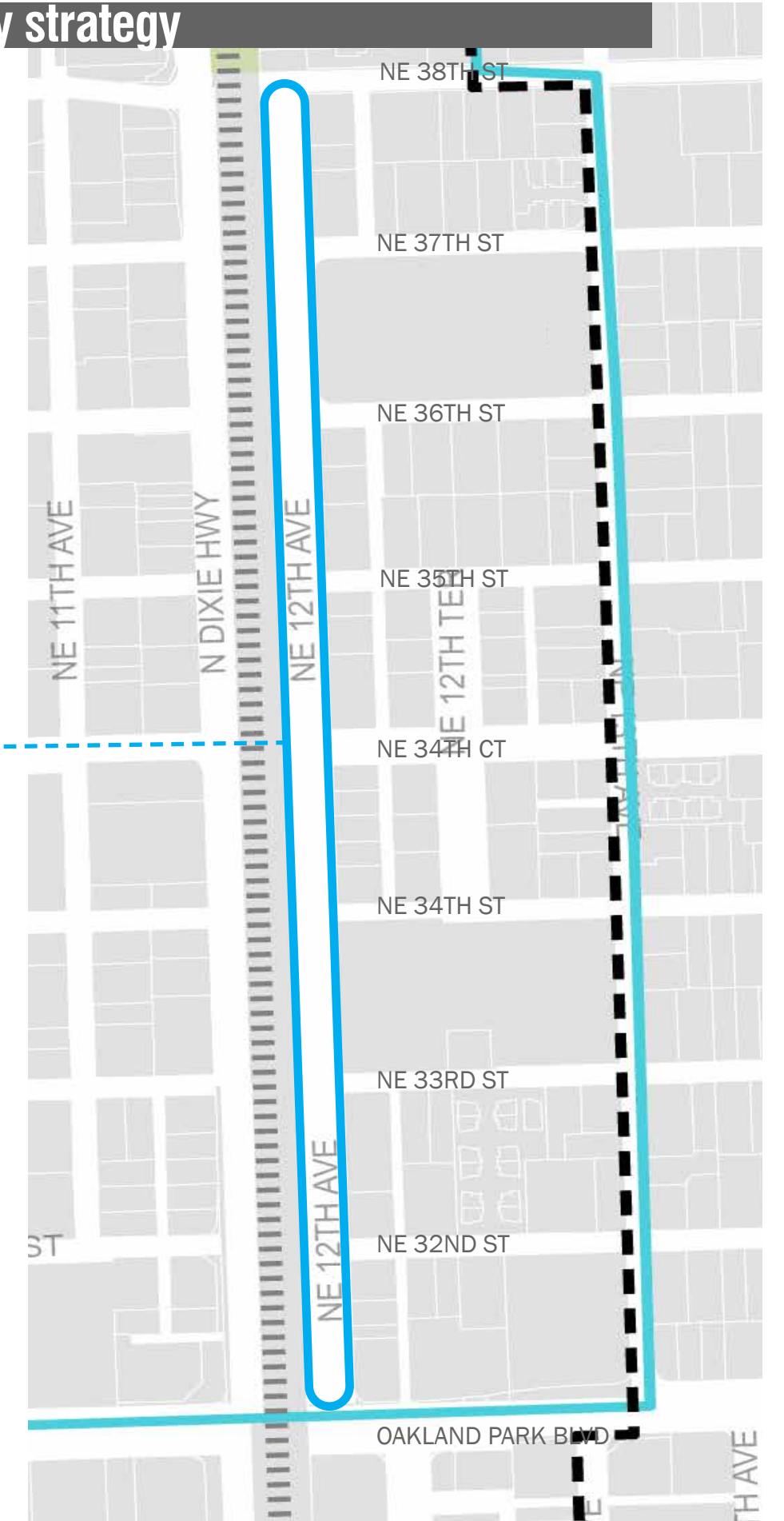
STREET HIERARCHY | PROTECT NEIGHBORHOOD QUALITY OF LIFE

Encourage 2nd level active use terraces along NE 12th Avenue and create an alley strategy

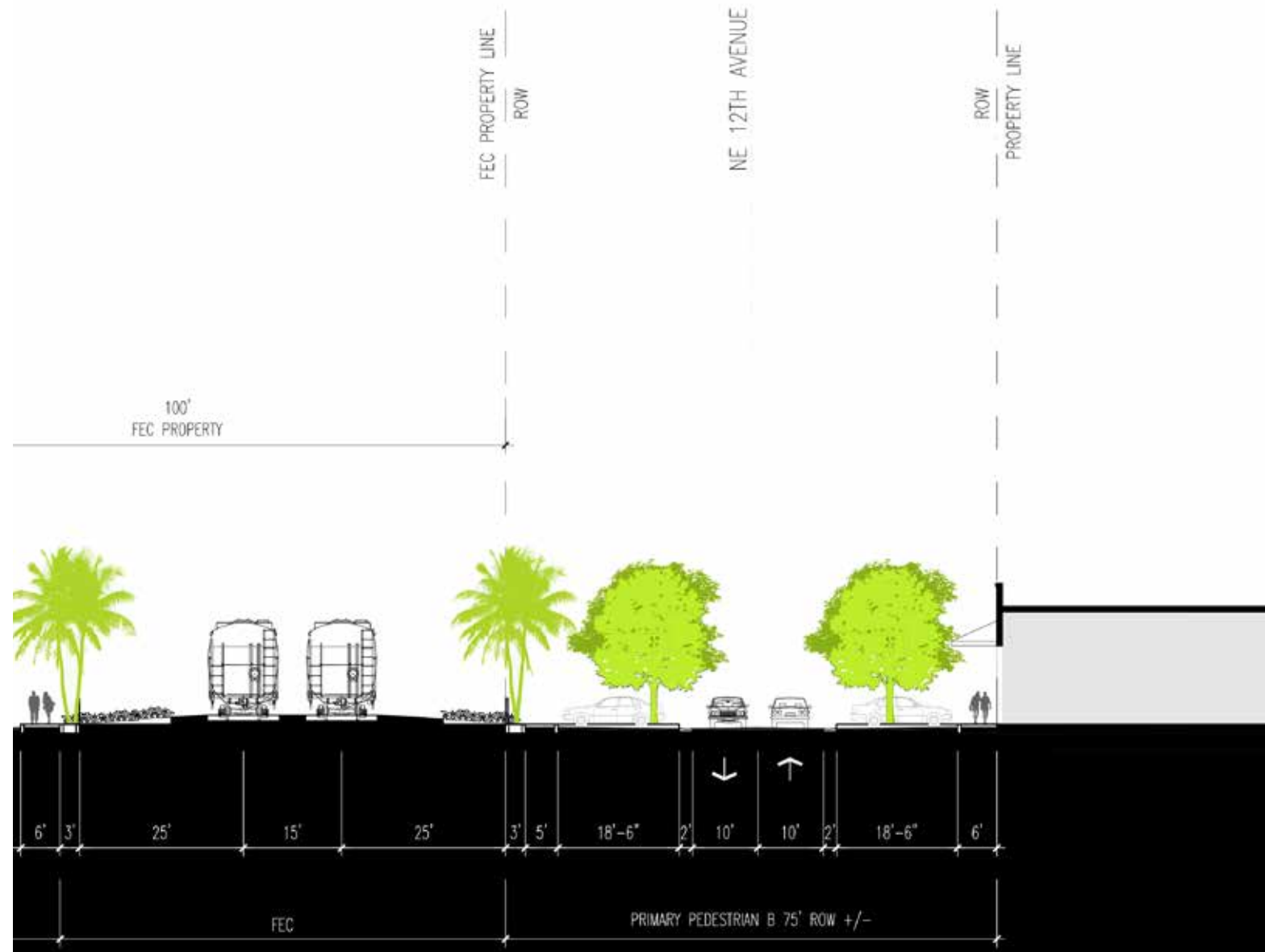
Maintain the character of NE 12th Avenue as a main commercial corridor with multi-story buildings, commercial uses, offices, and apartments fronting the street.

Allow use of ROW when aggregation of parcels by same owner occurs on both sides of the alley.

VISION



PEDESTRIAN | existing
NE 12TH AVE

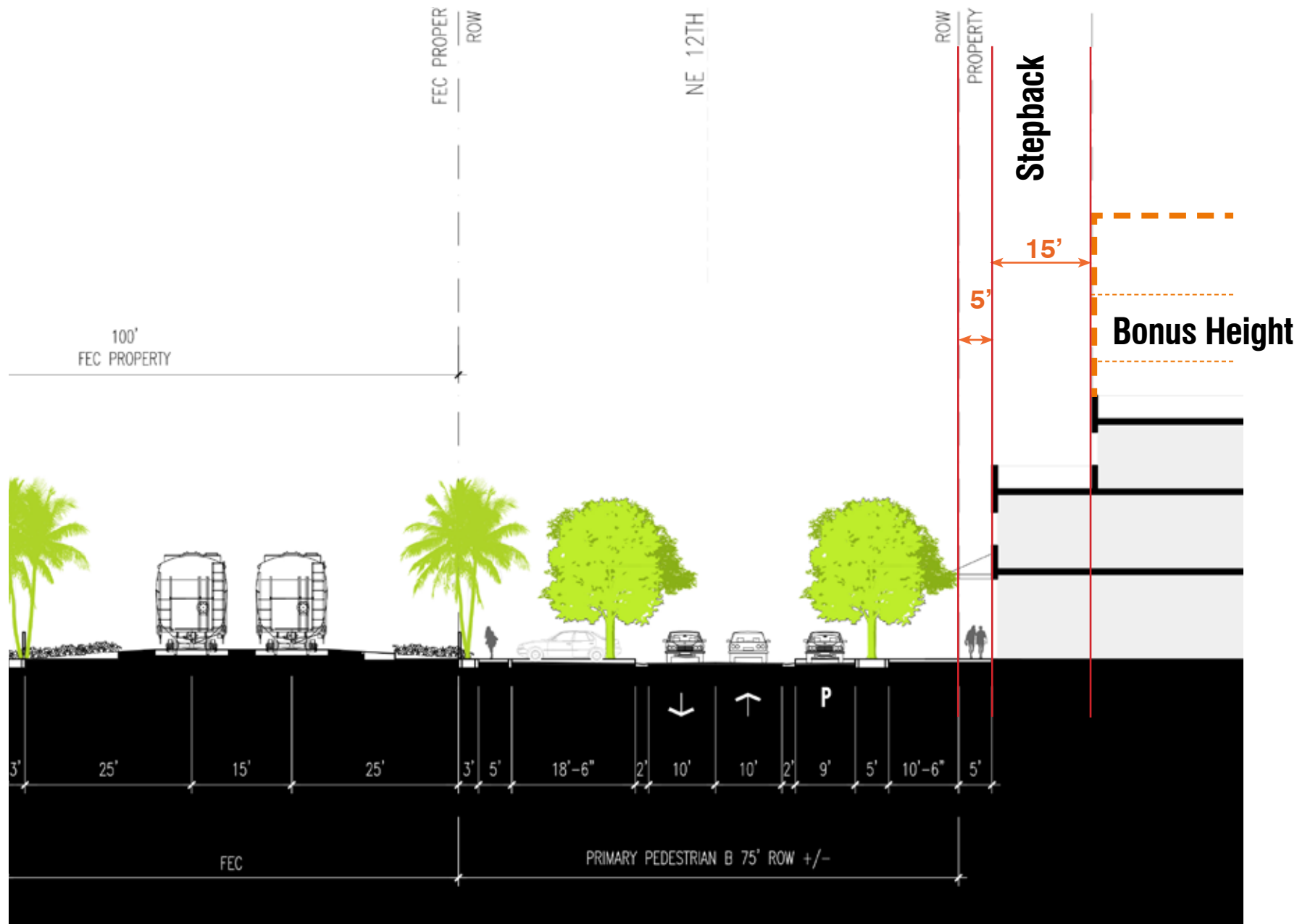


PRIMARY PEDESTRIAN STREET

NE 12th Avenue is the main north/south walking street within the OP3D and provides the greatest percentage of active ground floor uses.

PEDESTRIAN | proposed

NE 12TH AVE



PRIMARY PEDESTRIAN STREET

NE 12th Avenue is the main north/south walking street within the OP3D and provides the greatest percentage of active ground floor uses.

OP3D

IMPROVEMENTS TO SUPPORT THE VISION

Ongoing/Planned/Proposed Public + Private Projects:

1. Development of City-owned Property

2. Proposed Streetscape and Parking Improvements

- N. Dixie Highway
- Main Street (NE 12th Avenue)
- NE 12th Terrace (S. of Oakland Park Boulevard)
- NE 11th Avenue
- NE 13th Avenue
- Parking Structure/Surface Lots

3. Open Space - Bike/Ped Access

- Middle River Promenade

OP3D

NEXT STEPS

1. LAND USE PLAN AMENDMENT

- **City Future Land Use Map**
- **County Future Land Use Map**
- **State Review**

2. CODE OF ORDINANCE AMENDMENTS



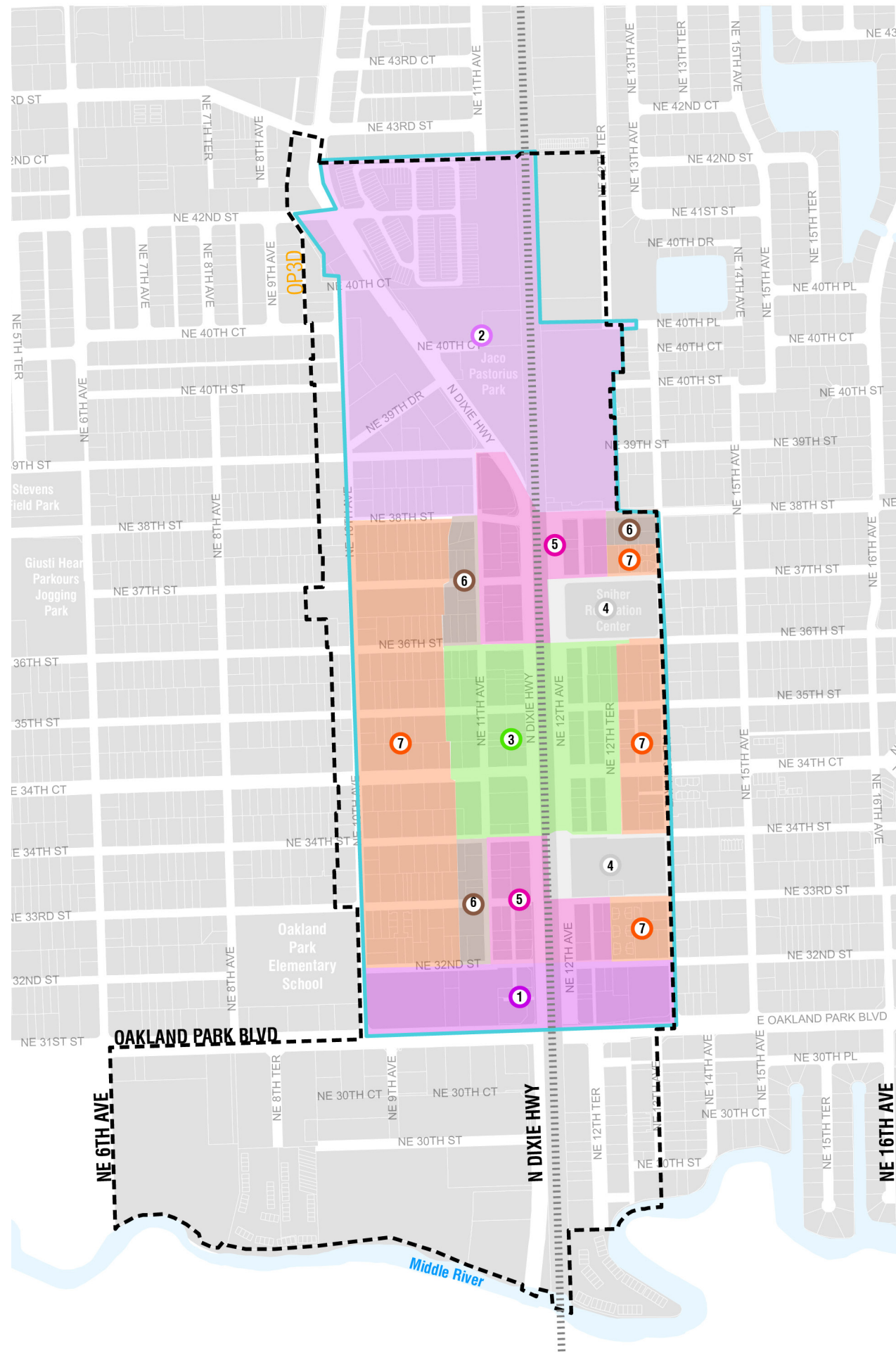
OAKLAND PARK
BUILDING OUR 2ND CENTURY

ZYSCOVICH
ARCHITECTS

existing sub-areas | DMUD MAP

DMUD Acreage

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| 3 | PARK PLACE | Park Place is designated as the epicenter of the Oakland Park Downtown District. It is intended to become a local destination with a signature architectural design, mixed-use buildings with commercial uses on the first floor, and public gathering areas. Residential uses are prohibited on the ground floor of all buildings developed under the Downtown Mixed Use District Regulations. |
| 4 | CIVIC USE | The Civic Use Sub-Area is intended to provide space for civic, government, and postal uses as well as areas for community facilities including libraries and museums. |
| 5 | DIXIE MIXED USE | The Dixie Mixed Use Sub-Area regulations will encourage a mix of commercial, residential, and live-work units. Residential uses are prohibited on the ground floor of all buildings developed under the Downtown Mixed Use District (DMUD) Regulations. |
| 6 | RESIDENTIAL OFFICE BUFFER | The Residential Office Buffer Sub-Area is a transitional, low intensity commercial area that will buffer the primarily residential North End Urban Residential and The Neighborhoods Sub- Areas. Residence in the form of condominiums or townhomes can be built in this subarea. Low intensity offices and commercial uses with residential look area allowed. Proper buffering when adjacent to singlefamily homes is required. Buildings will be orientated on NE 11th Avenue in the western section and on NE 38th Street in the eastern section. |
| 7 | THE NEIGHBORHOODS | This sub-area will maintain strong residential community feeling. Homeownership is to be encouraged in form of single-family and townhomes. |

summary existing | DMUD zoning regs for height, density, open space

| DMUD DISTRICT SUB_AREAS | subarea 1 | subarea 2 | subarea 3 | subarea 4 | subarea 5 | subarea 6 | subarea 7 |
|------------------------------|--|--|---|---|---|---|---|
| | Boulevard Commercial | North End Urban Residential | Park Place | Civic Use | Dixie Mixed Lots | Residential Office Buffer | The Neighborhoods |
| BUILDING HEIGHT | Three stories with a maximum height of thirty-six (36) feet. If requirements of the Additional Building Height Program (Sec. 24-269) are met, six stories with a maximum height of seventy-six (76) feet shall be allowed. | Three stories with a maximum height of thirty-six (36) feet. If requirements of the Additional Building Height Program (Sec. 24-269) are met, six stories with a maximum height of seventy-six (76) feet shall be allowed. | Three stories with a maximum height of thirty-six (36) feet. If requirements of the Additional Building Height Program (Sec. 24-269) are met, six stories with a maximum height of ninety (90) feet shall be allowed. | Three stories with a maximum height of thirty-six (36) feet. If requirements of the Additional Building Height Program (Sec. 24-269) are met, five stories with a maximum height of sixty-eight (68) feet shall be allowed. | Three stories with a maximum height of thirty-six (36) feet. If requirements of the Additional Building Height Program (Sec. 24-269) are met, five stories with a maximum height of sixty-eight (68) feet shall be allowed. | Three stories with a maximum height of thirty-six (36) feet. | Three stories with a maximum height of thirty-six (36) feet. |
| RESIDENTIAL UNIT AREA | | 1,100 sf average gross floor area. Minimum 900 sf gross floor area. | 1,100 sf average gross floor area. Minimum 900 sf gross floor area. | | 1,100 sf average gross floor area. Minimum 900 sf gross floor area. | 1,100 sf average gross floor area. Minimum 900 sf gross floor area. | Minimum 1,000 square foot gross floor area. |
| PARKING | See Sec. 24-270. Parking | See Sec. 24-270. Parking | See Sec. 24-270. Parking | See Sec. 24-270. Parking. | See Sec. 24-270. Parking. Also see Live-Work Parking | See Sec. 24-270. Parking. | See Sec. 24-270. Parking. |
| RESIDENTIAL DENSITY | Not Permitted | 35 units per net acre | 55 units per net acre | Not Permitted | 45 units per net acre | 16 units per net acre. | 16 units per net acre. |
| SETBACKS - FRONT | 15' minimum | 15' minimum | Dixie Highway: 12' minimum NE 12th Avenue: 0' | None | Dixie Highway: 12' minimum NE 12th Avenue: 0' | 10' minimum | 12' minimum |
| SETBACKS - SIDE | 15' minimum | 15' minimum | 10' minimum | 5' minimum, 0 lot line in allowable townhome developments and 0 lot line singlefamily lots, where the adjacent side is a minimum of 10' from lot line and minimized window at 0 lot line. | 10' minimum | 5' minimum, 0 lot line in allowable townhome developments and 0 lot line singlefamily lots, where the adjacent side is a minimum of 10' from lot line and minimized window at 0 lot line. | 5' minimum, 0 lot line in allowable townhome developments and 0 lot line singlefamily lots, where the adjacent side is a minimum of 10' from lot line and minimized window at 0 lot line. |
| SETBACKS - REAR | 20', with buffering to residential properties as required in Design Guidelines. | 15' minimum | 10' minimum | 15' minimum | 10' minimum from back of curb to building face | 15' minimum | 15' minimum |
| MINIMUM PERVIOUS AREA | 20% of net area | 20% of net area | 5% of net area | 5% of net area | 5% of net area | 20% of net area | 20% of net area |

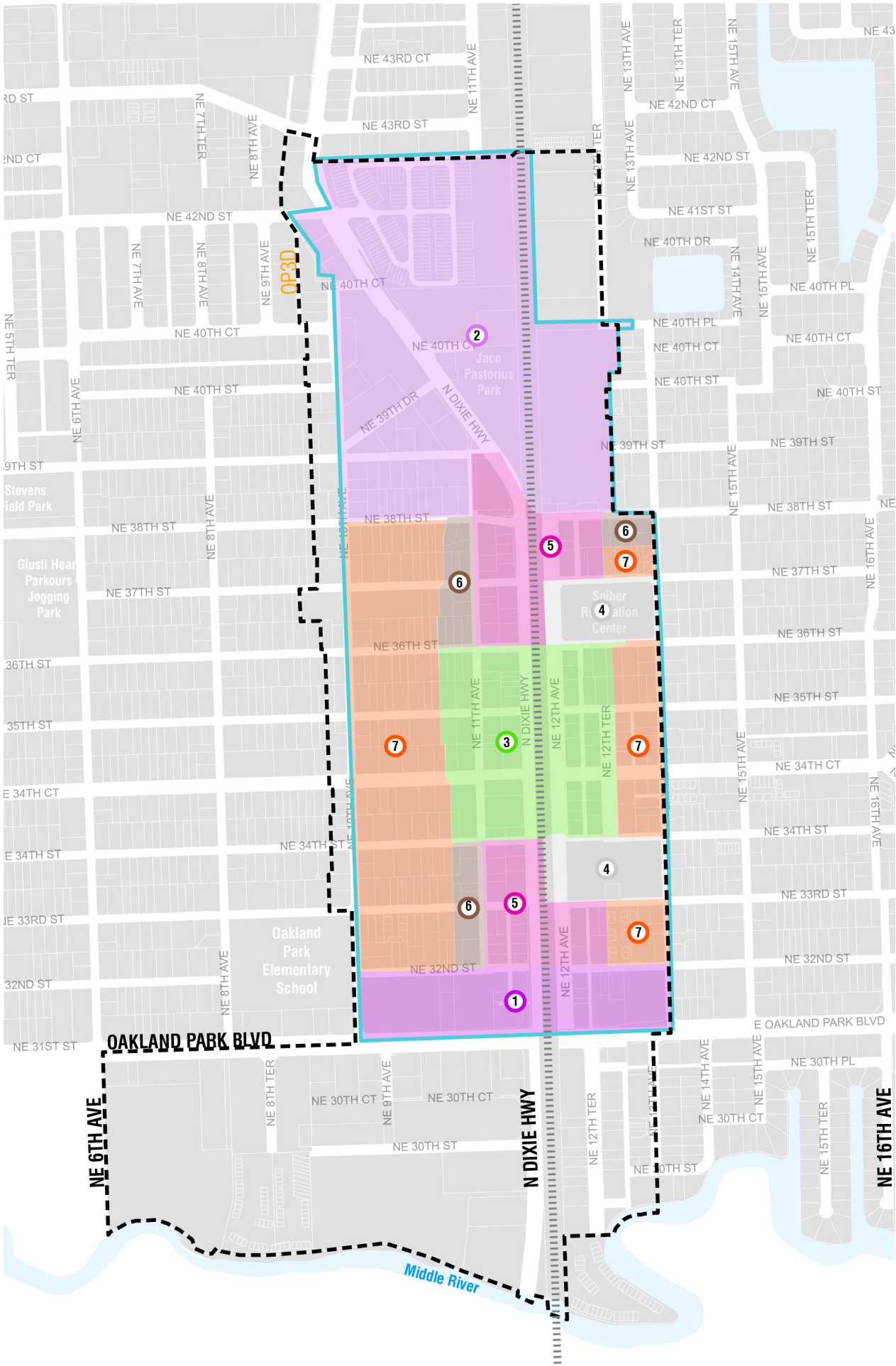
summary existing | DMUD zoning regs for setbacks

| DMUD DISTRICT SUB_AREAS | subarea 1 | subarea 2 | subarea 3 | subarea 4 | subarea 5 | subarea 6 | subarea 7 |
|----------------------------|--|--|---|---|---|---|---|
| | Boulevard Commercial | North End Urban Residential | Park Place | Civic Use | Dixie Mixed Lots | Residential Office Buffer | The Neighborhoods |
| BUILDING HEIGHT | Three stories with a maximum height of thirty-six (36) feet. If requirements of the Additional Building Height Program (Sec. 24-269) are met, six stories with a maximum height of seventy-six (76) feet shall be allowed. | Three stories with a maximum height of thirty-six (36) feet. If requirements of the Additional Building Height Program (Sec. 24-269) are met, six stories with a maximum height of seventy-six (76) feet shall be allowed. | Three stories with a maximum height of thirty-six (36) feet. If requirements of the Additional Building Height Program (Sec. 24-269) are met, six stories with a maximum height of ninety (90) feet shall be allowed. | Three stories with a maximum height of thirty-six (36) feet. If requirements of the Additional Building Height Program (Sec. 24-269) are met, five stories with a maximum height of sixty-eight (68) feet shall be allowed. | Three stories with a maximum height of thirty-six (36) feet. If requirements of the Additional Building Height Program (Sec. 24-269) are met, five stories with a maximum height of sixty-eight (68) feet shall be allowed. | Three stories with a maximum height of thirty-six (36) feet. | Three stories with a maximum height of thirty-six (36) feet. |
| RESIDENTIAL UNIT AREA | | 1,100 sf average gross floor area. Minimum 900 sf gross floor area. | 1,100 sf average gross floor area. Minimum 900 sf gross floor area. | | 1,100 sf average gross floor area. Minimum 900 sf gross floor area. | 1,100 sf average gross floor area. Minimum 900 sf gross floor area. | Minimum 1,000 square foot gross floor area. |
| PARKING | See Sec. 24-270. Parking | See Sec. 24-270. Parking | See Sec. 24-270. Parking | See Sec. 24-270. Parking. | See Sec. 24-270. Parking. Also see Live-Work Parking | See Sec. 24-270. Parking. | See Sec. 24-270. Parking. |
| RESIDENTIAL DENSITY | Not Permitted | 35 units per net acre | 55 units per net acre | Not Permitted | 45 units per net acre | 16 units per net acre. | 16 units per net acre. |
| SETBACKS - FRONT | 15' minimum | 15' minimum | Dixie Highway: 12' minimum NE 12th Avenue: 0' | None | Dixie Highway: 12' minimum NE 12th Avenue: 0' | 10' minimum | 12' minimum |
| SETBACKS - SIDE | 15' minimum | 15' minimum | 10' minimum | 5' minimum, 0 lot line in allowable townhome developments and 0 lot line singlefamily lots, where the adjacent side is a minimum of 10' from lot line and minimized window at 0 lot line. | 10' minimum | 5' minimum, 0 lot line in allowable townhome developments and 0 lot line singlefamily lots, where the adjacent side is a minimum of 10' from lot line and minimized window at 0 lot line. | 5' minimum, 0 lot line in allowable townhome developments and 0 lot line singlefamily lots, where the adjacent side is a minimum of 10' from lot line and minimized window at 0 lot line. |
| SETBACKS - REAR | 20', with buffering to residential properties as required in Design Guidelines. | 15' minimum | 10' minimum | 15' minimum | 10' minimum from back of curb to building face | 15' minimum | 15' minimum |
| MINIMUM PERVIOUS AREA | 20% of net area | 20% of net area | 5% of net area | 5% of net area | 5% of net area | 20% of net area | 20% of net area |

summary existing | DMUD zoning regs for Additional Building Height Program

| DMUD DISTRICT SUB_AREAS | subarea 1 | subarea 2 | subarea 3 | subarea 4 | subarea 5 | subarea 6 | subarea 7 |
|------------------------------------|---|---|--|--|--|--|--|
| | Boulevard Commercial | North End Urban Residential | Park Place | Civic Use | Dixie Mixed Lots | Residential Office Buffer | The Neighborhoods |
| BUILDING HEIGHT | Three stories with a maximum height of thirty-six (36) feet. If requirements of the Additional Building Height Program (Sec. 24-269) are met, six stories with a maximum height of seventy-six (76) feet shall be allowed. | Three stories with a maximum height of thirty-six (36) feet. If requirements of the Additional Building Height Program (Sec. 24-269) are met, six stories with a maximum height of seventy-six (76) feet shall be allowed. | Three stories with a maximum height of thirty-six (36) feet. If requirements of the Additional Building Height Program (Sec. 24-269) are met, six stories with a maximum height of ninety (90) feet shall be allowed. | Three stories with a maximum height of thirty-six (36) feet. If requirements of the Additional Building Height Program (Sec. 24-269) are met, five stories with a maximum height of sixty-eight (68) feet shall be allowed. | Three stories with a maximum height of thirty-six (36) feet. If requirements of the Additional Building Height Program (Sec. 24-269) are met, five stories with a maximum height of sixty-eight (68) feet shall be allowed. | Three stories with a maximum height of thirty-six (36) feet. | Three stories with a maximum height of thirty-six (36) feet. |
| ADDITIONAL BUILDING HEIGHT PROGRAM | Three (3) additional stories may be added in these sub-areas provided contribute toward public amenities | | | Two (2) additional stories may be added in these sub-areas provided contribute toward public amenities | | Not Applicable | |
| NEIGHBORHOOD COMPATIBILITY | | Buildings closest to the perimeter of sub-area shall not exceed three stories with max thirty-six feet (36) feet | | | | | |
| DENSITY BONUS | A density bonus may be granted by the city commission of up to five (5) units per acre if consistent with: (1) Adopted goals, objectives, priority improvements in CRA; (2) Adopted City of Oakland Park Mixed Use District Design Guidelines; and, (3) When property owner terminates or abandons a nonconforming use | | | | | | |
| PUBLIC AMENITIES | Additional public open space or public park; Water feature; Community facility (i.e. amphitheater); Additional public art; Additional pedestrian connection features; Critical infrastructure enhancements; Special downtown entry features (Boulevard Commercial and North End Urban Residential Sub-Areas only); Public parking; Or as determined by the city commission. | | | | | | |

existing base height + bonus | DMUD MAP

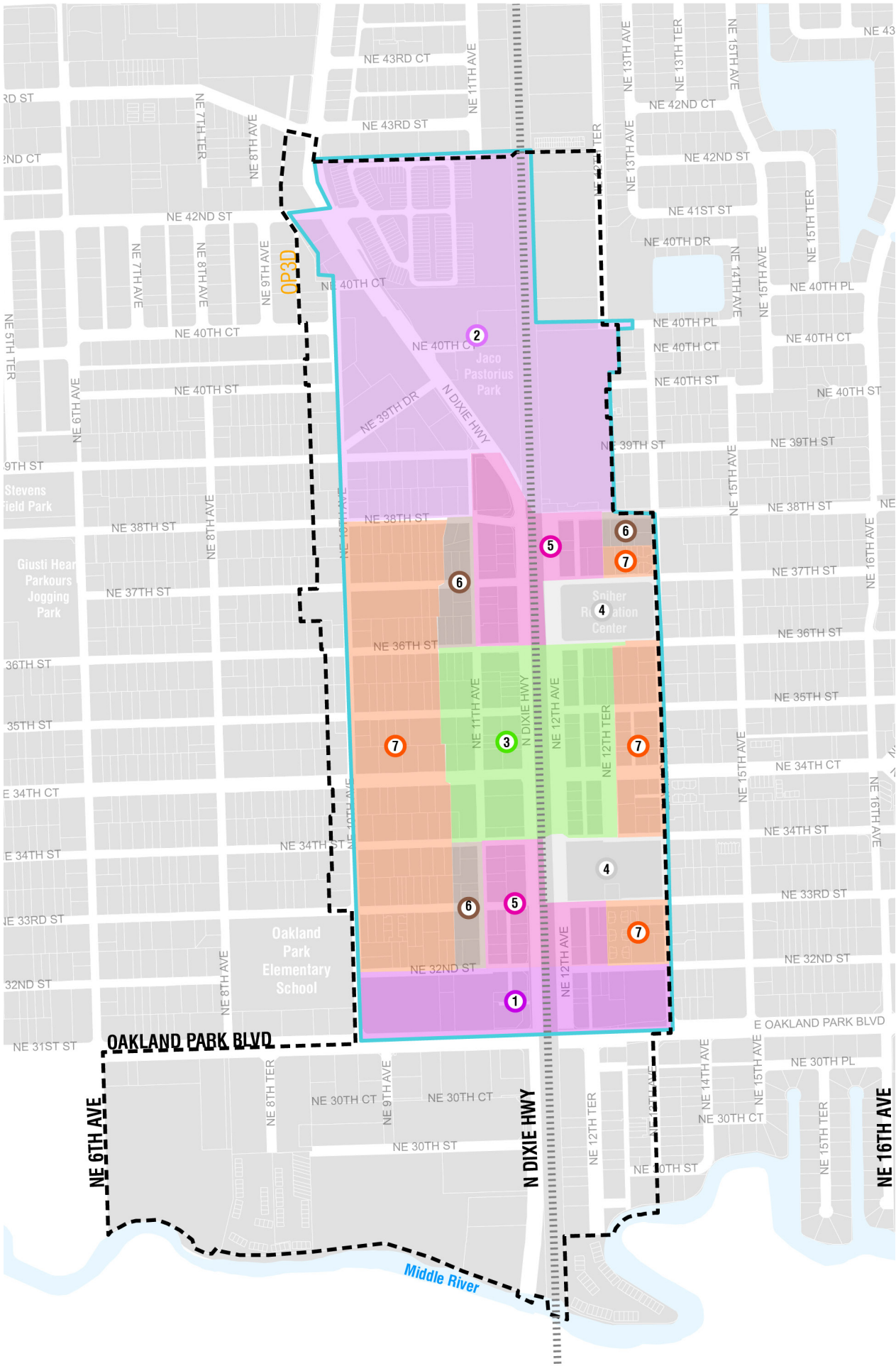


| DMUD DISTRICT SUB_AREAS | PURPOSE |
|---|---|
| 1 BOULEVARD COMMERCIAL | The Boulevard Commercial Sub-Area is designated as the southern entryway into the Downtown Mixed Use District. Potential public amenities include a gateway feature. The sub-area will continue to have commercial uses with buildings orientated to Oakland Park Boulevard. |
| 2 NORTH END URBAN RESIDENTIAL | The North End Urban Residential Sub-Area shall have a residential focus with some neighborhood serving businesses. The North End Urban Residential sub-area also provides an entryway to the Downtown District for traffic approaching from the north. |
| 3 PARK PLACE | Park Place is designated as the epicenter of the Oakland Park Downtown District. It is intended to become a local destination with a signature architectural design, mixed-use buildings with commercial uses on the first floor, and public gathering areas. Residential uses are prohibited on the ground floor of all buildings developed under the Downtown Mixed Use District Regulations. |

BUILDING HEIGHT:

- **Three stories with a maximum height of thirty-six (36) feet.**
- If requirements of the Additional Building Height Program (Sec. 24-269) are met, **six (6) stories with a maximum height of seventy-six (76) feet shall be allowed**
- In **PARK PLACE**, Additional Building Height program allows **six (6) stories with a maximum height of ninety (90) feet**

existing base height + bonus | DMUD MAP



| DMUD DISTRICT SUB_AREAS | | PURPOSE |
|-------------------------|------------------------|---|
| 4 | CIVIC USE | The Civic Use Sub-Area is intended to provide space for civic, government, and postal uses as well as areas for community facilities including libraries and museums. |
| 5 | DIXIE MIXED USE | The Dixie Mixed Use Sub-Area regulations will encourage a mix of commercial, residential, and live-work units. Residential uses are prohibited on the ground floor of all buildings developed under the Downtown Mixed Use District (DMUD) Regulations. |

BUILDING HEIGHT:

- **Three stories with a maximum height** of thirty-six (36) feet.
- If requirements of the Additional Building Height Program (Sec. 24-269) are met, **five (5) stories with a maximum height of sixty-eight (68) feet shall be allowed**

flexibility | Base Height and Additional Bonus Height

OP3D | Base Building Heights



- 1. PROPOSED OP3D DISTRICT**
SUB-AREAS: (District - # of stories)
- DC** DOWNTOWN CORE EAST AND DOWNTOWN CORE WEST
 - IN** INTOWN NEIGHBORHOODS
 - WF** WAREHOUSE FLEX
 - MR** MIDDLE RIVER

2. MAX HEIGHT WITH ADDITIONAL BONUS BUILDING FAR AND HEIGHTS (A)

| FAR | HEIGHT |
|------|-----------|
| - | 2 Stories |
| 1.0 | 3 Stories |
| 1.5 | 4 Stories |
| 1.75 | 5 Stories |
| 2.35 | 6 Stories |
| 2.5 | 7 Stories |

(A) FAR AND HEIGHT VARIES FOR DOWNTOWN CORE (DC) DISTRICT SUBAREAS.

- * ESTABLISH A 37' SETBACK ALONG THE WATERFRONT TO CREATE A PUBLIC ACCESS PROMENADE.
- * ADDITIONAL STEPBACK OF 25' ABOVE 5 STORIES FROM REQUIRED SETBACK LINE

OP3D | Additional Building Heights



flexibility | Base Height and Additional Bonus Height

Analysis - Overlay Existing Base and Bonus Heights

OP3D | Base Building Heights

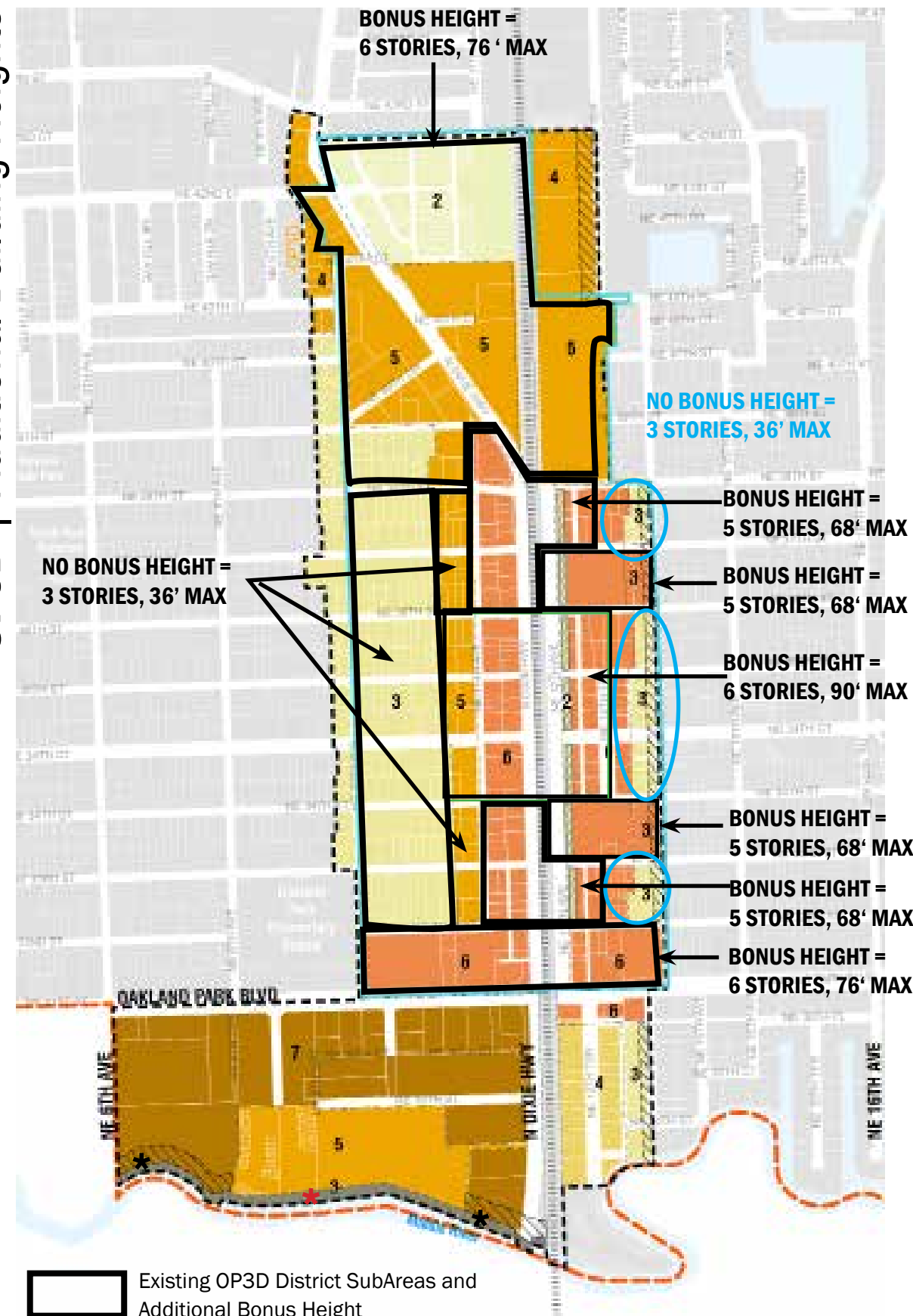


OP3D UPDATE
Section 24-259 Definitions
Height:

Based on the number of stories permitted at a site in a sub-area, the maximum permitted vertical dimension in feet is as follows:

- 2 stories shall not exceed 30 feet
- 3 stories shall not exceed 45 feet
- 4 stories shall not exceed 60 feet
- 5 stories shall not exceed 75 feet
- 6 stories shall not exceed 90 feet
- 7 stories shall not exceed 105 feet

OP3D | Additional Building Heights



OP3D TOOLS | DISTRICTS

[CHARACTER + USES + DENSITY]

character | DOWNTOWN CORE - EAST



character | DOWNTOWN CORE - WEST



character | INTOWN NEIGHBORHOODS



character | WAREHOUSE FLEX



character | MIDDLE RIVER DISTRICT

