



OP3D Questions Received
February 11, 2021 – Community Meeting

1. Will the new Code changes require me to make any changes to my property?

Answer: No.

2. Will the new Code require a specific architectural type or style?

Answer: No. The Code will define the form of the building to include height, setback, stepback and landscape area requirements, but a specific architectural type or style is not required.

The Code will include Design Standards to ensure quality and consistency of development desired for the downtown, while allowing architectural flexibility and individuality.

3. Under the proposed concept of "Bonus Heights" would contractors be able to request the height of a structure be elevated above 6-stories?

Answer: Under the Existing Code the maximum allowable stories under the Additional Building Height Program is 6 stories. That will not change under the proposed code.

4. With the 6-story Bonus Height proposal, is there an exact measurement in feet for height?

Answer: Yes, a building that is approved under the Bonus Height Provision can be no taller than 83 feet.

5. On the OP3D proposal map, a zoning allowance for a 6-story and 2-story buildings is recommended on the present land of Greenleaf Park and current City Hall location.

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Would the proposed zoning guidelines try to force contractors into instituting greenspace?

Answer: No, the Code incentivizes a Property Owner/Developer to institute public greenspace in their development, but it does not require or force them to add public greenspace.

6. Why is there no mention of the Alpha Omega Church property owned by the City?

Answer: This property is outside of the downtown jurisdictional boundaries.

7. What are the current maximum building height limits under the existing current code for the lots located on West Side of NE 12th Ave between Oakland Park Boulevard and NE 38th Street? What are the proposed maximum building height limits under the OP3D for the same area?

Answer: For the area west of NE 12th Avenue, the current Code for this location covers three separate subareas: Boulevard Commercial, Park Place, and Dixie Mixed Use subareas. From Oakland Park Boulevard to NE 32 Street (Boulevard Commercial), the current code allows for 6 stories and a maximum height of 76 feet. From NE 32 Street to NE 38 Street (Park Place and Dixie Mixed Use subareas) the current code allows for 6 stories and a maximum height of 90 feet.

The proposed maximum building height limit under the OP3D for the same area (consolidated into one subarea) would allow for up to 6 stories and a maximum height of 83 feet.

Under both the current and proposed Code, any project above 3 stories would require City Commission approval.

8. How do you think the plan will be impacted by the experience of the pandemic, particularly as it relates to sustainable economic development?

Answer: It is difficult to envision what the long-term impact will be, but we are hopeful the plan will continue to generate economic activity for the downtown.

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9. What is the plan for this poll to be utilized by the city and or Zyscovich Architects?

Answer: The poll was used to engage meeting attendees, understand who was participating, and raise awareness of the planning process.

10. What is the best process for a community/neighborhood in the City of Oakland Park to have the City assist with improvements? What funding is being used to defray the cost of neighborhood improvements?

Answer: If you have an existing neighborhood structure your board should reach out to a Commissioner or City Manager's Office

11. Would you please share a brief summary of the type of funding the City has for Community improvements (such as CDBG, CRA, Enterprise Zone, etc.) and the City's Annual Plan for how this funding is utilized (i.e. street improvements, park improvements, downtown revitalization, etc.).

Answer: The funding available for community improvements range from general obligation bond proceeds, state and federal grants, local funding awarded through Broward County transportation sales surtax program, and general revenue. The availability of funding varies from year to year and the allowable uses for individual funding streams can be highly limited. For example, grant funding is typically awarded on a competitive basis by the state for specific project-types and specific project-costs. The City's annual spending plan is the fiscal year budget and a summary of all activities, improvements, and their funding is included as part of the budget message. [A copy of the document is available on the City's website.](#)

12. What is the height range for the base height of three stories?

Answer: The base height for three stories in the proposed Intown Neighborhoods is 36 feet. All other areas of the downtown will have a base height of 3 stories with a maximum height of 44 feet.

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13. Will there be more bicycle paths on Dixie Highway, since bicycling and walking has been brought up numerous times? And how can safety be accommodated with the growth of numerous more cars on the roadways?

Answer: Dixie Highway is owned by the State of Florida and the State makes those determinations. The City has requested improvements to Dixie Highway. The State indicated a study is needed as the first step. The City has requested a study be performed. Per Florida State law, bicycles are allowed on roadways, with or without bike lanes.

14. What is the intention of the City and Zyscovich for the Greenleaf Park property?

Answer: There is not a definitive plan for the property at this time. The City Commission has supported an assessment of city-owned property in the downtown and potential recommendations on the use of that property.

15. Were these poll questions intended to make it easier to enact the Zyscovich plan?

Answer: Please see question 10 above.

16. Can 34th court from Dixie Highway to 15th avenue be included in the development area considering that several of those buildings are multifamily and it is dangerous for pedestrians?

Answer: No, the study area is only within the jurisdictional area of the downtown. The City has a planned Capital Improvement Project for NE 34th Court, from NE 12th Terrace to NE 16 Avenue, which is scheduled to begin design in the next few years.

17. What specific talks have you had regarding a commuter train in Oakland Park?

Answer: There have been no specific talks regarding a commuter train. The last discussion on the Commuter Rail was in August 2019. Please see link to the City Commission agenda item:

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8/9/2019 - Resolution expressing support for a Commuter Rail Platform to be located within Downtown Oakland Park and endorsing the 2019 Treasure Coast Regional Planning Council Station Area Master Plan. Link to the agenda item: <https://oaklandpark.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=7809&MeetingID=627>

18. In the future, would it be possible to cut this up into shorter meetings about parts of the plan instead of the whole thing in one sitting?

Answer: The scope of the agreement with our planning consultant outlined a specific number of public meetings. Because the update contemplates the entire Downtown Code, it is hard to divide into sections, as they are all related. However, we will consider this suggestion for future meetings and implement if possible where possible. Staff would be happy to answer any questions you may have, please send an email to mycity@oaklandparkfl.gov.

19. Has the topic for a Tram/Trolley crossed either of your minds?

Answer: Yes, the City of Oakland Park has explored a tram/trolley option. Unfortunately, trams and trolleys are typically very expensive because they require installation of a track and electric grid, and a location to store the equipment and vehicle when not in use. The City's 2017 Transit Mobility Plan identifies the potential implementation of a micro-transit system in a circular route, connecting both east and west sides of the Culinary Arts District to any future Commuter Rail stop in the downtown. This would be subject to the availability of funding.

20. Does open space include alley ways?

Answer: No.

21. Does open space include sidewalks?

Answer: OP3D defines open space as an outdoor area at the ground floor, including parks, courtyards, squares, paseos, pedestrian paths, and landscaped areas. Sidewalks on private parcels that meet this definition would be considered open space, public sidewalks would not be considered open space.

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22. Does open space include Streets?

Answer: No.

23. How will the city address privacy issues for the homeowners at Middle River Home's Condos, since the promenade along the river would be within feet of the owners sliding glass doors?

Answer: The proposed policy related to the promenade in that area is a long-range goal and no promenade is currently contemplated for the area. Should the property owner ever choose to work with the city to develop the promenade, appropriate planning and privacy considerations will be considered in the design of the facility. In addition, the promenade is intended to be open only during daytime hours.

24. As taller buildings cast longer shadows, how will the city ensuring that the open spaces have plenty of sunlight?

Answer: Any development that is proposed in the downtown is required to hold a community meeting. As part of those community meetings, a shadow study is frequently conducted and available for consideration by staff and the Commission, should City Commission approval be required. All buildings above 3 stories will require City Commission approval.

25. How will the City address the shade from taller buildings that would impact an individual who has solar panels on a one-story residential roof?

Answer: That would have to be addressed and considered during the proposed development. Any development that is proposed in the downtown is required to hold a community meeting. As part of those community meetings, a shadow study is frequently conducted and available for consideration by staff and the Commission, should City Commission approval be required. All buildings above 3 stories will require Commission approval.