10. Topic: Rezoning plans for the site and the corridor

These parcels are currently zoned B-1. Is the City planning to change the zoning or land use to fit its vision for this site?

Today's B-1 zoning allows buildings up to 100 feet and 25 dwelling units per acre. On these 4.95 acres, that's about 124 apartments.

On July 21, weeks before your first vote on August 5, the Planning Supervisor emailed a table for these parcels to senior staff, stating, " I got started on this table (highest and best use, permitted height, density and allowable uses) as discussed earlier. Please expand and embellish with additional information and maps that you believe would be needed." On August 7, he sent the finished version, writing that it "is intended to provide a high-level comparison of the applicable zoning districts, including potential highest and best use, allowable building height, permitted uses, and allowable density."

That table lists "Mixed-Use TOD,*" a maximum of "100 ft or 8 Stories," and "25-65" dwelling units per acre. Why 65? Because the City's densest district, downtown's OP3D, allows 65, and under Live Local a developer here could claim the same.

A second document compares rezoning options. It says a zoning designation of a Planned Redevelopment District gives "the greatest flexibility," with heights up to 130 feet, and units as small as 400 square feet. This would require an amendment to the City's land development code.

The City's Opportunity Zone application pledges **"a comprehensive revision to the City's Land Development Regulations for the tract"** to "incentivize transit-oriented development along the West Oakland Park Boulevard BRT corridor."

Is the City considering rezoning this site? According to the March 31 email sent to senior staff titled "FL OZ Application Responses and Report FINAL", the answer is a clear YES: from p.7, under "Community Engagement": **"The most comprehensive phase of community engagement is intentionally sequenced to coincide with the upcoming revision of the Land Development Regulations for this area".**

Our Comprehensive Plan, in section 10.5.2, calls for "walkable, neighborhood-scale, commercial development west of Powerline Road," not high-density rental housing.

What are the upcoming revisions to our development regulations? Would the new zoning rules apply to the whole West Oakland Park Boulevard corridor? **And wouldn't that then mean the corridor would become a row of high-rise apartment buildings?**

*(*TOD= Transit Oriented Development - high density development built near public transit (in this case, the planned County Bus Rapid Transit (BRT) line on OPB), which means the development can have less parking and higher density than the zoning code allows)*

From: Ana Alvarez <anaa@oaklandparkfl.gov>
Sent: Monday, August 10, 2026 9:57 AM
To: Renee Miller
Cc: Brad Ostroff; Sierra Marrero
Subject: FW: Qualified Census Tract - Work Force One Properties
Attachments: Work Force One Properties - Zoning Standards 8-7-2026.docx; Zoning Comparison for Mixed Use Development.docx

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From: Brad Ostroff <brado@oaklandparkfl.gov>
Sent: Friday, August 7, 2026 8:16 AM
To: Ana Alvarez <anaa@oaklandparkfl.gov>; Sierra Marrero <sierra.marrero@oaklandparkfl.gov>
Cc: LaCheryl Thomas <lacheryl.thomas@oaklandparkfl.gov>
Subject: FW: Qualified Census Tract - Work Force One Properties

Please review, Ana if you wish we can discuss at our meeting today.

Regards,

Brad J. Ostroff
Interim Director
Building Engineering and Community Services Department
City of Oakland Park
1100 Park Lane East
Oakland Park, FL 33334
954-630-4268
brado@oaklandparkfl.gov / www.oaklandparkfl.gov/opcra.com

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-------- Original message --------
From: Rick Buckeye <rickb@oaklandparkfl.gov>
Date: 8/7/26 8:10 AM (GMT-05:00)
To: Brad Ostroff <brado@oaklandparkfl.gov>
Cc: Marianne Edge <marianne.edge@oaklandparkfl.gov>
Subject: Qualified Census Tract - Work Force One Properties

Hi Brad,

Attached is the zoning comparison table for the Work Force One Properties that I mentioned earlier this week.

At this stage, we have not prepared a detailed planning analysis or supporting narrative. The attached table is intended to provide a high-level comparison of the applicable zoning districts, including potential highest and best use, allowable building height, permitted uses, and allowable density.

Also attached is our standard zoning comparison table, which we use to evaluate other mixed-use redevelopment scenarios throughout the city.

Please let me know if you have any questions or if you would like us to prepare a more detailed planning analysis to accompany the zoning comparison.

Thanks, Rick

Rick Buckeye, AICP
Planning Supervisor
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Engineering and Community Development Department
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Workforce One Property Public-Private Partnership – Qualified Census Tract
Planning & Zoning Division Zoning Report, August 2026

The following is a table of the B-1 zoning district standards applicable to the 9 Work Force One properties located between 2520 to 2690 W. Oakland Park Blvd.:

A. Current

Item	Area Name	Net Area (Acres)	Highest & Best Use	B-1 Zoning Permitted Uses	Height Max	Density Max
1	2530 WOPB 4942 29 29 0010	0.67	Mixed-Use TOD with Dinning	1st Class Office & New Retail	100 ft or 8 Stories	25-65 DUs
2	2550 WOPB 4942 29 29 0020	0.95	Mixed-Use TOD with Dinning	1st Class Office & New Retail	100 ft or 8 Stories	25-65 DUs
3	2600 WOPB 4942 29 29 0030	0.35	Mixed-Use TOD with Dinning	1st Class Office & New Retail	100 ft or 8 Stories	25-65 DUs
4	2604 WOPB 4942 29 290031	0.15	Mixed-Use TOD with Dinning	1st Class Office & New Retail	100 ft or 8 Stories	25-65 DUs
5	2610 WOPB 4942 29 33 0040	0.39	Mixed-Use TOD with Dinning	1st Class Office & New Retail	100 ft or 8 Stories	25-65 DUs
6	2626 WOPB 4942 29 33 0010	1.49	Mixed-Use TOD with Dinning	1st Class Office & New Retail	100 ft or 8 Stories	25-65 DUs
7	2680 WOPB 4942 29 33 0020	0.17	Mixed-Use TOD with Dinning	1st Class Office & New Retail	100 ft or 8 Stories	25-65 DUs
8	3000 BLK NW 27 Ave 4942 29 33 0021	0.11	Mixed-Use TOD with Dinning	1st Class Office & New Retail	100 ft or 8 Stories	25-65 DUs
9	2690 WOPB 4942 29 33 0030	0.73	Mixed-Use TOD with Dinning	1st Class Office & New Retail	100 ft or 8 Stories	25-65 DUs
	Net Area (Acres)	5.01				

B. Proposed land use designation and use of the amendment site including proposed square footage* for each non-residential use and/or dwelling unit count for Commerce, Activity Center, TOC, and TOD.

	Area Name	Proposed Land Use Designation		
1				
2				
3				
4				
5				
6				
7				
8				
9				

Zoning Comparison for Mixed-Use Development

Property Location: **Gross Acres: 0.00 (00,000 SF)**		**B-1** **Community Business District (Sec. 24-37)**	**PRD** **Planned Redevelopment District (Sec. 24-59)**	**PCC-2** **Planned Commerce Center District (Sec. 24-55(C))**	**MULD** **Mixed Use Land Development (Sec. 24-56)**	**NUPD** **New Urban Planned District (Sec. 24-57)** **NO RESTAURANTS PERMITTED**
Density (Du/Ac)	**Maximum Density – 10 acres**	25 du * 00 ac = **000 units**	50 du * 00 ac = **000 units**	30 du * 00 ac = **000 units**	30 du * 00 ac = **000 units**	30 du * 00 ac = **000 units**
	Maximum Density – 00.00 acres	25 du * 00.0 ac = **000 units**	30 du * 0.00 ac = **000 units**	30 du * 00.00 ac = **000 units**	30 du * 00.00 ac = **000 units (Incentive*)**	30 du * 0.0 ac = **000 units**
Maximum Floor Area Ratio (FAR)**		1.0	3.0	None	2.0	4.0 (Comp Plan)
Minimum Square Feet of Floor Area per Dwelling Unit		550 SF	400 SF	400 SF	None	800 SF (1,100 SF Avg)
Landscaped / Pervious Green (Minimum)		25%	20%	25%	25% (B-1)	20%
Setbacks buffer yards	**Front (Oakland Park Blvd)**	25’ (>300 feet deep); 10’ (if the lot is divided and becomes>300 feet deep)	TBD – Currently 10’ for Oakland Park Blvd. and Federal Hwy	25’ from an arterial or urban collector	25’ from an arterial or urban collector (waived CC)	To Be Approved by City Commission
	Rear	15’ (alley, waterway, residential)	15’ (alley, waterway, residential)	15’ (alley, waterway, residential)	15’ (alley, waterway, residential)	
	Side	15' (residential), zero from nonresidential	10' (residential), zero from nonresidential	15’	15’	
	Corner ()	10'	TBD	25’	25’	
	Maximum Height	50’ (Increased setback > 50’)	130’	50’	50’ (B-1)	5 habitable stories not to exceed 76’

***MULD increased density criteria in Sec. 24-56:**

(H) *Optional design guidelines and incentives for increased density.* Based on performance, i.e., the extent to which design standards are incorporated into the development proposal and are found to meet the purpose and intent of these regulations, the project will qualify for increased density. Additional dwelling units may be awarded by the city commission for each of the following optional design guidelines, which are incorporated into the approved site plan. Additionally, a density bonus may be granted by the city commission of up to five units per acre to the extent that the project is

consistent with design ideals that encourage pedestrian-friendly environments with enhanced public access to the city's waterways or the adopted goals, objectives and priority improvement projects of the city's community redevelopment plan adopted under F.S. § 163.360. Allocation of these units shall be commensurate with the value of the planned improvements.

Incentive	Additional Dwelling Unit Density Per Gross Acre
Inclusion of structured parking that provides at least 75% of required parking spaces.	5 DU
Inclusion of plazas, open spaces, greenways, water features, and/or public art.	3 DU
Inclusion of commercial uses at a floor area ratio of 2.0	2 DU
Inclusion of internal mass transit features and parking associated with supporting transit.	1 DU
Inclusion of arcades or other acceptable weather protection for pedestrians.	1 DU
Application of design materials such as special paving, site furniture, specialty light fixtures, and approved signage.	1 DU
Inclusion of trash facilities inside the building envelope.	1 DU
Use of signature trees as street trees.	1 DU
The project provides a variety of housing types.	2 DU
The project provides enhancements to the public's access to adjacent waterways.	5 DU

**Floor Area Ratio is based on the measure of the building space considered to be floor area. Floor area is defined in the Code as a 'livable' area within walls excluding garages, so porches and canopies as well as garages would be excluded.

The word 'livable,' however, is not specifically defined. Various dictionary definitions of the adjective state that it means suitable for living and means having necessities to sustain life (air, plumbing, etc.) the term is synonymous with the word 'habitable.' The term is often used to describe residential settings ("This dumpy apartment is barely livable;" "With some work this old house could become livable;" etc.),

but the term is also used more broadly ("This is a very livable city;" "the bigger windows make this office more livable;" "in Florida, you need air conditioning for your place to be livable," etc.) Given that this term has broad meanings, it appears that the term livable for the definition of floor area means any space that has commonly expected necessities for life including a bathroom, and electricity. The floor area of garages, porches, canopies, and, based on the use of the term 'livable,' buildings without plumbing or electricity would not be calculated for FAR.

Section 24-245:
(40) *Floor area:* The square footage of the livable area within the exterior walls, excluding garages.
(40a) *Floor area ratio (FAR):* The ratio of gross building floor area to the net lot area of the building site.

Advantages/Disadvantages of Each Zoning Option:

B-1 (retain existing zoning)

Advantages:

1. No rezoning needed.
2. A 10-foot setback required along a local street.
3. No setback required abutting _____
4. Options for front screening (2' hedge or wall)

Disadvantages:

1. Low Density limit (25 DU/Acre) limits to total site to 340 dwelling units
2. 25-foot front setback required along Oakland Park Blvd
3. Low FAR of 1.0
4. Residential can only be on upper floors.

PRD Zone

Advantages:

1. Density up to Comp Plan Max (30 DU/Acre) limits total site to 408 dwelling units
2. Flexible setbacks can be developed in the rezoning process (only stated setbacks are for streets near Federal Highway)
3. FAR limit of 3.0
4. Height permitted up to 130 feet with a 20' step back required at 80 feet abutting residential zones.
5. Options for front screening (2' hedge or wall)
6. Parking Study can adjust parking if demonstrated.
7. The bonus density for studio units is available for areas zoned PRD.

Disadvantages

1. Residential can only be on upper floors.
2. PRD text would need to be amended to address the new location away from Federal Hwy.

Zoning Comparison for Mixed-Use Development

PCC-2 Zone

Advantages:

1. Density up to Comp Plan Max (30 DU/Acre) limits total site to _____ dwelling units
2. Flexible dwelling unit size allowances including studio/efficiencies of 400 square feet.
3. No maximum FAR

Disadvantages

1. Higher setbacks than B-1 including 15 feet abutting commercial uses and 25 feet along local streets (may be waived by Commission).
2. Required 3' tall berm along the street frontage and restrictions against paving (for plazas) along both streets.
3. Residential only on upper floors

MULD Zone

Advantages:

1. Density up to Comp Plan Max (30 DU/Acre) limits the total site to ____ dwelling units IF CRITERIA IS MET
2. Flexible dwelling unit size allowances including studio/efficiencies of _____ square feet.
3. FAR of 2.0
4. Options for front screening (2' hedge or wall)
5. Parking reduction is available for mixed-use projects, but only if the criteria are met and presented with a Parking Study

Disadvantages

1. Higher setbacks than B-1 including 15' abutting commercial uses and 25 feet along local streets (may be waived by the Commission).
2. Residential only on upper floors
3. Special criteria need to be met to get a density higher than 10 DU/Acre
4. Additional Development Review Fee
5. Site plan review by P&Z and CC

NUPD Zone

Advantages:

1. Density up to Comp Plan Max (30 DU/Acre) limits total site to 408 dwelling units
2. Flexible setbacks can be developed in the site plan review process.
3. No specified FAR
4. Height permitted up to 76 feet (5 stories)
5. Options for front screening (2' hedge or wall)
6. Parking adjusted by unit size/type provides greater flexibility.
7. Ground floor residential/freestanding residential possible on up to 40 percent of the site

Disadvantages

1. Restaurants are not permitted.
2. Minimum gross unit size limits of 800 square feet minimum and 1,100 square feet average
3. Review/rezoning process like PUD

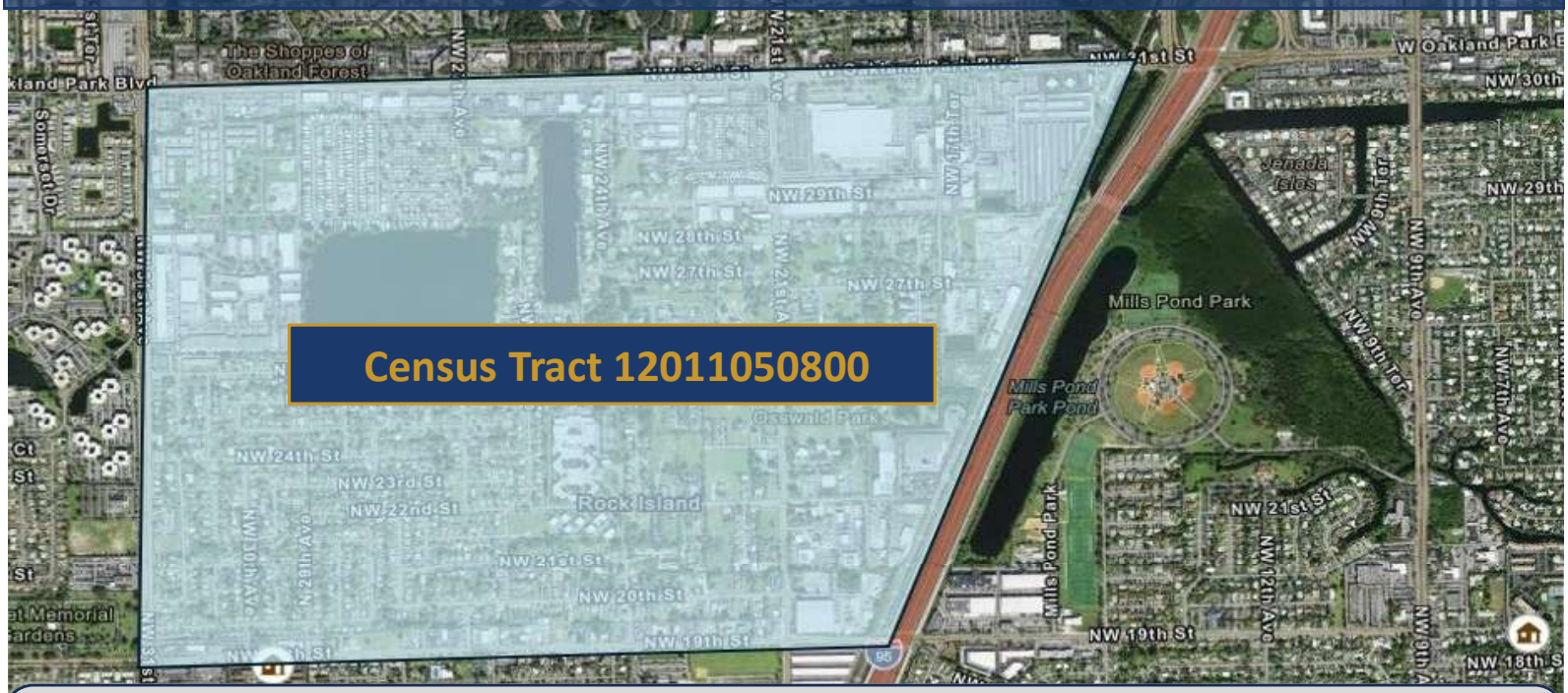
Conclusion

The greatest flexibility for the redevelopment of the site at _____ is provided by the PRD zone, however, that zone is **currently written only for the Federal Highway Corridor**, and new text (land development code amendment) would need to be added to make it applicable for this area. Also, the Live Local scenario may be another option once the development aspects (attached) are applied by the city to a proposed redevelopment site. Below is a description of the Live Local regulatory topics:

- **Local government regulations**: Under the bill, a local government cannot regulate the use, density, or height (with some exceptions) of an affordable housing development if a proposed rental project is multifamily or mixed-use residential and, in any area, zoned for commercial, industrial, or mixed-use. It also defines, by percentages, what types of multifamily projects qualify. A local government cannot require an authorized development to obtain a zoning/land use change, special exception, conditional use approval, variance or comp plan amendment for use, density, or height.

FLORIDA OZ 2.0

CITY OF OAKLAND PARK, FLORIDA



4.5 Miles
Ft. Lauderdale Executive Airport

11 Miles
FLL

10 Miles
Port Everglades

.5 Miles
I-95

Opportunity Zone

Census Tract

12011050800

Recommendation Detail Report

1.05 sq mi	New Designation	~4,293
Tract Area		Residents (2024)

Contact: Sierra Marrero | Assistant City Manager

City of Oakland Park | 954-630-4479 | Sierra.marrero@oaklandparkfl.gov

1100 Park Lane East, Oakland Park, FL 33334

operating within the tract face capacity constraints in access to capital, technical assistance, and market connectivity that limit their ability to participate in or benefit from broader neighborhood investment activity, and the corridor's high traffic volumes, while a fundamental asset for transit-oriented development, currently function as a barrier to the pedestrian-scale retail and mixed-use activation that sustainable neighborhood revitalization requires.

Underlying all these physical and operational barriers is a financing gap rooted in market perception. Conventional debt and equity have not been sufficient to fully capitalize on the investment opportunities that the tract's fundamentals already justify not because the opportunity is absent, but because the real or perceived risk premium associated with lower-income markets creates a structural gap that public incentives alone have historically been unable to close. The City of Oakland Park has responded to this reality not with passivity, but with a proactive, stakeholder-led policy agenda specifically designed to remove these barriers. The Westside QCT Business Improvement Grant Program, expanded proactive code enforcement, local business partnership development, and most significantly planned comprehensive revision of the tract's Land Development Regulations (LDR) are all direct responses to the barriers identified above. The LDR reforms, developed through sustained community engagement beginning will be specifically calibrated to reduce lot assembly friction, incentivize transit-oriented density, accommodate adaptive reuse of underperforming commercial assets, and send an unambiguous signal to the private market that Oakland Park is an active and reform-minded investment partner. OZ 2.0 designation will complete this strategy providing the tax-incentive architecture that converts the City's policy reforms and public capital commitments into the private equity deployment that this community's residents deserve.

Community Engagement to Date

The City of Oakland Park's engagement with the stakeholders of Census Tract 12011050800 has been purposeful and progressive, building from initial needs assessment toward the structured, legislation-driven process that is now being planned. Beginning in 2023, the City initiated direct outreach to business owners and residents in the western portion of the city to assess economic conditions, identify barriers to investment, and understand community priorities. That early engagement informed the creation of the Westside QCT Business Improvement Grant Program, which has provided direct financial support to local businesses and established the City as an active and visible partner in the tract's economic life. The City has continued to build on this foundation through targeted business owner outreach, expanded marketing and education around city-funded capital projects, incentive program promotion, and small business training and capacity-building initiatives all

designed to increase awareness, participation, and confidence among the stakeholders whose engagement will be essential to the tract's long-term revitalization.

The City acknowledges that the depth of formal, structured engagement is still developing. The most comprehensive phase of community engagement is intentionally sequenced to coincide with the upcoming revision of the Land Development Regulations for this area, a process scheduled to begin in fiscal year 2026/2027 that will serve as the primary vehicle for community input on the tract's future. This sequencing is a deliberate planning decision, not a gap: engaging residents and businesses in a meaningful regulatory reform process requires a concrete policy proposal around which input can be organized, and the City has prioritized building that foundation first. The LDR revision process will include targeted outreach, public meetings, and stakeholder workshops structured to ensure that the full range of community voices residents, property owners, business operators, and community-based organizations shapes the development framework that will govern investment in the tract for the next generation. This approach mirrors the robust engagement process previously implemented for Census Tract 12011050702 and reflects the City's commitment to community-informed, rather than community-adjacent, planning.

Alignment with state and local Strategies

Census Tract 12011050800 is not a community seeking designation in isolation from broader planning priorities it is a community whose redevelopment objectives are deeply embedded in, and actively supported by, the strategic frameworks of the City of Oakland Park, Broward County, and the State of Florida. At the local level the City's Comprehensive Plan identify the West Oakland Park Boulevard corridor as a priority target for transit-oriented redevelopment, mixed-income housing investment, and small business retention and growth. The City's forthcoming Land Development Regulation reforms will be specifically designed to align the tract's regulatory environment with these strategic priorities by removing barriers to investment, incentivizing adaptive reuse, and establishing a development framework consistent with the scale of investment that OZ 2.0 capital can deliver.

At the regional and state level, the tract's alignment is equally strong. Broward County's approved $266 million Bus Rapid Transit investment along Oakland Park Boulevard reflects a regional mobility strategy that explicitly anticipates transit-oriented development as the mechanism through which corridor-adjacent communities are revitalized and Census Tract 12011050800 is the primary beneficiary of that investment.

Florida Commerce's OZ 2.0 program prioritizes distressed community revitalization, housing affordability, small business development, and job creation in underserved markets, each of which are directly addressed by the tract's documented conditions and active project pipeline. The Governor's designation of this tract will align federal, state, regional, and local investment strategies into a single, coordinated capital deployment

framework, ensuring that the full force of public and private resources is directed toward a community that has already demonstrated both the need and the readiness to put that investment to work.

Conclusion

Census Tract 12011050800 presents the Governor of Florida with a rare and time-sensitive opportunity: a community whose distress is real, whose need is documented by two independent federal programs, and whose readiness to absorb and deploy capital is already demonstrated by more than $124 million in active private development and $319 million in committed public infrastructure investment. The economic data are unambiguous a 44.5% collapse in median household income, a 26% poverty rate more than double the county average, a 29% population decline over a decade, and a housing cost burden affecting nearly half of all households. This is a community in genuine distress. But it is also a community in motion.

The City of Oakland Park has not waited for designation to act. It has engaged its stakeholders, launched targeted grant programs, reformed its code enforcement posture, and is actively revising its Land Development Regulations to remove the barriers that have historically suppressed investment along the West Oakland Park Boulevard corridor. Broward County has committed $266 million in Bus Rapid Transit investment to the same corridor, a capital commitment that will transform the tract's most underutilized commercial assets into the transit-oriented, mixed-income neighborhood that its residents deserve. The pipeline is real. The public commitment is funded. The policy framework is being reformed. All that is missing is the federal tax incentive architecture that converts this convergence of public and private readiness into fully capitalized investment.

The Economic Innovation Group's OZ 2.0 Designation Playbook identifies the characteristics of a high-impact zone with precision: genuine distress, investment readiness, policy alignment, and underutilized land with latent potential. Census Tract 12011050800 satisfies every one of these criteria. The Governor's designation of this tract will not create opportunity from nothing it will complete what the market, the City, and Broward County have already begun. That is the highest and best use of the nomination authority the Governor holds, and the City of Oakland Park respectfully urges its exercise here.