

Oakland Park, Florida

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Communities across the country have opted to introduce pedestrian-oriented zoning provisions into their zoning and land use regulations to foster increased community walkability. This study identifies best practices and lessons learned in adopting and implementing New Urbanist and pedestrian-oriented zoning. Information for each community was gleaned through key informant interviews with planning officials and documentary/Internet research. Fifteen communities across the United States were selected as case studies for this project from a larger, nationwide study of pedestrian-oriented zoning; profiles were developed for 13 out of the 15 communities and are presented herein.

Current Pedestrian-Oriented Zoning Provisions

The City of Oakland Park has adopted numerous pedestrian-oriented zoning provisions. The conversation to develop pedestrian-oriented zoning started as a result of the 2007 [Oakland Park Comprehensive Plan](#) which recommended improved multimodal transportation, pedestrian-friendly street design, and a park-once strategy in the city's downtown to facilitate a walkable urban center.

The [New Urban Planned District](#) is an overlay zoning designation that supports compact, mixed-use developments that enhance the pedestrian environment. The zoning district fosters bike and pedestrian connectivity through the construction of bike lanes and sidewalk networks, and encourages pedestrian amenities such as bike parking and access to open space. The district permits a variety of housing options such as townhomes, lofts, and live-work units. The New Urban Planned District contains the [URBN Village](#) and the 43rd Street Village, two pedestrian-friendly, moderate-density developments.

In addition, Oakland Park contains the [Federal Highway Mixed Use Business and Entertainment Overlay District](#), a mixed-use district that encourages active ground floor retail and moderate density developments. In 2018, the city developed zoning provisions for the Planned Redevelopment District, an overlay zoning designation that can be applied for within the Federal Highway Mixed-Use Business and Entertainment Overlay District. The Planned Redevelopment District intends to support a progressive vision of mixed-use, high-density developments in Oakland Park.

In 2007, the city adopted the [Downtown Mixed-Use District](#). The area, referred to by community members as the [Culinary Arts District](#), fosters a walkable pedestrian environment through the promotion of mixed-use developments, bike and pedestrian infrastructure, and the creation of



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accessible public spaces for events and activities. The Downtown Mixed Use District will be the new home of the Oakland Park's City Hall. What is currently a vacant plot of land will be turned into a vibrant mixed-use building with ground-floor retail, live/work apartments, and city hall offices on the top floor.

The Catalyst for Adopting Zoning Changes

Oakland Park developed pedestrian-oriented zoning in order to meet stated goals for the development of walkable, pedestrian-friendly community areas. Additionally, Oakland Park sought to adopt the enumerated zoning districts to promote the development of economically stimulating mixed-use projects.

Perceived Impacts Since Implementing Zoning Changes

Increased Economic Development

Since adopting and implementing the pedestrian-oriented zoning districts, several new restaurants, cafes, and brew pubs have moved into Oakland Park, some of which are occupying former underutilized or unoccupied warehouses.

Increased Pedestrian-Oriented Infrastructure

As a result of development requirements in pedestrian-oriented zoning districts, residents have benefitted from the addition of an exercise trail, attractive parks, and pedestrian-scale landscaping.

OAKLAND PARK DEMOGRAPHIC PROFILE	
Total Population	44,085
Median Household Income	\$48,390
Median Age	41.5
% Households with related children <18	24.8%
% White (non-Hispanic)	57.8%
% Black (non-Hispanic)	28.0%
% Hispanic	28.5%
% Workers taking public transit	5.9%
% Workers walking to work	2.5%
Average Temperature December/July	69/83°F

Source: Census Bureau, American Community Survey (2013-2017); The Weather Channel, 2019



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Lessons Learned & Recommendations

Planning officials in the City of Oakland Park identified key lessons learned in the process of adopting and implementing pedestrian-oriented zoning provisions, as well as overarching recommendations for other communities who may wish to explore similar zoning provisions.

COLLABORATION WITH DEVELOPMENT COMMUNITY

Many of the most successful pedestrian-oriented zoning districts in Oakland Park were created in partnership with developers in the community who had a vision for particular mixed-use projects. The collaboration between the private and public sector has resulted in additional pedestrian-friendly development and open space for residents and visitors of Oakland Park.

ZONING CHANGES CAN RESULT IN A LASTING FRAMEWORK FOR WALKABILITY

Adopting and implementing pedestrian-oriented zoning districts in Oakland Park has effectively established a development framework to achieve long term walkability goals. The zoning changes have resulted in developments that provide engaging, vibrant public spaces for residents while encouraging active recreation along the city's bike and pedestrian paths. Future developments in these districts will conform to the pedestrian-oriented requirements of the zoning district.

CHALLENGES AND STRATEGIES FOR ADDRESSING THEM

Oakland Park must abide by Broward County's regulations on development density which stipulates the maximum number of housing units a city is permitted to build each year. This can create additional steps in the process of developing higher density projects in Oakland Park's mixed-use, urban zoning districts, however, the city has been successful at balancing the state's allotment of housing units and its vision of moderate-to high-density, mixed-use developments.

Resources for Further Information

City of Oakland Park Comprehensive Plan

<https://www.oaklandparkfl.gov/DocumentCenter/View/2486/Comprehensive-Plan-Volume-I---2015-PDF>

City of Oakland Park, Code of Ordinances, New Urban Planned District

https://library.municode.com/fl/oakland_park/codes/code_of_ordinances?nodeId=COOR_CH24LADECO_ARTIVPLDEDI_S24-57NUNEURPLDI

URBN Village Development

<http://5urbn.com/#features>

City of Oakland Park, Code of Ordinances, Oakland Park Downtown Mixed Use District

https://library.municode.com/fl/oakland_park/codes/code_of_ordinances?nodeId=COOR_CH24LADECO_ARTXXOAPADOMIUSDIRE

Culinary Arts District

<https://www.wlrn.org/post/welcome-oakland-parks-culinary-arts-district>

SUGGESTED CITATION

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Illinois Prevention Research Center