

**TOWN COMMISSION WORK SESSION  
TUESDAY, MARCH 10, 2020  
OAKLAND MEETING HALL  
6:00 P.M.**

**CALL TO ORDER**

Mayor Stark called the meeting to order at 6:05 p.m.

**ROLL CALL**

COMMISSIONERS PRESENT:                      Commissioner Polland  
   Commissioner Ramos  
   Vice Mayor Satterfield  
   Mayor Stark

COMMISSIONERS ABSENT:                      Commissioner McMullen

**PRESENTATIONS:**

Zoning Code Revision – Articles 3 and 4, Zoning and Design Districts

Tara Salmieri from PlanActive Studio led the group through the Articles 3 and 4 of the draft Zoning Code Revisions. Additional details can be found in Tara’s PowerPoint presentation. Highlights of the presentation and group discussion included the following:

- Current Zoning Code has 21 articles, proposing 5 articles for new code.
- Article 3 – Zoning, Uses, and Design Districts
  - Design Districts – Tara explained that Design Districts were adopted by the Town Commission in September 2018. We currently have 3 mixed use design districts however they can’t be used since we have nothing in the zoning code of this type. She is recommending 2 new zoning districts – Mixed-Use Corridor and Mixed-Use Town Center that would then allow the Town of Oakland to utilize the mixed-use design districts.
- Article 4 – Development Standards
  - Tara explained that there were previously 14 sections dealing with site design and now they are all grouped into Article 4.

Discussion from the Town Commission included the following:

- Mayor Stark had a question regarding if we are requiring Florida friendly plants and grasses. Tara explained that we do have a priority for Florida friendly trees and shrubs however the code is currently silent on grass restrictions. Tara said she would look at what our new approved developments are doing as far as grass type and we could revisit at the next work session.

**ADJOURNMENT**

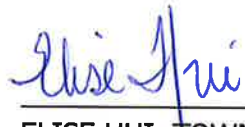
Mayor Stark adjourned the Work Session at 6:50 p.m.

TOWN OF OAKLAND:



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KATHY STARK, MAYOR

ATTEST:



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ELISE HUI, TOWN CLERK



2020 Zoning/Land Development Regulation Rewrite

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2020

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**Purpose**

Overview of Existing Structure  
 Reorganization of Land Development Regulations  
 Article 3 & 4 Presentation (Comments from Joint Workshop- ARB/ PZB)  
 Schedule

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Schedule for Work Sessions and Adoption

Meeting Date	Commission/Board	Topic/Articles	Action
January 21, 2020	Planning and Zoning Board and Appearance Review Board	Articles 3 and 4, Zoning and Design Ordinance	Work Session Only
February 18, 2020	Planning and Zoning Board and Appearance Review Board	Articles 1, 2 and 3	Work Session, then Public Board/Boardwide Meeting to receive GOB to Town Commission
March 02, 2020	Town Commission	Articles 3 and 4, Zoning and Design Ordinance	Work Session Only
March 24, 2020	Town Commission	Articles 1, 2 and 3	Work Session, then Public Hearing/Ordinance Adoption
April 14, 2020	Town Commission	all	Final Meeting for Ordinance Adoption

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### Create a User-Friendly Code

- Article 1: Repeal and Incent
- Article 2: Definitions
- Article 3: Districts Zoning and Map
- Article 4: Application of Regulations
- Article 5: Administration and Enforcement
- Article 6: General Provisions
- Article 7: 15 Zoning Districts
- Article 16: Design Districts
- Article 17: Tree Protection
- Article 18: Off Street parking and loading
- Article 19: Sign Regulations
- Article 20: Planned Unit Development
- Article 21: General Site Development Plan Requirements

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### Proposed Structure

**Reorganize document structure:**

- Logical and intuitive
- Organize around core elements

- Article 1- General Provisions
- Article 2- Administration
- Article 3- Zoning, Uses and Design Districts
- Article 4- Development Standards
- Article 5 – Definitions and Rules of Measurement

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### Article 3

- Zoning Districts
- Zoning Use Regulations
- Design Districts
- Planned Development

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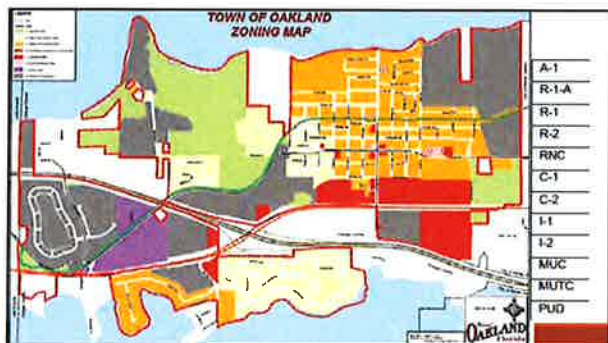
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### New Zoning Districts

**3.1.11 MUC, Mixed Use Corridor**  
 The Mixed-Use Corridor Zoning District is composed of lands and structures used for mixed use commercial, predominantly with direct access to State Road 90. The regulations are intended to permit and encourage a vertical and horizontal mixed use development that permit medium scale multi-family, retail and commercial services that serve the Town and surrounding communities.

**3.1.12 MUTC, Mixed Use Town Center**  
 The Town Center Mixed Use district is composed of lands and structures used for lower intensity mixed use development. The regulations are intended to permit and encourage a vertical and horizontal mixed-use development that permit small scale freestanding, neighborhood retail and neighborhood commercial services that serve the Town and surrounding communities.

**Article 3,  
Page 5**

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### Use Regulations

**Two Categories:**

- Primary (Residential, Commercial, Industrial, Public, Agriculture)
- Accessory

**Table**

Permitted "P", Special Exception "SE", Allowed "A", Blank Cell-  
 Prohibited

**Specific Standards**

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**Primary Zoning Use and Structure Table 1**  
 P= Permitted Use  
 A= Allowed primary use in a PD district if approved as part of a PD Plan  
 SE = Special exception  
 Blank cell= primary use is prohibited

Primary Uses	A-1	R-1A	R-1	R-2	R-3	RNC	C-1	C-2	L-1	L-2	MUC	MUTC	PD	USE SPECIFIC STANDARDS
<b>RESIDENTIAL USES</b>														
Accessory Dwelling Unit	SE	SE	SE	P	P	P					P	P	A	See 4.2.3 A.1
Bed and Breakfast Group Living	SE	SE	SE	SE	SE	SE	P	P			SE	SE	A	See 4.2.3 A.2 See 4.2.3 A.3
Mixed use dwelling (Live/Work/Store)						P	P	P			P	P	A	See 4.2.3 A.4 2.3 A.3
Mobile Home Park														
Multiple Family Dwelling											P	P	A	
Single-Family Townhouse	P	P	P	P	P	P					P	P	A	
Fourplex						P	P				P	P	A	

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### Use Regulations

(No existing permitted uses were removed)

<p><b>New Primary Uses</b></p> <ul style="list-style-type: none"> <li>Mixed-Use Dwelling</li> <li>Community Garden</li> <li>Farmers Market</li> </ul>	<p><b>New Accessory Uses:</b></p> <ul style="list-style-type: none"> <li>Bike Parking Rack</li> <li>Bike Share Station</li> <li>Donation Bin</li> <li>EV Charging Stations</li> <li>Farmer's Market</li> <li>Greenhouse</li> <li>Green Roof</li> <li>Produce Stand</li> <li>Rainwater Cistern</li> </ul>
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### Design Districts

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### Article 4- Development Standards

- 4.1 General Design Standards
- 4.2 Landscape Standards
- 4.3 Circulation Standards
- 4.4 Signs
- 4.5 Utility Lines and Devices
- 4.6 Wall and Fences
- Parking of Commercial and Recreational Vehicles
- 4.8 Screening of Mechanical Units
- 4.9 Storage/Service Areas
- 4.10 External Lighting
- 4.11 Tree Standards
- 4.12 Off-Street Parking and Loading Standards
- 4.13 Telecommunication Towers
- 4.14 Neighborhood Compatibility

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### Article 4- Development Standards

- 4.2 Landscape Standards (Consolidated Tree, plant species and sizes) PG 6
- 4.3 Circulation Standards (Standards for PUD's and townwide- not new, already regulating) PG 12
- 4.4 Signs (updated to be consistent with the Design Districts) PG 14
- 4.11 Tree Standards (added Statutory exemptions as outlined in Statutes- Local government MAY not prevent pruning, trimming or removal of trees on RESIDENTIAL PROPERTY provided documentation is obtained by property owner regarding the tree presents danger (PAGE 31 4.11.5 A)
- 4.12 Off-Street Parking and Loading Standards (updated parking standards, ratios) PG 40
- 4.14 Neighborhood Compatibility (protection for existing residential neighborhoods from non-residential development- Height restrictions, building massing, loading/unloading, signage, operating hours, lighting PG 45)

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### Schedule for Work Sessions and Adoption

Meeting Date	Commission/Board	Code Article	Action
January 23, 2020	Planning and Zoning Board and Appearance Review Board	Articles 1 and 2, Zoning and Design Districts	Work Session (Dry)
February 10, 2020	Planning and Zoning Board and Appearance Review Board	Article 1.3 Land Use	Work Session with both boards held together with agenda to be sent out for Public Comment
March 10, 2020	Water Commission	Articles 3 and 4, Zoning and Design Districts	Work Session (Dry)
March 24, 2020	Water Commission	Articles 1.3 Land Use	Work Session (Joint Presentation for Ordinance Adoption)
April 14, 2020	Water Commission	All	Second Meeting for Ordinance Adoption

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Article 1 General Provisions	2
Section 1.1 Title	2
Section 1.2 Legislative authority and binding effect	2
Section 1.3 Legislative purpose, intent and scope	2
Section 1.4 Consistency with Comprehensive Plan	2
Section 1.5 Applicability	3
Section 1.6 Interpretation and conflict	3
Section 1.7 Severability	3
Section 1.8 Effect of Prior Regulations	4
Section 1.9 Official District Maps	4
1.9.1 Zoning District Boundaries	4
1.9.2 Maps of Intersections of Zoning Order and Design Order Boundaries	4
Section 1.10 Interpretation and Application of Zoning Code	5
Section 1.11 Violations	5
Section 1.12 Issuance of Development Orders while Amendments Pending	5
Section 1.13 Development Approvals and Permits under Prior Land Development Code	5
Section 1.14 Effective Date	5

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Article 5 Definitions and Rules of Measurement	2
Section 5.1 Headings, Punctuation, and Text	2
Section 5.2 Lists and Examples	2
Section 5.3 Computation of Time	2
Section 5.4 References to other Regulations/Publications	2
Section 5.5 Delegation of Authority	2
Section 5.6 Public Officials and Agencies	2
Section 5.7 Mandatory and Discretionary Terms	2
Section 5.8 Rules of Measurement	3
5.8.1 Buildings	3
5.8.2 Density and Area	3
5.8.3 Lots and Yards	4
Section 5.8 Term not Defined	4
Section 5.9 Definitions	5

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