

EXHIBIT 4

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PCT 21-4
(CORRESPONDING TO PROPOSED MAP AMENDMENT PC 21-7)
(OAKLAND PARK)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

October 19, 2021

Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext – Broward County Land Use Plan (BCLUP), recognizing the applicant’s voluntary commitments to 1) amend the existing Tri-Party Education Mitigation Agreement to include the anticipated students from the additional proposed 500 dwelling units if necessary and 2) restrict 15% of the additional proposed dwelling units (at least 75) as affordable housing units at the “moderate-income” level (up to 120% of median income) for a minimum of 30 years, as memorialized in Attachment 1 as well as the correspondence from the City of Oakland Park in Attachment 5 of corresponding map amendment PC 21-7. Therefore, it is recommended that the proposed amendment be approved.

In addition, the applicant’s information regarding sea level rise and flood protection mitigation strategies is recognized. See Attachments 5 and 7 of corresponding map amendment PC 21-7.

Effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete, subject to any voluntary commitments proffered by the applicant, as an inducement for Broward County to favorably consider its application.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Transmittal Recommendation (continued) **October 19, 2021**

- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

II. Planning Council Transmittal Recommendation **October 28, 2021**

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 14-0: Blackwelder, Brunson, Castillo, Fernandez, Good, Grosso, Hardin, Maxey, Parness, Rich, Rosenof, Ryan, Williams and DiGiorgio)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 21-4

INTRODUCTORY INFORMATION/PLANNING ANALYSIS

The City of Oakland Park is proposing to expand the boundaries of its existing Activity Center from 148.2 to 234.3 acres. In addition, the City is proposing to revise the permitted uses within the Activity Center. This proposed text amendment corresponds to Broward County Land Use Plan (BCLUP) proposed map amendment PC 21-7. The proposed Activity Center is generally located south of Northeast 43 Street, north of the North Fork of Middle River, west of Northeast 13 Avenue and east of Northeast 6 Avenue/Northeast 8 Avenue, bifurcated by both Dixie Highway and Oakland Park Boulevard. It is noted that the current Oakland Park Activity Center is approximately 148.2 acres. The proposed list of uses is included in Attachment 1.

As indicated by the analysis provided in the corresponding Broward County Land Use Plan map amendment PC 21-7, Planning Council staff finds the proposal is generally in compliance with the BCLUP policies concerning the Activity Center land use designation, noting that the subject area proposes a mix of multi-family residential, commercial, industrial, office, community facility, employment center and recreation and open space uses along two (2) important transportation corridors, Dixie Highway and Oakland Park Boulevard. Planning Council staff notes that the proposed amendment will facilitate a balanced and interconnected mix of land uses, encourage mass transit and non-motorized transportation and provide integrated housing, employment, retail, recreation and community facilities with a primary orientation toward a multi-modal transportation system.

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 21-4

ATTACHMENT

1. Proposed Broward County Land Use Plan Text Amendment PCT 21-4

ATTACHMENT 1

Oakland Park Activity Center

Acres: Approximately ~~148.2~~ 234.3 acres

General Location: South of Northeast ~~42~~ 43 Street, north of ~~Oakland Park Boulevard~~ the North Fork of Middle River, west of Northeast 13 Avenue and east of Northeast ~~10~~ 6 Avenue/Northeast 8 Avenue.

Density and Intensity of Land Uses:

Residential Land Uses: ~~1,800~~ 2,720 multi-family dwelling units*

Commercial Land Uses: ~~400,000~~ 1,000,000 square feet

Industrial Land Uses: 356,000 square feet

Office Land Uses: 125,000 square feet

Community Facilities Land Uses: 100,000 square feet

Employment Center (High) Land Uses: 200,000 square feet

Recreation and Open Space Land Uses: ~~5.47~~ 12.0 acres minimum

(Includes ~~the City's proposed Downtown Jaco Pastorius Park located in the 3900 block of North Dixie Highway that consists~~ consisting of 3.21 acres. Acquisition of the recreation and open space site was accommodated through the Broward County Safe Parks and Land Preservation Bond Program.)

Remarks:

~~*Consisting of 80 single-family homes, 120 duplex, 700 villas, 500 townhomes and 400 garden apartments. High-rise units may be substituted for the above units, if approved by the City Commission.~~

*75 (15%) of the 500 new units approved as part of Broward County Land Use Plan amendment PCT 21-4 shall be restricted to affordable housing at the "moderate-income" level (up to 120% of median income) for a period of 30 years.

Existing single-family dwelling units as of (date of adoption), may continue as non-conforming uses and may expand or be replaced, to the extent permitted by the City's zoning regulations, within the parcel(s) upon which the existing single-family dwelling units are located.

NOTE: Underlined words are proposed additions. ~~Struck through~~ words are proposed deletions.