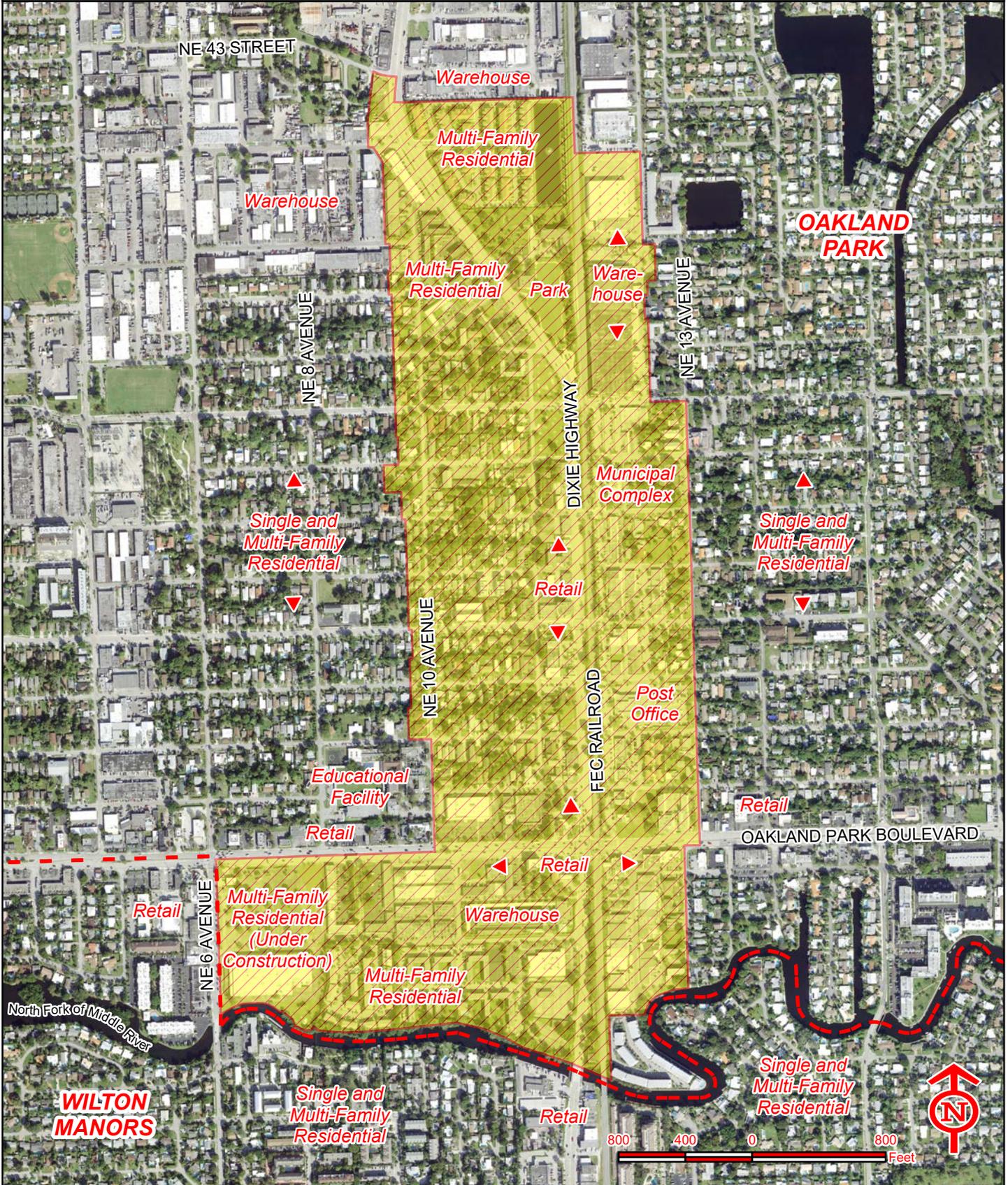


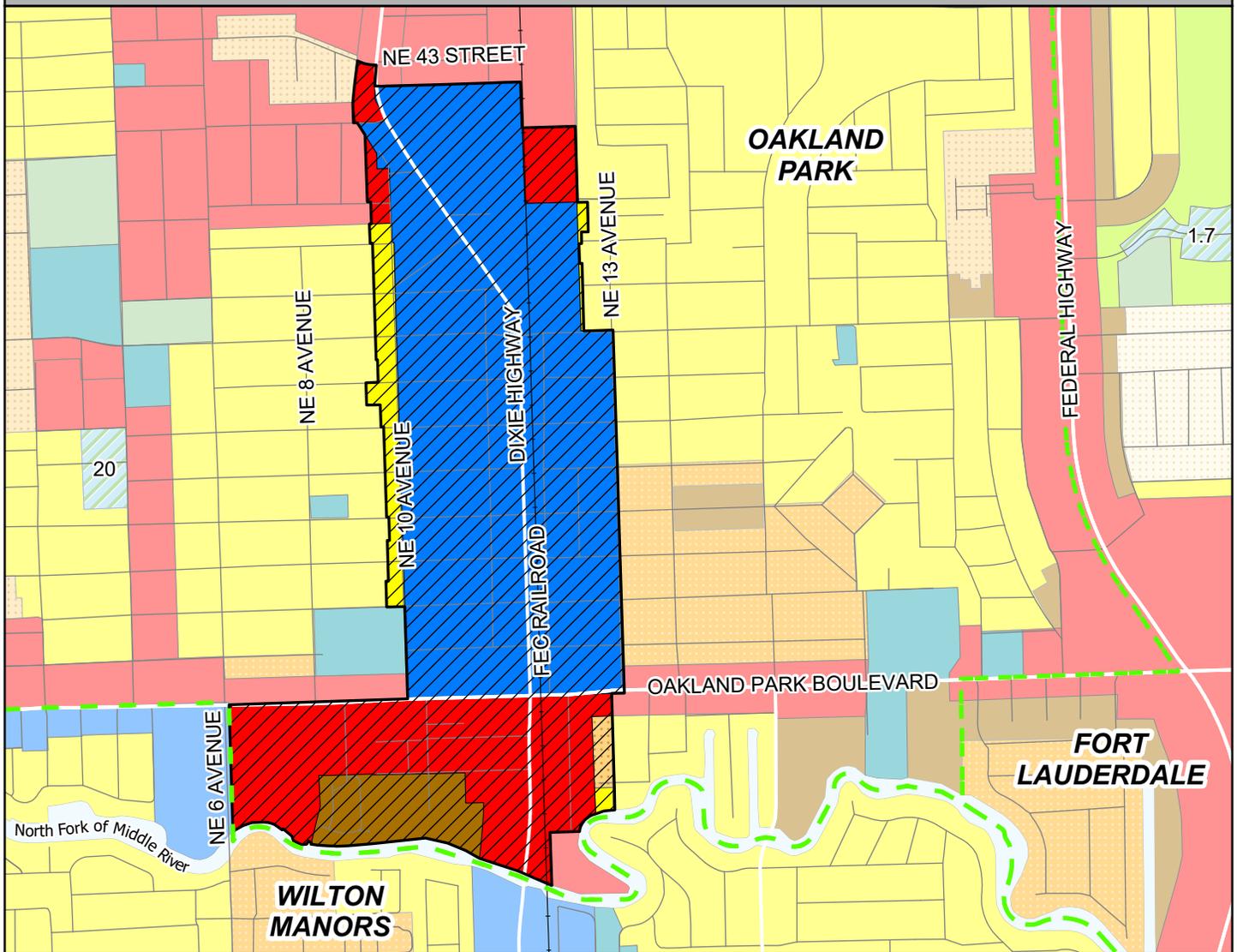
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 21-7



MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 21-7

Current Land Uses: 148.2 acres of Activity Center, 60.4 acres of Commerce, 10.3 acres of Low (5) Residential, 1.7 acres of Medium (16) Residential and 13.7 acres of Medium-High (25) Residential

Gross Acres: Approximately 234.3 acres



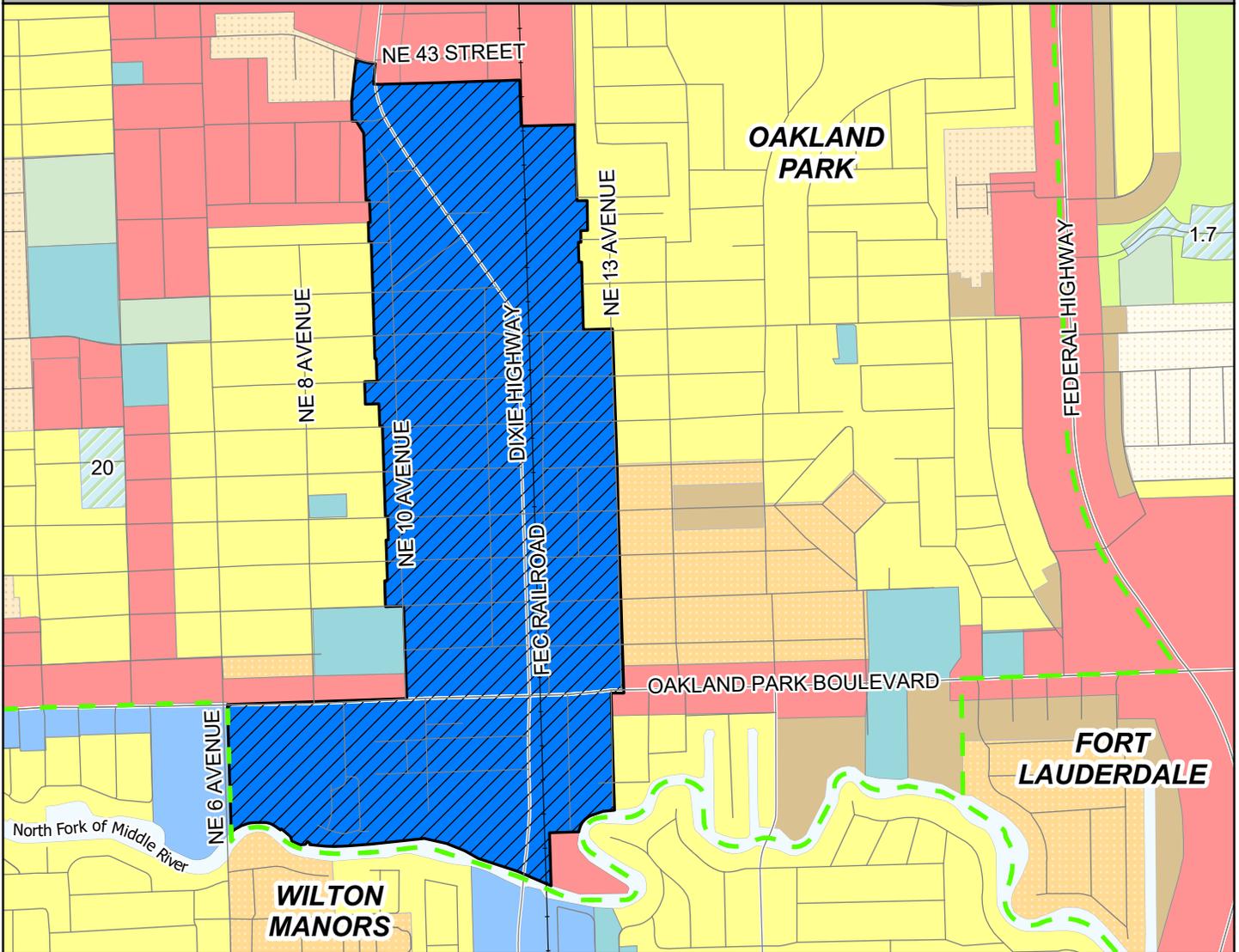
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|-----------------------------|------------------------------|---------------------------|
| Site | Medium (16) Residential | Recreation and Open Space |
| Municipal Boundary | Medium-High (25) Residential | Commercial Recreation |
| Low (3) Residential | Irregular Residential (0.0) | Community |
| Low (5) Residential | Activity Center | Water / Primary Drainage |
| Low-Medium (10) Residential | Commerce | |



MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 21-7

Proposed Land Use: Activity Center

Gross Acres: Approximately 234.3 acres



- | | | |
|---|--|--|
|  Site |  Medium (16) Residential |  Recreation and Open Space |
|  Municipal Boundary |  Medium-High (25) Residential |  Commercial Recreation |
|  Low (3) Residential |  Irregular Residential |  Community |
|  Low (5) Residential |  Activity Center |  Water / Primary Drainage |
|  Low-Medium (10) Residential |  Commerce | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED 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 corresponding text amendment PCT 21-4 and Attachment 5. 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.

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
- (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

RECOMMENDATIONS/ACTIONS (continued)

DATE

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

(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 PC 21-7

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Oakland Park
- II. County Commission District: District 4
- III. Site Characteristics
- A. Size: Approximately 234.3 acres
- B. Location: In Sections 23 and 26, Township 49 South, Range 42 East; 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.
- C. Existing Uses: Single- and multi-family residential, warehouse, retail, municipal complex, post office, park and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designations: 148.2 acres of Activity Center consisting of:
1,800 dwelling units consisting of:
80 single-family homes
120 duplexes
700 villas
500 townhomes
400 garden apartments
400,000 square feet of commercial uses
125,000 square feet of office uses
100,000 square feet of community facility uses
200,000 square feet of employment center uses
5.47 acres minimum of recreation and open space uses
60.4 acres of Commerce
10.3 acres of Low (5) Residential (51 single-family dwelling units)
1.7 acres of Medium (16) Residential (27 garden apartments)
13.7 acres of Medium-High (25) Residential (342 garden apartments)

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

IV. Broward County Land Use Plan (BCLUP) Designations (continued)

- B. Proposed Designation:** Activity Center consisting of:
2,720 multi-family dwelling units
1,000,000 square feet of commercial uses
356,000 square feet of industrial uses
125,000 square feet of office uses
100,000 square feet of community facility uses
200,000 square feet of employment center uses
12.0 acres minimum of recreation and open space uses
- C. Estimated Net Effect:** **Addition** of 500 dwelling units [2,220 dwelling units currently permitted by the BCLUP]
Addition of 162,000 square feet of commercial uses
Addition of 190,000 square feet of industrial uses
Maintain 125,000 square feet of office uses
Maintain 100,000 square feet of community facility uses
Maintain 200,000 square feet of employment center uses
Addition of 6.53 acres of open space recreation

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Area

- A. Existing Uses:**
North: Warehouse
East: Warehouse, single-family and multi-family residential and retail
South: North Fork of Middle River, single-family and multi-family residential and retail
West: Retail, educational facility, single-family and multi-family residential and warehouse
- B. Planned Uses:**
North: Commerce
East: Commerce, Low (5) Residential and Low-Medium (10) Residential
South: Water/Primary Drainage, Commerce, Activity Center, Low (5) Residential and Low-Medium (10) Residential
West: Activity Center, Commerce, Community, Low (5) Residential and Medium (16) Residential

INTRODUCTION AND APPLICANT’S RATIONALE (continued)

VI. Applicant/Petitioner

- A. *Applicant/Agent:* City of Oakland Park
- B. *Property Owners:* There are numerous property owners within the subject area.

VII. Recommendation of Local Governing Body:

The City of Oakland Park recommends approval of the proposed amendment.

VIII. Applicant’s Rationale

The applicant states: “The City of Oakland Park has commissioned a comprehensive review of the City’s Downtown core, including land use, zoning, development regulations, design guidelines, landscaping, parking and transportation. The result of this effort indicates that redevelopment of the area depends upon implementation of additional physical improvements to implement multi-modal transportation opportunities, and land use provisions that facilitate a mix of uses and transit-supportive residential density along the Oakland Park Boulevard and Dixie Highway Corridors. The proposed expansion of the Activity Center to include the large, mostly commerce-designated areas south of Oakland Park Boulevard between Northeast 6 Avenue and Northeast 13 Avenue and north of Northeast 38 Street along Northeast 12 Terrace and Dixie Highway is intended to attract mixed-use redevelopment with appropriate density and intensity to create a vibrant downtown core for the City, while providing additional housing opportunities.”

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-7

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage and solid waste services, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

The City of Oakland Park has 207.73 acres in its parks and open space inventory and the projected population requires a minimum of 159.41 acres to meet the community parks acreage requirement. The amendment will result in a net increase in demand of 3.53 acres for local parks and the City will dedicate an additional 6.53 acres of recreation and open space uses, for a minimum of 12.0 acres of open space within the Activity Center.

Regarding the long-range planning horizon for potable water supply, it is noted that the City of Oakland Park adopted its 10-year Water Supply Facilities Work Plan on December 16, 2020.

II. Transportation and Mobility

The amendment proposes to expand the boundaries of the Oakland Park Activity Center from 148.2 acres to 234.3 acres including the addition of 500 dwelling units, 162,000 square feet of commercial use, 190,000 square feet of industrial use and 6.53 acres of recreation and open space uses, with no net change in the office, community facility or employment center uses.

BrowardNext – Broward County Land Use Plan Activity Center Policy 2.4.12 allows the consideration of a transportation analysis that permits a reasonable (re)development scenario that reflects locally adopted and certified intensity standards for non-residential land uses. Based on the referenced Policy and the City of Oakland Park’s adopted and certified intensity standards, the proposed amendment is projected to **decrease** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 90 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment would not negatively impact the operating conditions of the regional transportation network.

Planning Council staff notes the following roadway levels of service for informational purposes only:

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation and Mobility (continued)

- **Northeast 4 Avenue/Wilton Drive**, between Sunrise Boulevard and Oakland Park Boulevard, is currently operating at and projected to continue operating at level of service (LOS) “D,” with or without the subject amendment;
- **Dixie Highway**, between Oakland Park Boulevard and Northeast 38 Street, is currently operating at LOS “D” and projected to operate at LOS “F,” with or without the subject amendment;
- **Dixie Highway**, between Northeast 38 Street and Commercial Boulevard, is currently operating at LOS “C” and projected to operate at LOS “F,” with or without the subject amendment; and
- **Oakland Park Boulevard**, between Andrews Avenue and Federal Highway/U.S. 1, is currently operating at LOS “D” and projected to operate at LOS “F,” with or without the subject amendment.

The Broward County Transit Division (BCT) report states that current and planned transit fixed-route county service, as well as community shuttle service, is provided within a quarter mile of the proposed amendment area. In addition, the BCT Mobility Advancement Program (MAP) identifies planned transit improvements to the county routes serving the amendment area, including shorter headways, increased span of service and route realignment. The BCT report also indicates that Rapid Bus service along Oakland Park Boulevard and Dixie Highway are prioritized for study as part of a countywide Transit Systems Plan. Further, the BCT staff recommends that any proposed (re)development be designed to provide safe movement for pedestrians and bicycles, including transit connectivity to the existing sidewalk/bicycle network and future bus stops. See Attachment 3.

III. Public Schools

The School Board of Broward County staff report states that the proposed amendment would generate 150 additional students into Broward County Public Schools, consisting of 71 elementary school students, 28 middle school students and 51 high school students. The report further states that Oakland Park and Wilton Manors Elementary, James S. Rickards and Sunrise Middle and Northeast High schools are under-enrolled in the 2020-2021 school year and are anticipated to operate below the adopted level of service (LOS) of the higher of 100% of gross capacity or 110% of permanent capacity through the 2022-2023 school year. However, Fort Lauderdale High school is over-enrolled in the 2020-2021 school year and is anticipated to operate above the adopted level of service (LOS) of the higher of 100% of gross capacity or 110% of permanent capacity in the 2021-2022 school year. In addition, Fort Lauderdale High school is anticipated to operate below the adopted LOS of the higher of 100% of gross capacity or 110% permanent capacity in the 2022-2023 school year. Further, the School Board report indicates that there are two (2) charter schools located within a two-mile radius of the proposed amendment area. See Attachment 4.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

III. Public Schools (continued)

The School Board report indicates that there are no planned improvements which increase the capacities of the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 4.

Based on the School District's Seven Long Range Planning Areas, the proposed amendment is located within School District Planning Area "3," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. Further, the School Board report states that the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 4.

The School Board report notes that the existing 148.2-acre Activity Center is subject to a Tri-Party Education Mitigation Agreement, which requires payment of student station costs per dwelling unit permitted by PC 04-1/PCT 04-1. In addition, School Board staff recommends that approval of the amendment be conditioned on updating the existing Agreement to address the anticipated students from the additional proposed 500 dwelling units. See Attachment 4. The City has stated that it will consider an amendment to the Tri-Party Education Mitigation Agreement if it is determined to be necessary. See Attachment 5.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-7

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that the proposed amendment area does not contain Natural Resource Areas, Local Areas of Particular Concern, Urban Wilderness Inventory sites, or Protected Natural Lands within its boundaries. See Attachment 6.

II. Wetlands

The EPGMD report states that although there is no indication of wetlands within the amendment area, a wetland determination is recommended prior to final site plan development. In addition, the EPGMD report identifies that surface disturbing activities, excavation or filling of any surface waters, or the construction or repair of in-water structures, such as seawalls, docks and wet slips may require an Environmental Resource License. See Attachment 6. The City of Oakland Park has indicated that it requires a site inspection for all preliminary site plan reviews of development proposals adjacent to or near waterways. In addition, an environmental review will be completed if mangroves will be impacted by any proposed development. Further, any improvements that could possibly impact wetlands will be submitted to the County for final review before permit issuance. See Attachment 5.

III. Sea Level Rise

The EPGMD report identifies that the amendment site contains areas designated on the Priority Planning Areas (PPA) for Sea Level Rise Map and thus is subject to Broward County Land Use Plan (BCLUP) Policies 2.21.1 and 2.21.7, BCLUP Strategy CCR-2 and Comprehensive Plan Policy CC 2.14. See Attachment 6. The City of Oakland Park submitted information detailing its past capital improvements for stormwater management and drainage facilities, its collaboration in the Joint Climate Action Plan with the City of Wilton Manors, its coordination with the Alliance for National and Community Resilience and the update to the City's Stormwater Master Plan to include current and future sea level and groundwater elevations. In addition, the City committed to meeting or exceeding the requirements of the BCLUP and the County Code regarding Resiliency Standards for Flood Protection, including the adoption of corresponding policies into the City of Oakland Park Code of Ordinances and Comprehensive Plan. See Attachments 5 and 7.A. The Broward County Resilient Environment Department has reviewed the information submitted by the City, and has stated that it is satisfied with the City's measures to mitigate for future flood risk and supports the proposed amendment. See Attachment 7.B.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources

The EPGMD report states that the subject area contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Oakland Park. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources. The EPGMD report also notes that invasive exotic vegetation is encouraged to be removed during the development process and a management plan may be necessary to control reinvasion of same, nor should landscape material include any plants considered to be invasive. It is further noted that development of the proposed amendment area should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6.

The EPGMD report indicates that the proposed amendment area contains known contaminated sites, and that for any site overlying or containing potential or actual sources of pollution to ground or groundwater, the Broward County Environmental Engineering and Permitting Division (EPPD) approval of an application for a building permit or approval to construct on or alter the site shall not be granted until EPPD is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site. See Attachment 6. The City of Oakland Park stated that it will require a site inspection for all preliminary site plan reviews for development proposals that are on or within a quarter mile of any contaminated sites and dewatering of any site will be prohibited without approval from the County's EPPD. See Attachment 5.

V. Historical/Cultural Resources

The Broward County Planning and Development Management Division (PDMD) report states that the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See Attachment 8.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-7

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The proposed land use plan amendment is subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 500 additional dwelling units to be permitted by the BCLUP. Since the proposed amendment is to revise an existing activity center, Policy 2.4.6 is also applicable.

The amendment application was submitted with a voluntary commitment to designate 15% of the additional dwelling units (i.e. 75 dwelling units) as moderate-income affordable housing (up to 120% of median income) for a period of 30 years, as memorialized in Attachment 1 of the corresponding text amendment PCT 21-4. Therefore, the proposed amendment was exempt from the land use plan amendment fee and is in compliance with Policies 2.16.2 and 2.4.6. See Attachment 8.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment is found to be generally consistent with the policies of the Broward County Land Use Plan (BCLUP).

Planning Council staff notes that the Oakland Park Activity Center was established through a 2004 amendment from various land use designations to Local Activity Center (LAC) and was subsequently amended in 2014 to increase employment center uses, while reducing office and community facility uses. At both times, the LAC was evaluated and determined to be consistent and in compliance with the objective, policies and implementation criteria of the Broward County Land Use Plan regarding the LAC category. Planning Council staff notes that the adoption of BrowardNext combined and streamlined all mixed-use categories into a single Activity Center category, maintaining all permitted intensities and densities. The proposed amendment to expand the Activity Center along two primary transportation corridors, Dixie Highway and Oakland Park Boulevard, will create places to live, shop, work and play that are supported by viable multi-modal transportation options, a range of housing choices, recreational amenities and a variety of services and establishments. The proposed amendment to expand and revise the Oakland Park Activity Center is consistent with BrowardNext.

In addition, the proposed amendment has been reevaluated for consistency and compliance with the policies of the BCLUP regarding Activity Centers. See Attachment 9.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

III. Other Pertinent Information

The proposed amendment is located adjacent to the City of Wilton Manors. Planning Council staff solicited comments from the adjacent municipality. No comments have been received from the City as of this writing.

The City of Oakland Park conducted several community outreach meetings to present the proposed plan to the neighboring residents and other interested stakeholders such as the Downtown Stakeholder Group and Corals of Oakland Park Neighborhood Association. The City has provided a summary of the public outreach efforts. See Attachment 10.

Regarding public notification, Broward County Planning Council staff sent approximately 1,599 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-7

PLANNING ANALYSIS

The City of Oakland Park is proposing to amend its existing Activity Center to expand its boundaries and revise the permitted uses, including streamlining the various residential unit types into a multi-family unit pool to help facilitate redevelopment. The Activity Center will ultimately permit mixed-use development including 2,720 multi-family dwelling units, 1,000,000 square feet of commercial uses, 356,000 square feet of industrial uses, 125,000 square feet of office uses, 100,000 square feet of community facility uses, 200,000 square feet of employment center uses and a minimum of 12.0 acres of recreation and open space. This represents an **addition** of 500 dwelling units, 162,000 square feet of commercial use, 190,000 square feet of industrial use and 6.53 acres of open space and recreation, while maintaining the remaining office, community facility and employment center uses. The proposed Activity Center is primarily surrounded by single- and multi-family residential with retail and warehouse uses.

The City of Oakland Park has stated that the purpose of the Activity Center expansion along two primary transportation corridors, Dixie Highway and Oakland Park Boulevard, serves to promote transit-supportive residential density and positive mixed-use redevelopment that offers opportunities to live, work and play in Oakland Park's downtown core.

Planning Council staff notes that the proposed expansion will support a connection between the Oakland Park and Wilton Manors Activity Centers, which furthers the goals of the BCLUP by promoting regional planning and cross-jurisdictional coordination and more intense development along major transportation corridors with access to mass transit facilities.

The amendment site is located within the boundary of the Oakland Park Community Redevelopment Agency (CRA). The CRA's Plan states that the objective of the CRA is to promote further investment and momentum toward achieving the City's vision. Its goals for redevelopment are making connections to downtown, increasing green space, increasing attainable housing options, redevelopment of downtown and strengthening neighborhoods. The approval of this amendment would help to promote these overarching goals of the CRA by higher-density, multi-family residential development downtown, including a minimum of 75 dwelling units as affordable housing units and an additional 6.53 acres of open space and recreation.

Planning Council staff review indicates that the amendment is generally consistent with the BCLUP policies concerning the Activity Center designation, noting the subject area 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.

PLANNING ANALYSIS (continued)

Planning Council staff's analysis finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, and solid waste capacity and park acreage** will be available to serve the proposed land use. In addition, Planning Council staff's analysis finds that the proposed amendment is not projected to negatively impact the operating conditions of the **regional transportation network**. See Attachment 2. Further, no adverse impacts to cultural resources were identified.

Regarding impacts to **public schools**, the Broward County School Board staff report states that the proposed amendment would generate 150 additional students into Broward County Public Schools, consisting of 71 elementary school students, 28 middle school students and 51 high school students. Based on the School District's Seven Long Range Planning Areas, the amendment is located within School District Planning Area "3," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. See Attachment 4.

In addition, the School Board report notes that the existing 148.2-acre Activity Center is subject to a Tri-Party Education Mitigation Agreement, which requires payment of student station costs per dwelling unit permitted by PC 04-1/PCT 04-1. School Board staff recommends that approval of the amendment be conditioned on updating the existing Agreement to address the anticipated students from the additional proposed 500 dwelling units. See Attachment 4. The City has stated that it will consider an amendment to the Tri-Party Education Mitigation Agreement if it is determined to be necessary. See Attachment 5.

Concerning impacts to **natural resources**, the EPGMD report states that although there is no indication of wetlands within the amendment area, a wetland determination is recommended prior to final site plan development. The EPGMD report also identifies that the proposed amendment area contains known contaminated sites, and requires that approval to construct on or alter these sites shall not be granted until the Broward County Environmental Engineering and Permitting Division (EPPD) is satisfied that said construction or alteration will not interfere with the cleanup of the contaminants on site. See Attachment 6. The City has agreed to include wetlands determinations or contaminated site inspections for all development that is either adjacent to waterways or on or within a quarter mile of contaminated sites during preliminary site plan review and will not allow impact to wetlands or dewatering of the site without proper approval from the corresponding County agencies. See Attachment 5.

In addition, the EPGMD report indicates that the proposed amendment site contains areas designated on the Priority Planning Areas for Sea Level Rise Map and thus is subject to Broward County Land Use Plan (BCLUP) Policies 2.21.1 and 2.21.7, BCLUP Strategy CCR-2 and Comprehensive Plan Policy CC 2.14. See Attachment 6. The City of Oakland Park submitted information detailing the City's past investments to improve drainage and flood protection, its participation in community-wide resilience and sustainability initiatives and the update to the City's Stormwater Master Plan to incorporate sea level rise and future condition groundwater elevations. Further, the City has committed to meet or exceed the requirements of the BCLUP and County's Code regarding Resilience Standards for Flood Protection, including adopting

PLANNING ANALYSIS (continued)

corresponding policies into its Comprehensive Plan and Code of Ordinances. See Attachments 5 and 7.A. The Resilient Environment Department is satisfied with the City's measures to mitigate for future flood risk and supports the proposed amendment. See Attachment 7.B.

Regarding **affordable housing**, the amendment application was submitted with a voluntary commitment to designate at least 15% of the additional dwelling units (i.e. 75 dwelling units) as moderate-income affordable housing (up to 120% of median income) for a period of 30 years, as memorialized in Attachment 1 of the corresponding text amendment PCT 21-4. Therefore, the proposed amendment was exempt from the land use plan amendment fee and is in compliance with Policies 2.16.2 and 2.4.6. See Attachment 8.

In conclusion, Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan, as the area proposes a mix of multi-family residential and non-residential uses that will be served by access to transportation and transit options, as well as lay the groundwork for economic opportunities. Therefore, it is recommended that the proposed amendment be approved, subject to 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 corresponding text amendment PCT 21-4 and Attachment 5. In addition, the City's information regarding sea level rise and flood protection mitigation strategies is recognized. See Attachments 5 and 7.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-7

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of August 2021
2. Broward County Planning Council Traffic Analysis of August 9, 2021
3. Broward County Transit Division Report of May 25, 2021
4. School Board of Broward County Consistency Review Report of September 9, 2021
5. Correspondence from Peter M. Schwarz, AICP, Director, Community and Economic Development Department, City of Oakland Park, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated September 29, 2021
6. Broward County Environmental Protection and Growth Management Department Report dated September 13, 2021
7.
 - A. Correspondence from Peter M. Schwarz, AICP, Director, Community and Economic Development Department, City of Oakland Park, to Dr. Jennifer Jurado, Chief Resilience Officer and Deputy Director, Broward County Environmental Protection and Growth Management Department, dated September 28, 2021
 - B. Correspondence from Dr. Jennifer Jurado, Chief Resilience Officer and Deputy Director, Broward County Resilient Environment Department, to the Broward Planning Council, dated October 5, 2021
8. Broward County Planning and Development Management Division Report of May 27, 2021
9.
 - A. BrowardNext - Broward County Land Use Plan Policies, "Activity Center," Planning Council Staff Review Comments
 - B. Map – Amendment area within ¼ mile of transit routes
 - C. City of Oakland Park Adopted Comprehensive Plan Excerpt
10. Public Outreach Meeting Summary provided by Applicant
11. Broward County Parks and Recreation Division Report of June 14, 2021
12. Broward County Water Management Division Report of May 11, 2021

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 21-7

Prepared: August 2021

POTABLE WATER

The proposed amendment site will be served by the Fort Lauderdale Fiveash and Peele-Dixie Water Treatment Plants, which have a combined current capacity of 82 million gallons per day (mgd). The current and committed demand on the treatment plants is 42.86 mgd, with 39.14 mgd available. The wellfields serving the amendment site have a permitted withdrawal of 66.82 mgd, with 23.96 mgd available for water withdrawal, which expires on December 27, 2065. Planning Council staff utilized level of service of 148 gallons per day (gpd) per capita (2.35 persons per household (pph)) for residential uses and 0.1 gpd per square foot for commercial and industrial uses. The amendment will result in a net increase of 0.21 mgd on the projected demand for potable water. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site.

SANITARY SEWER

The proposed amendment site will be served by the Fort Lauderdale George T. Lohmeyer Regional Wastewater Treatment Plant, which has a current capacity of 48 mgd. The current and committed demand on the treatment plant is 45.09 mgd, with 2.91 mgd available. Planning Council staff utilized a level of service of 150 gpd per capita (2.35 pph) for residential uses and 0.1 gpd per square foot for commercial and industrial uses. The amendment will result in a net increase of 0.22 mgd on the projected demand for sanitary sewer. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by Waste Connections for solid waste disposal service. Waste Connections transports the City's solid waste from its Deerfield Beach Recycling and Transfer Station to the John E. Drury (JED) landfill, which has a capacity of 3.8 million tons per year and a demand of 60,000 tons per year from the City. Planning Council staff utilized a level of service of 8 pounds per capita (2.35 pph) per day for residential uses and 4 lbs. per 100 square feet per day for commercial and industrial uses. The amendment will result in a net increase of 23,480 pounds per day or 11.74 TPD on the projected demand for solid waste. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site is located within the jurisdiction of the City of Oakland Park and the Florida Department of Transportation (FDOT). A surface water management permit from the South Florida Water Management District (SFWMD), the Broward County Environmental Protection and Growth Management Division (EPGMD), the City of Oakland Park and FDOT may be required prior to any construction.

PARKS AND OPEN SPACE

The City of Oakland Park has 207.73 acres in its parks and open space inventory. The 2045 projected population (53,138) requires approximately 159.41 acres to meet the Broward County Land Use Plan (BCLUP) community parks acreage requirement of 3 acres per one thousand persons population. The proposed land use amendment will result in an increase of 3.53 acres on the projected demand for local parks. The City of Oakland Park continues to meet the community parks acreage requirement of the BCLUP of 3 acres per one thousand persons population.

ATTACHMENT 2

TRAFFIC ANALYSIS - Peak PC 21-7

Prepared: August 9, 2021

INTRODUCTORY INFORMATION

Jurisdiction: City of Oakland Park

Size: Approximately 234.3 acres

TRIPS ANALYSIS

Potential Trips – Current Land Use Designations

Current Designations: 148.2 acres of Activity Center consisting of:
1,800 dwelling units consisting of:
80 single-family homes
120 duplex
700 villas
500 townhomes
400 garden apartments
400,000 square feet of commercial uses
125,000 square feet of office uses
100,000 square feet of community facility uses
200,000 square feet of employment center (high) uses
5.47 acres minimum of recreation and open space uses
60.4 acres of Commerce
10.3 acres of Low (5) Residential (51 single-family dwelling units)
1.7 acres of Medium (16) Residential (27 garden apartments)
13.7 acres of Medium-High (25) Residential (342 garden apartments)

Potential Development: 131 single-family dwelling units
120 duplex units
700 villas
500 townhomes
769 garden apartments
1,004,000 square feet of commercial uses
125,000 square feet of office uses
100,000 square feet of community facility uses
200,000 square feet of employment center (high)* uses consisting of:
120,000 square feet of industrial use
40,000 square feet of office use
40,000 square feet of commercial use
5.47 acres minimum of recreation and open space

Potential Trips – Current Land Use Designations (continued)

Trip Generation Rates: “ITE Equation (210) Single-Family Detached Housing”**
“ITE Equation (220) Multifamily Housing (Low-Rise)”
“ITE Equation (221) Multifamily Housing (Mid-Rise)”
“ITE Equation (820) Shopping Center”
“ITE Equation (710) General Office Building”
“ITE Equation (733) Government Office Complex”
“ITE Equation (110) General Light Industrial”*
“ITE Equation (710) General Office Building”*
“ITE Equation (820) Shopping Center”*
“ITE Equation (411) Public Park”

Total P.M. Peak Hour Trips: $80 + 822 + 164 + 1,566 + 189 + 334 + 93 + 102 + 271 + 21 + 2,543 + 57 + 162 = 6,404$ peak hour trips***

Potential Trips – Proposed Land Use Designation

Proposed Designation: Activity Center

Potential Development: 2,720 multi-family dwelling units
1,000,000 square feet of commercial uses
356,000 square feet of industrial uses
125,000 square feet of office uses
100,000 square feet of community facility uses
200,000 square feet of employment center (high)* uses
12.0 acres minimum of recreation and open space

Trip Generation Rates: “ITE Equation (221) Multifamily Housing (Mid-Rise)”
“ITE Equation (820) Shopping Center”
“ITE Equation (110) General Light Industrial”
“ITE Equation (710) General Office Building”
“ITE Equation (733) Government Office Complex”
“ITE Equation (110) General Light Industrial”*
“ITE Equation (710) General Office Building”*
“ITE Equation (820) Shopping Center”*
“ITE Equation (411) Public Park”

Total P.M. Peak Hour Trips: $1,113 + 3,915 + 275 + 189 + 334 + 93 + 102 + 271 + 22 = 6,314$ peak hour trips***

Net P.M. Peak Hour Trips - 90 peak hour trips

PLANNING COMMENTS

The proposed amendment is projected to decrease traffic on the regional transportation network by approximately 90 p.m. peak hour trips at the long-range planning horizon.

Notes:

*Specified Employment Center (High) uses are for analytical purposes.

**Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation - Tenth Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

***Reflects an internal capture rate of 7% consistent with the ITE guidelines.

ATTACHMENT 3



Transportation Department

Service and Strategic Planning Division

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8340 • FAX 954-357-8482



VIA EMAIL

May 25, 2021

Christina Evans
 Planner
 Broward County Planning Council
 115 South Andrews, Room 307
 Fort Lauderdale, FL 33301

RE: Transit Verification Letter – PC 21-7 (Oakland Park Activity Center)

Dear Ms. Evans:

Broward County Transit (BCT) has reviewed your correspondence dated May 5, 2021 regarding the Land Use Plan Amendment (LUPA) located in the City of Oakland Park for current and planned transit service. The current transit service provided within a quarter mile of the amendment site is limited to BCT Routes 10, 20, 50 and 72, and the Lauderdale-By-The-Sea Pelican Hopper Community Shuttle Route. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
BCT 10	Weekday Saturday Sunday	5:09a – 11:23a 5:10a – 11:21p 8:20a – 9:36p	27 minutes 30 minutes 42 minutes
BCT 20	Weekday Saturday Sunday	6:00a – 9:12p 6:00a – 9:15p 10:00a – 7:45p	50 minutes 50 minutes 60 minutes
BCT 50	Weekday Saturday Sunday	5:15a – 11:11p 5:15a – 11:09p 7:35a – 9:26p	19 minutes 30 minutes 50 minutes
BCT 72	Weekday Saturday Sunday	5:13a – 12:40x 5:13a – 12:40x 7:45a – 10:08p	14 minutes 14 minutes 19 minutes
Lauderdale-By-The-Sea Community Shuttle Route (BCT 744)	Mon-Thurs Friday Saturday Sunday	9:00a – 5:25p 9:00a - 10:00p 10:00a - 10:00p 8:00a – 10:00p	60 minutes 60/40 minutes 50/40 minutes 35 minutes



Transportation Department

Service and Strategic Planning Division

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8340 • FAX 954-357-8482

As part of the 30 year [Mobility Advancement Program](#), BCT plans to implement several fixed route bus improvements, including shorter headways, increased span of service, and route realignment to better meet passenger needs. Rapid Bus service via Oakland Park Boulevard, between Sawgrass Mall and US 1 and Rapid Bus service via Dixie Highway, between Hillsboro Boulevard and Broward Terminal, are currently prioritized for study as part of a countywide Transit Systems Plan.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

BCT has adequate capacity for current and planned services to meet additional service demand as described in this proposed LUPA. BCT recommends that any proposed (re)development on the amendment site be designed to provide safe movement for pedestrians and bicycles including transit connectivity between the existing sidewalk / bicycle network and proposed future bus stops.

Please feel free to call me at 954-357-8387 or email me at Dimunoz@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Diego B. Munoz

Diego B. Munoz
Planner
Service and Strategic Planning

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

LAND USE
SBBC-3126-2021
County No: PC21-7
City of Oakland Park OP3D LUPA

RECEIVED
9/9/2021

September 9, 2021



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: September 9, 2021	Units Permitted: 2,220 Units Proposed: 2,720	Existing Land Use: various
Name: City of Oakland Park OP3D LUPA	NET CHANGE (UNITS): 500	Proposed Land Use: Activity center
SBBC Project Number: SBBC-3126-2021	Students Permitted Proposed NET CHANGE	Current Zoning: various
County Project Number: PC21-7	Elem 285 356 71	Proposed Zoning: OP3D
Municipality Project Number: CD20-15CPT	Mid 125 153 28	Section: 23 & 26
Owner/Developer: Various Property Owners	High 237 288 51	Township: 49
Jurisdiction: Oakland Park	Total 647 797 150	Range: 42

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Oakland Park Elementary	840	924	559	-365	-20	60.5%
Wilton Manors Elementary	615	677	604	-73	-3	89.2%
Rickards, James S. Middle	1,029	1,132	952	-180	0	84.1%
Sunrise Middle	1,403	1,403	1,268	-135	-2	90.4%
Fort Lauderdale High	2,016	2,218	2,325	107	-3	104.8%
Northeast High	2,376	2,536	1,612	-924	0	63.6%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				21/22	22/23	23/24	24/25	25/26
Oakland Park Elementary	559	-365	60.5%	607	592	576	563	552
Wilton Manors Elementary	605	-72	89.4%	590	587	582	571	572
Rickards, James S. Middle	952	-180	84.1%	952	965	979	992	1,005
Sunrise Middle	1,354	-49	96.5%	1,306	1,315	1,321	1,328	1,340
Fort Lauderdale High	2,325	107	104.8%	2,239	2,207	2,163	2,136	2,116
Northeast High	1,615	-921	63.7%	1,624	1,636	1,647	1,655	1,667

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes. * This number already represents the higher of 100% gross capacity or 110% permanent capacity. ** The first Monday following Labor Day. *** Greater than 100% represents above the adopted Level Of Service (LOS)

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	25/26	26/27	27/28	28/29	29/30
Area 3 - Elementary	12,300	9,305	-2,995	9,293	9,212	9,134	9,058	8,981
Area 3 - Middle	4,046	3,757	-289	3,950	3,984	4,019	4,054	4,089
Area 3 - High	7,367	5,458	-1,909	5,287	5,278	5,257	5,237	5,216

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2020-21 Contract Permanent Capacity	2020-21 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				21/22	22/23	23/24
Somerset Village Academy	750	223	-527	223	223	223
Somerset Village Academy Middle	750	158	-592	158	158	158

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

**The first Monday following Labor Day
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)**

School(s)	Description of Capacity Additions
Oakland Park Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Wilton Manors Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Rickards, James S. Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Sunrise Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Fort Lauderdale High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Northeast High	24-classroom addition shown in the ADEFP is part of concurrent replacement of old buildings and will not increase the reflected FISH capacity of the school.

**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)**

Capacity Additions for Planning Area 3	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 234.3-acre site is generally located south of NE 43rd Street and north of North Fork of Middle River between NE 6th Avenue and NE 13th Avenue in the City of Oakland Park. Portion of the site (148.2 acres) is subject to a Tri-Party Educational Mitigation Agreement related to a previously approved Land Use Plan Amendment (LUPA) PC 04-1/PCT 04-1 (consisting of 80 single family, 1320 townhouse, and 400 garden apartment units), which requires payment of student station cost factors per dwelling unit. Current land use designations for the site are Activity Center, Low (5) Residential, Medium (16) Residential, Medium-High (25) Residential, Commerce, and Recreation and Open Space, which allows a total of 2,220 residential units (consisting of 131 single family, 1347 townhouse, and 742 garden apartment units). The applicant proposes to change the land use designations to Activity Center and Recreation and Open Space to add an additional 500 townhouse (all three or more bedroom), which is anticipated to generate an additional 150 students (71 elementary, 28 middle, and 51 high) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only. Please be advised that this application was reviewed utilizing 2020-21 school year data because the current school year (2021-22) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count.

Schools serving the amendment site in the 2020-21 school year are Oakland Park and Wilton Manors Elementary, James Rickards and Sunrise Middle, and Fort Lauderdale and Northeast High. The same schools are serving the area in the 2021-22 school year. Based on the District's Public School Concurrency Planning Document, all but Fort Lauderdale High schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2020-21 school year. Fort Lauderdale High is operating above (at 104.8%) the higher of 100% gross capacities or 110% permanent capacities in the 2020-21 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2020-21 – 2022-23), all but Fort Lauderdale High schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2022-23 school year. Fort Lauderdale High is expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2022-23 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP, FY 2020-21 – 2024-25. In addition, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the subject site in the 2020-21 school year are depicted herein. Capital Improvements scheduled in the long-range section (2025-26 to 2029-30) of the currently Adopted DEFP Fiscal Years 2020-21 – 2024-25 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area 3. The elementary, middle, and high schools currently serving Planning Area 3 and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area 3 is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. Please be advised that the mitigation for the student impact anticipated from the previously approved application LUPA PC 04-1/PCT 04-1 is addressed in the Educational Mitigation Agreement between Broward County, the City of Oakland Park, and The School Board of Broward County, Florida. Since the application adds more area and residential units to the Activity Center, the existing Agreement must be amended to address the anticipated students from the proposed additional units. Therefore, staff recommends that approval of this application should be conditioned upon amendment of the Agreement to address students anticipated from additional units proposed. Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-3126-2021

September 9, 2021

Date

Reviewed By:



Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

ATTACHMENT 5



September 28, 2021

VIA EMAIL



Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301


Dear Ms. Boy:

**RE: Oakland Park Land Use Plan Map and Text Amendment - Oakland Park Activity Center
PC 21-7/PCT 21-4**

On September 13, 2021, we received from your office the amendment review comments from the Broward County agencies in relation to the referenced land use plan map and text amendments. The review that was conducted along with the Planning Council staff includes specific review agency comments and concerns that we would like to respond to as follows:

I. Wetlands Review

- Recommendation of **wetlands determination** prior to final site plan development.

Response: During all preliminary site plan reviews of any of the City's Activity Center amendment area development proposals adjacent or near any waterways a site inspection will be required by the City of Oakland Park. An environmental review will also be completed prior to any final site plan development approval to determine if there are any mangroves that would be impacted by any proposed development. Also, the City acknowledges that any proposed improvements that could possibly impact wetlands will be submitted to Broward County for final review and approval before any permit issuance.

II. Contaminated Sites

- Environmental Engineering and Permitting Division's approval of an application for **contaminated sites**.

Response: During all preliminary site plan reviews of any of the City's Activity Center amendment area development proposals that are on or near any contaminated sites from the list maintained in the County's EPGMD's GIS Database of Contaminated

Locations in Broward County) as directed, a site inspection will be required by the City of Oakland Park:

- The City of Oakland Park will assist and require that a determination be made to designate if any site is at or within one-quarter mile of any contaminated sites.
- Subsequently, the dewatering of any site will be prohibited without approval from the County's Environmental Engineering and Permitting Division (EPPD).
- The City of Oakland Park will require that a letter be received from the owner/applicant that the review and approval was received to dewater, based on a certified Dewatering Plan that was submitted in accordance with County's EPPD's Standard Operating Procedure for Dewatering.
- In addition, the subject application will contain known contaminated sites and the following will be noted for any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Cleanup and Waste Regulation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site.

III. **Priority Planning Areas for Sea Level Rise**

- **Please address comments related to Priority Planning Areas for Sea Level Rise**

Response: During the subsequent review of any site development plans within the City's Activity Center amendment area, the City of Oakland Park will require that the owner/applicants demonstrate to the City and County that their proposed development and as determined:

- Not to allow and net increase in saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.
- The City will strongly discourage those proposals which would place additional residential and non-residential development at risk of flooding from sea level rise.
- The City will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the City's local comprehensive plans and/or development regulations, or improvements committed to by the owner/applicant who would mitigate or enhance flood

protection and adaptation from rising sea levels. The City will require that the owner/applicants consider the regulations and other impacts from climate change during the site development planning process.

- As determined by staff, the proposed Activity Center amendment area will contain an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. In addition, the City concurs that the County's CP Policies CC2.14 and BCLUP Strategy CCR-2 and policies 2.21.1 and 2.21.7, apply to the review of the City's Activity Center amendment area.
- In addition, the City of Oakland Park is currently in the process of adopting a new Ordinance requiring elevated seawalls and barriers along the inland coastal water bodies that are possibly impacted by tidal influence and have the potential for the possible increased risk of inundation. This action by the City will satisfy and comply with the mandates imposed by Broward County relative to stormwater management, reduce risk and provide greater resiliency.

IV. Tri-Party Education Mitigation Agreement

- Amendment to the **Tri-Party Education Mitigation Agreement**.

Response: The City will consider an amendment to the Tri-Party Educational Mitigation Agreement if it is determined to be necessary.

We feel confident that the comments have been addressed and that they will be specifically addressed and enforced at the appropriate time in the development review process. The City of Oakland Park looks forward to a favorable action by the Broward County Commission of the proposed amendments.

Should you need any additional information or have any questions, please do not hesitate to contact me at (954) 630-4348 or peter.schwarz@oaklandparkfl.gov.

Sincerely,



Peter M. Schwarz, AICP
Director of Community and Economic Development

cc: David Hebert, City Manager
Jennifer Frastai, Assistant City Manager
Lauren Pruss, AICP, Assistant Director of Community and Economic Development

ATTACHMENT 6

EPGMD ENVIRONMENTAL COMMENTS
PC 21-7
Page 1



ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

For: Broward County Planning Council

Applicant: City of Oakland Park, FL

Amendment No.: PC 21-7

Jurisdiction: Oakland Park, FL

Size: Approximately 234.3 acres

Existing Use: Single- and multi-family residential, retail, office, religious institution, municipal facility, warehouse, park and vacant parcels.

Current Land Use Designation: 148.2 acres of Activity Center consisting of:
1,800 dwelling units consisting of:
80 single-family homes
120 duplex
700 villas
500 townhomes
400 garden apartments
400,000 square feet of commercial uses
125,000 square feet of office uses
100,000 square feet of community facility uses
200,000 square feet of employment center (high) uses
5.47 acres minimum of recreation and open space uses
60.4 acres of Commerce
10.3 acres of Low (5) Residential
1.7 acres of Medium (16) Residential
13.7 acres of Medium-High (25) Residential

Proposed Land Use Designation: Activity Center consisting of:
2,720 multi-family dwelling units
1,356,000 square feet of commercial uses
125,000 square feet of office uses
100,000 square feet of community facility uses
00,000 square feet of employment center (high) uses
12.0 acres minimum of recreation and open space uses

Estimated Net Effect: **Addition** of 500 dwelling units (2,220 dwelling units currently permitted by the BCLUP)
 Addition of 352,000 square feet of commercial uses
 Maintain 125,000 square feet of office uses
 Maintain 100,000 square feet of community facility uses
 Maintain 200,000 square feet of employment center (high) uses
 Addition of 6.53 acres of open space recreation

Location: In Sections 23 and 26, Township 49 South, Range 42 East; 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.

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

ANALYSIS AND FINDINGS:

ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

Wetlands - [CP Policies: Objective C8, C9, BCLUP Policies EP-2, 2.22.1, 2.22.2, 2.22.3,]

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the proposed activity center.

The proposed activity center development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures such as seawalls and docks, are regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Contact the Environmental Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at <https://www.fleppc.org/list/list.htm>.

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Engineering and Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Upland Resources (including Tree Preservation and Greenways) - [CP Policies Objective C6, Policies C6.1, C6.7, C6.10, C6.11; BCLUP Policies 2.5.5, 2.23.3, 3.3.1]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Oakland Park. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

Contaminated Sites - [CP Policies C1.6, C2.1, C2.4, C2.5, C2.7, WM3.6; BCLUP Strategy EP-3 and Policy 2.5.5]

The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. Twelve (**12**) listed contaminated sites were found within one-quarter mile of the proposed amendment location.

The subject application is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Engineering and Permitting Division (EPPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>.

The interactive map of Contaminated Sites in Broward County can be accessed online at <https://broward.org/environment/contaminatedsites/pages/default.aspx>.

In addition, the subject application contains known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Cleanup and Waste Regulation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h), Broward County Code].

Any questions can be directed to (954) 519-1483 or EAR@broward.org.

(MO 06/03/2021)

Solid Waste - [CP Policies (SW) 6.1.2, 6.1.3, 6.2.6, 6.2.7, 6.2.10, WM3.18; BCLUP Policies 2.11.8, 2.20.3, 2.20.13, 2.34.1, 3.4.3 and Implementation Regulations and Procedures – 1. Development Review Requirements]

There **are no** active or inactive solid waste facilities located within one mile of the proposed amendment location.

(MO 05/28/2021)

ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION

Wellfield Protection - [CP Policies WM3.6, WM3.18, (SW) 6.2.6, (SW) 6.2.7; BCLUP Policies 2.26.1, 2.26.2, 2.26.3]

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (VM 06/01/2021)

SARA TITLE III (Community Right to Know) - [CP Policies WM3.18, (SW) 6.2.6; BCLUP Strategy EP-3, Policy 2.26.1]

The list of known SARA Title III Facilities in Broward County has been reviewed. There are no known SARA Title III Facilities on, adjacent to, or within ¼ mile of the proposed amendment site. (VM 06/21/2021)

Hazardous Material Facilities - [CP Policies C2.2, WM3.18, (SW) 6.2.6; BCLUP Strategy EP-3, Policy 2.26.1]

The list of known hazardous material facilities and storage tank facilities (from ECPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are sixty-two (62) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the sixty-two (62) facilities, fifty-three (53) are hazardous material facilities, seven (7) are storage tank facilities, and three (3) are facilities that have both hazardous materials and storage tanks. (VM 06/01/2021)

ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION:

Air Quality - [CP Objective C1 and C2, and Policy C2.5, C2.6, C2.9, C2.10, (SW) 6.2.10; BCLUP Strategy EP-3 and Policies 2.9.2, 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would result in a decrease by 90 PM peak hour trips per day compared to trips associated with the current designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a minimal impact on air quality.

There two (2) air permitted facilities located within half a mile of the proposed amendment site. None of which have had an air quality complaint. (MO 05/28/2021)

Specially Designated Areas - [CP Objective C6 and policies C6.1, C6.3, C6.5, C6.6, C7.2, C7.4; BCLUP Strategies EP-3, IG-3 and Policies 2.5., 2.12.4, 2.23.1, 2.23.2, 2.23.3, 2.29.1, 3.3.7, 3.3.9, 3.3.10, Implementation Regulations and Procedures - 7. Criteria and Procedures For Environmentally Sensitive Lands And Local Areas of Particular Concern]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist within the boundaries of the proposed amendment site.

Protected Natural Lands – The project site is not included, nor is it adjacent to any site in the Protected Natural Lands Inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at: <http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

Marine and Riverine Resources - [CP Objectives CM1, CM4 and Policies C.7.7 C7.6, C7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 2.28.1, 3.3.4, 3.3.7, 3.3.9, 3.3.12] The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

Priority Planning Areas for Sea Level Rise – [CP Policies CC1.7, CC2.9, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7] The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2060. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

The County encourages applicants to consider these and other impacts from climate change during the site planning process. The proposed amendment site contains an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, CP Policies CC2.14 and BCLUP Strategy CCR-2 and policies 2.21.1 and 2.21.7, apply to the review of this project.

NatureScape Program – [CP Policies C6.8, CC3.9, WM3.33, WM4.17, ; BCLUP 2.20.14, 2.20.17] –

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at: <http://www.broward.org/NatureScape/Pages/Default.aspx>

Surface Water Management - [CP Policies BMSD1.2.2, BMSD1.1.3, BMSD1.2.3, IC7.4, WM2.4, WM2.5, WM3.4, WM3.5, WM3.9, WM3.10, WM3.15, WM3.23, WM3.34, WM4.6, 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Strategy CCR-2, EP-2, DP-2, and Policies 2.12.5, 2.21.1, 2.21.3, 2.21.5, 2.21.7, 2.24.1, 2.24.2, 2.24.4, 2.24.5, 2.26.5] The proposed amendment site is located within the jurisdiction of the South Florida Water Management District (SFWMD), the City of Oakland Park and Broward County. Development within the site will be required to meet the drainage standards of Broward County and the South Florida Water Management District. Successful compliance with the criteria established should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit may be needed prior to any construction on the site.

A significant portion of the proposed amendment site are located within the Federal Emergency Management Agency (FEMA) flood insurance zone X-Below 500 Year flood plain, flood insurance rate zones that are outside the flood plain or the average flood depths of less than 1 foot.

Water Recharge - [CP Policies WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Policies 2.5.5, 2.26.1]

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would not result in a net decrease in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be minor, since the area is relatively built out.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation and land uses to the proposed designation.

Additionally, we suggest that goals for the Activity Center include promoting protection or increase of open space to offset impacts on recharge capacity in the area. Open space can include but not be limited to parks and open space, stormwater retention, ponds, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

BROWARD COUNTY PLANNING COUNCIL

**WETLAND RESOURCE QUESTIONNAIRE
as completed by the
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT**

I. Introductory Information

- A. *Amendment No.:*** PC 21-7
- B. *Municipality:*** Oakland Park
- C. *Project Name:*** City of Oakland Park Local Activity Center

II. Site Characteristics

- A. *Size:*** Approximately 234.3 acres
- B. *Location:*** In Sections 23 and 26, Township 49 South, Range 42 East; 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.
- C. *Existing Use:*** Single- and multi-family residential, retail, office, religious institution, municipal facility, warehouse, park and vacant parcels.

III. Broward County Land Use Plan Designation

- A. *Current Land Use Designation:*** 148.2 acres of Activity Center consisting of:
 - 1,800 dwelling units consisting of:
 - 80 single-family homes
 - 120 duplex
 - 700 villas
 - 500 townhomes
 - 400 garden apartments
 - 400,000 square feet of commercial uses
 - 125,000 square feet of office uses
 - 100,000 square feet of community facility uses
 - 200,000 square feet of employment center (high) uses
 - 5.47 acres minimum of recreation and open space uses
 - 60.4 acres of Commerce
 - 10.3 acres of Low (5) Residential
 - 1.7 acres of Medium (16) Residential
 - 13.7 acres of Medium-High (25) Residential

- B. Proposed Land Use Designation:** Activity Center consisting of:
2,720 multi-family dwelling units
1,356,000 square feet of commercial uses
125,000 square feet of office uses
100,000 square feet of community facility uses
200,000 square feet of employment center (high) uses
12.0 acres minimum of recreation and open space uses

- C. Estimated Net Effect:** Addition of 500 dwelling units (2,220 dwelling units currently permitted by the BCLUP)
Addition of 352,000 square feet of commercial uses
Maintain 125,000 square feet of office uses
Maintain 100,000 square feet of community facility uses
Maintain 200,000 square feet of employment center (high) uses
Addition of 6.53 acres of open space recreation

IV. Wetland Review

A. *Are wetlands present on subject property?*

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the proposed activity center.

The proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures such as seawalls and docks, are regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License.

B. *Describe extent (i.e. percent) of wetlands present on subject property.*

C. *Describe the characteristics and quality of wetlands present on subject property.*

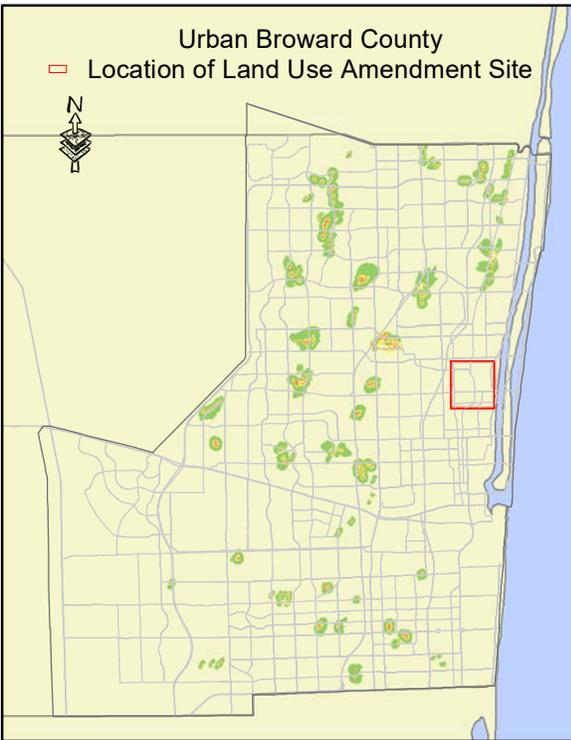
D. *Is the property under review for an Environmental Resource License?* No.

E. *Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?* No. An application has not been submitted for a wetland determination.

F. Comments: A site inspection is recommended prior to final site plan development to determine if there are any mangroves that would be impacted by the project.

Completed by: Linda Sunderland, PWS
Environmental Program Supervisor

Land Use Amendment Site: LUA PC 21-7



Land Use Amendment Map Legend

- ▲ Hazardous Materials Facility
- - - 0.25 Mile Buffer
- ▨ Proposed Amendment Site
- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3

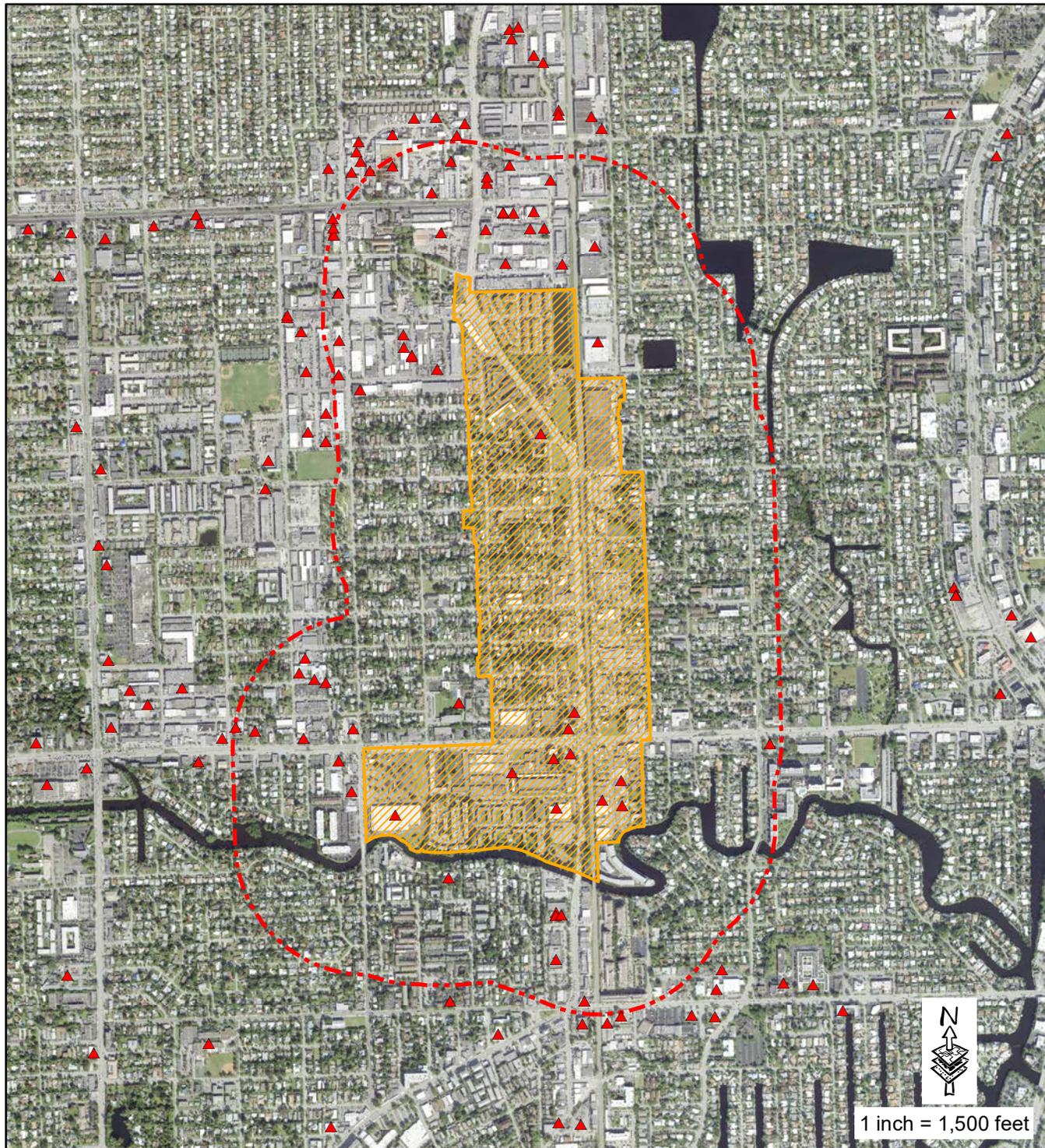
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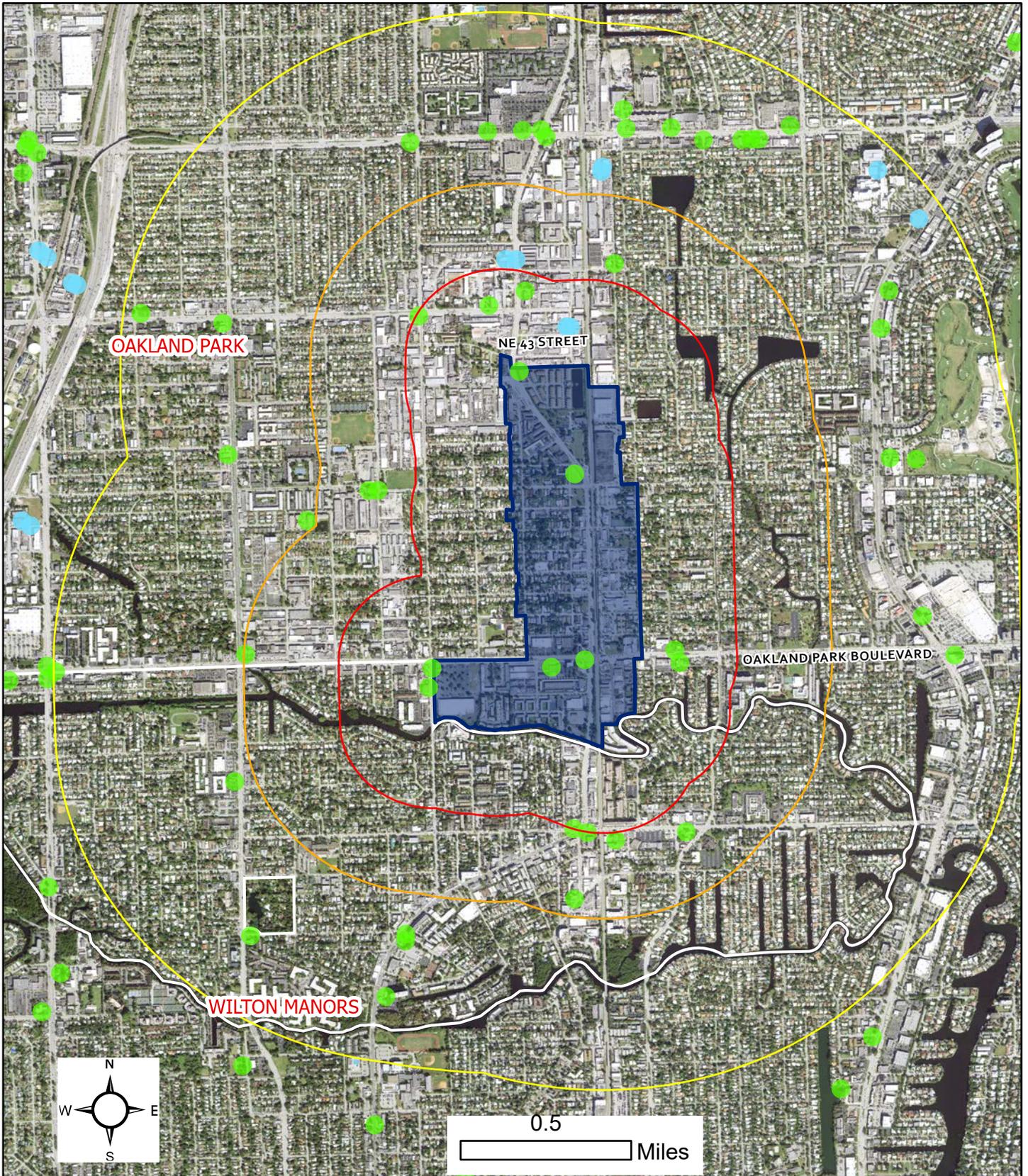
Environmental and Consumer Protection Division review of Land Use Amendments for presence of hazardous materials and community right to know sites within urban Broward County. Review includes also the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker (if present) is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".

The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.

Prepared by: VMEBANE - June 2021

Environmental and Consumer Protection Division





	Quarter Mile Buffer		Solid Waste Facilities
	Half Mile Buffer		Air State Permitted Facilities
	One Mile Buffer		Contaminated Sites
	Proposed Site		WILTON MANORS

Generated for location purposes only. Marker size is a visual aid and neither represents exact location nor area of designated facility.

Prepared by: MOSPINA 5/25/2021
Environmental Engineering and Permitting

Contaminated Sites

Site Number	Facility Name	Street Address	City	Zip Code	Pollutant	Facility Type	DEP Facility Number	Active
SF-1013	TENNECO #49-08	1048 E OAKLAND PARK BLVD	Oakland Park	33334	Diesel; Gasoline	Gas Station	68502761	Y
SF-1057	MOBIL#03-A39/SUN	3101 N DIXIE HWY	Oakland Park	33334	Petroleum	Gas Station	68502706	Y
SF-1528	City of Oakland Park-Former Bennett Auto Supply Site	3869 N DIXIE HWY	Oakland Park	33334	Petroleum	Auto Repair	68622446	Y
SF-1557	PHILLIPS 66	1501 E OAKLAND PARK BLVD	Fort Lauderdale	33334	Petroleum	Gas Station	68837937	Y
SF-1561A	PROSPECT SUNOCO	598 NE 44TH ST	Oakland Park	33334	Gasoline	Gas Station	68502760	Y
SF-1613	FLOWERS BAKERY STORE	4250 N DIXIE HWY	Oakland Park	33334	Petroleum		69101155	Y
SF-1620	EVERGLADES ELECTRIC SUPPL	841 E PROSPECT RD	Fort Lauderdale	33334	Petroleum	Electrical	68625858	Y
SF-1646	TEXACO	2601 N DIXIE HWY	Wilton Manors	33334	Petroleum	Gas Station	68502709	Y
SF-1662	HOLT SERVICE STATION	4450 N DIXIE HWY	Oakland Park	33334	Petroleum	Gas Station	69102447	Y
SF-1831	RENTZ AUTOMOTIVE PROPERTY	3025 NE 6TH AVE	Wilton Manors	33334	Gasoline	Car Dealer	68838495	Y
SF-1887	7-Eleven Store #23656	600 E OAKLAND PARK BLVD	Fort Lauderdale	33334	Petroleum	Gas Station	68501413	Y
OT-2516	L T PROPERTIES/Colony Cleaners & Laundry	1510 E OAKLAND PARK BLVD	Fort Lauderdale	33334	Chlorinated	Dry Cleaner	69502085	Y

Hazardous Materials Facilities within, adjacent to, or in close proximity (.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
1 Stop Pool Pros	4345 NE 12TH TER, Oakland Park, FL 33334	7389 - Business Services, Not Elsewhere Classified	Hazardous Materials
3 Star-U S Radiator Co., Inc.	4358 N DIXIE HWY, Oakland Park, FL 33334	7539 - Automotive Repair Shops, Not Elsewhere Classified	Hazardous Materials
7-Eleven Store #34959	3101 N DIXIE HWY, Oakland Park, FL 33334	5541 - Gasoline Service Stations	Storage Tank
AAmco Transmissions	2767 N DIXIE HWY, Wilton Manors, FL 33334	7537 - Automotive Transmission Repair Shops	Hazardous Materials
Adamo Auto Repair, Inc.	4313 NE 6TH AVE, Oakland Park, FL 33334	7538 - General Automotive Repair Shops	Hazardous Materials
Advance Auto Parts #9424	599 E OAKLAND PARK BLVD, Oakland Park, FL 33334	5531 - Auto and Home Supply Stores	Hazardous Materials
Advance Engines and Trans Repair, LLC	4081 NE 8TH AVE, Oakland Park, FL 33334	7538 - General Automotive Repair Shops	Hazardous Materials
All State Auto Body	2783-5 N DIXIE HWY, Wilton Manors, FL 33334	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
American Auto Electric	1002 NE 44TH ST, Oakland Park, FL 33334	7539 - Automotive Repair Shops, Not Elsewhere Classified	Hazardous Materials
Apex Machine Company	3000 NE 12TH TER, Oakland Park, FL 33334	3599 - Industrial and Commercial Machinery and Equipment, Not Elsewhere Classified	Hazardous Materials
Atlantic Coast Precast of South Florida, LLC	533 NE 33RD ST, Oakland Park, FL 33334	3272 - Concrete Products, Except Block and Brick	Hazardous Materials
Auto World Collision, Inc	4463 N DIXIE HWY, Oakland Park, FL 33334	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
Barton and Miller Cleaners	2600 N DIXIE HWY, Wilton Manors, FL 33334	7216 - Drycleaning Plants, Except Rug Cleaning	Hazardous Materials
Bennett Auto Supply	3901 N DIXIE HWY, Oakland Park, FL 33334	5531 - Auto and Home Supply Stores	Hazardous Materials
Bio Coatings	3056 NE 12TH TER, Fort Lauderdale, FL 33334	3479 - Coating, Engraving, and Allied Services, Not Elsewhere Classified	Hazardous Materials

Hazardous Materials Facilities within, adjacent to, or in close proximity (.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
C.A.C. Auto, Inc.	4059 NE 8TH AVE, Oakland Park, FL 33334	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
Caliber Collision Center	501 E OAKLAND PARK BLVD, Oakland Park, FL 33334	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
Central Collision Services, Inc.	4077 NE 8TH AVE, Oakland Park, FL 33334	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
Chipmaster, Corp	4441 NE 11TH AVE, Oakland Park, FL 33334	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
City of Wilton Manors - Island City Park Preserve	823 NE 28TH ST, Wilton Manors, FL 33334	6512 - Operators of Nonresidential Buildings	Hazardous Materials
Corvette Care of Fort Lauderdale Inc	618 NE 40TH CT, Oakland Park, FL 33334	7538 - General Automotive Repair Shops	Hazardous Materials
Dixie Clamp & Scaffold, Inc.	4379 N DIXIE HWY, Oakland Park, FL 33334	7359 - Equipment Rental and Leasing, Not Elsewhere Classified	Hazardous Materials
Doctor Aromas	516 NE 34TH ST, Oakland Park, FL 33334	2869 - Industrial Organic Chemicals, Not Elsewhere Classified	Hazardous Materials
E-Bond Epoxies, Inc.	501 NE 33RD ST, Oakland Park, FL 33334	2821 - Plastics Materials, Synthetic Resins, and Nonvulcanizable Elastomers	Hazardous Materials and Storage Tank
FCE #2831	3091 N DIXIE HWY, Fort Lauderdale, FL 33334	5541 - Gasoline Service Stations	Storage Tank
Floranada Automotive, Inc.	1040 NE 44TH ST, Oakland Park, FL 33334	7538 - General Automotive Repair Shops	Hazardous Materials
G & S Automotive	4306 NE 11TH AVE, Oakland Park, FL 33334	7538 - General Automotive Repair Shops	Hazardous Materials
Gam Sprinters	4119 NE 6TH AVE, Oakland Park, FL 33334	7538 - General Automotive Repair Shops	Hazardous Materials
GasVenture 1, LLC	423 E OAKLAND PARK BLVD, Oakland Park, FL 33334	7549 - Automotive Services, Except Repair and Carwashes	Hazardous Materials
Gold Coast Furniture Refinishing	4355 NE 11TH AVE, Oakland Park, FL 33334	7641 - Reupholstery and Furniture Repair	Hazardous Materials

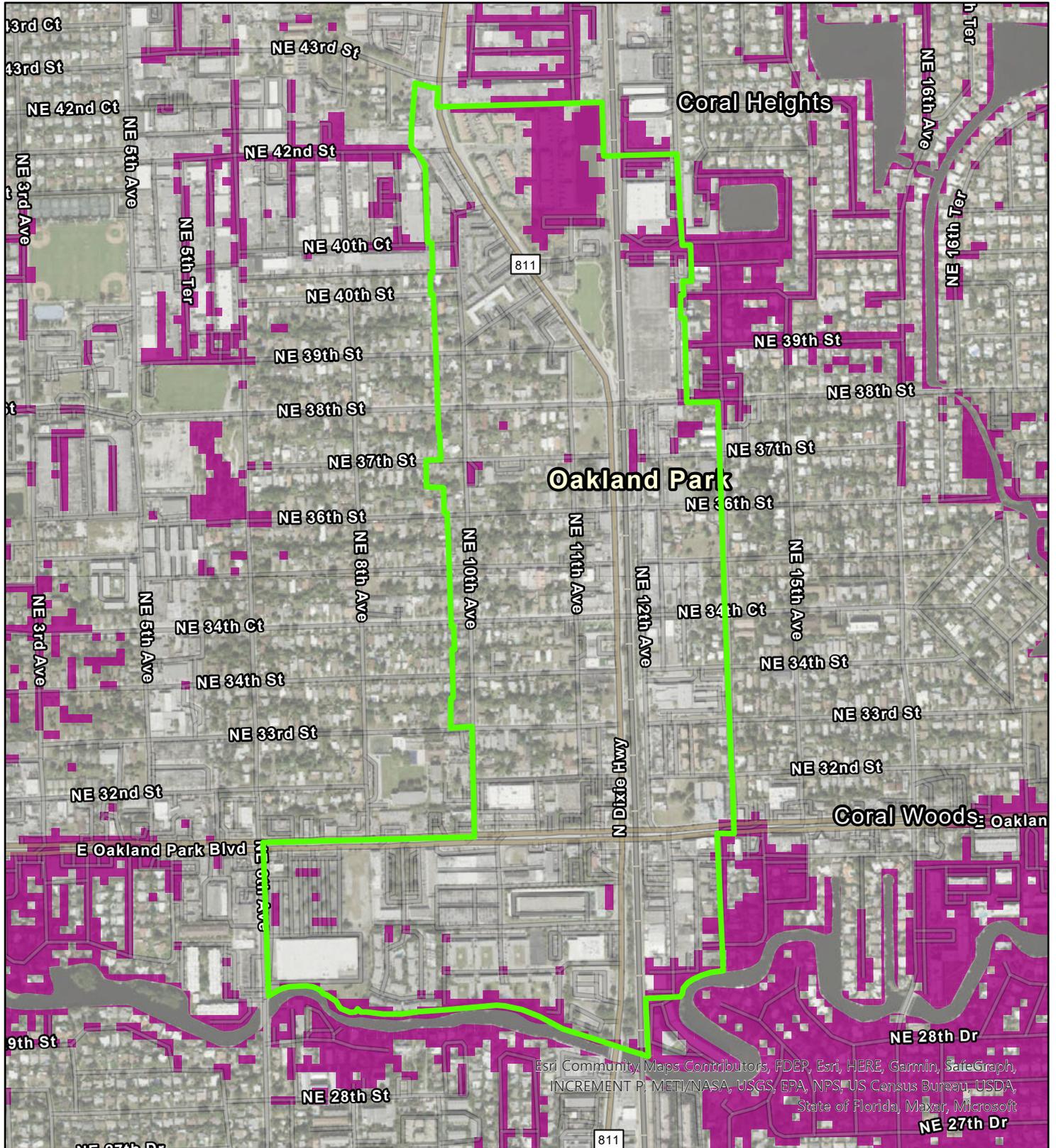
Hazardous Materials Facilities within, adjacent to, or in close proximity (.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
Innovative Powder Coating	550 NE 33RD ST, Oakland Park, FL 33334	3479 - Coating, Engraving, and Allied Services, Not Elsewhere Classified	Hazardous Materials
J&B Auto Truck Repair, Inc	570 E OAKLAND PARK BLVD, Wilton Manors, FL 33334	7538 - General Automotive Repair Shops	Hazardous Materials
JMD Auto Collision	1081 NE 43RD CT, Oakland Park, FL 33334	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
Lightning Auto Sales Repair, Inc.	3017 NE 6TH AVE, Wilton Manors, FL 33334	7538 - General Automotive Repair Shops	Hazardous Materials
Map Doors Inc	1015 NE 43RD ST, Oakland Park, FL 33334	2599 - Furniture and Fixtures, Not Elsewhere Classified	Hazardous Materials
Nancy J. Cotterman Center	2995 N DIXIE HWY, Oakland Park, FL 33334	6512 - Operators of Nonresidential Buildings	Storage Tank
New Cingular Wireless DDCN	592 NE 42ND CT, Oakland Park, FL 33334	4812 - Radiotelephone Communications	Hazardous Materials
Oakland Auto Center	3185 N DIXIE HWY, Oakland Park, FL 33334	7538 - General Automotive Repair Shops	Hazardous Materials
Oakland Park Elementary, #0031	936 NE 33RD ST, Oakland Park, FL 33334	8211 - Elementary and Secondary Schools	Hazardous Materials
Oriental Rug Care and Drapery Cleaning	3027 NE 12TH TER, Fort Lauderdale, FL 33334	7217 - Carpet and Upholstery Cleaning	Hazardous Materials
P D Rothe's II	4444 N DIXIE HWY, Oakland Park, FL 33334	7538 - General Automotive Repair Shops	Hazardous Materials
Paul's Transmission	4430 N DIXIE HWY, Oakland Park, FL 33334	7538 - General Automotive Repair Shops	Hazardous Materials
Picazo Auto Repair	907 NE 30TH CT, Oakland Park, FL 33334	7538 - General Automotive Repair Shops	Hazardous Materials
Prestige European Auto Service	4031 NE 6TH AVE, Oakland Park, FL 33334	7538 - General Automotive Repair Shops	Hazardous Materials
Professional Tank Cleaning	3160 NE 3RD AVE, Oakland Park, FL 33334	7699 - Repair Shops and Related Services, Not Elsewhere Classified	Hazardous Materials and Storage Tank
Publix Store #0774	2633 N DIXIE HWY, Wilton Manors, FL 33334	6512 - Operators of Nonresidential Buildings	Storage Tank

Hazardous Materials Facilities within, adjacent to, or in close proximity (.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
Q'Straint	4031 NE 12TH TER, Oakland Park, FL 33334	6512 - Operators of Nonresidential Buildings	Storage Tank
Restored Rides	4075 NE 8TH AVE, Oakland Park, FL 33334	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
Sal's Towing & Automotive	4033 NE 9TH AVE, Fort Lauderdale, FL 33334	7538 - General Automotive Repair Shops	Hazardous Materials
Sam's Automotive, Inc.	1021 NE 44TH CT, Oakland Park, FL 33334	7538 - General Automotive Repair Shops	Hazardous Materials
Single Source, Inc	831 E PROSPECT RD, Oakland Park, FL 33334	5198 - Paints, Varnishes, and Supplies	Hazardous Materials
Sprint MI60XC016	592 NE 42ND CT, Oakland Park, FL 33334	4812 - Radiotelephone Communications	Hazardous Materials
Star Quick Lube	2765-71 N DIXIE HWY, Wilton Manors, FL 33334	7538 - General Automotive Repair Shops	Hazardous Materials
Steel Fabricators, L.L.C.	721 NE 44TH ST, Oakland Park, FL 33334	3441 - Fabricated Structural Metal	Hazardous Materials
Stepp's Auto Repair	1018 NE 44TH ST, Oakland Park, FL 33334	7538 - General Automotive Repair Shops	Hazardous Materials
Sunshine #514	1600 E OAKLAND PARK BLVD, Oakland Park, FL 33334	5541 - Gasoline Service Stations	Storage Tank
Superior Wash	1020 NE 44TH ST, Oakland Park, FL 33334	7542 - Carwashes	Hazardous Materials
Tiger Automotive, Inc.	4321 NE 6TH AVE, Oakland Park, FL 33334	7532 - Top, Body, and Upholstery Repair Shops and Paint Shops	Hazardous Materials
T-Mobile - 6FB1424M	592 NE 42ND CT, Oakland Park, FL 33334	4812 - Radiotelephone Communications	Hazardous Materials
T-Mobile - 6FB1429M	1164 E OAKLAND PARK BLVD, Oakland Park, FL 33334	4812 - Radiotelephone Communications	Hazardous Materials
Verizon Wireless - DDCN - #261	592 NE 42ND CT, Oakland Park, FL 33334	4812 - Radiotelephone Communications	Hazardous Materials
Walmart Oakland Park	670 E OAKLAND PARK BLVD, Oakland Park, FL 33334	6512 - Operators of Nonresidential Buildings	Storage Tank

Broward County Land Use Plan

Proposed Amendment

PC 21-7



0 375 750 1,500 Feet

 Proposed Land Use Plan Amendment

 Priority Planning Areas for Sea Level Rise near tidal water bodies at an increased risk of inundation under a 40 inch sea level rise scenario projected to occur by 2070

**BROWARD COUNTY PLANNING COUNCIL
WATER RECHARGE QUESTIONNAIRE
as completed by
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT**

I. Information about the Proposed Amendment

Amendment No.: PC 21-7

Jurisdiction: Oakland Park

Applicant: City of Oakland Park Local Activity Center

Size: Approximately 234.3 acres

Existing Use: Single- and multi-family residential, retail, office, religious institution, municipal facility, warehouse, park and vacant parcels.

Current Land Use Designation: 148.2 acres of Activity Center consisting of:
1,800 dwelling units consisting of:
80 single-family homes
120 duplex
700 villas
500 townhomes
400 garden apartments
400,000 square feet of commercial uses
125,000 square feet of office uses
100,000 square feet of community facility uses
200,000 square feet of employment center (high) uses
5.47 acres minimum of recreation and open space uses
60.4 acres of Commerce
10.3 acres of Low (5) Residential
1.7 acres of Medium (16) Residential
13.7 acres of Medium-High (25) Residential

Proposed Land Use Designation: Activity Center consisting of:
2,720 multi-family dwelling units
1,356,000 square feet of commercial uses
125,000 square feet of office uses
100,000 square feet of community facility uses

200,000 square feet of employment center (high) uses
12.0 acres minimum of recreation and open space uses

Estimated Net Effect: **Addition** of 500 dwelling units (2,220 dwelling units currently permitted by the BCLUP)

Addition of 352,000 square feet of commercial uses

Maintain 125,000 square feet of office uses

Maintain 100,000 square feet of community facility uses

Maintain 200,000 square feet of employment center (high) uses

Addition of 6.53 acres of open space recreation

Location: In Section 14, Township 51 South, Range 41 East; generally located on the southeast corner of Pines Boulevard and Southwest 72 Avenue.

II. Water Recharge Review based on Broward County Land Use Plan Designations

A. Describe the general impacts of the current land use designation on water recharge:

A typical value for an impervious area produced by these types of development ranges from 45 (for low 5 residential) to 85 percent (for Activity Center and Commerce land uses). A typical value for recreation and open space is 10% impervious area.

B. Describe the general impacts of the proposed land use designation on water recharge:

A typical value for an impervious area produced by Activity Center development is potentially 85% percent. (For Activity Centers, the typical impervious percentage allowed for Commercial/Retail Office Park/Flex is applied unless proposed open space acreage is provided.) In this case 12 acres will remain in recreation and open space uses, which represents 5% of the total acreage and is an increase over the amount of recreation and open space listed under current land use designations.

C. Describe the general impacts of the proposed land use change on water recharge:

Based on the proposed change in land uses and typical values for the current and proposed land uses, which include an increase in recreation and open space, a decrease in impervious area can be anticipated in the range of 4.83 acres (2% decrease).

III. Analysis of Impact of Change in Land Use Designation

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources. [Applicable County Policies include: CP WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Strategy CCR-3; Policies 2.5.5, 2.26.1, 2.26.2]

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation could potentially result in a net decrease in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation is expected to be minor.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

IV. Comments

We suggest that goals for the Activity Center include promoting protection or increase of open space to offset impacts on recharge capacity in the area. Open space can include but not be limited to parks and open space, stormwater retention, ponds, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

Prepared by: S. Forelle, Broward County Environmental Planning & Community Resilience Div.

ATTACHMENT 7.A.



September 28, 2021

VIA EMAIL



Jennifer Jurado, PhD, Deputy Director
Broward County Environmental Protection and Growth Management Department
115 South Andrews Avenue, Room 329B
Fort Lauderdale, Florida 33301

Dear Dr. Jurado,

The City of Oakland Park has submitted a city-initiated land use plan amendment to the Planning Council to expand an existing Activity Center mixed-use area from approximately 148.2 acres to approximately 234.5 acres. The expansion of this mixed-use district includes the area south of Oakland Park Boulevard between NE 6 Avenue and NE 13 Avenue and extends to the City's southern municipal border at the North Fork of the Middle River.

It should be noted that this proposed amendment has been initiated by the City of Oakland Park and covers a broad area included within the City's designated Community Redevelopment Agency (CRA) boundaries, rather than a developer-driven, independent application. The intent of the proposed amendment is to expand the area of the mixed-use downtown to include the Oakland Park Boulevard corridor to encourage transit-supportive densities and promote compact, efficient development patterns necessary to accommodate the County's growing population.

Broward County EPGMD staff reviewed the proposed land use plan amendment application submitted by the City and indicated that portions of the amendment area fall within the Priority Planning Areas for Sea Level Rise. As a municipality with waterbodies that are tidally-influenced, the City takes this issue very seriously and has implemented strategies to mitigate the effects of sea-level rise.

As you are aware, the City of Oakland Park has taken extensive measures to reduce its susceptibility to areawide flooding, salt-water intrusion and impacts to groundwater quality. The City has implemented extensive capital improvements over the past ten years to improve our stormwater management and drainage facilities. Under the direction of our Public Works Director Albert Carbon, P.E., the City has successfully reduced flooding and improved drainage citywide. Other notable strategies include:

- **Adoption of a Joint Climate Action Plan**
 - Oakland Park partnered with Wilton Manors on a Joint Climate Action Plan to address environmental issues from a broader perspective.

- The plan seeks to create more sustainable infrastructure, reduce greenhouse gas emissions by 1% a year through 2028, and enhance sustainability through efficient and cost-effective means.
- Since adoption, both cities have completed Greenhouse Gas inventories and identified baseline figures that will be used to measure progress going forward.
- **ANCR Pilot Benchmark City**
 - Oakland Park is participating in a pilot program with the Alliance for National and Community Resilience to identify existing resilience measures and opportunities to improve future resilience.
 - ANCR works with communities to evaluate their sustainability and resiliency efforts and help them develop strategies to create stronger communities.
 - We just completed the initial benchmark assessment of city facilities, local housing, and utility infrastructure.
 - We will work with ANCR to outline strategies to improve resilience and identify potential funding sources to implement recommended protective measures.
- **Sustainability Code Updates**
 - The City is reviewing and updating the City's Code of Ordinances and Comprehensive Plan to add or update sections for Climate Change and Sustainability.
 - The draft update is almost completed and will include long-term, mid-term, and short-term recommendations to update the city's land development code and comprehensive plan policies related to:
 - Sustainable Land Use
 - Green Transportation
 - Green Buildings
 - Landscape and water conservation
 - Disaster and climate resilience
 - Seawalls and dock policies related to sea-level rise
 - These concepts will be presented to the City Commission on October 20, 2021, with formal submittal and review to the Planning and Zoning Board and Local Planning Agency in November.
 - Approved Land Development Code amendments are expected to be adopted by the end of 2021, and Comprehensive Plan amendments by November of 2022.
- **Stormwater Master Plan**
 - The city recently completed a Stormwater Vulnerability Assessment to identify areas susceptible to flooding.
 - That assessment will be used to update our comprehensive Stormwater Master Plan and identify projects to make Oakland Park more resilient to flooding.

Jennifer Jurado, PhD
September 28, 2021
Page 3

- Our Stormwater Master Plan updates should be completed by the end of the calendar year and will include current and future sea level and groundwater elevations.
- **Facility Bond Program**
 - The City has authorized an independent Sustainability review of our \$40 million Facility Bond Program for best practices on energy, construction, and operational efficiencies for our three Fire Stations, two new community centers, a new Library, and a new city park.
- **Green Bond Evaluation Score from Standard & Poor's**
 - The City issued \$10.1 million in green water and sewer bonds in late 2019.
 - S&P gave Oakland Park the highest green evaluation score of 'E1.'
 - S&P said its bond rating reflects the city utility's "very strong" enterprise and financial risk profiles and a service base that benefits from access to the diverse Miami-Fort Lauderdale-West Palm Beach metropolitan statistical area

The City of Oakland Park is committed to meeting or exceeding the requirements of the Broward County Land Use Plan, and The Broward County Code of Ordinances, Chapter 39, Article XXV – Resiliency Standards for Flood Protection, including adoption of corresponding policies into the City of Oakland Park Code of Ordinances and Comprehensive Plan.

Thank you for consideration of this information, I hope that it provides the framework for your acceptance and approval of the proposed land use plan amendment. Please feel free to contact me should additional information be required.

Best regards,



Peter M. Schwarz, AICP
Director of Community and Economic Development

cc: David Hebert, City Manager
Jennifer Frastai, Assistant City Manager
Albert Carbon, P.E., Director of Public Works
Lauren Pruss, AICP, Assistant Director of Community and Economic Development
Barbara Blake Boy, Executive Director, Broward County Planning Council



Resilient Environment Department
115 S. Andrews Avenue, Room 329 • Fort Lauderdale, Florida 33301 • 954-357-6612 • FAX 954-357-8655

To: Broward Planning Council

From: Dr. Jennifer Jurado, Chief Resilience Officer and Deputy Department Director, Resilient Environment Department *5.5 -*

Date: October 5, 2021

Re: Oakland Park, LUPA PC 21-7

The Environmental Resilience Department - Resilience Unit is in receipt of correspondence provided by Mr. Peter Schwarz, Director of Community and Economic Development, City of Oakland Park (City), pertaining to land use plan amendment (LUPA) application Oakland Park PC 21-7, dated September 28, 2021. In this correspondence, Mr. Schwarz acknowledges earlier review of the City's LUPA application and comments provided by EPMGD staff regarding portions of the project area falling within the County's Priority Planning Area Map for Sea Level Rise. These staff comments referenced that for such sites, the County desires for applicants to demonstrate adequacy of stormwater management and drainage facilities, and that the County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the City's local comprehensive plan and/development regulations.

In his response, Mr. Schwarz detailed the following:

1. Community-wide resilience and sustainability initiatives, including a joint action plan in collaboration with the City of Wilton Manors and a collaboration with the Alliance for National and Community Resilience to identify resilience measures and opportunities.
2. Update of the City's Stormwater Master Plan incorporating sea level rise and future condition groundwater elevations.
3. Commitment by the City to meet or exceed the requirements of the Broward County Land Use Plan and the Broward County Code of Ordinance, Chapter 39, Article XXV – Resilience Standards for flood Protection, including adoption of corresponding policies into the City of Oakland Park Code of Ordinances and Comprehensive Plan, anticipated in November 2021 and November 2022, respectively.
4. Reference to the City's historical investments in capital projects to improve drainage and flood protection.

The Resilience Unit has given consideration to this information and is satisfied that the City is taking appropriate measures to mitigate for future flood risk. The Resilience Environment Department – Resilience Unit, therefore recommends approval of the City's LUPA application request.

The City has demonstrated its commitment to progressive planning and actions in addressing the rising flood risk presented by sea level rise, not only within the City, but in partnership with its neighbor.

ATTACHMENT 8



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

DATE: May 27, 2021

TO: Barbara Blake Boy, Executive Director
Broward County Planning Council

FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division
JOSIE

SUBJECT: Broward County Land Use Plan SESODIA
Review of Proposed Amendment – Oakland Park PC 21-7

Digitally signed by JOSIE
SESODIA
Date: 2021.06.01
15:19:19 -04'00'

The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PC 21-7. The subject site is located in Oakland Park involving approximately 234.3 acres. The amendment proposes:

Current Designations: 148.2 acres of Activity Center consisting of:

- 1,800 dwelling units consisting of:
 - 80 single-family homes
 - 120 duplex
 - 700 villas
 - 500 townhomes
 - 400 garden apartments
- 400,000 square feet of commercial uses
- 125,000 square feet of office uses
- 100,000 square feet of community facility uses
- 200,000 square feet of employment center (high) uses
- 5.47 acres minimum of recreation and open space uses

60.4 acres of Commerce

10.3 acres of Low (5) Residential

1.7 acres of Medium (16) Residential

13.7 acres of Medium-High (25) Residential

Proposed Designation: 234.3 acres Activity Center consisting of:

- 2,720 multi-family dwelling units
- 1,356,000 square feet of commercial uses
- 125,000 square feet of office uses
- 100,000 square feet of community facility uses
- 200,000 square feet of employment center (high) uses
- 12.0 acres minimum of recreation and open space uses

Estimated Net Effect: Addition of 500 dwelling units [2,220 dwelling units currently permitted by the BCLUP]
Addition of 352,000 square feet of commercial uses
Maintain 125,000 square feet of office uses
Maintain 100,000 square feet of community facility uses
Maintain 200,000 square feet of employment center (high) uses
Addition of 6.53 acres of open space recreation

Item 7 – Analysis of Natural and Historic Resources

- A. The County’s archaeological consultant reviewed the applicant, and based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), determined that the proposed project will have no adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.

- B. The subject property is located within the City of Oakland Park, outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner/agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Attn: Historic Preservation
Engineering and Community Development
City of Oakland Park 3650 Northeast 12th Avenue
Oakland Park, Florida 33334
Tel.: (954) 630-4348

- C. If, in the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, “all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.”

Contact: Broward County Medical Examiner
5301 S.W. 31st Avenue
Fort Lauderdale, Florida 33312
Telephone: (954) 357-5200
Fax: (954) 327-6580
Email: Med_Exam_Trauma@broward.org
Website: <http://www.broward.org/MedicalExaminer>

Item 8 - Affordable Housing

The Planning and Development Management Division (PDMD) staff reviewed this application and determined that it generally meets the requirements of BCLUP Policies 2.16.2, 2.4.6 and Article 5 of the Administrative Rules Document.

Amendments that propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. A total of 2,220 residential units are currently permitted under the existing Land Use Plan and this request proposes a 500 dwelling unit increase. **Therefore, Policy 2.16.2 applies to this project. The amendment also is located within an existing Activity Center, consequently BCLUP Policy 2.4.6 also applies.**

This request expands the area of an existing Activity Center and increases the number of proposed dwelling units from 2,220 to 2,720 and combines all the units into one multifamily land use without specific unit types. According to the application, the City of Oakland Park (City) commissioned a comprehensive review of its downtown core. This review found that redevelopment of the area depends upon the implementation of multi-modal transportation opportunities, mixed-use development, and transit-supportive residential density along the Oakland Park Boulevard and Dixie Highway corridors. The proposed expansion of the Activity Center is intended to attract mixed-use redevelopment with appropriate density and intensity while providing additional housing opportunities.

An affordable housing supply/demand analysis for Oakland Park was not provided with this application. However, the Broward County Affordable Housing Needs Assessment Update (2018) for the City of Oakland Park identifies a combined deficit of 1,369 very-low and low-income affordable rental units and a gap of 795 moderate income owner units.

The City's latest comprehensive plan update (June 2019) indicates the City has maintained/added land use policies related to the overall supply of affordable/workforce housing and the inclusion of affordable housing as functional component within an Activity Center designation. According to the City's Housing Objective 3.2, *"the City's supply target is a balance of units and occupants similar to County demographics with at least 25 new dwelling units for very low- or low-income households by 2015 and one-fifth (20 percent) of new dwelling units for very low, low- and moderate-income households throughout the City, and predominately in the CRA, through 2030."* In addition, the City's Land Development Code addresses the use of flexibility/reserve units and partial/full waiver of fees as incentives to provide additional affordable units.

The current Activity Center future land use designation, established in 2004 (PCT 04-1), does not designate any of its 1,800 housing units as affordable. As indicated in Exhibit G of the application and a letter from the City dated April 8, 2021, the applicant proposes to set aside 15% or 75 units of the additional 500 units as affordable housing, for a period of 15 years. PDMD staff advises that the affordability maintenance time period for rental and owner housing is 30 years, in accordance with Land Use Plan Amendments PCT 20-3 (Affordable Housing Bonus Density) and PCT 20-4 (Additional Residential in Commerce/Activity Center), as adopted by the County Commission on March 9, 2021 with an effective date of April 15, 2021.

Based upon the applicant's voluntary commitment to set aside 15% or 75 units as affordable housing, the PDMD staff finds this application to be generally consistent with BCLUP Policy 2.16.2 and Policy 2.4.6, as well as Article 5 of the Administrative Rules Document. The PDMD staff's finding is contingent upon the execution and recordation of an agreement, acceptable to the County Attorney's Office, which restricts 15% or 75 units as affordable housing units **for a minimum term of 30 years**.

Item 11 – Redevelopment Analysis

The proposed amendment site is located within the City of Oakland Park's Community Redevelopment Area. The applicant states that goals for redevelopment are to promote further investment and momentum toward achieving the city's vision, including connections to downtown, increasing green space, increasing attainable housing options, and strengthening of neighborhoods. The applicant further states that inclusion of properties along the City's boundary at the North Fork of the Middle River promotes incorporation of the natural amenity into redevelopment plans and creation of additional public recreation and open space.

Item 12 – Intergovernmental Coordination

The proposed amendment site is adjacent to or in close proximity to any Broward County Unincorporated Area lands or County-owned facilities/property. The site is adjacent to the City of Wilton Manors. The applicant states a copy of the application was provided to the City for review.

- cc: Leonard Vialpando, Director, Environmental Protection and Growth Management Department
Ralph Stone, Director, Housing Finance and Community Redevelopment Division
Darby Delsalle, AICP, Assistant Director, Planning and Development Management Division
Susanne Carrano, Senior Planner, Planning and Development Management Division
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division
Richard Ferrer, Historic Preservation Officer, Planning and Development Management Division

JS/hec

ATTACHMENT 9.A.

BROWARDNEXT-BROWARD COUNTY LAND USE PLAN POLICIES “ACTIVITY CENTER”

Planning Council Staff Review Comments Regarding Proposed Amendment PC 21-7/PCT 21-4 City of Oakland Park

STRATEGY TR-1: Prioritize new development and redevelopment to existing and planned downtowns and major transit corridors and transit hubs.

Broward County must efficiently accommodate population and economic growth, while also recognizing and protecting areas which currently display characteristics, such as rural and estate communities and established single-family neighborhoods, which may not be appropriate to support additional growth and development. Broward County supports new development and redevelopment activities within established and planned “Activity Centers,” such as municipal downtowns, and established and planned “transit oriented” corridors and hubs, as long as such areas have sufficient public facilities and services to serve the area, and a mixed-use character which supports a high quality live, work and play community for residents and businesses, including viable multi-modal transportation choices, a range of housing choices (including affordable housing), green spaces and recreational amenities, community gathering spots, and a variety of services and establishments to support life and business activities.

Planning Council Staff Comment

The adopted City of Oakland Park Future Land Use Element Objective 1.14 and its associated policies, includes language to satisfy the above requirement. See Attachment 9.C.

POLICY 2.4.2 Local governments may propose a specific area for designation on the Broward County Land Use Plan as an Activity Center. The municipality shall include within their land use element policies that ensure the proposed Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk and/or within approximately quarter-mile on either side of a transit corridor. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk or transit corridor may be included within one Activity Center. The municipality shall include within their land use element policies that ensure that the proposed Activity Center will support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in an Activity Center shall be directly accessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.

Planning Council Staff Comment

The proposed Activity Center consists of a specific, contiguous land area containing approximately 234.3 gross acres. Planning Council staff notes that all of the proposed Activity Center is located within one-quarter mile of transit routes, including Broward County Transit (BCT) Routes 50 and 72. Further, the adopted City of Oakland Park Future Land Use Element Objective 1.14 and its associated policies, includes language to satisfy the above requirement. See Attachments 9.B. and 9.C.

POLICY 2.4.3 Residential use is required as a principal component within an Activity Center. Maximum residential density must be specified by the local government, and must be described in the permitted uses section of the Broward County Land Use Plan. Residential densities may be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units in the Activity Center).

Planning Council Staff Comment

The proposed Activity Center consists of a maximum total of 2,720 multi-family dwelling units.

POLICY 2.4.4 At least two non-residential uses must be permitted in the Activity Center as a principal use: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including “live work” buildings), research business, civic and institutional.

Planning Council Staff Comment

The proposed Activity Center non-residential uses consist of commercial, industrial, office, community facility, employment center and recreation and open space uses.

POLICY 2.4.5 Minimum and Maximum Floor Area Ratio (FAR) for non-residential uses within an Activity Center must be specified by the local government and described in the permitted uses section of the Broward County Land Use Plan. Minimum non-residential FARs (Gross) of 2 are encouraged. Non-residential intensities may vary along transit corridors and may be specified at the option of the local government, either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)].

Planning Council Staff Comment

The proposed Activity Center non-residential uses consist of 1,000,000 square feet of commercial uses, 356,000 square feet of industrial uses, 125,000 square feet of office uses, 100,000 square feet of community facility uses, 200,000 square feet of employment center uses and 12.0 acres of recreation and open space uses. The adopted City of Oakland Park Future Land Use Element Policy 3.02.M includes language to satisfy the above requirement. See Attachment 9.C.

POLICY 2.4.7 Local governments shall consider community needs for affordable housing when proposing an Activity Center and include within their local land use element policies which encourage affordable housing opportunities, through various mechanisms such as the direction of public housing program funds into the Activity Center, reduced lot size for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock. To promote Activity Centers which propose to include “low income” housing as a viable component, Broward County shall support all reasonable means and methods to mitigate potential negative impacts to public facilities and services which may result from the amendment.

Planning Council Staff Comment

The adopted City of Oakland Park Future Land Use Element Policy 1.14.4 includes language that generally satisfy the above requirement. See Attachment 9.C. In addition, the City has committed to set aside at least 15% (i.e. 75 dwelling units) of the additional proposed 500 dwelling units as affordable units at the “moderate-income” level (up to 120% of median income) for a minimum of 30 years, which is reflected in the proposed Activity Center text. See Attachment 1 of corresponding text amendment PCT 21-4.

POLICY 2.4.8 Local governments shall include within their local land use element policies that promote the preservation, rehabilitation and use of historic buildings within a proposed Activity Center.

Planning Council Staff Comment

The adopted City of Oakland Park Future Land Use Element Policy 1.14.5 includes language to generally satisfy the above requirement. See Attachment 9.C.

POLICY 2.4.9 Local land use elements shall require design guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully-connected routes to all destinations within the Activity Center. The paths should be spatially defined by buildings, trees and lighting, and should incorporate designs which discourage high speed traffic.

Planning Council Staff Comment

The adopted City of Oakland Park Future Land Use Element Policy 1.14.6 includes language to generally satisfy the above requirement. See Attachment 9.C.

POLICY 2.4.10 To reduce reliance on automobile travel, local governments shall ensure convenient access to high use mass transit stops or multi-modal facilities within a proposed Activity Center.

Planning Council Staff Comment

The adopted City of Oakland Park Future Land Use Element Policy 1.14.7 includes language to generally satisfy the above requirement. See Attachment 9.C.

POLICY 2.4.11 Local governments shall include within their local land use element policies that encourage internal transit systems to serve the residents and employees within the proposed Activity Center (e.g. trolley, community transit services). Transit shelters should be incorporated in the local design guidelines to provide safe and comfortable service and to encourage transit usage.

Planning Council Staff Comment

The adopted City of Oakland Park Future Land Use Element Policy 1.14.8 includes language to generally satisfy the above requirement. See Attachment 9.C.

POLICY 2.4.14 Park land, public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a proposed Activity Center.

Planning Council Staff Comment

The adopted City of Oakland Park Future Land Use Element Policy 1.14.2 and Policy 3.02.M include language to generally satisfy the above requirement. See Attachment 9.C.

POLICY 2.4.15 The municipality shall include within their land use element policies that ensure that areas designated as Activity Centers include design features that promote and enhance pedestrian mobility, including connectivity to transit stops and stations, based on the following characteristics:

- **Integrated transit stop with shelter, or station (within the area).**
- **Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.**
- **Buildings should front the street (zero or minimal setbacks are encouraged).**
- **Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).**
- **Streets (internal and adjacent to the area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).**

Planning Council Staff Comment

The adopted City of Oakland Park Future Land Use Element Policy 3.02.M includes language to satisfy the above requirement. See Attachment 9.C.

POLICY 2.4.16 Local plan policies must include requirements for internal pedestrian and transit amenities to serve the residents and employees within the area designated as an Activity Center (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plaza (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas.)

Planning Council Staff Comment

The adopted City of Oakland Park Future Land Use Element Policy 3.02.M includes language to satisfy the above requirement. See Attachment 9.C.

POLICY 2.4.18 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish design guidelines for mixed use within their land development codes. Policies should promote an urban form which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement. Policies should integrate the public realm, through open space, urban public plazas and/or recreational areas.

Planning Council Staff Comment

The adopted City of Oakland Park Future Land Use Element Objective 1.14 and its associated policies, includes language to satisfy the above requirement. See Attachment 9.C.

POLICY 2.4.19 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish appropriate design standards, within their land development codes, to ensure a mixed-use development is compatible with adjacent land uses and adjacent adopted Future Land Use designations.

Planning Council Staff Comment

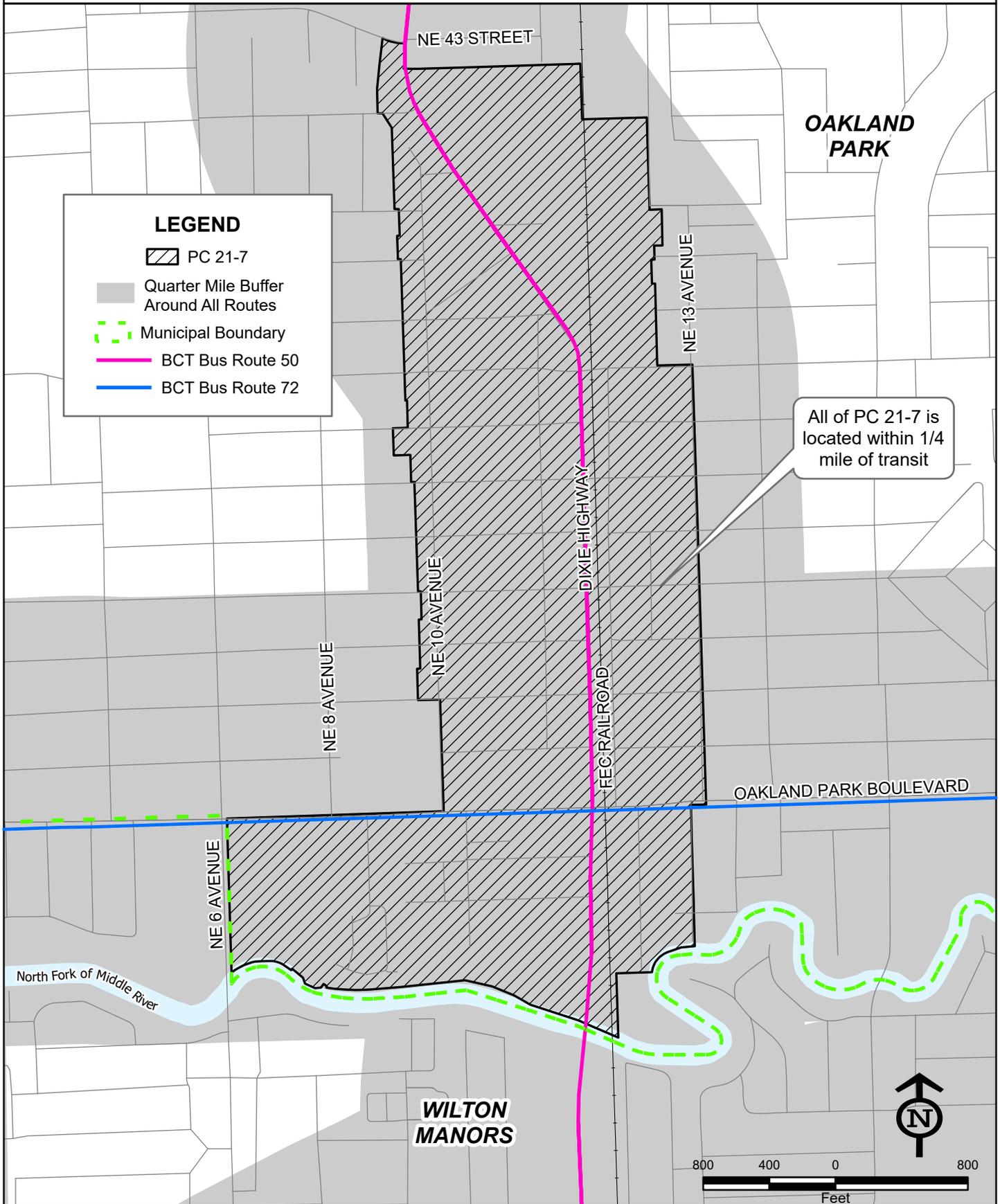
The adopted City of Oakland Park Future Land Use Element Objective 1.14 and its associated policies, includes language to satisfy the above requirement. See Attachment 9.C.

POLICY 2.4.20 An interlocal agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of an Activity Center which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality.

Planning Council Staff Comment

The adopted City of Oakland Park Future Land Use Element Policy 3.02.M.9 includes language to satisfy the above requirement. See Attachment 9.C.

ATTACHMENT 9.B.
PC 21-7
Transit Routes



LEGEND

 PC 21-7

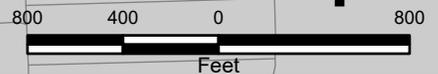
 Quarter Mile Buffer
Around All Routes

 Municipal Boundary

 BCT Bus Route 50

 BCT Bus Route 72

All of PC 21-7 is
located within 1/4
mile of transit



ATTACHMENT 9.C.

EXCERPTS FROM CITY OF OAKLAND PARK COMPREHENSIVE PLAN

I. Future Land Use Element

Objective 1.14

The City shall encourage compact development reflecting characteristics which include a mixture of community serving uses such as commercial, office, employment, civic and institutional, recreation and open space and residential, characterized by an efficient infrastructure, close-knit neighborhoods and sense of community, preservation of natural systems, promotion of pedestrian and bicycle circulation and convenient access to mass transit facilities within a Local Activity Center Land Use category.

Policy 1.14.1

The City will support the location of uses in a manner oriented around the five minute (i.e., quarter-mile) walk within any proposed Local Activity Center. Multiple nodes of activity oriented around the five-minute (i.e., quarter-mile) walk will be included within a Local Activity Center. A Local Activity Center will support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in a Local Activity Center shall be directly accessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.

Policy 1.14.2

The City shall include park land and/or open space that is accessible to the public as a functional component within a proposed Local Activity Center.

Policy 1.14.3

The City will include housing opportunities as a functional component within a proposed Local Activity Center.

Policy 1.14.4

The City shall consider community needs for affordable housing when proposing a Local Activity Center. The City encourages affordable housing opportunities, through various mechanisms such as the utilization of “affordable housing units,” the direction of public housing program funds into the Local Activity Center, reduced lot size for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with nonresidential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock. To promote Local Activity Centers which propose to include “low income” housing as a viable component, the Broward County Land Use Plan currently supports all reasonable means and methods to mitigate potential negative impacts to public facilities and services which may result from the amendment.

Policy 1.14.5

The City promotes the rehabilitation and use of historic buildings within a proposed Local Activity Center.

Policy 1.14.6

The City shall require design guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully-connected routes to all destinations within the Local Activity Center. The paths should be spatially defined by buildings, trees and lighting, and should incorporate design which discourage high speed traffic.

Policy 1.14.7

The City shall ensure convenient access to mass transit or multi-modal facilities within a proposed Local Activity Center to ensure the reduction of reliance on automobile travel.

Policy 1.14.8

The City shall encourage internal transit systems to serve the residents and employees within a proposed Local Activity Center (e.g., trolley, community transit services). Transit shelters should be incorporated in the local design guidelines to provide safe and comfortable service and to encourage transit usage.

Policy 1.14.9

The development of key intersections or major transit stops to create nodes of development should be promoted within a proposed Local Activity Center.

Policy 1.14.10

Require pedestrian and bicycle facilities for all new development or redevelopment projects in the Local Activity Center or in relation to any other highway improvement projects.

Policy 1.14.11

Require pedestrian sidewalk connections to all building entrances, transit stops and to multiple building sites for all new development or redevelopment projects in the Local Activity Center.

Policy 1.14.12

Incorporate into the proposed Downtown Local Activity Center Zoning District regulations that require pedestrian sidewalk and bicycle facilities for all new development or redevelopment projects with appropriate connections being made to other facilities and any transit stops.

Section 3. Zoning as to Permitted Uses and Densities

3.02 City zoning as to permitted uses and densities shall be in compliance with the City's Land Use Plan if the following requirements are met:

- M. Consistent with Objective 1.14 of the Future Land Use Element, the intent of the Local Activity Center Land Use category is to support a balanced mix of land uses characterized by compactness, pedestrian friendly design, neighborhood-scale and framed by architecture and landscape design appropriate to local history and ecology. Development patterns within Local Activity Centers shall generally reflect planning and design principles such as walkable neighborhoods oriented around the five-minute walk, primary orientation toward public transit systems, a centrally located

community-serving land use or land uses and greater integration of housing, employment, shopping and recreation at the neighborhood level.

For an area to qualify as a Local Activity Center, the following criteria must be met:

1. A Local Activity Center shall be a specific geographic area not exceeding 160 gross contiguous acres, unless located within an approved chapter 163, Florida Statutes, Redevelopment area. At such time as 75% of the originally designated Local Activity Center is developed/redeveloped, consistent with Objective 1.16, and expansion to a subject Local Activity Center up to 100% may be proposed.
2. The density and intensity of land uses permitted within a proposed Local Activity Center shall be specified within the Land Use Implementation section of the City Comprehensive Plan.
3. Uses proposed within a Local Activity Center shall include residential uses and park land and/or open space. One or more other uses such as commercial, civic, institutional, or employment-based activity shall also be included within a Local Activity Center.
4. Park land must reflect no net loss of acreage of existing and designated parks within the proposed Local Activity Center. Park and open space may include squares, greenbelts, greenways and playgrounds; ill-defined residual areas such as buffers and berms, for purposes of these criteria, are not considered park land or open space.
5. To address proposed residential density above what is yielded by the present land used designations, the City shall first utilize at least 75% of available “flexibility units” and “reserve units” from the flexibility zone where the local activity center is located, before an increase in density is requested via the land use plan amendment process. A proposed Local Activity Center located within and approved Chapter 163, Florida Statutes, Redevelopment Area is exempt from these criteria.
6. A proposed Local Activity Center must have a geographic configuration of appropriate depth and frontage to support the location uses in a manner oriented around the five-minute (i.e., quarter-mile) walk. Multiple nodes of activity oriented around the five-minute (i.e., quarter-mile) walk may be included within one Local Activity Center.
7. Seventy-five percent (75%) of the land within a Local Activity Center must be located within a quarter-mile of mass transit or multi-modal facilities or are included within an adopted plan to be located within a quarter-mile of mass

transit or multi-modal facilities upon buildout of the Local Activity Center. The City shall ensure convenient access to mass transit, community shuttle or multi-modal facilities where such facilities are in place or planned to be in place at the time the Local Activity Center is proposed. Where such facilities are not in place or planned to be in place at the time of the proposal, the local government shall require design standards in the local land use element for a Local Activity Center that ensure that the primary priority is a safe, comfortable and attractive pedestrian environment that will allow for convenient interconnection to transit, will reduce the number of automobile trips internally and will ultimately support an integrated multi-modal transportation system.

8. A proposed Local Activity Center shall demonstrate consistency with the goals, objectives and policies and other requirements of the Broward County Land Use Plan.
9. An Interlocal Agreement between the City and Broward County must be executed no later than six (6) months from the effective date of the adoption of a Local Activity Center which provides that monitoring of development activity and enforcement of permitted land uses densities and intensities shall be the responsibility of the City.

The following area has been designated Local Activity Center within the City Comprehensive Plan:

DOWNTOWN OAKLAND PARK LOCAL ACTIVITY CENTER

Acreage: Approximately 148.2 acres

General Location: Located north of East Oakland Park Boulevard between NE 13 Avenue and NE 10 Avenue on the south and between the east property line of Oakland Park Station and NE 10 Avenue on the north and south of the north property line of Oakland Park Station and NE 38 Street on the east and NE 42 Street (Dixie Landmark Plat) on the west.

Proposed Density and Intensity of Land Uses:

Residential Land Uses	1,800 dwelling units* 80 single-family 120 duplexes 700 villas 500 townhouses 400 garden apartments
Commercial Land Uses	400,000 square feet

Office Land Uses	125,000 square feet
Community Facilities Land Uses	100,000 square feet
Recreation and Open Space	5.47 acres
(LAC Area includes the City's proposed Downtown Park located in the 3900 block of N. Dixie Highway that consists 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.)	
Employment Center (High)	200,000 square feet
Industrial	120,000 square feet (60%)
Office	40,000 square feet (20%)
Commercial	40,000 square feet (20%)

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

† Note: High-rise units are defined as four (4) stories or more, consistent with the effective Broward County Land Development Code definition at the time of the adoption of the Broward County Land Use Plan amendment.

Existing Density and Intensity of Land Uses:

Residential Land Uses	596 dwelling units
	148 single-family
	104 duplexes
	344 garden apartments
Retail Land Uses	187,272 square feet
Office Land Uses	61,931 square feet
Industrial Land Use	192,000 square feet
Community Facilities Land Uses	80,000 square feet
Recreation and Open Space	2.00 acres (net)

Remarks:

1. Site is part of a designated Chapter 163 Redevelopment Area and has direct access to Tri-County Commuter Rail Station and a Broward County Mass Transit Station.
2. In order to achieve the objectives and opportunities for redevelopment as identified in the Oakland Park Community Redevelopment Area (CRA), the City has established a Downtown Local Activity Center.
3. The Downtown Local Activity Center provides the ultimate flexibility for mixed-use redevelopment, park land and/or open space, commercial, employment-based activity, civic activities and for preserving single-family residential neighborhoods within the area.

4. The Downtown Local Activity Center has a geographic configuration that supports the location of uses around the five-minute (i.e., quarter-mile) walk with existing mass transit bus stops and other multi-modal facilities that are anticipated to be completed by buildout of the Local Activity Center.
5. A Downtown Zoning District will be established to provide permitted uses, design guidelines, dimensional regulations, intensity/density maximums, commercial and mixed-use development that will be compatible with residential uses.
6. The proposed development program and structure design for the Downtown Local Activity Center may change based on market conditions and design criteria approved by the City.

ATTACHMENT 10

Public Meetings and Opportunities for Public Participation



March 3, 2019	Community Meeting
March 13, 2019	Downtown Stakeholder Group Workshop
June 17, 2019	Downtown Stakeholder Group Workshop
October 25, 2019	Downtown Stakeholder Group Workshop
January 28, 2020	Corals of Oakland Park Neighborhood Association Presentation
May 6, 2020	City Commission Presentation
July 28, 2020	Corals of Oakland Park Neighborhood Association Presentation
October 7, 2020	City Commission Presentation
October 12, 2020	Planning and Zoning Board Presentation
October 13, 2020	Downtown Partners Presentation
January 6, 2021	City Commission Presentation
February 9, 2021	Downtown Partners Presentation
February 11, 2021	Community Meeting
March 8, 2021	Planning and Zoning Board Public Hearing
March 17, 2021	City Commission Public Hearing – First Reading of Ordinance

ATTACHMENT 11



PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management
Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)*

MEMORANDUM

June 14, 2021

To: Barbara Blake Boy, Executive Director
Broward County Planning Council

Thru: Dan West, Director
Parks and Recreation Division

West, Dan

Digitally signed by West,
Dan
Date: 2021.06.14 14:57:56
-04'00'

From: Linda Briggs Thompson, Environmental Program Manager *LBT*
Parks and Recreation Division

Re: **Land Use Plan Amendment Comments**
Proposed Amendment PC 21-7 Oakland Park Activity Center

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan for Oakland Park Activity Center (Oakland Park) Our comment is as follows:

PC 21-7 No objections to the Land Use Plan Amendment. However, regional park impact fees will be required for the additional 500 dwelling units proposed in this amendment.

If you or your staff has any questions about our comments, please call me at 954-357-8120.

Broward County Board of County Commissioners

Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Dale V.C. Holness • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
Broward.org/Parks • Facebook.com/BrowardCountyParks • Twitter.com/BrowardParks • YouTube.com/BrowardCountyParks

ATTACHMENT 12



Public Works Department – Water and Wastewater Services

WATER MANAGEMENT DIVISION

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

May 11, 2021

Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301
Attn: Christina Evans, Planner
[Via email to chevans@broward.org](mailto:chevans@broward.org)

SUBJECT: PC 21-7 Oakland Park Activity Center
Land Use Plan Amendment – Drainage Analysis

Dear Ms. Evans:

The information in the above-captioned land use plan amendment (LUPA) is essentially correct. Our office has no objection to this LUPA.

Sincerely,

A handwritten signature in blue ink that reads "Susan Juncosa".

Susan Juncosa
Natural Resource Specialist
Broward County Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office:(954)-831-0778
E-mail: sjuncosa@Broward.org