

**CITY OF OAKLAND PARK
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR A CONCURRENCY REVIEW**

SERVICE DEMAND ANALYSIS

In order to ensure compliance (consistency and concurrency) with the requirements of the Comprehensive Plan, a development permit shall not be approved unless there is sufficient available design capacity to sustain the required levels of service as established in the City of Oakland Park Comprehensive Plan. In addition to all other requirements, all requests or applications for development permits, unless exempt, must be reviewed for impact on the following public services. REFER TO ATTACHED TABLES.

(Complete the following:)

<u>SERVICE DEMANDS BY TYPE</u>	<u>CURRENT USE</u>	<u>PROPOSED USE</u>
1. Potable Water - Consumption	<u>12,132</u> gpd	<u>81,000</u> gpd
2. Potable Water - Fire Flow Contact Fire Marshal at 561-6113 & see attached)	<u>2,500</u> gpm	<u>2,500</u> gpm
3. Sanitary Sewer	<u>12,132</u> gpd	<u>67,500</u> gpd
4. Solid Waste	<u>6,853</u> lbs	<u>4,937</u> lbs
5. Traffic - Broward County TRIPS Table, or Traffic Study (applicant attach)	<u> </u> trips 380 PM Net New trips	<u> </u> trips 297 PM Net New trips
6. Drainage - 1st Floor Elevation (per Article X of Chapter 24)	<u>7.50</u> feet	<u>7.00</u> feet
Roadway Crown above mean sea level	<u>5.84</u> feet	<u>5.84</u> feet
7. Recreation at 3 acres per 1,000 population	<u>N/A</u> acres	<u>1.29</u> acres
8. School Sites and Facilities (see attached application)	*The City cannot approve a development permit that generates one (1) or more students or is not exempt or vested from the requirements of public school concurrency, until the School Board has reported that the school concurrency requirement has been satisfied.	

(Complete 7. Above for residential development only)

ADDITIONAL INFORMATION:

Existing based approved Walmart. Assumptions: 1 person per bedroom per unit

A BUILDING PERMIT APPLICATION MUST BE SUBMITTED WITHIN 18 MONTHS OF SITE PLAN APPROVAL TO PRESERVE ANY APPROVED CONCURRENCY RESERVATION.

TABLE 5
TRIP GENERATION ANALYSIS - PM
RAM OAKLAND PARK TRAFFIC ANALYSIS

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS			INTERNAL TRIPS ⁽²⁾				EXTERNAL TRIPS			PASS-BY ⁽¹⁾				NEW TRIPS		
						IN	OUT	TOTAL	IN	OUT	TOTAL	%	IN	OUT	TOTAL	IN	OUT	TOTAL	%	IN	OUT	TOTAL
VESTED																						
Free Standing Discount Superstore ⁽³⁾	813	121,345 SF	T= 4.35 (X)	49%	51%	259	269	528	0	0	0	0.0%	259	269	528	74	74	148	28%	185	195	380
SUBTOTAL						259	269	528	0	0	0	0.0%	259	269	528	74	74	148		185	195	380
PROPOSED USES																						
Multifamily Housing (Low-Rise)	220	12 DUs	Ln(T)= 0.89 Ln(X) - 0.02	63%	37%	6	3	9	2	1	3	33.3%	4	2	6	0	0	0	0%	4	2	6
Multifamily Housing (Mid-Rise)	221	288 DUs	Ln(T)= 0.96 Ln(X) - 0.63	61%	39%	74	48	122	21	17	38	31.1%	53	31	84	0	0	0	0%	53	31	84
Shopping Center	820	5,750 SF	Ln(T)= 0.74 Ln(X) + 2.89	48%	52%	32	34	66	4	5	9	13.6%	28	29	57	9	10	19	34%	19	19	38
Supermarket	850	23,013 SF	Ln(T)= 0.75 Ln(X) + 3.21	51%	49%	133	127	260	18	21	39	15.0%	115	106	221	41	39	80	36%	74	67	141
Fast-Food Restaurant w/o Drive-Through ⁽⁴⁾	933	2,500 SF	T= 28.34 (X)	50%	50%	36	35	71	10	11	21	29.6%	26	24	50	11	11	22	43%	15	13	28
SUBTOTAL						281	247	528	55	55	110	20.8%	226	192	418	61	60	121		165	132	297
TOTAL						22	-22	0	55	55	110		-33	-77	-110	-13	-14	-27		-20	-63	-83

(1) ITE Trip Generation Manual, 10th Edition.

(2) ITE Trip Generation Manual, 9th Edition.

(3) ITE Trip Generation Manual, 9th Edition, per the Walmart Oakland Park Traffic Analysis, approved by the City of Oakland Park dated September 2013.

(4) Pass-By rates for LU 932 (High-Turnover (Sit-Down) Restaurant) used for LU 933.



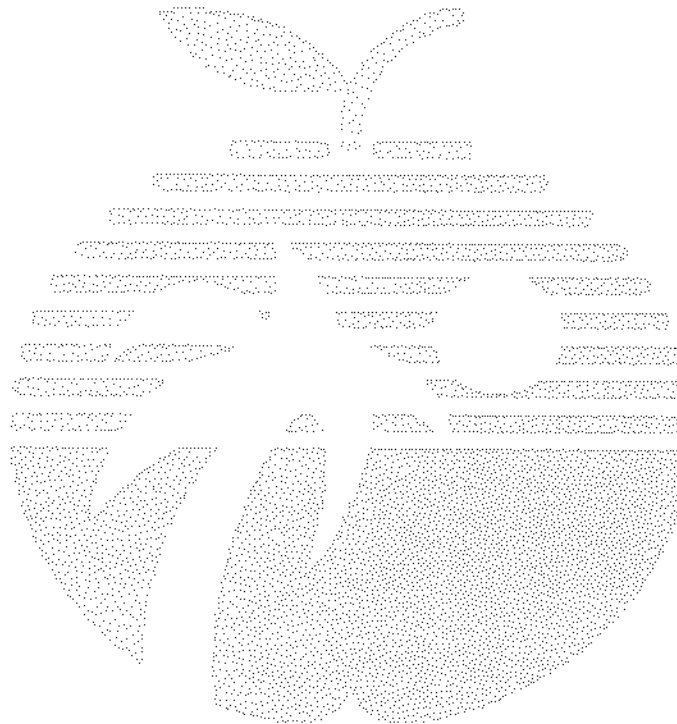
The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT

SBBC-1257P-2012

County Number: 026-MP-16 Municipality Number:
RAM Development/Oakland Park

August 15, 2019



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

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: August 15, 2019	Single-Family:	Retail	Elementary: 8
Name: RAM Development/Oakland Park	Townhouse:		
SBBC Project Number: SBBC-1257P-2012	Garden Apartments:		Middle: 4
County Project Number: 026-MP-16	Mid-Rise: 280		
Municipality Project Number:	High-Rise:		High: 6
Owner/Developer: Wal-Mart Stores East LP	Mobile Home:		
Jurisdiction: Oakland Park	Total: 280		Total: 18

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	Cumulative Reserved Seats
Wilton Manors	615	677	616	-61	-3	92.2%	8
Sunrise	1,403	1,403	1,358	-45	-2	98.1%	18
Fort Lauderdale	2,016	2,218	2,132	-86	-3	97.4%	29

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				19/20	20/21	21/22	22/23	23/24
Wilton Manors	624	-53	92.2%	615	615	615	615	615
Sunrise	1,376	-27	98.1%	1,372	1,375	1,366	1,384	1,375
Fort Lauderdale	2,161	-57	97.4%	2,116	2,136	2,126	2,133	2,096

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. 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 taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

*This number represents the higher of: 100% gross capacity or 110% permanent capacity. **The first Monday following Labor Day. ***Greater than 100% exceeds the adopted Level of Service (LOS).

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2018-19 Contract Permanent Capacity	2018-19 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				19/20	20/21	21/22
Somerset Village Academy	750	236	-514	236	236	236
Somerset Village Academy Middle	750	149	-601	149	149	149
Sunrise High	550	389	-161	389	389	389

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Wilton Manors	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Sunrise	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Fort Lauderdale	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. 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 benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

According to the application, no units are on the site. The concurrent plat and site plan application proposes to utilize flexibility units to enable the development of 280 mid-rise units, which are anticipated to generate 18 (8 elementary, 4 middle and 6 high school) students.

Please be advised that this application was reviewed utilizing 2018/19 school year data because the current school year (2019/20) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. The school Concurrency Service Areas (CSA) serving the project site in the 2018/19 school year include Wilton Manors Elementary, Sunrise Middle and Fort Lauderdale High Schools. Based on the Public School Concurrency Planning Document (PSCPD), these schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of: 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2018/19- 2020/21), these schools are expected to maintain their current status through the 2020/21 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

The charter schools located within a two-mile radius of the site in the 2018/19 school year and their associated data are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County. Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2018/19 to 2022/23 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for 180 days for a maximum of 280 mid-rise units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on February 20, 2020. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

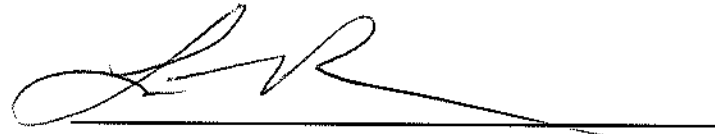
SBBC-1257P-2012 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

8/15/19

Date



Signature

Lisa Wight

Name

Planner

Title

PUBLIC SCHOOL IMPACT APPLICATION

The School Board of Broward County, Florida

Growth Management Department

Facility Management, Planning & Site Acquisition

1643 North Harrison Parkway, Sunrise, Florida 33323, Phone: 754-321-8350, Fax: 754-321-8182,

www.browardschools.com

GENERAL PROJECT INFORMATION

APPLICATION TYPE

☐ Land Use

☐ DRI

☐ Rezoning

☐ Flex/Reserve Allocation

☐ Plat

☐ Site Plan

FOR INTERNAL USE ONLY

School Board Number

PROJECT NUMBER

County

City

Project Name

Has this project been previously submitted (since Feb. 01, 2008) ?

If yes, provide the SBBC Number

Application Fee Amount Due/Paid*

Check No.

Is proof of Payment attached?

* Make check payable to "School Board of Broward County." No cash will be accepted.

PROJECT LOCATION AND SIZE

Section

Township

Range

General location of the project

Side of

at/between

and

Area Acreage

Jurisdiction

APPLICANT INFORMATION

Owner's Name

Phone

Address

City

State

Zip

Developer/Agent

Address

City

State

Zip

Phone

Fax Number

Agent's E-mail

DEVELOPMENT DETAILS

Land Use

Existing

Proposed

Zoning	Existing <input style="width: 90%;" type="text"/>	Proposed <input style="width: 90%;" type="text"/>
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EXISTING			PROPOSED		
Residential Type	Number of Units	Bedroom Mix	Residential Type	Number of Units	Bedroom Mix
Single Family		<input type="text"/> 2BR or Less <input type="text"/> 3BR <input type="text"/> 4BR or >	Single Family		<input type="text"/> 2BR or Less <input type="text"/> 3BR <input type="text"/> 4BR or >
Townhouse/ Duplex/ Villa		<input type="text"/> 1BR or Less <input type="text"/> 2BR <input type="text"/> 3BR or >	Townhouse		<input type="text"/> 1BR or Less <input type="text"/> 2BR <input type="text"/> 3BR or >
Garden Apartment		<input type="text"/> 1BR or Less <input type="text"/> 2BR <input type="text"/> 3BR or >	Garden Apartment		<input type="text"/> 1BR or Less <input type="text"/> 2BR <input type="text"/> 3BR or >
INTENTIONALLY LEFT BLANK					
High Rise		<input type="text"/> Studio <input type="text"/> 1BR <input type="text"/> 2BR or >	High Rise		<input type="text"/> Studio <input type="text"/> 1BR <input type="text"/> 2BR or >
Mobile Home		<input type="text"/> 1BR or Less <input type="text"/> 2BR <input type="text"/> 3BR or >	Mobile Home		<input type="text"/> 1BR or Less <input type="text"/> 2BR <input type="text"/> 3BR or >
Total			Total		

Does this project include a non-residential development?

If yes, please describe other proposed uses

VESTED RIGHTS/EXEMPTION INFORMATION

Amount of Vested/Exempt development (including number of units, type, and bedroom mix)

Exemption Criteria (check any/all as applicable)	Vesting Criteria (check any/all as applicable)	Associated Application Number
<input type="checkbox"/> Generates less than one student	<input type="checkbox"/> Located within previously approved plan amendment or rezoning with a valid mitigation agreement with the School Board through an executed and recorded DRC or Tri-Party*	
<input type="checkbox"/> Age restricted to persons 18 and over*	<input type="checkbox"/> Obtained site plan final approval prior to February 1, 2008*	
<input type="checkbox"/> Statutory exemption <input type="checkbox"/> Applicable Statute	<input type="checkbox"/> Site plan located within a plat for which school impacts have been satisfied*	

*** Supporting documentation is required**

Signature of Applicant/Agent: _____

Date: _____

Please attach a survey of the project site
Note: 45-Day review period only commences upon a determination of completeness by School District Staff

TABLE I
POTABLE WATER DESIGN FLOWS

Facility Type	Water Use Gallons Per Day
Residential:	
Single-Family House	375
Duplex, Triplex, Townhouse & Apt. Per Unit	270
Mobile Home	108
Auditorium Per Seat	5
Bar or Cocktail Lounge Per Seat	21
Boarding School (Students & Staff Per Person)	108
Boarding House Per Person	54
Bowling Alleys (Including Bar & Food Svs. Per Lane)	215
Churches Per Sanctuary Seat	3
Churches with Kitchen Per Sanctuary Seat	7
Construction Camps (Semi-Permanent Per Person)	54
Country Clubs:	
Per Resident Member Per Room	108
Per Seat (Bar, Dining)	27
Day Schools:	
With Cafeterias, Gyms & Showers Per Pupil	27
Without Cafeterias, Gyms & Showers Per Pupil	16
With Cafeterias but no Gyms & Showers Per Pupil	21
Factories: (No Processing or Industrial)	
With Showers Per Person	37
Without Showers Per Person	21
Hospitals:	
With Laundry Per Bed	270
Without Laundry Per Bed	214
Landscape & Lawn:	
Per square foot of Area	.35
Laundromats Per Machine	428
Motels & Hotels Per Room	161
Movie Theaters Per Seat	5
Nursing Homes Per Bed	108
Offices Per Person	21
Picnic Parks:	
With Bathhouse Shower & Toilet	11
Toilets Only	5
Public Institutions Per Person	108
Restaurants (Including Toilets):	
24 Hour Per Seat	54
Not 24 Hour Per Seat	39
Drive-In Per Car Space	16
Cocktail Lounge Per Seat	21
Rooming Houses Per Day	39
Service Stations:	
Full Service Stations:	
First Two Bays	810
Each Additional Bay	375

Self Service Stations:	
Per Fuel Pump	108
Shopping Centers:	
(No Food Service or Laundry)	
Per Square Foot of Floor Space	.10
Stores:	
(No Food Service or Laundry)	
Per Square Foot of Floor Space	.10
Swimming Pools Per Person	10
Warehouses:	
(No Food Service or Laundry)	
Per Square Foot of Floor Space	.10

In the case where the type of connection is not listed then the most suitable one is to be used.

The City retains the authority to require appropriate information to be submitted in accordance with American Water Works Association (AWWA) standards to settle any dispute.

Water Protection Standard
Oakland Park Fire Marshal's Office
Adopted January 2, 1995.

This standard is applicable to both new and existing sites where the owner wishes to plat, replat, build, renovate, or remodel, or obtain any development order.

In areas where, in the opinion of the Fire Marshal or his representative, there are inadequate fire hydrants in number or quality, unlooped water lines, or inadequate pressure available to protect lives or property, the owner of the property must provide such improvements as are necessary to meet the following requirements:

- ♦ Pipe Size. The minimum size pipe to which hydrants are attached shall be 6" in single family residential areas and 8" in size in all other areas. All such lines and hydrants shall be in utility easements dedicated or deeded to the City or to the Utility transmitting water to said property if such deeds or easements are requested by the City or the Utility.
- ♦ Hydrants. Every street intersection shall have one fire hydrant on at least one corner of the intersection unless situated at four lane or greater trafficway where two hydrants will be required on opposite sides of the major artery. Additionally, and in any case, hydrants shall be provided to insure that the maximum distance between a hydrant and all portions of a structure is 500 feet in all single family residential areas and 300 feet in all other areas. Maximum distance between hydrants and vehicles with no structures involved shall not exceed 400 feet. Distance shall be measured only in directions and paths where a fire hose can be laid, and it shall be given that a hose cannot be laid across any street having a width greater than 24 feet of pavement. Alternatively, the required distances may be doubled for any building choosing to be fully sprinklered if not otherwise required to do so.
- ♦ Hydrants-Technical- All hydrants shall be Mueller Super Centurion or approved equal for maintenance standardization, with bottom opening of 5 1/4 " in diameter. They shall be erected and maintained so as to have the center of the steamer connection a minimum of 18" above the crown of the nearest roadway and a minimum of 18" above the surrounding ground with four foot clearance in any direction.
- ♦ Looping- It is the intent of this standard that the entire fire water supply system for this City be looped for both pressure and reliability. There shall be no fire service line constructed or replaced without looping to the system, unless waived by the Fire Marshal for cause.
- ♦ Pressure and Flow Requirements- All fire hydrants shall have a minimum of 20 PSI residual pressure while flowing the requirement in GPM. The minimum GPM flow shall be:
 - ♦ R1.....1,000GPM
 - ♦ RM10.....1,500 "
 - ♦ RM16, CF, and B1, under 20,000 square feet and two stories or less..... 2,000 "
 - ♦ RM 25, other B1 and CF, and all other, including B2,B3,I1,as well as any operation deemed hazardous by the Fire Marshal's Office.....2,500 "

These figures shall apply to both area zoning and actual building use.

Alternatives for buildings installing non-required systems:

- 1- The installation of a fully automatic, monitored fire and smoke detection system throughout a structure shall reduce the minimum GPM flow requirement by twenty-five percent.
- 2- The installation of a monitored automatic fire suppression system throughout a structure shall reduce the minimum GPM flow requirement by twenty-five percent.
(In no case should total reductions for alternatives be more than 50%)

TABLE II
SANITARY SEWER DESIGN FLOWS

Facility Type	Daily Flow In Gallons Per Day
Residential:	
Single-Family House	315
Duplex, Triplex, Townhouse & Apt. Per Unit	225
Mobile Home	90
Auditorium Per Seat	5
Bar or Cocktail Lounge Per Seat	18
Boarding School (Students & Staff Per Person)	90
Boarding House Per Person	45
Bowling Alleys (Including Bar & Food Svs. Per Lane)	180
Churches Per Sanctuary Seat	3
Churches with Kitchen Per Sanctuary Seat	6
Construction Camps (Semi-Permanent Per Person)	45
Country Clubs:	
Per Resident Member Per Room	90
Per Seat (Bar, Dining)	23
Day Schools:	
With Cafeterias, Gyms & Showers Per Pupil	23
Without Cafeterias, Gyms & Showers Per Pupil	
With Cafeterias but no Gyms & Showers Per Pupil	18
Factories: (No Processing or Industrial)	
With Showers Per Person	31
Without Showers Per Person	18
Hospitals:	
With Laundry Per Bed	225
Without Laundry Per Bed	180
Laundromats Per Machine	360
Motels & Hotels Per Room	135
Movie Theatres Per Seat	5
Nursing Homes Per Bed	90
Offices Per Person	18
Picnic Parks:	
With Bathhouse Shower & Toilet	9
Toilets Only	5
Public Institutions Per Person	90
Restaurants (Including Toilets):	
24 Hour Per Seat	45
Not 24 Hour Per Seat	33
Drive-In Per Car Space	14
Cocktail Lounge Per Seat	18
Rooming Houses Per Day	33
Service Stations:	
Full Service Stations:	
First Two Bays	680
Each Additional Bay	315
Self Service Stations:	
Per Fuel Pump	90

TABLE II (cont.)

Shopping Centers:	
(No Food Service or Laundry)	
Per Square Foot of Floor Space	.10
Stores:	
(No Food Service or Laundry)	
Per Square Foot of Floor Space	.10
Warehouses:	
(No Food Service or Laundry)	
Per Square Foot of Floor Space	.10

In the case where the type of connection is not listed then the most suitable one is to be used.

The City retains the authority to require appropriate information to be submitted in accordance with AWWA standards to settle any dispute.

TABLE III
SOLID WASTE GENERATION RATES

Facility Type	Generation Per day
Residential	16.0 lbs. per unit
Industrial & Commercial	
Factory/Warehouse	2 lbs. per 100 square feet
Office Buildings	1 lb. per 100 square feet
Department Store	4 lbs. per 100 square feet
Supermarket	9 lbs. per 100 square feet
Restaurant	2 lbs. per meal per day
Drug Store	5 lbs. per 100 square feet
School	
Grade School	10 lbs. per room & 1/4 lb. per pupil
High School	8 lbs. per room & 1/4 lb. per pupil
Institution	
Hospital	8 lbs. per bed
Nurse or Intern Home	3 lbs. per person
Home for Aged	3 lbs. per person
Rest Home	3 lbs. per person