



September 3, 2020

Mr. Daniel Suarez de Puga
Oakland Park Dixie, LLC
1111 Park Centre Boulevard, Suite 450
Miami Gardens, FL 33169

**Re: Oakland Park – West Dixie Lot Redevelopment Project
Public Amenity Analysis**

Dear Mr. Suarez de Puga:

Kimley-Horn and Associates, Inc. has completed a public amenity analysis for the proposed development generally bounded by N Dixie Highway to the east, NE 11th Avenue to the west, NE 39th Street to the north, and NE 37th Street to the south in Oakland Park, Florida. The site proposed for development is currently vacant. The proposed development contains 140 residential units, 33,220 square feet of government office space, and 16,054 square feet of retail. The proposed development also includes a 338-space parking garage, 22 on-street spaces, a skybridge connection between the buildings across NE 38th Street, and pedestrian plazas at the northwest and southwest corners of Dixie Highway and 38th Street. A site plan is included in Attachment A.

The public amenities planned as part of the project include 39 spaces in the garage, 22 on-street spaces, a pedestrian bridge across NE 38th Street, and 2 pedestrian plazas. **Table 1** provides a breakdown of the total projected cost for each public amenity. The construction cost for all public amenities planned total \$1.143 million.

Table 1 – Public Amenities Cost Analysis

Public Amenity	# of Units	Cost per Unit (2020 dollars)	Total Cost (2020 dollars)
Parking Garage Spaces	24 spaces	\$27,000	\$648,000
On-Street Parking	16 spaces	\$7,500	\$120,000
Pedestrian Bridge	391 SF	\$767	\$300,000
Pedestrian Plazas	2 plazas	\$37,500	\$75,000
Total Public Amenity Cost			\$1,143,000

Per Section 24-269(F) of the City of Oakland Parks Code of Ordinance, developers are required to provide public amenities equal to 0.5 percent (0.5%) or more of the construction cost for each story above three (3) stories. Construction costs will be calculated based upon \$200 per square foot in 2004 dollars according to the Bureau of Labor Statistics *Consumer Price Index* (CPI) for each story above three (3) stories. The gross floor area for floors 4, 5, and 6 of the north building is 64,443 square feet and the anticipated construction cost is \$12,888,600 in 2004 dollars. As a result, the required value of the public amenities must be equal to or greater than \$64,443 in 2004 dollars.

The project is providing \$1,143,000 in public amenities, which equates to \$833,314 in 2004 dollars when accounting for inflation per the CPI. Since the total public amenity cost is approximately 6.5 percent

(6.5%) of the anticipated construction cost of floors 4, 5 and 6 of the north building, the project meets the requirements set forth in Section 24-269(F) of the City of Oakland Park Code of Ordinance.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



David Taxman, P.E.

Attachments

K:\FTL_TPTO\143262000 Oakland Park Dixie Hwy

Attachment A
Conceptual Site Plan



Ground Floor



Oakland Park

No copies, transmissions, reproductions, or electronic revisions of any portions of these drawings in whole or in part be made without the express written permission of Zyscovich Architects. All designs indicated in these drawings are property of Zyscovich Architects. All copyrights reserved © 2020

Oakland Park, Florida

Ground Floor

ZYSCOVICH

100 N Biscayne Blvd . 27th Fl
Miami . FL 33132.2304
t 305.372.5222
f 305.577.4521

August 21, 2020

e info@zyscovich.com
w www.zyscovich.com