



October 13, 2020

Alex Dambach, AICP
Planning Supervisor
Engineering & Community Development Department
City of Oakland Park
5399 N. Dixie Highway, Suite 3
Oakland Park, FL 33334

**Re: Central Park - Public Amenity Analysis
Oakland Park, FL
Kimley-Horn # 140735000**

Dear Alex:

Kimley-Horn and Associates, Inc. has completed a public amenity analysis for the proposed redevelopment of the site located at 3301 North Dixie Highway in Oakland Park, Florida. The site is proposed to be developed with 43 multi-family residential units. The location of the site is shown in **Figure 1**, and the proposed ground level floor plan is attached to this letter for reference.

Public Amenity Valuation

The public amenities planned as part of the project include 2 on-street parallel parking spaces, a pedestrian plaza with a water feature, and an art sculpture. **Table 1** provides a summary of the total projected cost for the parallel parking spaces, the pavers in the pedestrian plaza and the water feature. It is important to note that detailed construction drawings and specifications have not yet been determined for the plaza and the water feature. Therefore, all of the projected costs for each public amenity below are based on recent project experience and industry standards based upon typical unit costs.

Table 1 – Public Amenities Cost Analysis

Public Amenity	# of Units	Cost per Unit (2020 dollars)	Total Cost (2020 dollars)
On-Street Parking	2 spaces	\$7,500 / Space	\$15,000
Water Feature	1 Fountain	\$18,000 / Fountain	\$18,000
Pedestrian Plaza (pavers)	1,733 SF	\$9 / SF	\$15,957
Total Public Amenity Cost			\$48,957

Additionally, as noted, a sculpture is proposed to be provided as shown on the attached ground-level plan. The exact cost of the sculpture is unknown at this point, but that will raise the total value of the public amenities provided further above the value of \$48,957 shown above.

Minimum Public Amenity Cost Determination

Per Section 24-269(F) of the City of Oakland Park Code of Ordinances, a developer is required to provide public amenities equal to 0.5% or more of the construction cost for each story above three (3) stories that are under a roof in order to use bonus building height allowances allowed within this zoning district. Construction costs are to be calculated based upon \$200 per square foot in 2004 dollars, according to the Bureau of Labor Statistics *Consumer Price Index* (CPI) for each level above three (3) stories. The gross floor area for roofed sections of floors 4 and 5 is 26,282 square feet, and the anticipated construction cost is \$5,256,400 in 2004 dollars. As a result, the required value of the public amenities must be equal to or greater than \$26,282 in 2004 dollars.

The project is providing \$48,957 in public amenities, which equates to \$35,147 in 2004 dollars when accounting for inflation per the CPI. Because this total public amenity cost is approximately 0.67% of the anticipated construction cost of the roofed areas of floors 4 and 5, the project exceeds the requirements set forth in Section 24-269(F) of the City of Oakland Park Code of Ordinances. Furthermore, the project will also include a sculpture on site, which has not been included in this valuation determination and will go further above and beyond in exceeding the minimum value of the public amenities required to be provided on site.

Should you have any questions regarding this information, please contact me via telephone at (561) 840-0248 or via e-mail at chris.heggen@kimley-horn.com.

Sincerely,

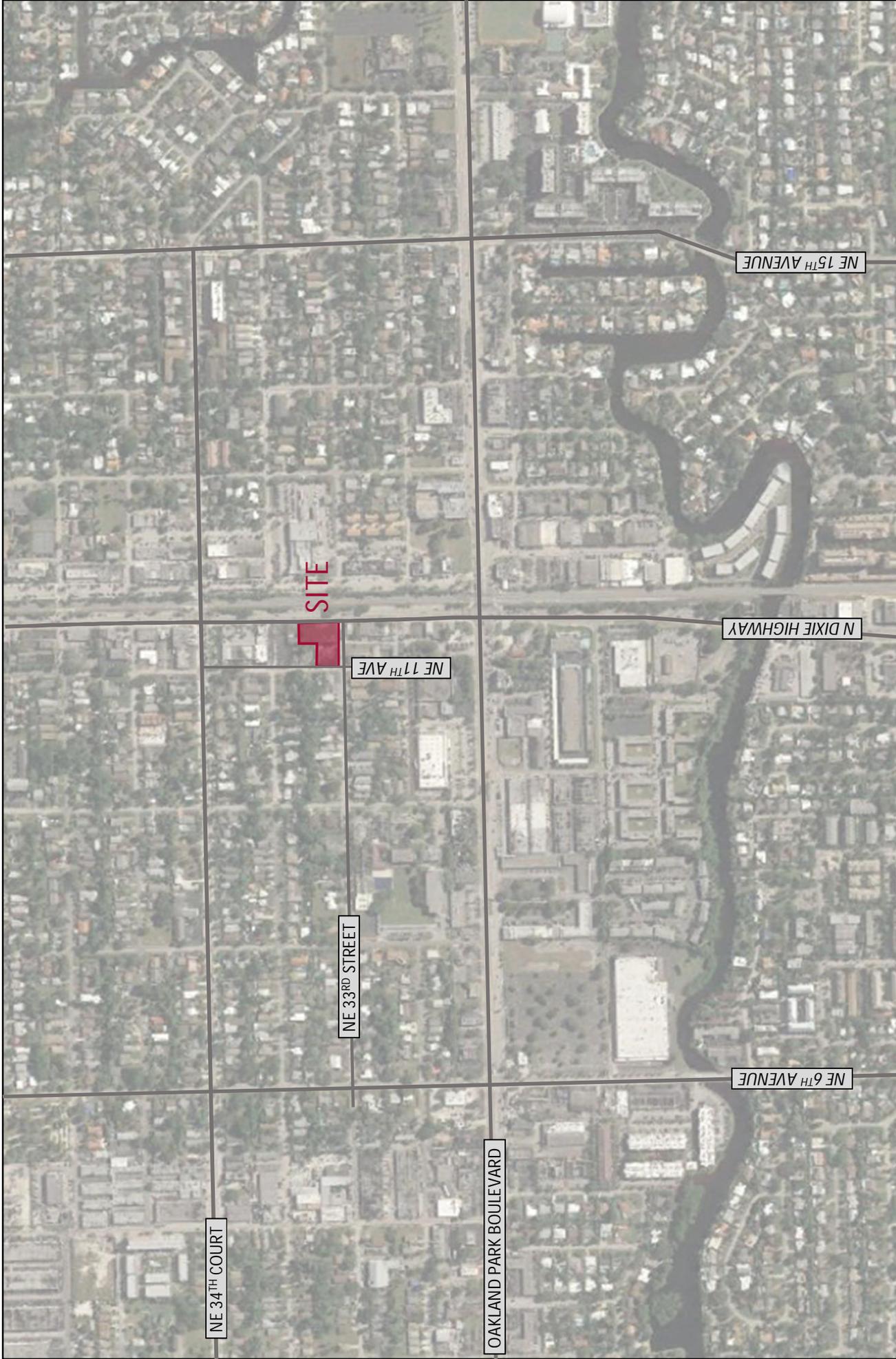
KIMLEY-HORN AND ASSOCIATES, INC.



Christopher W. Heggen, P.E.

Attachments

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Legend

∟ Access Roadways & Trafficway Network

Figure 1:
 Central Park
 KH #140735000
 Site Location
Kimley»Horn

Attachment A
Conceptual Site Plan

