

Oakland Park Evaluation and Appraisal Report

September 2021



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ACKNOWLEDGEMENTS

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2040 Comprehensive Plan

DATA INVENTORY & ANALYSIS

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Executive Summary

A. Introduction

The intention of the Oakland Park Comprehensive Plan is to provide Goals, Objectives, and Policies to guide the future of the City over a 20-year period.

As required by Florida Statutes, local governments must update their Comprehensive Plans every seven years. The evaluation and appraisal process is designed to address any changes in state requirements since the last update of the City of Oakland Park Comprehensive Plan (adopted in 2007, revised in 2009, 2010, 2015, and 2019) and provide any updates warranted by changes to local conditions. This document represents the data inventory and analysis (DIA) to support the proposed update of the City's Comprehensive Plan required under Chapter 163, Part II, Florida Statutes (commonly referred to as the "Community Planning Act") by January 2021.

The initial phase of this update process requires extensive research and analysis to evaluate the current conditions within the City and provides the supporting data for the second phase of the process which will be planning for the desired Oakland Park of the future. The second phase includes the update and preparation of Goals, Objectives, and Policies to guide the City over the next 20 years.

The City of Oakland Park Comprehensive Plan consists of three (3) volumes:

- Volume I includes the Goals, Objectives, and Policies that serve as the guiding document for the City's vision. It also includes sections on Land Use Implementation, as well as Monitoring and Evaluation;
- Volume II consists of the data and analysis to support Volume I;
- Volume III contains maps for adoption and maps for illustrative purposes.

The Comprehensive Plan contains the following 12 Elements:

CITY OF OAKLAND PARK CURRENT COMPREHENSIVE PLAN ELEMENTS			
Future Land Use	Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater	Recreation and Open Space	Capital Improvements
Transportation	Intergovernmental Coordination	Coastal Management	Conservation
Housing	Public Schools Facilities		

The general issues noted during the preparation of this DIA are related to redevelopment of underutilized sites and buildings, provision of adequate infrastructure, adequate housing supply,

and economic development opportunities. This DIA provides the basis for updating the City of Oakland Park Comprehensive Plan to provide for the City's future vision.

1. Future Land Use

A. Introduction

This chapter provides the relevant data, inventory, and analysis of the City of Oakland Park current Comprehensive Plan Future Land Use Element (FLUE). This information is to be used in developing the Goals, Objectives, and Policies in the 2040 Comprehensive Plan Future Land Use Element.

The Goal of the Future Land Use Element is to “protect and enhance the single-family residential, multiple-family residential, nonresidential, open space, park/recreation, golf course, and natural resource areas/habitats of Oakland Park.”

The FLUE provides the geographic framework of growth within the City of Oakland Park. The FLUE is at the core of planning for and managing public facilities and municipal services, housing, and natural resources. It is also an important part of defining the City’s land development regulations and the protection of private property rights. It serves as a guide for decision-making by the City Officials on regulatory, financial, and programmatic matters. The FLUE controls the location, type, intensity, and timing of new or redeveloped uses of land. Through the FLUE, the City of Oakland Park intends to foster compatible development that maximizes, enhances, and maintains the positive characteristics of the City in a manner that is consistent with the economic, physical, and social needs, wishes, and abilities of the City.

B. Background Data

i. Protection of Natural Resource Systems

Natural resources including wetlands, surface water bodies, wildlife, and vegetative communities perform functions which are vital to the health, safety, and welfare of the human population and serve to attract visitors and residents to the area. Therefore, protection and management of natural resources for long-term viability is essential to support the human population, ensure a high quality of life, and facilitate economic development. Important to this concept is management of natural resources on a systemwide basis.

The major natural resources in Oakland Park include air quality, geology, soils, and hydrology. Oakland Park is a coastal community. As such, there are some resources such as rivers, bays, lakes, marshes, fisheries, and marine habitats which are or may be applicable to the City. A detailed analysis of natural resources is provided in the **Conservation Element Data and Analysis** section.

ii. Coordination of Land Use and Public Facilities.

At the heart of Florida's Community Planning Act (Chapter 163, FS) is the requirement that adequate service by public facilities must be available at the time of demand by new development. This requirement is achieved by spatial coordination of public facilities with land uses designated on the Future Land Use Map (FLUM), and through temporal coordination of Level of Service (LOS) Standards. LOS standards are binding. No local development order may be issued if it is inconsistent with the Concurrency Management System. LOS standards have been established for roads, potable water, sanitary sewer, stormwater drainage, solid waste, and parks. While these LOS standards in the **Capital Improvements, Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater, Transportation, and Recreation and Open Space Elements** serve to guide public provision of infrastructure, in the context of the FLUE, these standards serve to assure the availability of adequate facilities (either public or private) for designated land uses on the FLUM.

iii. Provision of Adequate and Affordable Housing

Chapter 163, Florida Statutes requires an analysis of the availability of adequate and affordable housing for very low, low, and moderate-income households in the Comprehensive Plan. The FLUE encourages the creation of affordable housing through provisions which facilitate development if the proposed dwelling units would be affordable based on standards found in the **Housing Element**. A detailed analysis of the supply and demand of affordable or workforce housing in Oakland Park is provided in the **Housing Element Data and Analysis** section.

iv. Public Interest in the Land Use Regulatory Process

Important to every facet of the FLUE is the balancing of private property rights and the general interest of the public. Although sound land use management by definition establishes limits on the use of property, care has been taken to ensure the limits are rational; fair; based on health, safety, and welfare of the public; and that due process is provided. Social equity and inclusion should be an important part of future development and redevelopment decisions within the City of Oakland Park.

v. Future Land Use Map

The FLUM depicts the desired extent and geographical distribution of land uses in the City. Mixed use categories are used to generally describe the character of allowed development. Within each of these categories, a range of uses are permitted based upon specific standards as described in the Future Conditions section of this Element. These uses include residential, commercial, office, industrial, recreational, and public facilities.

C. Population Estimates and Forecasts

To appropriately plan for growth, it is first necessary to project or estimate the population that will reside within the City. The effectiveness of a local government's comprehensive plan depends principally on the accuracy of population projections for both resident and seasonal populations. These predictions for the future are the basis of planning for future land use, housing, recreation and open space, and public services and infrastructure needs.

i. Population Projections

Projected population affects the City's future facility needs, housing supply and demand, and land use requirements. This population analysis is a major consideration in updating the existing Comprehensive Plan and future land use map. The future population projections for Oakland Park assist in identifying the amount of residential land and density allocation that will be necessary to accommodate the City's growth.

At the time of Oakland Park's previous 2005 EAR, the City's recorded population according to the University of Florida Bureau of Economic and Business Research (BEER) was 31,810 persons. According to BEER, the official population estimate of permanent residents in the City of Oakland Park as of April 1, 2019 is 45,576 residents. This is a growth of 13,766 residents (2.9% annual growth rate) since the 2005 EAR.

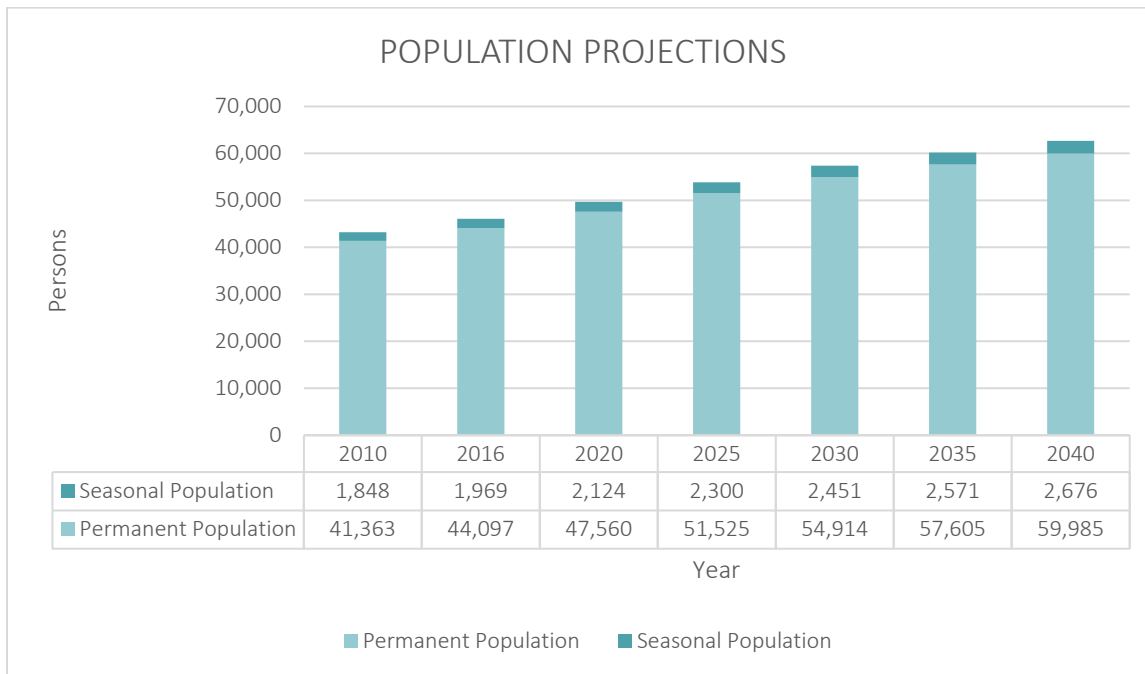
The University of Florida Shimer Center for Housing Studies prepares population projections for all municipalities in Florida. Population projection for the City of Oakland Park through the year 2040 are shown in **Table 1.** and **Figure 1.** Oakland Park's future population growth is projected to be 59,985 residents by the year 2040 which is a population gain of about 14,409 people (1.6% annual growth rate) over the next 20 years. The projected growth for the City will continue to provide opportunities for development and redevelopment. A small portion of the population is represented by seasonal residents who live in Oakland Park during the winter months but claim another city as their permanent residence. The City's seasonal population for 2010 was calculated using U.S. Census Bureau data. The seasonal population projections were calculated using the ratio step-down method where the City's seasonal population was proportionally derived from the City's overall population projections. Oakland Park can expect to experience population growth in both permanent and seasonal residents over the next 20 years.

Table 1 – City of Oakland Park Population Projections, 2010 - 2040

Year	Oakland Park Permanent Population	Net Increase	Growth Rate	Seasonal Population
2010	41,363	-	-	1,848
2016	44,097	2,734	6.6%	1,969
2020	47,560	3,463	7.9%	2,124
2025	51,525	3,965	8.3%	2,300
2030	54,914	3,389	6.6%	2,451
2035	57,605	2,691	4.9%	2,571
2040	59,985	2,380	4.1%	2,676

Source: Florida Housing Data Clearinghouse and U.S. Census Bureau American Community Survey (not based on actual 2020 Census Count)

Figure 1 – City of Oakland Park Population Projections. 2010 - 2040



Source: Florida Housing Data Clearinghouse and U.S. Census Bureau

D. Land Use Conditions

i. Changes in Land Area

The changes in land area for the City of Oakland Park have occurred through past annexations. In 1996 the Broward County Board of County Commissioners and the Broward County Legislative Delegation adopted a policy that required all unincorporated areas outside of the conservation area to be incorporated by 2005. The areas that were identified by Broward County were annexed and became a part of the City of Oakland Park on September 15, 2005. These annexations added 742.4 acres (1.16 square miles) to Oakland Park and included North Andrews Gardens, Twin Lakes South, Mira Lago, and Montage by the Lake (Sartori Plat Area). Since the 2005 EAR there have been no additional annexations and the City does not anticipate further annexations.

ii. Existing Land Use Conditions

It is necessary to gain an understanding of present land use patterns in the City of Oakland Park in order to better guide and direct future land uses within the City. The City of Oakland Park covers approximately 8.1 square miles. The existing land uses were determined by their Florida Department of Revenue Land Use Codes and may not precisely reflect what is 'on the ground' but provide insight into the current conditions and development patterns of the City. The existing land uses have been grouped into the following distinct categories which include their definitions from the Florida Department of Revenue.

Agriculture: Property used for production of food, feed, and fiber commodities, livestock and poultry, bees, fruits and vegetables, and sod, ornamental, nursery, grazing farm animals, and horticultural crops that are raised, grown, or produced for commercial purposes.

Commercial: Business property, such as supermarkets, shopping centers, office buildings, medical centers, hotels, theaters, RV parks, financial institutions, stores, etc. which are intended to operate with a profit.

Residential: Property zoned for single-family homes, mobile homes, retirement homes, multifamily apartments, and co-ops.

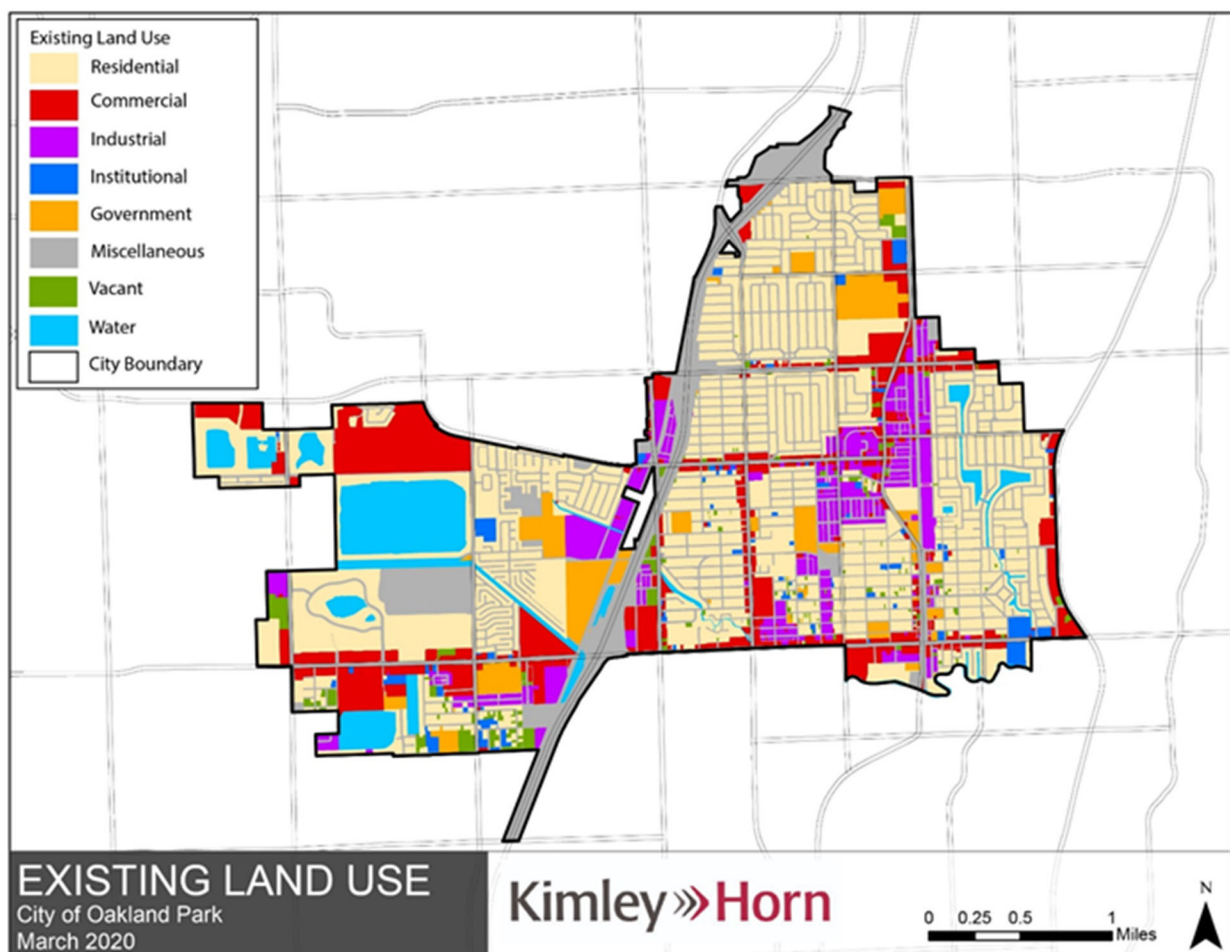
Government: All property owned by or leased to the Government or acquired by the Government under the terms of the contract. Not subject, in whole or in part, to Ad Valorem property taxes. Examples include forests, parks, public schools, county hospitals, military buildings, etc.

Industrial: Property used for industrial purposes. Types of industrial property include heavy manufacturing buildings, light manufacturing buildings, packing plants, mineral processing plants, warehouses, wineries, sawmills, etc.

Institutional: Property which is not strictly commercial, industrial, agricultural, or residential, but which serves some public purpose, even if privately owned. Examples include private schools, private hospitals, orphanages, cemeteries, sanitoriums, nursing homes, etc.

Miscellaneous: Includes property such as mining land, railroad land, roadways, utilities, waste land, submerged land, etc.

The current distribution of existing land uses in the City of Oakland Park is shown in **Table 2** and **Map 1**. The acreages of each existing land use category were calculated utilizing Florida Department of Revenue and Broward County Property Appraiser data and geographic information systems (GIS) software.



Map 1 Oakland Park Existing Land Use Map

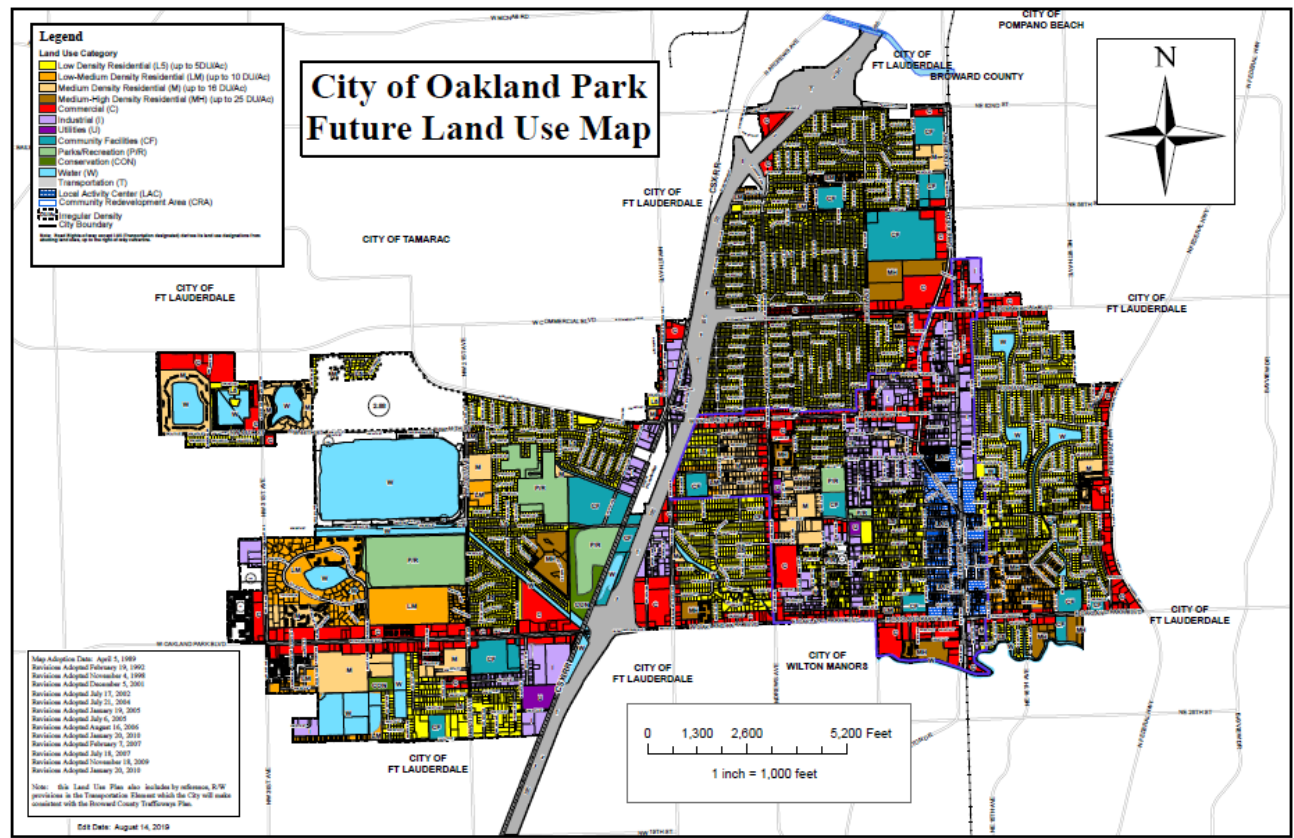
Some of the land use changes that can be observed between the 2005 and 2020 land use inventories can be attributed to differences in the definitions of the uses between the two datasets. Overall, the trends that have occurred in the past 15 years include an increase in the acreage of residential land uses and commercial land uses while industrial land use acreage has

stayed about the same. There has also been a decrease in vacant land acreage in the past 15 years from 3% to 2% as the City has been growing and developing over time.

Residential land uses make up the largest segment of existing land uses within Oakland Park which is the biggest indicator of stability in the City. The existing residential neighborhoods have remained constant and grown and are not transitioning to other land uses. Almost half of the City's acreage is comprised of existing residential land uses with the majority of residential land area being primarily single family detached. Also, as the City has grown in population and attracted more residents and businesses there has been a spur for more commercial development and redevelopment. Oakland Park is surrounded by and contains a compatible mixture of land uses and the City's sound planning principles and efforts provide a basis to continue this trend into the future. **Table 2** below represents a compilation of information provided by the Florida Department of Revenue and the Broward County Property Appraisers office. As such, the uses may not necessarily align with the uses as presented in the City's Comprehensive Plan and the Future Land Use Map.

Table 2 – City of Oakland Park Land Use Analysis

Land Use	Percent of Total Acreage
Residential	49%
Commercial	14%
Industrial	7%
Institutional	2%
Government	6%
Agriculture	0%
Miscellaneous	20%
Vacant	2%
Total	100%
<i>Source: Florida Department of Revenue and Broward County Property Appraiser</i>	



Map 2 Oakland Park Future Land Use Map

iii. Vacant Land Analysis

An analysis of the vacant land within Oakland Park was conducted based on the Florida Department of Revenue's land use codes. Vacant land within the City makes up approximately 2% of the City's acreage according to these codes at the time of analysis. These parcels include vacant commercial, vacant residential, vacant institutional, and vacant industrial land uses. It is important to note that many of these parcels may be in the development application process or under development, exist as remnant parcels, etc., and therefore actual vacant land supply may be less than reported.

Oakland Park is approaching full build-out, yet it still has potential for future development, redevelopment, and growth. In the past 15 years the City has not only continued to grow in population but also has continued to develop its vacant land. To understand the type of impact these vacant lands could have on the cityscape if eventually developed, it is useful to analyze what future land use categories they fall in. An analysis was conducted analyzing the relationship between the City's future land use categories and vacant parcel data obtained from the Florida Department of Revenue and Broward County Property Appraiser. This analysis is displayed in **Table 3** and **Map 3**.

According to the analysis conducted, approximately half of the vacant land in the City is designated for future residential development (51%) with the majority designated as low density residential. The next highest percentage of vacant acreage is designated for potential commercial development which will help support the City's growing population into the future.

A build out analysis was performed to better understand the City's current level of residential development potential and the ability of the City to absorb the population growth that is expected. This analysis was performed utilizing the currently adopted Future Land Use Map and the existing vacant parcels in the City. Maximum densities and intensities assigned to each future land use category are identified in the City's current Comprehensive Plan and are documented in **Table 4**. The acreages of the vacant parcels within these future land use designations were used to roughly calculate the densest development potential that Oakland Park could expect. This analysis assumes maximum build out and vacant land acreage is based on data retrieved from the Florida Department of Revenue.

According to the build out analysis the maximum possible construction of residential dwelling units is 515 dwelling units. Using BEBR's expectation of 2.53 people per dwelling unit, the City of Oakland Park can expect to absorb 1,302 people under the current Future Land Use Map's residential designations that have been identified as vacant. This does not meet the dwelling units needed to absorb the amount of growth projected in Oakland Park (14,409 people) through 2040.

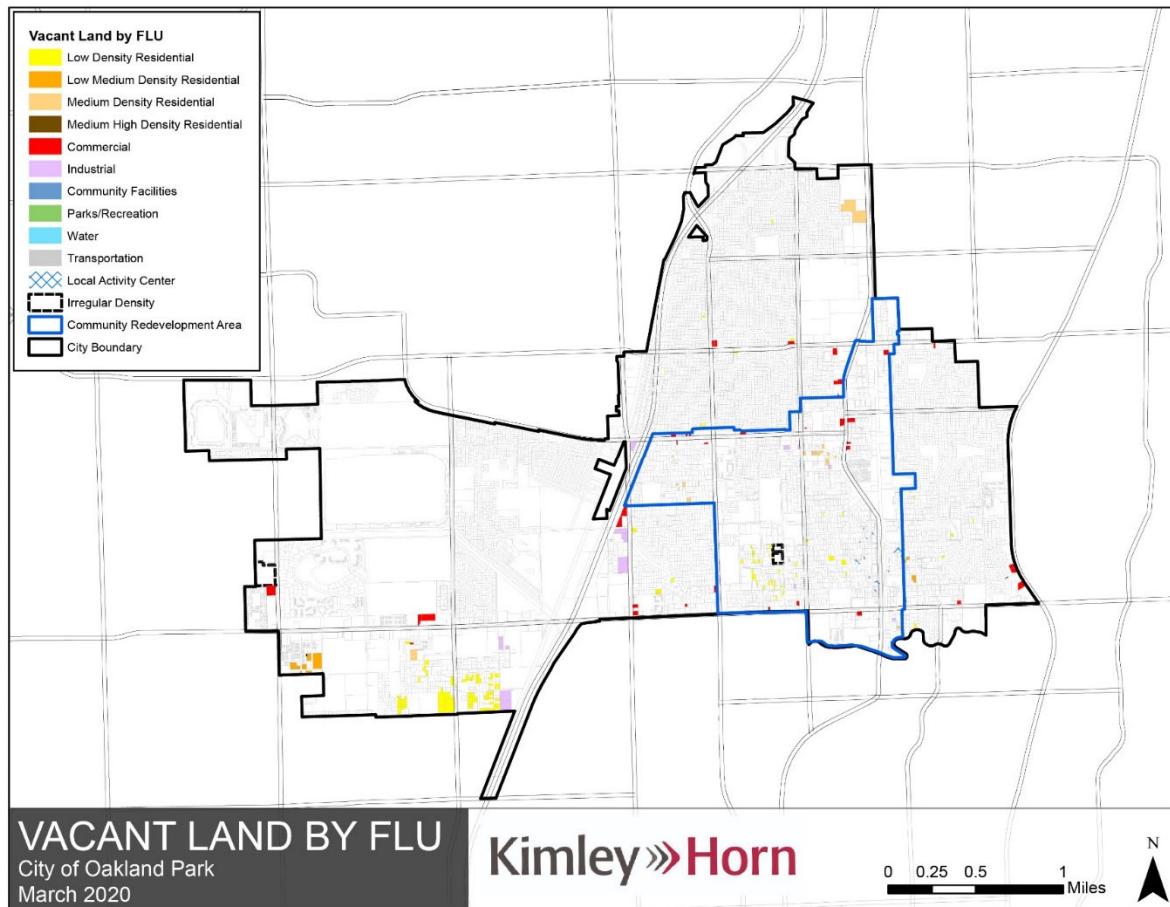
Table 3 – City of Oakland Park Vacant Land Analysis

Future Land Use Categories	Percent of Total Vacant Acreage
Low Density Residential	31%
Low Medium Density Residential	8%
Medium Density Residential	12%
Medium-High Density Residential	0%
Commercial	18%
Industrial	15%
Utilities	0%
Community Facilities	0%
Parks/Recreation	0%
Conservation	0%
Water	0%

Future Land Use Categories	Percent of Total Vacant Acreage
Transportation	1%
Local Activity Center	3%
Irregular Density	12%
Total	100%
<i>Source: Florida Department of Revenue, Broward County Property Appraiser, and Oakland Park Department of Community and Economic Development</i>	

Table 4 – City of Oakland Park Build Out Analysis

Future Land Use Category	Vacant Acres	Maximum DU/AC Allowed	Maximum Potential Density DU/AC
Low Density Residential	37	5	185
Low Medium Density Residential	9	10	90
Medium Density Residential	15	16	240
Medium-High Density Residential	0	25	0
<i>Source: Kimley-Horn, 2020</i>			



Map 3 Oakland Park Vacant Land by Future Land Use Category

E. Future Land Use Map Analysis

The Future Land Use Map, **Map 2**, designates the future land uses within Oakland Park. **Table 5** displays the acreages and distribution of Future Land Uses within the City. The low density residential category makes up the highest percentage (27%) of total acreage in the City followed by transportation right-of-way (22%), and commercial (10%). The Future Land Use Map is provided as a regulatory tool to direct future development within the City of Oakland Park. There have been six adopted amendments to the Future Land Use Map since the adoption of the 2005 EAR.

Table 5 – City of Oakland Park Future Land Use Map Analysis

Future Land Use Categories	% of Total Acreage
Low Density Residential	27%
Low Medium Density Residential	5%
Medium Density Residential	5%
Medium-High Density Residential	2%
Commercial	10%
Industrial	5%
Utilities	0.4%
Community Facilities	4%
Parks/Recreation	6%
Conservation	0.4%
Water	7%
Transportation	21%
Local Activity Center	2%
Irregular Density	5%
Total	100%

Source: Oakland Park Department of Community and Economic Development, 2020

i. Land Use Considerations

Development which occurs in response to population growth places greater demand on municipal services and infrastructure. By controlling growth through planning and regulation, the City can better ensure its residents have access to benefits such as affordable housing, a quality public school system, a safe and convenient transportation system, an adequate water supply, and protection of the environment. All of these are factors that have an impact on economic development in the community.

ii. Nonconforming and Incompatible Uses

Land use conflicts arise when uses are introduced in dissimilar areas without proper buffering. The Future Land Use Map and the Land Development Regulations set forth the appropriate locations for land uses in the City to eliminate existing land use conflicts. The City's Land Development Regulations address incompatibilities through control of nonconforming uses.

iii. Facilities and Services.

The City maintains a concurrency management system through its Land Development Regulations to ensure that adequate public facilities and services are available as growth occurs. All capital

improvements required to ensure concurrency with LOS requirements are listed in the 5-Year Schedule of Capital Improvements contained in the **Capital Improvements Element (CIE)**.

iv. Wetlands and Flood Prone Areas

Wetlands in Oakland Park are very minimal. The Land Development Regulations require minimum setbacks from wetlands and a base flood elevation in the AH zone of six feet for the protection of these areas.

F. Powerline Road Planning Assessment

In July 2010, the City of Oakland Park retained Leigh Robinson Kerr & Associates, Inc. to provide a planning assessment of Powerline Road. The Powerline Road Planning Assessment (the "Assessment") states that the purpose of the assessment *"is to address appearance and compatibility issues existing along Powerline Road in the City of Oakland Park between Oakland Park Boulevard to the south and Commercial Boulevard to the north."*

Several recommendations came out of the Assessment including:

- N.W. 38th Street and Powerline Road Intersection
 - Rezone to less intense zoning designations to be more compatible with the surrounding neighborhoods
 - Consider an enhanced gateway to the Lloyd Estates and Royal Palm neighborhoods
- Parcel Inventory
 - Parcels that could be improved and enhanced were identified and inventoried
- Commercial Billboard Site (N.W. 41st Street and N.W. 8th Terrace)
 - Amend the future land use and zoning designations to residential for compatibility with the surrounding neighborhood
- Retro Landscape
 - Intended to address inadequacies of landscape conditions on developed properties
- Adequacy Standards and Compatibility Review Standards
 - Provides additions/supplements to standards that currently exist in the City's Land Development Code that may help to *"ensure and enhance the compatibility of uses both existing and proposed"*
- Standards of Review
 - Recommends that the City consider adding standards for application review in the Land Development Code
- Capital Improvement Strategies and Funding-Based Improvement Programs
 - Consider a funding-based improvement program to assist non-residential areas and/or corridors to improve the community appearance and compatibility

Some of the above recommendations are related to the Comprehensive Plan and should be considered, and addressed as may be appropriate, during the Comprehensive Plan update process. The remainder of the recommendations should be evaluated by the City at the time the City updates the Land Development Code to be consistent with the updated Comprehensive Plan.

G. Future Land Use Conclusions & Recommendations

The Future Land Use Element identifies desired physical development patterns for a community. It presents an inventory of existing land uses and establishes how future development will occur. Although land use is the result of many factors, the City's land form, existing infrastructure, design of the built environment, availability of natural resources, and surface transportation system all help determine what is possible in the planning period. In simplest terms, the FLUE controls the location, type, intensity, and timing of new or revised uses of land. Therefore, the FLUE serves as a guide for decision-making by the City on regulatory, financial, and programmatic matters regarding land use.

Many of the Goals, Objectives, and Policies in the City's current Comprehensive Plan point toward the City being a suburban community as they were developed. The Goals, Objectives, and Policies should be reviewed and revised accordingly with an eye toward more urban directives.

The City should continue to look for creative ways to add housing units to serve the existing and future population in terms of size, price, and location. These will have to be done within the existing City limits due to the confining municipal boundaries.

Policies that focus on existing and pre-existing site conditions and features that are currently considered nonconforming should be included in the Comprehensive Plan update. Considerations for small businesses and households that may need to utilize existing buildings in their current configurations should be made during the update of the Plan. Quality of life for all citizens and business owners within the City should be a priority in the updated Goals, Objectives, and Policies.

Due to constraints for growth and expansion through annexation, the City should explore adding Goals, Objectives, and Policies to the Comprehensive Plan that pave the way for redevelopment, and adaptive reuse efforts.

It would benefit the City to conduct a survey that examines properties that are aging and falling into a state of deterioration. A Florida Department of Economic Opportunity Technical Assistance Grant is a source of funding that could be considered to offset the costs of this effort.

Taking into consideration the recommendations from the Powerline Road Planning Assessment, the City should consider changing the Future Land Use designation of the Commercial Billboard Site (N.W. 41st Street and N.W. 8th Terrace) to make it more compatible with the surrounding neighborhoods.

Additionally, the City is to be reminded that 163.3202, Florida Statutes requires that within one year of a community updating its Comprehensive Plan pursuant to 163.3191, land development regulations shall be updated to be consistent with the adopted Comprehensive Plan. The City of Oakland Park Land Development Code will need to be updated accordingly, with particular attention toward modernizing the regulations to allow for adaptive reuse and redevelopment.

2. Transportation

A. Introduction

This chapter provides the relevant data, inventory, and analysis of transportation conditions of the City of Oakland Park Comprehensive Plan Transportation Element. This information is to be used in developing the Goals, Objectives, and Policies in the 2040 Comprehensive Plan Transportation Element.

The Goal of the Transportation Element is “to develop and maintain an overall transportation system which will provide for the transportation needs of all sectors of the community in a safe, efficient cost effective, and aesthetically pleasing manner. ”

The Transportation Element is designed to ensure that there is a street, bicycle, and pedestrian network that safely moves people and vehicles throughout Oakland Park. Increasing travel mode choice for residents by planning for expanded transportation options will help support the City’s multi-modal transportation system. A multi-modal approach offers many benefits including reduced travel time, reduction in miles traveled, increased energy efficiency, and reduced emissions. Oakland Park’s location within Broward County makes it a heavily traveled City connecting people who live beyond the City limits in all directions. Important objectives of transportation planning include the minimization of further congestion and improved connectivity within both the street network and between travel modes.

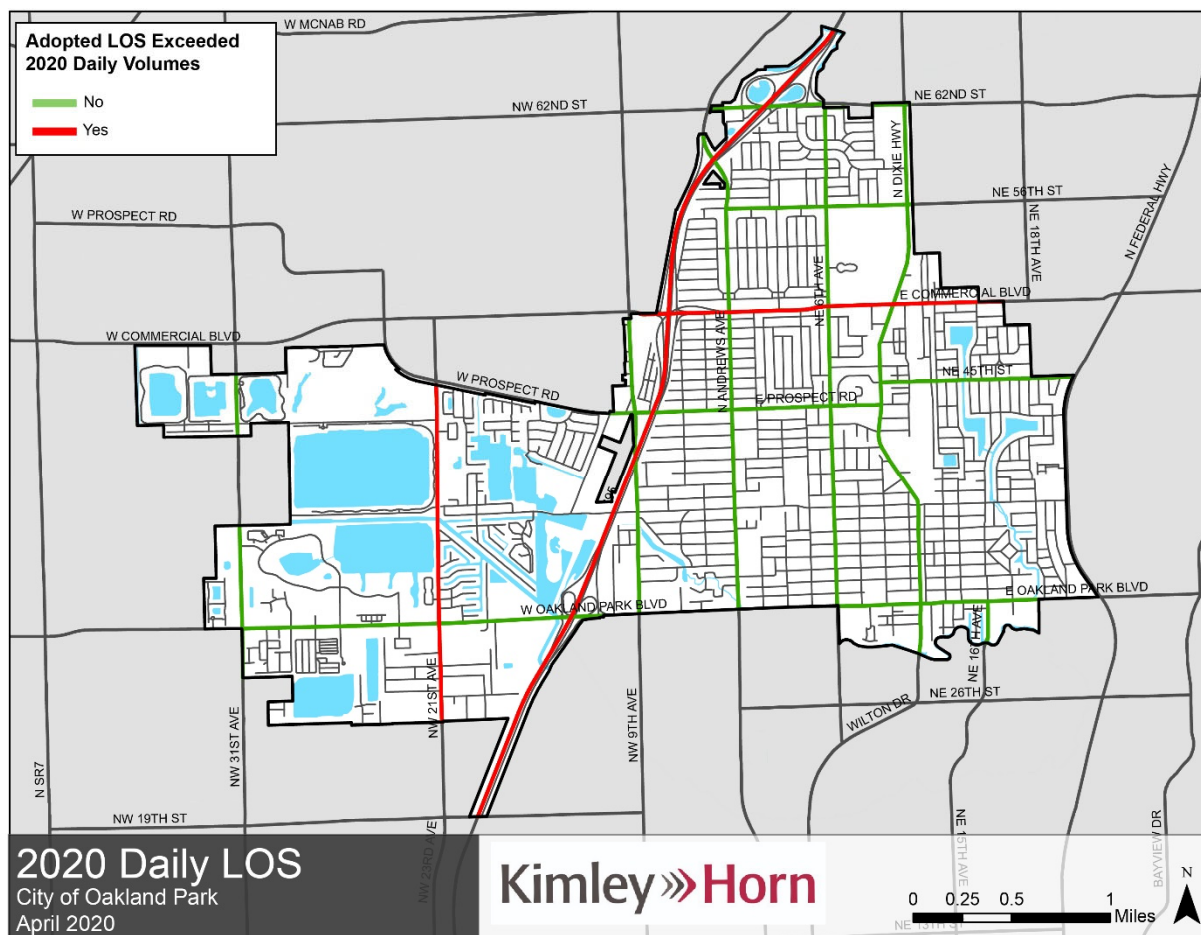
B. Level of Service

Understanding the relationship between transportation and land use is important. It will aid in the examination of overall system function over the planning period. To this end, the Transportation Element works in conjunction with the Future Land Use Element and the Future Land Use Map in determining the location and design character or circulation routes to serve existing and planned development. The standard used for determining the extent of needed facility improvements is the City’s adopted Level of Service (LOS), which for some roads is established by the Florida Department of Transportation (FDOT) or Broward County.

The Broward County Metropolitan Planning Organization (MPO) manages transportation throughout the County. As such, it is responsible for acquiring right-of-way and monitoring level of service for the regional roadway network that includes Oakland Park.

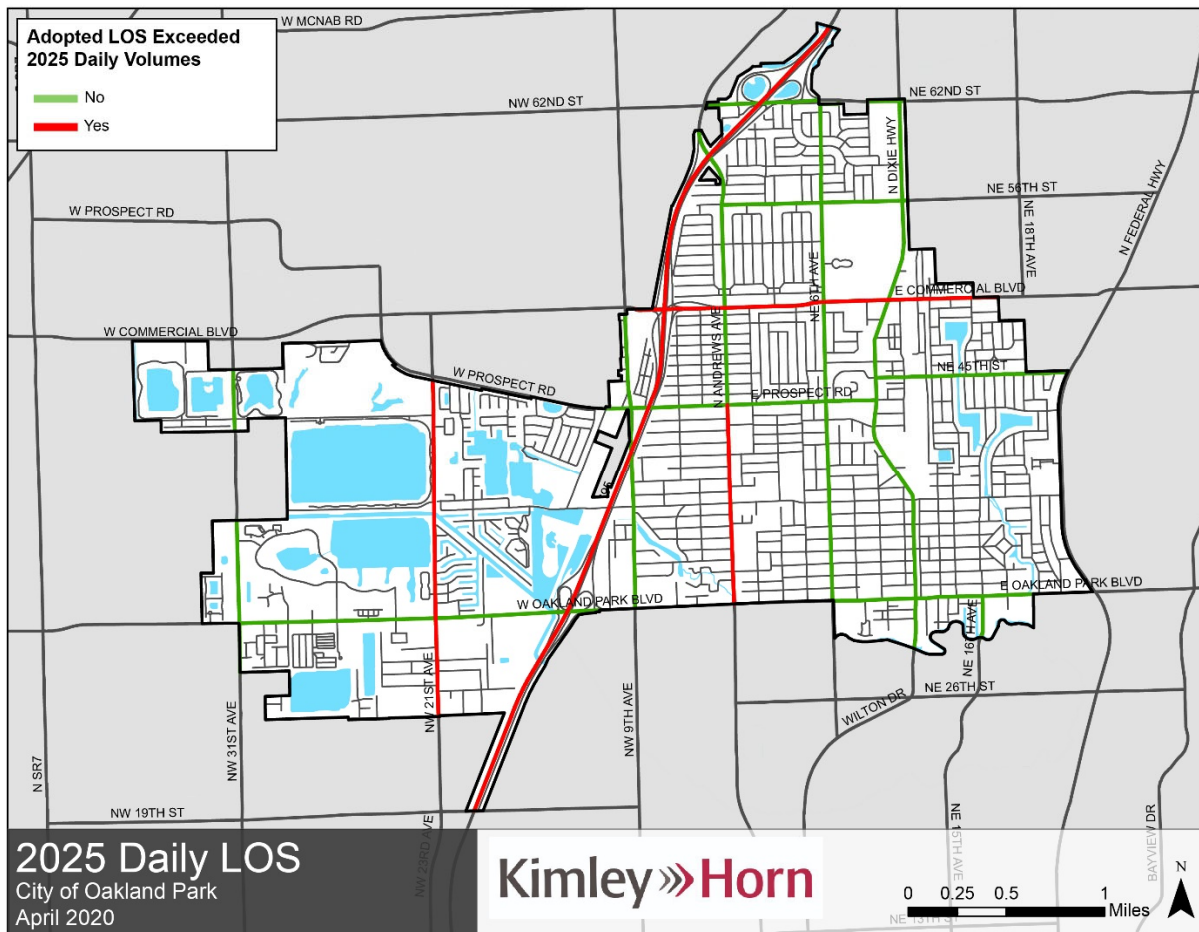
LOS is based on the belief that high speed and low congestion levels are preferable to slow speed and high congestion. LOS is divided into 6 letter classifications – A through F. LOS-C is often the optimal level for transportation within urban areas.

Map 4 Map 4 represents the Daily LOS on roadways in Oakland Park as of April 2020. It is noted that with the exception of I-95, E. Commercial Boulevard, and NW 21st Avenue, all other roadways are within the acceptable adopted LOS for 2020 Daily Volumes.



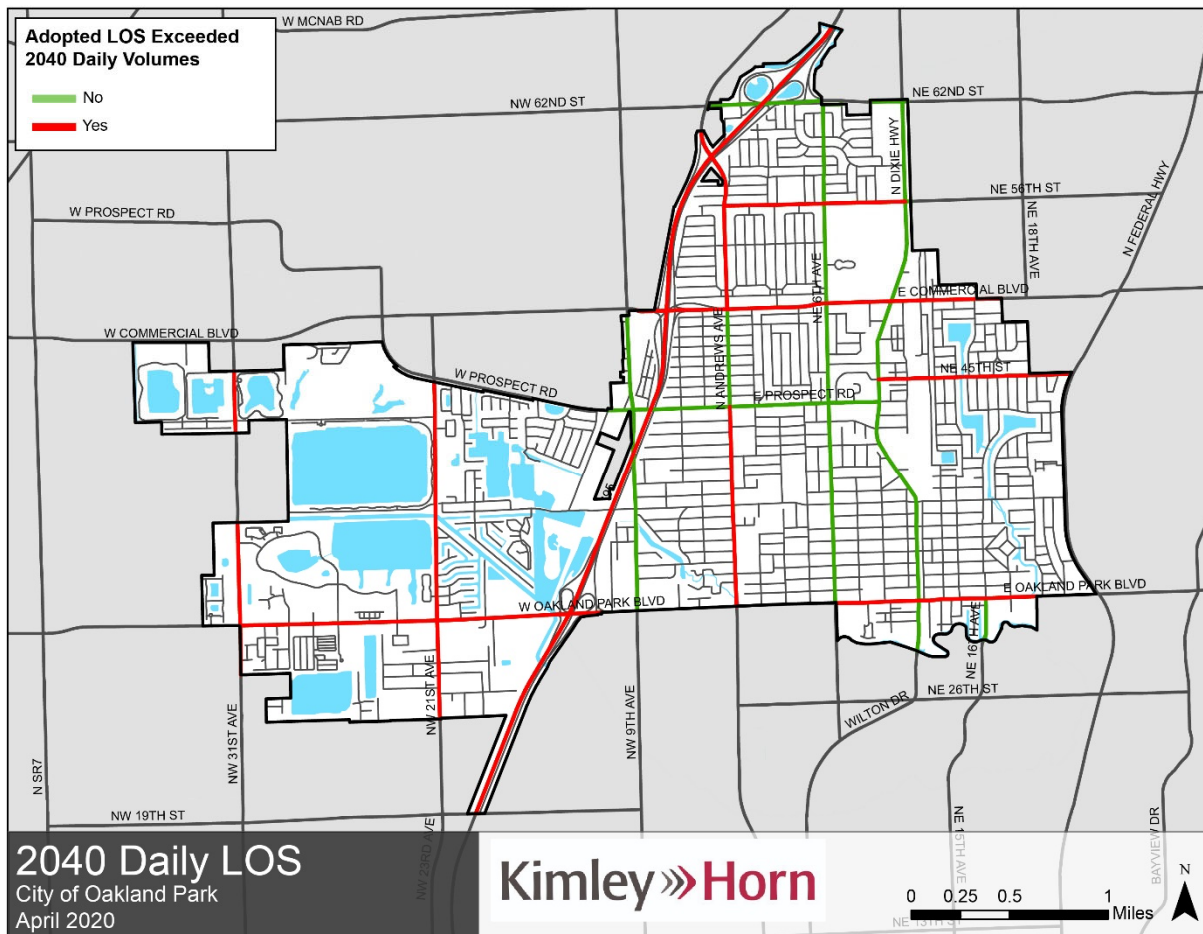
Map 4 Oakland Park 2020 Daily LOS, April 2020

The projected LOS Daily Volume for the year 2025 reveals that a fifth segment, N. Andrews Avenue, may exceed LOS daily volume.



Map 5 Oakland Park 2025 Daily LOS

In 2040, it is anticipated that several roadways in Oakland Park will be exceeding the daily volume LOS. This is due largely in part to the projected increase in population in Oakland Park and also Broward County, as a whole. According to Broward County, the County has a projected population growth of 243,584 people between 2020 and 2045. The additional segments that could experience this failure are NE 54th Street, N. Andrews Avenue or E. Commercial Boulevard, NE 45th Street, W. Oakland Park Boulevard, and NW 31st Avenue.



Maintenance responsibilities continue to be shared between the Florida Department of Transportation (I-95, Commercial Boulevard, Powerline Road, US 1, Cypress Creek, and Oakland Park Boulevard), Broward County for all other arterial and collector roadways, and the City of Oakland Park for all collector and local streets.

C. Functional Classifications

All roadways within Oakland Park are assigned a functional roadway classification. Functional roadway classification is the process when streets and highways are grouped into classes, or systems, based on the character of service they provide. The designation of functional classification is made at least once every 10 years following the decennial Census. Four functional classification categories are common to roadways:

1. Principal Arterial
2. Minor Arterial
3. Collector
4. Local Roadways

1. Principal Arterial Roadways

- I-75

2. Minor Arterial Roadways

- NW 31st Avenue
- Powerline Road/NW 9th Avenue
- N. Andrews Avenue
- N. Dixie Highway
- US-1/Federal Highway
- Cypress Creek Road/NE 62nd Street
- E. Commercial Boulevard
- Prospect Road
- E. Oakland Park Boulevard

3. Collector Roadways

- NW 21st Avenue
- NE 6th Avenue
- NE 16th Avenue
- NE 56th Avenue
- Floranada Road (NE 45th Street)
- NW 44th Street
- 38th/39th Street
- NW 26th Street

Functional Roadway Classification

The Federal Highway Administration provides the following definitions:

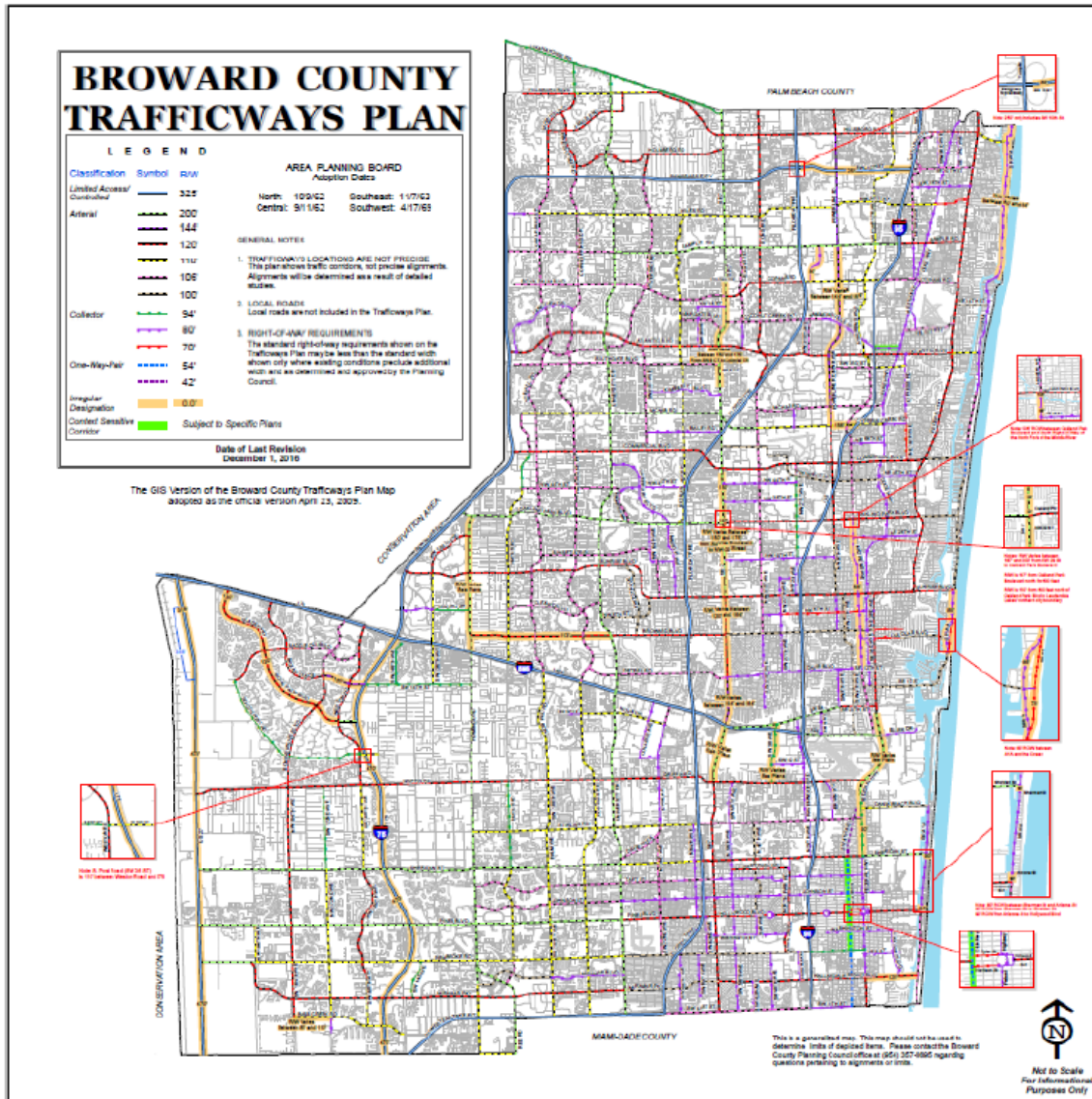
Principal Arterial: Serve major centers of metropolitan areas, provide a high degree of mobility and can also provide mobility through rural areas.

Minor Arterial: Provide service for trips of moderate length, serve geographic areas that are smaller than their higher Arterial counterparts and offer connectivity to the higher Arterial system.

Collectors: Serve a critical role in the roadway network by gathering traffic from Local Roads and funneling them to the Arterial network.

4. Local Roadways

- All other City public roads are considered local roads



D. Alternative Modes of Transportation

The City of Oakland Park has a variety of modes of transportation available to residents and visitors to allow options for getting to and from destinations.

i. Pedestrian and Bicycle Facilities

Pedestrian facilities in Oakland Park include sidewalks and multi-use trails. One challenge to pedestrian mobility is that of South Florida's climate – extreme heat and significant rain events often make walking long distances difficult. Oakland Park continues to complete sidewalk linkages that are currently missing. Like most everywhere these days, there is a significant population that cycles in Oakland Park. Facilities that serve this population include paved shoulders, designated bike lanes, and multi-use trails.

ii. Public Transit

Public transit in Oakland Park is provided by Broward County Transit (BCT).

There are nine fixed routes that serve the City. Each route has frequent bus stops and shelters to protect riders from the elements.

Table 6 – Broward County Transit Routes, Oakland Park, January 2020

Broward County Transit Routes within Oakland Park	
Route Number	Route
72	Oakland Park Boulevard
55	Commercial Boulevard
62	Cypress Creek Road
31	NW 31 st Avenue
11	NW 21 st Avenue
14	Powerline Road
60	Andrews Avenue
20	Dixie Highway
10	US-1/Federal Highway
(Source: Broward County Transit, January 2020)	

It should be noted that community shuttle service does not operate in the City of Oakland Park at this time.

iii. Parking Facilities

The City of Oakland Park provides public parking facilities in the form of on-street parking, surface parking lots, and garage/structured parking. There are five significant parking facilities in the City as shown in the table below.

Table 7 – Significant Parking Facilities, Oakland Park, FL

Significant Parking Facilities		
Facility	Location	Approximate # of Spaces
North Ridge Medical Center	West of Dixie Highway, north of NE 8 th Street	888
North Ridge Shopping Center	Commercial Boulevard, west of Dixie Highway	658
Home Depot	North of Oakland Park Boulevard, west of I-95	864
Broward County School Board Bus Depot	North of NW 38 th Street, west of I-95, north of Easterlin Park	562 (cars)/ 350 (buses)
Cypress Creek Station Park-n-Ride Lot	South of Cypress Creek Road between Andrews Avenue and I-95	750

iv. Ports, Airports, Railways, and Intermodal Facilities

1. Port Facilities

There remain no port facilities in Oakland park. Port Everglades is located approximately 5.5 miles southeast of the City. It is a deep water port managed by Broward County.

2. Airport Facilities

There are no airport or heliport facilities in the City, although Fort Lauderdale/Hollywood International Airport, Fort Lauderdale Executive Airport, and the Pompano Beach Airport are all located within 7 miles of the City limits.

3. Railway Facilities

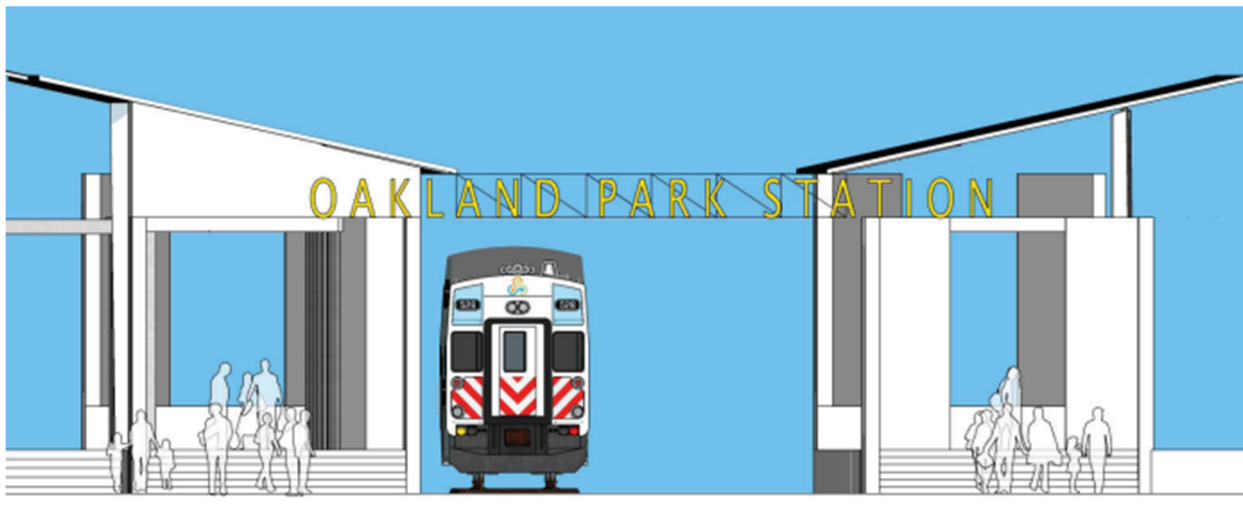
There are two rail line corridors within the City limits. One is located generally east of and parallel to Dixie Highway in the east portion of the City, while the other is located west of I-95. Both corridors run in a north/south direction.

The Florida East Coast (FEC) railroad line is in the eastern corridor. This is used almost exclusively for freight service and as a Brightline route. According to the U.S. DOT Federal Railroad Administration, All Aboard Florida – Operations LLC (AAF), a wholly-owned subsidiary of Florida East Coast Industries, Inc. (FECI), is one of the state’s “oldest transportation, infrastructure and

commercial real estate companies.” In 2012, AAF proposed a project as a solution to meet demands of residents and visitors of South Florida who were seeking convenient, fast, and reliable transportation. In 2018, Virgin Trains USA/Brightline is a privately-owned, operated and maintained passenger rail system brought on board by AAF to operate the route. The trains provide service from West Palm Beach, to Fort Lauderdale, and on to Miami. Plans are underway to expand routes to Orlando. Additional stations are proposed for this line for commuter rail service including a station in Downtown Oakland Park.

Tri-Rail is managed by the South Florida Regional Transit Authority (SFRTA). Tri-Rail is a commuter rail system that runs from Miami-Dade County, through Broward County, to Palm Beach County. The system currently has 18 stations and runs at 20-30 minute headways during rush hour on weekdays versus an hourly service otherwise. In September 2015, the SFRTA was awarded a grant to conduct Transit-Oriented Development (TOD) activities for potential Tri-Rail Coastal Link (TRCL) station areas. One of the 7 cities selected was Oakland Park.

Figure 2 – Oakland Park Tri-Rail TOD Rendering



(Source: Tri-Rail, 2020)

E. Transportation Surtax Plan

A one-cent Charter County and Regional Transportation System Surtax “Transportation Surtax” was approved by Broward County voters for a period of 30 years. This Transportation Surtax will be used to create connectivity, improve public transit, relieve traffic congestions, and expand the availability of multimodal transportation options. The cities within Broward County will benefit from this Transportation Surtax. Specifically, the benefits for Oakland Park are outlined in **Table 8** below.

Table 8 – Charter County and Regional Transportation System Surtax Benefits for Oakland Park

Charter County and Regional Transportation System Surtax Benefits for Oakland Park (Annual Direct Distribution)	
Bike lane improvements along Andrews Ave., NE 6 Ave., NE 56 St. and NE/NW 62 St.	
School zone safety improvements around Lloyd Estates ES and Northeast HS	
Traffic signalization (fiber optic installation) improvements along Cypress Creek Blvd.	
New traffic signal Mast Arms at twelve (12) intersections.	
Intersection improvements along Oakland Park Blvd. (at Andrews Ave.).	
Ability to add new Community Bus service throughout the City.	
Installation of up to one hundred seventeen (117) new or replacement bus shelters throughout the City.	
New Local Bus Route north-south along NW 21st and Rock Island Rd.	
Headway/Schedule improvements to existing local bus routes 10, 14, 20, 31, 36, 50, 55, 60, and 72.	
Limited Stop (Breeze) service east-west along Oakland Park Blvd.	
Limited Stop (Breeze) service east-west along Sunrise Blvd.	
Limited Stop (Breeze) service north-south along Dixie Highway.	
Limited Stop (Breeze) service north-south along Andrews Ave.	
Limited Stop (Breeze) service north-south along Powerline Rd.	
Limited Stop (Breeze) service north-south along US 1.	
Limited Stop (Breeze) service north-south along NW 31st and Lyons Rd.	
Limited Stop (Breeze) service east-west along Commercial Blvd.	
Rapid Bus/BRT service north-south along SR 7/US 441.	
Rapid Bus/BRT service east-west along Oakland Park Blvd.	
Rapid Bus/BRT service east-west along Sunrise Blvd.	
Rapid Bus/BRT service north-south along Dixie Highway.	
Rapid Bus/BRT service north-south along Andrews Ave.	
Rapid Bus/BRT service north-south along Powerline Rd.	
Rapid Bus/BRT service north-south along US 1.	
Rapid Bus/BRT service north-south along NW 31st and Lyons Rd.	
Rapid Bus/BRT service east-west along Commercial Blvd.	
Light Rail Transit (LRT) service along SR 7/US 441.	

F. Complete Streets

Oakland Park is one among a number of Broward County municipalities that are pursuing Complete Streets. The goal is to “design streets for people of all ages and physical abilities and accommodate all travel modes...The result will be more livable neighborhoods with healthier residents due to opportunities for increasing social capital (by interacting more regularly with neighbors and for active transportation (walking, bicycling, and accessing public transportation.”¹

Recently, the Prospect Road Complete Streets Project began. It is anticipated that it will be complete in the Spring of 2021. This 2.7-mile project stretches from the City of Tamarac at Commercial Boulevard, through Fort Lauderdale and Oakland Park to reach its terminus at Dixie Highway in Oakland Park, as shown in **Figure 3**.

Figure 3 – Prospect Road Complete Streets Project



Source: FDOT Work Program FM 435925-1

¹ Broward County Comprehensive Plan (BrowardNext) Transportation Element Support Document

Aspects of this improvements plan include the following:

- Better access to transit
- Upgrades in native landscaping
- Minor drainage improvements
- Upgrades to existing lighting with LEDs at select signalized intersections
- Some locations will see a shift from 6 lanes to 4
- Accommodations for alternative modes of transportation
- Green bicycle lanes in some locations
- High-visibility crosswalk pattern
- Curb extensions
- Curb ramp reconstruction

G. Transportation Conclusions & Recommendations

The updated Goals, Objectives, and Policies for Oakland Park should continue to promote alternative modes of transportation to relieve the stress put on the transportation infrastructure. Likewise, it would continue to provide users with more choice for mobility – such as walking, cycling, or public transit. The City should continue to support long-term regional mobility solutions such as the expansion of the Tri-rail system. To ensure a balance of priorities, the City should continue to take action supporting expanded mode choice, energy efficiency, and emissions reduction through the land use/transportation relationship.

The continued partnerships with the Broward MPO, the South Florida Regional Transportation Authority, and other transportation stakeholders should be reflected in the Goals, Objectives, Policies.

3. Housing

A. Introduction

This chapter provides the relevant data, inventory, and analysis of housing conditions of the City of Oakland Park current Comprehensive Plan Housing Element. This information is to be used in developing the Goals, Objectives, and Policies in the 2040 Comprehensive Plan Housing Element.

The Goal of the Housing Element is “to maintain, improve, and expand the existing single-family and multiple-family housing supply in a way that assures a desirable mix of a variety of housing types, protects sound neighborhoods, and contributes to the revitalization of neighborhoods which have experienced decline.”

Oakland Park remains a desirable place to live due to its proximity to employment, cultural activities, recreation, and the Atlantic Ocean. Having a diverse and available housing stock is necessary to provide places for workers to live.

The Housing Element provides Goals, Objectives, and Policies to ensure that there is an adequate supply of housing to support the City’s present and future population. In supporting the Goal as listed above, the Objectives and Policies of the Housing Element work to provide housing choice, housing equity, and livable neighborhoods with access to facilities and services such as improved streets, fire and police protection, parks, schools, and employment.

Several sources are used as the basis for collecting data regarding housing in Oakland Park, such as the U.S. Census, the Florida Housing Data Clearinghouse, and the Shimberg Center for Housing Studies at the University of Florida.

B. Population Projections, Demographics, & Housing

The data, inventory, and analysis for the Future Land Use Element in Chapter 1 indicates that the population of Oakland Park is projected to grow by 12,425 people by 2040. This growth will result in a need for additional housing in the City. The City does not anticipate additional annexations therefore the projected population growth will need to be accommodated through development and redevelopment within the City.

Table 9 below shows population projections by age through 2040 for the City of Oakland Park. The changing demographics is quite striking with a significant number of residents moving into the 65 and older range. This demographic will require a different type of housing option such as smaller single-family detached units, multi-generational units, and institutional or group living facilities.

Table 9 – City of Oakland Park Population Projections by Age (2016-2040)

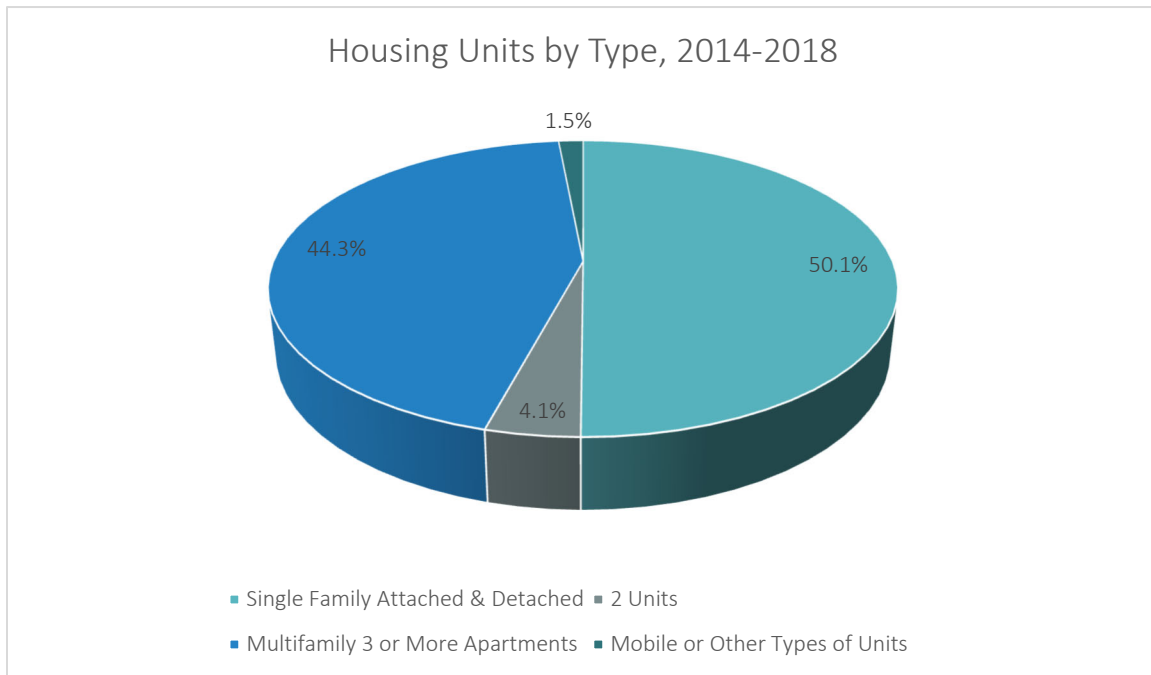
City of Oakland Park Population Projections by Age							
Age	2016	2020	2025	2030	2035	2040	% Change:
0-4	2469	2438	2638	2735	2820	2862	8.6%
5-9	2260	2442	2588	2749	2852	2921	29%
10-14	2158	2351	2326	2202	2329	2391	10.7%
15-19	2320	2366	2545	2724	2816	2961	27.6%
20-24	3025	3202	3288	3526	3441	3252	7.5%
25-29	3377	3883	4007	3971	4156	4363	29.2%
30-34	3246	3157	3846	3999	4019	4269	31.5%
35-39	3079	3378	3661	4229	4271	4197	36.3%
40-44	3244	3326	3446	3234	3845	3948	21.7%
45-49	3556	3457	3364	3668	3889	4435	24.7%
50-54	3726	3554	3472	3501	3545	3288	-11.8%
55-59	3641	4182	3937	3733	3551	3815	4.8%
60-64	2799	3467	3886	3625	3468	3437	22.8%
65-69	2046	2574	3356	4003	3735	3511	60.9%
70-74	1322	1677	2241	2960	3341	3119	57.6%
75+	1829	2106	2924	4055	5527	7216	294.5%
Total	44097	47560	51525	54914	57605	59985	36.0%
Source: Shimberg Center for Housing Studies, based on 2000 and 2010 Census data and population projections by the Bureau of Economic and Business Research, University of Florida							

C. Housing Types

The 2018 American Community Survey (U.S. Census) estimates that there were 18,615 dwelling units in the City of Oakland Park in 2019 with 2.67 persons per household. As shown in **Figure 4**, single family attached, and detached units make up about one half of all dwelling units in the City

at 9,331 dwelling units. Multifamily units (comprised of 3 units or more) accounted for 44.3 percent or 8,244 dwelling units. Two-family units, such as duplexes, accounted for 4.1% and mobile homes, boats, recreational vehicles, and similar structures accounted for 1.5% respectively.

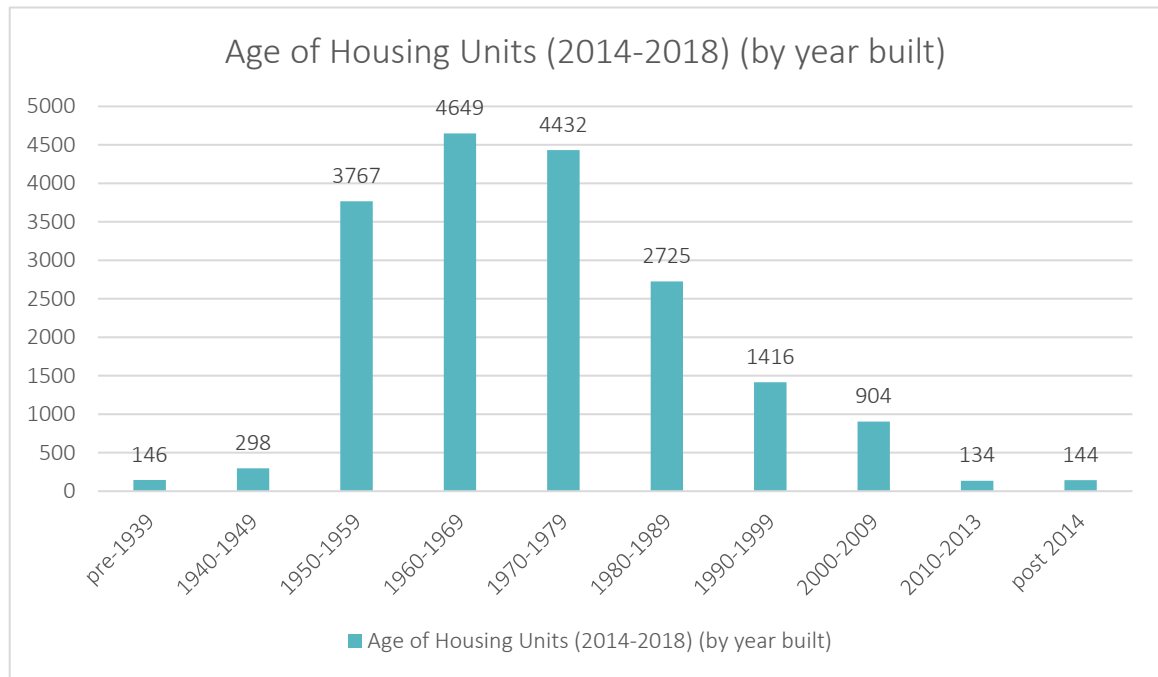
Figure 4 – City of Oakland Park Housing Unit by Type (2014-2018)



D. Age of Housing Stock

Figure 5 below illustrates that the City's housing stock is rapidly aging. Seventy-one percent (71%) or 13,292 of the City's 18,615 dwelling units were built before 1980 – forty years ago. Housing older than 50 years of age accounts for 8,860 units (47.6%).

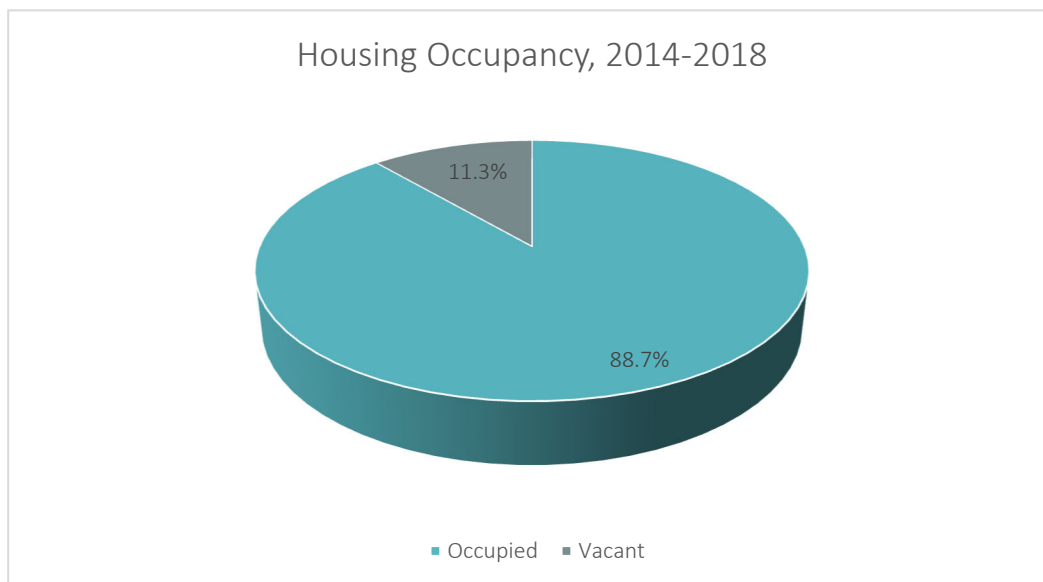
Figure 5 – City of Oakland Park Age of Housing Units by Year Built



E. Housing Occupancy

The American Community Survey (2018) estimates for home ownership in Oakland Park indicated that 53.5% or 16,515 dwelling units in the City are owner-occupied, while the remaining 46.5% (7,677 dwelling units) are renter-occupied.

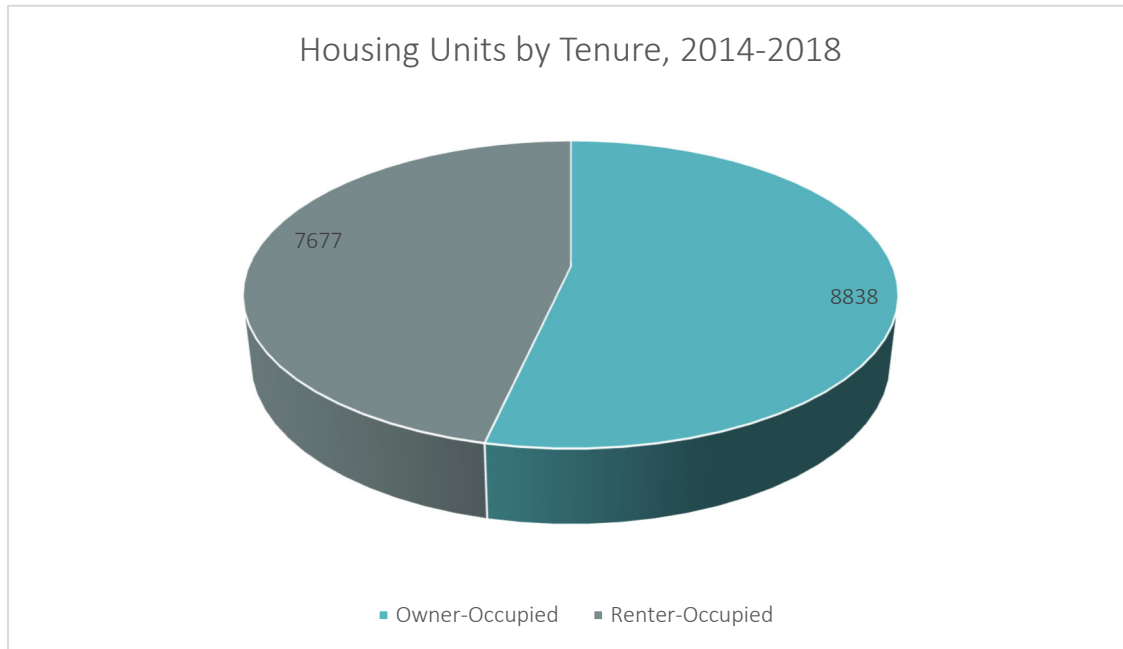
Figure 6 – City of Oakland Park Housing Occupancy by Tenure, 2014-2018



F. Housing Tenure

The U.S. Census American Community Survey (2014-2018) data shows that the occupancy rate in Oakland Park was 88.7% or 16,515 dwelling units, compared to 2,100 vacant housing units. Vacancy status is categorized by the U.S. Census as housing listed for rent or sale, rented or sold but not occupied, for seasonal, recreational, or occasional use, and/or migratory workers.

Figure 7 – City of Oakland Park Housing Units by Tenure, 2014-2018



G. Housing Values, Costs, and Affordability

Data on housing values, monthly housing costs paid by households in 2018 (including both owner-occupied and renter-occupied units), and affordability follows. U.S. Census data from 2014-2018 indicates that the median value of owner-occupied dwelling units in Oakland Park was \$195,300; while the median rental costs per unit per month were \$1,167.

Housing is considered affordable if the cost (including rent and utilities) is less than 30% of total household income. When a household spends more than 30% of its gross income on housing, it is generally considered to be cost burdened. Those households spending more than 50% of their gross income on housing costs are considered severely cost burdened, leaving very limited resources to spend on other needs such as food, healthcare, childcare, and transportation.

The median household income in Oakland Park in 2018 was \$50,380, according to the U.S. Census. The Area Median Income or AMI provides an indicator of cost burden and is used to determine eligibility for U.S. Department of Housing and Urban Development (HUD) housing programs.

Table 10 indicates the cost burden by household income for owner-occupied dwelling units. This table indicates that 2,521 households in Oakland Park are cost burdened. An additional 2,313 are considered severely cost burdened. It should be noted that 44% (1,022) of the severely cost burdened are the lowest income earners making \$15,114 or less per household. This is significant and indicates a need for affordable housing in Oakland Park.

Table 10 – City of Oakland Park Cost Burden by Income, Owner-Occupied Households (2016 Estimate)

Owner-Occupied Households, Cost Burden by Income (2016 Estimate)			
	Housing Cost Burden		
Household Income	0-30%	30.1%-50%	More than 50%
30% AMI or Less	88	119	1022
30.1 - 50% AMI	290	197	676
50.1 - 80% AMI	764	842	448
80.1% - 120% AMI	1490	910	146
More than 120% AMI	3843	453	21
Households by Category	6475	2521	2313
Total Households	11,309		
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida			

A further indication for the need for affordable housing is that 61% (or 1,645) renter households are severely cost burdened.

Table 11 – City of Oakland Park Cost Burden of Income, Renter Households (2016 Estimate)

Renter-Occupied Households, Cost Burden by Income (2016 Estimate)			
	Housing Cost Burden		
Household Income	0-30%	30.1%-50%	More than 50%
30% AMI or Less	106	53	1645
30.1 - 50% AMI	43	563	842
50.1 - 80% AMI	348	1393	203
80.1% - 120% AMI	979	252	0
More than 120% AMI	1309	7	0
Households by Category	2471	2268	2690

Renter-Occupied Households, Cost Burden by Income (2016 Estimate)	
Total Households	7,429
<i>Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida</i>	

To further compound the need for affordable housing, the percent of households with a householder age 65 or older who are severely cost burdened is 54.7% (combined owner and renter households). This amounts to 474 dwelling units accounting for 2.5% of the City's total dwelling units. Some low- or very low-income seniors may be living on a limited fixed monthly income, which further impacts their ability to pay more for housing. With the aging population estimated to be over 65 in the year 2040 projected at 13,846 persons, this is something the City should be mindful of as it creates Objectives and Policies to ensure this population has access to affordable housing.

Table 12 – Householder with Householder Age 65 and Older, Cost burden by Tenure and Income (Oakland Park 2016 Estimate)

Households with Householder Age 65 and Older, Cost Burden by Tenure and Income (2016 Estimate)				
		Housing Cost Burden		
Tenure	Household Income	0-30%	30.1%-50%	More than 50%
Owner	30% AMI or Less	55	61	274
Owner	30.1 - 50% AMI	177	108	177
Owner	50.1 - 80% AMI	390	204	59
Owner	80.1% - 120% AMI	487	89	13
Owner	More than 120% AMI	544	24	3
Households by Category		1653	486	526
Renter	Total Households	2,665		
Renter	30% AMI or Less	71	20	200
Renter	30.1 - 50% AMI	17	46	115
Renter	50.1 - 80% AMI	32	76	26
Renter	80.1% - 120% AMI	59	12	0
Renter	More than 120% AMI	65	0	0
Households by Category		244	154	341
Total Households		739		

Households with Householder Age 65 and Older, Cost Burden by Tenure and Income (2016 Estimate)

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida

In 2018, East to West Development Corporation, provided a presentation to the City reviewing the issue of affordable housing in Oakland Park. The priorities of BrowardNEXT were at the forefront of this presentation. One of those priorities was Affordable Housing. The recommended next steps from this presentation were as follows:

- Engage Broward County in recertification of the City's Land Use Plan;
 - 75 (15%) of the 500 new units approved as part of Broward County Land Use Plan amendment shall be restricted for affordable housing as defined by the Broward County Land Use Plan, for a period of 15 years;
- Preserve the City's current inventory of affordable housing while attracting higher-end housing stock; and
- Consider the City's business and economic sectors to ensure appropriate growth opportunities.

Additionally, the City engaged Steven Chapman, Inc. to analyze and prepare a comprehensive housing assessment. The findings from that report are as follows:

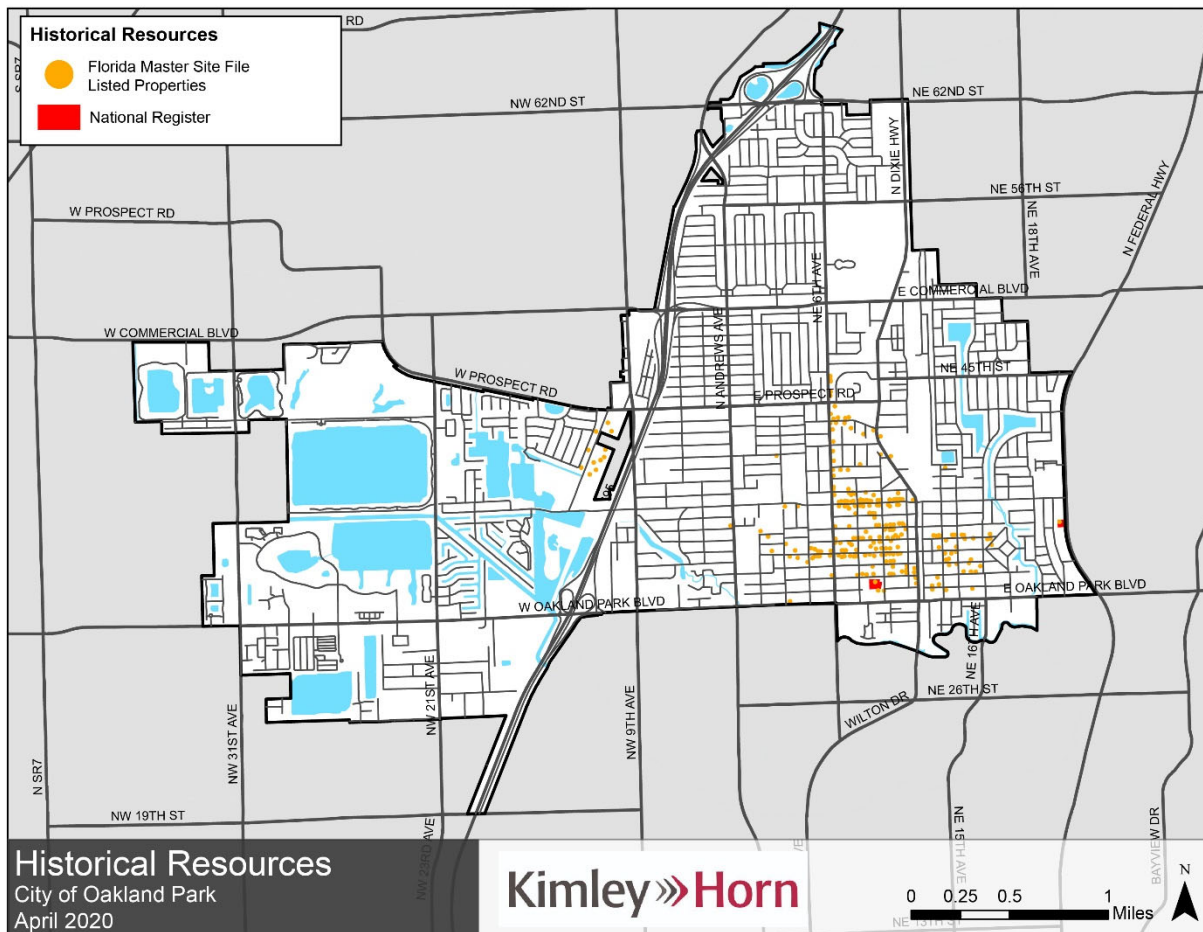
1. *Oakland Park's greatest unmet demand for housing is actually in higher-end housing based on income data. The City should encourage housing to accommodate households with incomes above \$75,000. The City is meeting the needs of affordable lower-income housing, but at the cost of affordable middle-income housing based on income data.*
2. *Homeownership should be encouraged at all income levels for neighborhood stability. If current owner-occupied units continue to turn into rental units, this new wave of rentals may further undermine already-declining homeownership levels.*
3. *The greatest demand for housing based on home values is for single-family homes with a value of \$300,000 and above. The City needs to focus more on meeting this demand for middle-income housing to be on par with Broward County.*
4. *Using data from Tables 3 through Table 5 [in the City of Oakland Park Comprehensive Housing Study, Steven Chapman, Inc, Phase 1 Draft Report], the City is providing more than its fair share of affordable housing when compared to the County.*
5. *The City is already housing a larger proportional share of housing choice vouchers based on its population as a percentage of Broward County. Additionally, housing choice vouchers may exacerbate the turnover of owner-occupied homes into rental properties, leading to future complications regarding the City's housing stock and financial stability.*

6. Compared to surrounding areas, the need for affordable housing is greater in several areas, and the County should focus on affordable housing construction and related initiatives in those areas.”²

H. Inventory of Housing Conditions, Special Needs & Subsidized Housing

i. Historic Housing

The Florida Master Site File lists historical sites (shown on **Map 9**) within the City, several of which are residential. The Oakland Park Historical Society will continue the mission of preserving and protecting historical sites within the City.



Map 9 Historical Resources, City of Oakland Park, April 2020

² City of Oakland Park Comprehensive Housing Study, Steven Chapman, Inc., Phase 1 Draft Report.

ii. Substandard Housing

A common way to measure housing conditions in a community is the amount of substandard housing. Substandard housing can be considered housing that increases the risk of social isolation, poor mental health, crime and disease, in addition to the more routinely identified characteristics of housing that poses a risk to the health, safety, or physical well-being of occupants, neighbors, or visitors. Indicators of substandard housing used by the U.S. Census Bureau include the lack of complete plumbing facilities, the lack of complete kitchen facilities, absence of a heating system, and/or overcrowding (more than one person per room). A deteriorated structure is one that would require more than 50% of the replacement value to rehabilitate it.

Table 13 – Condition of Occupied Housing Units Substandard Indicators (Oakland Park)

Condition of Occupied Housing Units Substandard Indicators*		
Condition	# of Units	% of Units
Occupied Housing Units	16,515	-
Lacking Complete Plumbing Facilities	71	0.4%
Lacking Complete Kitchen Facilities	117	0.7%
No Heating System	748	4.5%
1.01 or More Persons Per Room (Overcrowded)	894	5.4%
*Owner Occupied Housing Units Only. Based on 16,515 Dwellings		
Units Source: U.S. Census Bureau, American Community Survey, 2014-2018		

The Florida Building Code is enforced by the City for the rehabilitation of existing buildings and the construction of new buildings which requires all units to have complete plumbing fixtures and kitchens prior to the issuance of a Certificate of Occupancy. This practice helps to limit the number of substandard units within the City. With the majoring of the housing stock over 50 years old and built prior to the more stringent building code requirements of today, there are signs of deterioration. Remedies for this should be considered by the City through Objectives and Policies in the Comprehensive Plan.

iii. Special Needs Housing

Accommodations for the special needs population of Oakland Park have also to be addressed in the Goals, Objective, and Policies of the Comprehensive Plan. Special needs housing is needed for the elderly, youths aging out of the foster care system, homeless, and persons with disabilities.

The U.S. Census Bureau estimates that Oakland Park has 5,006 persons with disabilities as residents (2018 American Community Survey 5-year estimates). This includes populations with hearing, vision, cognitive, ambulatory, self-care, and independent living difficulties. As of 2018, the elderly (age 65 and older) population represents 76.8% (1,796 persons) of residents with disabilities in the City. This puts a strain on the healthcare system in the community.

Planning for housing for special needs populations is going to be important to Oakland Park with the estimated population in 2040 being heavily weighted with a population 65 and older. It is projected that 23% (13,846 persons or almost ¼ of the total estimated population of 59,985) will be age 65 or older in 2040. Multigenerational housing is an option to be considered and perhaps encouraged. This type of housing will facilitate adult children caring for aging parents, accommodate relatives with special needs who may be unable to care for themselves and do not want to and/or do not have the ability to live in an institutional facility or group home.

It would be a benefit to the City's aging population if new homes constructed could be built using universal design principals and/or if existing housing could be retrofitted to address the needs of the disabled population. Elements to be considered include no-step entries, doors wide enough to accommodate wheelchairs, easy-grab door handles, and space underneath sinks to allow wheelchair access. These are items to be addressed in the City's Land Development Regulations; however, the Comprehensive Plan Goals, Objectives, Policies would set the stage for design

The City currently has seven (7) assisted living facilities available to the special needs' populations. **Table 14** below provides an inventory of all assisted living facilities and nursing homes in Oakland Park as of May 2020. There are currently no nursing homes in Oakland Park.

Table 14 – City of Oakland Park Inventory of Assisted Living Facilities (ALFs), April 2020

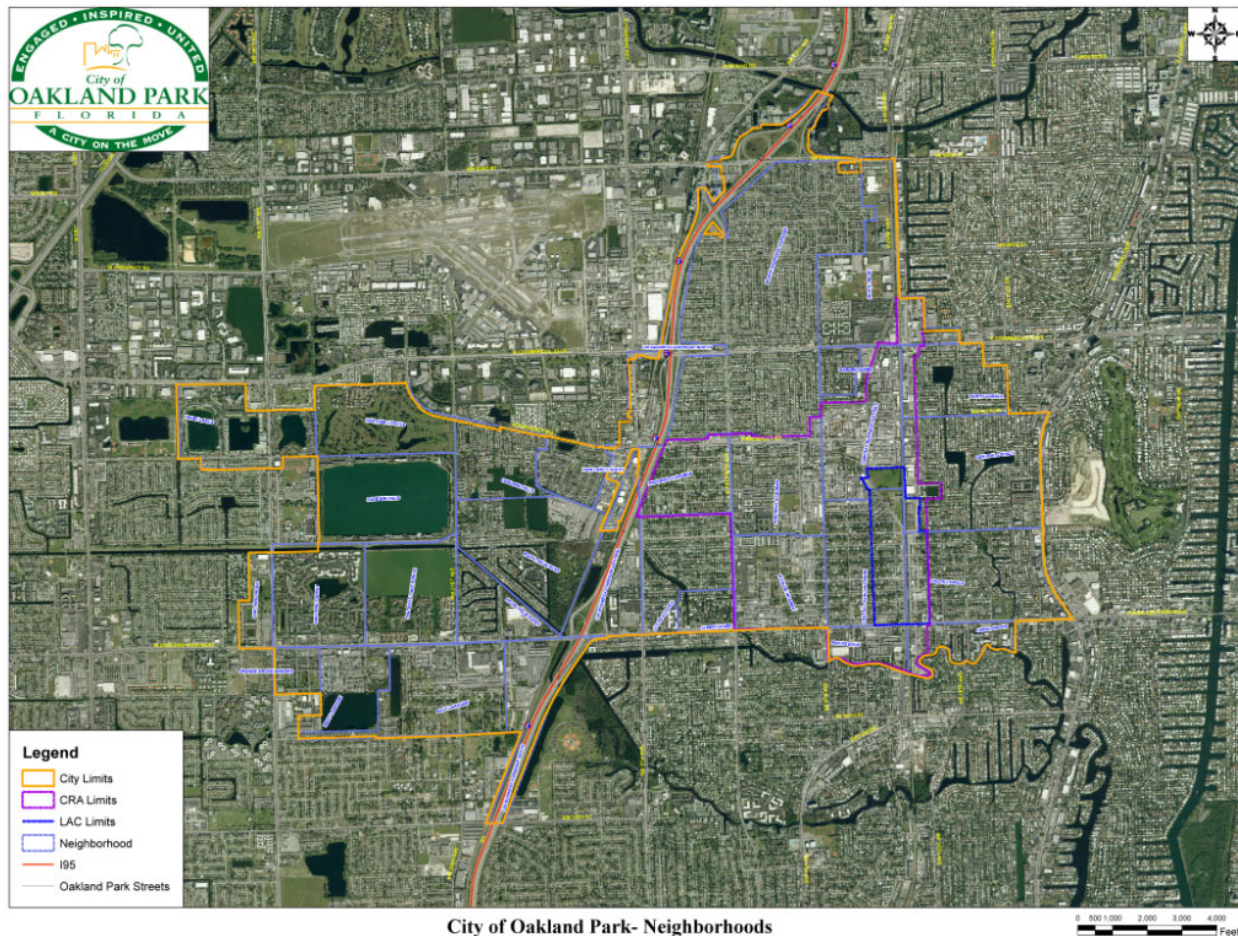
Inventory of Assisted Living Facilities (ALFs)	
Facility Name	Occupancy
Atlantis Senior Living and Memory Care of Oakland Park	26
Good Hope Manor	100
Medflo Assisted Living Facilities	13
Palms Villa	21
Paradise Manor Retirement Home	30
Sara's House	7
Treemont on the Park	34
Source: www.floridahealthfinder.gov April 2020	

I. Oakland Park Community Redevelopment Agency

The City of Oakland Park has an established and active Community Redevelopment Agency. The Oakland Park Community Redevelopment Agency (OPCRA) was designated and approved by Broward County in 2002, according to Chapter 163, Part III, Florida Statutes. This allows local government to initiate the process for redevelopment in a defined area (see **Map 10** below).

The following are the Goals of the OPCRA:

- Goal 1:** Promote community involvement and citizen participation.
- Goal 2:** Build a positive community image and identity.
- Goal 3:** Create a Community Redevelopment Plan consistent with City's Comprehensive Plan and long-term vision.
- Goal 4:** Establish improved quality and safety of housing, neighborhoods, and districts.
- Goal 5:** Build upon the planned Park Place downtown destination by concentrating higher intensity and density with mixed-use development that provides for social, cultural, and economic opportunities.
- Goal 6:** Improve mobility, parking, circulation, and safety and plan for multimodal transportation and transit.
- Goal 7:** Create plan and incentives for positive land use changes that contribute to a higher quality of life for the community.
- Goal 8:** Encourage local and regional economic growth by leveraging capital sources for funding.
- Goal 9:** Improve and enhance existing infrastructure.
- Goal 10:** Create opportunities for Attainable Housing
- Goal 11:** Encourage development and redevelopment that fosters environmental sustainability through creative and practical solutions.



Map 10 Oakland Park Community Redevelopment Area Limits

J. Forecasting Housing Needs

i. Policies for Housing Density and Addressing Existing Land Availability

As mentioned in the Future Land Use Element data and analysis, the City of Oakland Park is essentially developed with very few remaining parcels for development. **Table 15** below indicates that an estimated 6,280 additional housing units will be needed to accommodate the City's projected population growth through 2040 using the current average household size of 2.65 persons per household.³

³ U.S. Census, Persons per Household, 2014-2018, City of Oakland Park, FL

Table 15 – Projected Population and Projected Households in Oakland Park

	2016	2020	2025	2030	2035	2040
Projected Population	44,097	47,560	51,525	54,914	57,605	59,985
Projected Households	17,430	19,798	20,366	21,705	22,769	23,710
<i>Source: Kimley-Horn, 2020</i>						

K. Housing Conclusions & Recommendations

As indicated in Chapter 1. Future Land Use, the build out analysis demonstrated that the maximum possible construction of residential dwelling units is 515 dwelling units. Using BEBR's expectation of 2.53 people per dwelling unit, the City of Oakland Park can expect to absorb 1,302 people under the current Future Land Use Map's residential designations that have been identified as vacant. This does not meet the dwelling units needed to absorb the amount of growth projected in Oakland Park (14,409 additional people) through 2040.

Options should be considered for expanding opportunities for housing during the update of the Comprehensive Plan, especially affordable housing. Policies that promote accessory dwelling units, cottage homes, and tiny home options, as well as additional incentives for developers in the form of grants, loans, other regulatory approaches, and infrastructure improvements should be incorporated. Policies that allow opportunities for existing housing units that may be able to include affordable housing options should be included.

Attention will need to be paid to policies and land development regulations that require minimum lot sizes and setbacks and the attention should focus on the removal or amendment of these to allow for higher densities in locations where appropriate. Policies should be included that address housing opportunities for aging in place as the Oakland Park population continues to age.

Now more than ever, partnerships should be sought between the public sector and private sector to find ways to introduce creative policies to address housing for populations that find suitable housing options out of reach. These partnerships could leverage their resources to be able to collectively achieve housing goals.

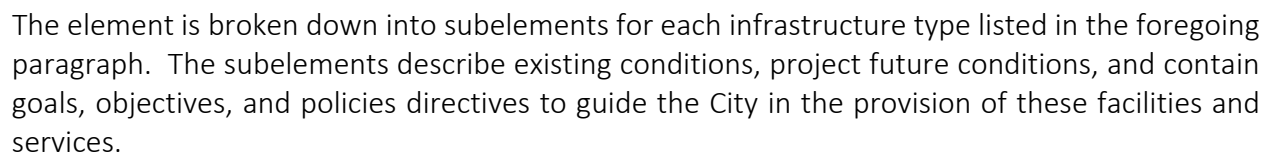
4. Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge (“Infrastructure”)

A. Introduction

This chapter provides the relevant data, inventory, and analysis of utilities and natural groundwater conditions of the City of Oakland Park current Comprehensive Plan Sanitary Sewer, Solid Waste Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element, collectively called the Infrastructure Element. This information is to be used in developing the Goals, Objectives, and Policies in the 2040 Comprehensive Plan Infrastructure Element.

The Goal of the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Element is “to ensure that basic urban services of potable water, sanitary sewer and solid waste disposal, and land drainage capabilities are available and adequate to meet the needs of all City residents and businesses.”

The City of Oakland Park continues to rely upon other governmental entities to manage the supply and treatment of much of the components of infrastructure. There are several interlocal agreements that exist for the provisions of these services. Details related to this information will be provided throughout this Element as well as the **Intergovernmental Coordination Element (ICE)**.



B. Sanitary Sewer Subelement

i. Sanitary Sewer Background

Wastewater management is the process of removing, reconditioning, and reusing water used for human activities. Options exist for the treatment of wastewater (sewage). Municipal sanitary sewers require capital investment in infrastructure provision but offer standardized service. Often many non-residential land uses require sanitary sewer service to develop at desired intensities. Septic systems may provide site-level wastewater treatment in rural or less-developed areas. While septic systems can have specific ecological benefits if effectively utilized, tanks require monitoring by percolation testing to ensure the proper flow of wastewater effluent through a leaching field. Alternatively, service may be coordinated on a more limited scale. Package plants are small prefabricated wastewater treatment plants that offer limited sanitary sewer service. It is typical for package plants to serve between 10 and 500 dwelling units. In all cases, effective wastewater planning will help identify what options represent the most appropriate response in a given instance.

ii. Sanitary Sewer Terms and Concepts

Sewage systems are composed of a network of sewer pipes that function to collect wastewater from households or businesses and convey it to a central location for treatment. The collection network is laid out in a branching pattern. Classification identifies sewers according to their location within the network and not according to their size. Because sewer flow within the network is from the periphery toward the treatment plant, this scheme allows for easy identification of downstream components. The entire system is connected and sewage flows in peripheral areas having the potential to impact function elsewhere.

Primary elements of the collection network include the trunk mains and interceptors. Interceptors are defined as sewers which connect directly with and convey sewage to the treatment plant. Trunk mains are defined as sewers which connect directly with and convey sewage to an interceptor. Street mains transport sewage from individual sites, via lateral extensions, through branch trunk lines to the rest of the system.

Conventional sewers operate on a gravity flow design, but frequently local changes in elevation may prompt system enhancements. A pumping system may be used in conjunction with the major components of the regional collection systems. This allows sewage to be conveyed under pressure against the force of gravity and for long distances at varying slopes. In conjunction with this type of system, the term force main is often applied to pressurized sewers without regard to their location within the network.

The treatment plant is the key component of the municipal sanitary sewer facility as it functions to remove solid and organic materials from sewage. There are a large number of processes which

can accomplish this, but they are generally grouped into one of the following three categories depending on the proportion of materials removed. Primary treatment refers to the removal of 30 to 35 percent of organic materials and up to 50 percent of solids from sewage. This is also commonly referred to as physical treatment because screens and settling tanks are the most common methods used to remove solids. A Secondary treatment process removes between 80 and 90 percent of total organic materials and suspended solids from sewage. This level of treatment generally requires multiple steps involving one biological process and one or more processes for removal of suspended solids.

Sewage may also contain large quantities of synthetic organic compounds or inorganic chemicals which may create pollution problems if not removed. Tertiary, or advanced treatment adds steps to primary and secondary processes to remove these pollutants. The most common tertiary process removes compounds of phosphorous and nitrogen. The effluent of advanced treatment processes often approaches potable water purity.

Effluent and sludge are the waste products of the treatment process. Effluent is the treated wastewater which flows out of the treatment plant. Effluent disposal alternatives include discharge to a water body, irrigation reuse, or injection into deep aquifers. Sludge refers to the accumulated solid residues of the treatment process. Prior to final disposal, sludge is usually subjected to an additional biological treatment process to remove pathogens and physical dewatering process to facilitate transport and disposal. Common disposal methods include burial in solid waste landfills and land application as a soil conditioner for agricultural purposes.

iii. Sanitary Sewer Regulatory Framework

1. Federal Regulation

The Federal Water Pollution Control Act (PL92-500) is the controlling national legislation relating to the provision of sanitary sewer service. The goal of this act is the restoration and/or maintenance of the chemical, physical, and biological integrity of the Nation's waters. The act established the national policy of implementing area-wide waste treatment and management programs to ensure adequate control of the sources of pollutants. Under Section 201 of PL92-500, grants were made available to local governments to construct facilities to treat point sources of pollution, which include effluent from sewage treatment processes. The US Environmental Protection Agency is responsible for implementing the act.

2. State Regulation

The Florida Department of Environmental Protection (FDEP) is responsible for ensuring that the state carries out responsibilities assigned to it under PL92-500. FDEP has adopted rules for the regulation of wastewater facilities in Chapter 62-6, FAC. These rules apply to facilities which treat flows exceeding 5,000 gallons per day for domestic establishments,

3,000 gallons per day for food service establishments, and where the sewage contains industrial, toxic, or hazardous chemical wastes.

The FDEP also regulates septic tank and drainfield installation within the state. These requirements have been adopted by rule in Chapter 10D-6, FAC.

3. *Local Regulation*

According to the Municipal Code of Ordinances, Section 15-52, when central sewer availability occurs within the City, any property served by a private system (such as septic tank, cesspool, and similar private sewage disposal facilities) are required to be abandoned and a new connection made to the public facilities. Developers shall be responsible for the costs to connect to central sanitary sewer facilities pursuant to Article VII, Section 24-96(O)(6)(b) of the Land Development Code.

iv. Sanitary Sewer Existing Conditions

Fort Lauderdale and Broward County are the wastewater treatment providers for the City of Oakland Park. While the City does not provide wastewater treatment services, it does provide and maintain the wastewater collection system within its municipal boundaries. The City of Fort Lauderdale has the largest wastewater treatment service area and sends its sewage to the G.T. Lohmeyer Sewage Treatment Plant. This plant also services the City of Fort Lauderdale itself, as well as Wilton Manors, and portions of Tamarac, unincorporated Broward County and Port Everglades. Through the Broward County North Regional Sewage Treatment Plant, Broward County provides service in the northern and western portions of the City of Oakland Park, as well as Coral Springs, Coconut Creek, Deerfield Beach, Lauderhill, North Lauderdale, Pompano Beach, Plantation, and portions of unincorporated Broward County. There remain some areas of the City that are not provided wastewater treatment services.

v. Sanitary Sewer Needs Assessment

In 2019, average daily flow was 1.13 million gallons per day (MGD) for the Broward County North Florida Regional Wastewater Treatment Plant (NRWWTP) where an additional 1.52 MGD of reserved capacity has been allocated to Oakland Park. The NRWWTP has a total capacity of 95 MGD with a total reserve of 4 MGD unallocated. Oakland Park is also served by the City of Ft. Lauderdale which has a treatment capacity of 48 MGD with average annual daily flows equaling 37.52 MGD.

1. *Level of Service Standard*

The LOS for sanitary sewer in Oakland Park is 86 gallons per day (GPD) per person for average and peak flow. This LOS standard is typical of demand for sanitary sewer service in urbanized areas. Future demand for sanitary sewer service can be determined on a per capita basis by multiplying the LOS standard by expected population growth. During the

planning period, Oakland Park is expected to experience a functional population increase of 14,409 persons by 2040, resulting in an estimate increase of 1,239,174 GPD.

The wastewater planning process occurs with the following considerations:

- Comply with or exceed controlling standards.
- Handle one hundred percent (100%) of sewage generated, or 86 gallons per capita/per day.
- Achieve optimal planning through LOS standards.

The estimated demand for sanitary sewer is calculated during the development review process to ensure adequate capacity is available. It will be important for the City to continue to work closely with the wastewater treatment providers throughout the planning period to ensure the timely, adequately, and efficient provision of services to residents and business owners in Oakland Park.

vi. Sanitary Sewer Conclusions & Recommendations

While the City of Oakland Park collects sewage through the City, the provision of wastewater treatment services come from Fort Lauderdale and Broward County. No specific action is required during the planning period to remain in compliance with adopted sanitary sewer LOS standards. Current sanitary sewer service provision exceeds minimum, adopted levels of service.

C. Solid Waste Subelement

i. Solid Waste Background

Proper solid waste and hazardous waste management are essential for adequate protection of natural resources and public health, safety, and welfare. Potential environmental and health related impacts of solid and hazardous waste facilities and their management have led to a regulatory framework that extends from federal government to local government.

The focus of this subelement is to identify existing facilities and programs, analyze capabilities and responsibilities, and provide strategies for proper waste management and disposal through the year 2040, drawing where appropriate on other elements of the City's Comprehensive Plan.

ii. Solid Waste Terms and Concepts

In this subelement, solid waste is classified under the following categories: Class I waste which includes loose and compacted household wastes, including septic sludge and animal wastes; and Class III waste which includes used tires, scrap and construction debris, brush, white goods, large items, and trash.

1. Residential Waste

Residential waste is mixed household waste, including yard waste, generated by the public.

2. *Commercial Waste*

Commercial waste is generated by the commercial and institutional sectors. Physical characteristics of these wastes are similar to those residential wastes, in that they consist largely of combustible materials in the form of paper and food waste from offices, restaurants, retail establishments, schools, hospitals, motels, and churches.

3. *Industrial Waste*

Industrial waste includes waste generated by industrial processes and manufacturing operations excluding hazardous waste. This waste also includes general industrial housekeeping and support activity waste.

4. *Special Waste*

Special waste includes waste having special characteristics or requiring special handling. This waste includes oversize bulky waste and materials generated in demolition and construction projects.

5. *Solid Waste Facilities*

Terms for solid waste facilities used in the Solid Waste Subelement include:

Landfill is the final disposal site of solid waste. As the name implies, the facility involves the burial of waste. A landfill consists of several individual cells that are specifically constructed (according to Chapter 62-701 FAC) to contain solid wastes. Landfills are classified for regulatory purposes according to the characteristics of the waste they are permitted to receive. The Class I landfill is defined as follows:

Class I landfills are those which receive an average of 20 tons or more of solid waste per day as weighed by scale if available, or 50 cubic yards or more of solid waste per day as measured in place after covering. These sites receive an initial cover at the end of each working day in accordance with Chapter 62-701, FAC.

iii. *Solid Waste Regulatory Framework*

1. *Solid Waste Federal Regulation*

The potential environmental impacts of solid waste facilities have led to the development of an extensive network of permitting requirements at the federal and state levels. Impacts on air and water quality are reviewed by the US Environmental Protection Agency (EPA) and where dredging and filling may occur, by the US Army Corps of Engineers (ACOE). For processing plants which will generate electrical power or require tall emission stacks, Florida Department of Environmental Protection (FDEP) and Federal Aviation Administration (FAA) review may be required.

For hazardous waste, the National Resource Conservation and Recovery Act (RCRA) of 1976 directed EPA to develop a national program to regulate and manage hazardous waste

and provide incentives for states to adopt consistent programs. The National Comprehensive Emergency Response and Compensation Liability Act (CERCLA) passed in 1980 provided EPA with the authority and funds to respond to incidents requiring site clean-up and emergency mitigation (EPA's Superfund program). This act also defined the liability of business engaged in hazardous waste generation, transport, and disposal and provided enforcement processes.

In 1991, the EPA promulgated revisions to the Criteria for Classification of Solid Waste Disposal Facilities and Practices as set forth in 40 CFR parts 257 and 258. These rules set forth revised minimum criteria for municipal solid waste landfills as well as regulations governing the use and disposal of sewage sludge.

2. *Solid Waste State Regulation*

FDEP and SFWMD also conduct development reviews to determine potential impacts on water quality and quantity. Actual construction and operation of solid waste facilities requires further permitting and review by FDEP.

At the state level, the Florida Resource Recovery and Management Act (Sec. 403.701, FS), passed in 1980, adopted federal guidelines and directed FDEP to develop and implement a hazardous waste management program. This act provided for: 1) adoption of federal hazardous waste definitions; 2) a system to monitor hazardous waste from generator to disposal; 3) an annual inventory of large hazardous waste generators; 4) permit requirements regulating treatment, storage, and disposal of hazardous waste; 5) funds for hazardous waste spill and site clean-up; 6) hazardous waste management facility site selection procedures; and 7) fines and penalties for violators.

Amendments to this Act, contained in the 1983 Water Quality Assurance Act, included provisions and established funds to create a cooperative hazardous waste management program between local, regional, and state governments. These changes included provisions for county level hazardous waste management assessments, regional and statewide facility needs assessments, and site selection for hazardous waste management facilities at the county, region, and state levels.

The Resource Recovery and Management Act contained provisions allowing administrative rules regarding disposal of solid waste. The rules (Chapter 62-701, FAC) include stringent requirements for the construction, maintenance, closure, and post-closure monitoring of solid waste landfills.

During the 1988 Florida legislative session, the Florida Resource Recovery and Management Act (FRRMA) was amended. The purpose of the amendment is to improve solid waste management throughout the state. The major components of this legislation include County responsibility for solid waste management and reduction in the amount of solid waste disposed in landfills through a mandatory recycling program. Specifically, the

legislation stipulates that counties must reduce the quantity of specified waste disposed of in landfills. All used tires and white goods are restricted from landfill disposal after July 1, 1989, and January 1, 1990, respectively. This waste consists of materials that can be recycled.

Furthermore, disposal of used oil and lead-acid batteries in landfills was restricted on November 1, 1988, and January 1, 1992, respectively. Legislation also stipulates that yard trash is restricted from landfill disposal after January 1, 1992. Provisions contained in the amendment require local governments to reduce their waste stream by 30 percent by January 31, 1994. No more than one-half of this reduction may be met with a reduction in yard trash, white goods, construction and demolitions debris, and tires.

3. *Solid Waste Local Regulation*

Solid waste collected by the City of Oakland Park is transported to facilities managed by Broward County. This arrangement is outlined in an interlocal agreement with the County. There are no solid waste terminal disposal sites in the City of Oakland Park. Broward County is responsible for the management of solid waste, including the treatment and disposal of solid waste and the coordination of recyclable material collected during the solid waste collection process. Broward County also maintains responsibility for the collection and disposal of household hazardous waste.

Table 16 – Federal and State Regulation Applicable to Solid Waste

Air Quality	Review Agency	Activity Where Review is Applicable
New and Modified Source Review Requirements		
1. Prevention of Significant Deterioration	FDEP, EPA (1)	Air emissions in attainment areas.
2. New Resource Review for Nonattainment	FDEP	Air emissions in nonattainment areas.
Permit to Construct Air Pollution Sources	FDEP	Construction of air pollution source (subsequent to testing).
Permit to Operate Air Pollution	FDEP	Operation of air pollution (subsequent to testing).
Water Quality	Review Agency	Activity Where Review is Applicable
Permit to Dredge and Fill	FDEP, USACE (2)	Dredging and filling where possible effect on water quality.

Air Quality	Review Agency	Activity Where Review is Applicable
Permit to Construct Wastewater Discharge	FDEP	Discharge into state waters (construction of point source).
Permit to Construct Wastewater Discharge	FDEP	Discharge into state waters (operation).
Water Quantity and Quality	Review Agency	Activity Where Review is Applicable
Water Use Permit	SFWMD	Consumptive use of surface and groundwater and drilling of wells.
Solid Waste	Review Agency	Activity Where Review is Applicable
Permit to Construct a Solid Waste Facility	FDEP	Construction of solid waste facilities.
Permit to Operate a Solid Waste Facility	FDEP	Operation of solid waste facilities.
Certification of Proposed Electrical Power Generating Plant Site	FDEP	Any power unit over 50 MW.
Notice of Proposed Construction	FAA	Optional for smaller facilities. Construction of a tall emissions stack.
Environmental Impact Statement Provisions	EPA, USACE, OR OTHER	EIS requirements dependent upon federal involvement.
NOTES: (1) FDEP reviews permits and makes recommendation to EPA. Final determination by EPA. (2) Joint application between FDEP and USACE. (3) Use of Florida Electrical Power Plant Siting Act (PPSA) may preclude the need for individual permit application under Florida law since it serves as a clearinghouse for these various permits. A memorandum of Understanding has been reached with EPA. Their permit requirements may also be addressed under the PPSA.		

iv. Solid Waste Existing Conditions

The City of Oakland Park provides single-family residential solid waste collection services twice weekly, with monthly collection of bulk items. The City also performs commercial and multifamily solid waste collection services, as frequencies appropriate to the user. Weekly curbside recycling

of newspapers, glass, aluminum, steel, and certain plastics is offered to both residential and commercial customers.

1. Solid Waste Capacity Analysis

The Southwest Broward County Landfill serves as the collection site for solid waste generated in the City of Oakland Park. The Southwest Broward County Landfill is located at 7101 SW 205 Avenue in the City of Fort Lauderdale. Broward County handled a total of 3,905,355 tons of solid waste in 2019 of which 55 percent or 2,134,756 was landfilled. Recycling accounted for the final disposition of 31 percent of the waste stream while combustion accounted for the remaining 14 percent.

Using the observed waste generation rate of 6.09 lbs/capita/day being landfilled in Broward County, Oakland Park's is currently contribution is 2.5 percent of the average monthly demand on the Southwest Broward County Landfill. This amount is derived from the City of Oakland Park wasteflow of 289,640 lbs per day divided by a daily average amount of approximately 11,697,293 lbs per day of solid waste delivered to the landfill in 2019.

Based on the data above, the average amount of solid waste going to the landfill per person per day is 6.09 pounds. Assuming that the average per-capita remains the same and using the population estimates calculated by the Bureau of Economic and Business Research (BEBR) at the University of Florida, future projections can be made. These projections are presented below.

Table 17 – Solid Waste by Population Projection*

Year	Population Projections	Tons per Year
2010	41,363	45,972
2016	44,097	49,011
2020	47,560	52,859
2025	51,525	57,266
2030	54,914	61,033
2035	57,605	64,024
2040	59,985	66,669

*Functional Population

Source: Population Projections, Office of Economic and Demographic Research, University of Florida, 2020; Projected Tons Per Year, Kimley-Horn, 2020,

The Southwest Broward County Landfill is also a pre-authorized site by the FDEP for the collection of disaster debris and management.

2. *Solid Waste General Performance of Facilities*

Since the City does not operate landfill sites, it is not necessary to project or forecast land use needs for landfills. The Southwest Broward County Landfill has capacity that meets Oakland Park's needs. This state-of-the-art facility, which meets or exceeds all state standards, uses an injection system that accelerates the waste decomposition process.

v. Solid Waste Needs Assessment

1. *Expected Life*

The expected life of the Broward County Landfill should be adequate to accommodate the estimated 66,669 tons of solid waste generated by the City of Oakland Park in the year 2040.

2. *Problems and Opportunities for Facility Replacement, Expansion and New Siting*

The existing site was chosen for its central location, compatibility with adjoining land uses, and the absence of (or minimal) potential for aquifer pollution. No better site exists. There are no problems associated with the landfill in terms of expansion, and replacement siting is unnecessary. The only opportunity associated with the landfill is to expand and continue to provide a high LOS to the public, including Oakland Park.

vi. Solid Waste Conclusions & Recommendations

Through proactive, joint action with Broward County, the City of Oakland Park ensures that the LOS standard for solid waste is maintained.

D. Drainage Subelement

i. Background

Drainage refers to the process of gradually carrying away surplus water. Factors affecting drainage include the amount and rate of rainfall, soil characteristics, topography and land use. Development can affect the drainage characteristics by constructing large buildings which increases runoff. Urban growth manipulates natural drainage systems by installing artificial drainage and constructing retention areas. In the following section, the City of Oakland Park's drainage system is described and analyzed, problem areas are discussed.

Because of potential adverse impact to real property and life safety, proper drainage and stormwater management is essential for adequate protection of public health, safety, and welfare. Potential environmental and related impacts from drainage facilities and stormwater management practices have led to a regulatory framework that extends from federal government to local government.

The focus of this subelement is to identify existing facilities and programs, analyze capabilities and responsibilities, and provide strategies for proper drainage and stormwater management through the year 2040, drawing where appropriate on other elements of the City's Comprehensive Plan.

1. Terms and Concepts

a. Drainage System

Water flowing overland during and immediately following a storm event is called stormwater drainage or stormwater runoff. Due to gravity, drainage flows toward sea level through depressions and channels which comprise the drainage system of an area. The drainage system may consist of natural features, manmade features, or a combination of both.

Natural drainage systems are defined by the topography of an area. The largest feature of a natural drainage system is the drainage basin, or watershed. The boundary of the basin is called the basin divide. This is a line where the natural land elevation directs runoff from the basin toward a common major drainage feature, such as a river, lake, or bay. The major drainage feature is often called the receiving body and the smaller features are its tributaries. The subwatershed is comprised of catchment areas, which are typically local in scale and more specifically relates to how water drains over individual sites.

Manmade drainage facilities are artificial structures designed to store or convey stormwater runoff. Swales, ditches, canals, and storm sewers are typical conveyance structures, collecting stormwater runoff and directing it toward downstream receiving waters. Stormwater storage structures are generally classified as either detention or retention facilities. Retention facilities are designed to temporarily impound runoff and release it gradually to downstream portions of the drainage system through an outlet structure. Detention facilities are impoundments which release stormwater by evaporation and by percolation into the ground, with no direct discharge to surface waters.

b. Drainage and Stormwater Management

The occurrence of stormwater runoff is highly variable, dependent on the amount of rainfall with each storm event and on conditions within the drainage basin. Since most storm events are relatively moderate, natural drainage features typically evolve to accommodate moderate quantities of stormwater runoff.

Occasionally, severe storm events create runoff volumes in excess of what these features can handle, resulting in temporary flooding of adjacent land. This periodic flooding is part of the natural cycle of events and often has beneficial effects on the basin ecosystem. Flooding is generally not perceived as a problem until development occurs in flood-prone areas.

Historically, the typical strategy adopted in response to stormwater flooding of developed areas was to modify the drainage system to convey runoff away from developed sites more rapidly. Initially, this response may result in limited success in reducing nuisance effects and property damage. However, as urbanization of a drainage basin increases storm events produce proportionately more and faster runoff, primarily due to the increase in impervious surfaces in the basin. As a result, the capacities of natural drainage features and previously constructed drainage facilities are exceeded more frequently and stormwater flooding problems increase, as do expenditures for further drainage improvements.

In addition to exacerbating flood problems, this strategy for coping with stormwater runoff has detrimental effects on water quality. Soil eroding from development sites and materials such as oil, grease, pesticides, and fertilizers from urban land uses are washed off by runoff, increasing pollutant loading in receiving waters. The increased velocity of runoff also disrupts natural drainage features by destabilizing channels, leading to further sediment loading and debris accumulation.

The term *stormwater management* refers to comprehensive strategies for dealing with stormwater quantity and quality issues. The central tenant of these strategies is to ensure that the volume, rate, timing, and pollutant load of runoff after development is similar to that which occurred prior to development. To accomplish this, combinations of structural and nonstructural techniques are utilized.

Structural techniques emphasize detention and retention of stormwater to reduce runoff rates and provide settling and filtration of pollutants. Nonstructural techniques emphasize preservation or simulation of natural drainage features to promote infiltration, filtering, and slowing of runoff. The objective of stormwater management is to utilize the combination of techniques which provides adequate pollutant removal and flood protection in the most economical manner.

One of the key principles of current stormwater management techniques is recognition of the need for basin-wide planning. The stormwater management system must be designed beginning with the final outlet point to ensure adequate capacity to handle all discharge from the upstream portion of the basin under conditions present at the time of design. It is then necessary to ensure that subsequent development upstream utilizes stormwater management techniques and systems which maintain pre-development runoff conditions so that all development within the basin is based on and supportive of a plan for the entire basin, the functions and useful life of both natural and manmade components of the system will be protected and extended.

There are two basic factors involved in establishing a successful stormwater management program: establishing and applying uniform design standards and procedures; and

ensuring adequate maintenance of system components once they are constructed. The design standard which is of primary importance is the design storm event. This standard specifies the intensity (rate of rainfall) and duration of the rainfall event to be used in the design of facilities. Standard procedures for sizing and designing facilities should be part of the stormwater management program. This will ensure that systems are structurally and functionally compatible. The program should also provide for routine inspection and maintenance of facilities to ensure proper performance during the facility life.

2. *Drainage Regulatory Framework*

a. Drainage Federal Regulation

Section 208 of the Federal Water Pollution Control Act (PL92-500, 1972) is the directing federal law with respect to water pollution abatement. In implementing the act, the EPA identified pollutants carried in stormwater runoff as a major source of water contamination. To achieve the pollution abatement goals of the act, the EPA provided assistance to state and local governments to develop Areawide Water Quality Management Plans, or "208 Plans" as they are commonly known. These 208 Plans studied a broad range of potential water pollution sources, including stormwater, and focused on identifying pollutant sources and abatement needs as well as development of regulatory programs to ensure implementation. At present, there are no federal regulations for stormwater management concerning the quantity of stormwater runoff.

b. Drainage State Regulation

Chapter 62-25, FAC, services to fulfill part of the state's responsibilities under Section 208 of the Federal Water Pollution Control Act. The rule's basic objective is to achieve 80 to 95 percent removal of stormwater pollutants before discharge to receiving waters. This rule requires treatment of the first inch of runoff for sites less than 100 acres in size and the first one-half inch of runoff for sites 100 acres or greater in size.

Treatment is generally accomplished through retention or through detention with filtration. Retention requires the diversion of the required volume of runoff to an impoundment area with no subsequent direct discharge to surface waters. Pollutant removal by settling and by percolation of the stormwater through the soil is almost total. Detention facilities are typically within the line of flow of the drainage system. Stormwater from a site passes through the detention facility and is filtered prior to discharge to remove pollutants.

Implementation of the stormwater rule is achieved through a permitting process. FDEP has delegated permitting responsibility to the South Florida Water Management District with jurisdiction over the Oakland Park area.

c. Drainage Local Regulation

The responsible agency for implementation of drainage plans and maintenance in Oakland Park is the Public Works Department. The City has adopted a stormwater management ordinance (Ordinance O-2006-012 (adopted November 7, 2006) or Chapter 12, Article II of the City Code of Ordinance).

ii. Existing Conditions

1. Natural Drainage Features

Oakland Park exhibits a generally flat topography with elevations ranging between a minimum elevation of -4 and a maximum elevation of 119 feet with the average being 26. The highest elevations occur in the western part of the City; while the lower elevations predominate in the eastern region closest to the Atlantic Ocean, as one might suspect.

2. Stormwater Drainage System

To guard against problems associated with new residential developments, the City has enacted subdivision regulations which address drainage. **Table 18** lists current regulations which govern land use and development of natural drainage features and groundwater recharge areas or portions thereof.

Table 18 – Regulations and Programs Governing Land Use and Development in Oakland Park, FL

Applicable Program
Adopted Comprehensive Plan
Adopted Zoning Ordinance
Adopted Subdivision Regulations
Adopted Flood Insurance Program
Water Management District Rules
Department of Environmental Protection
Department of Natural Resources
Chapter 380, F.S.
Army Corps of Engineers Rules

iii. Stormwater Drainage Level of Service Standards

Florida's Community Planning Act requires that local governments adopt levels of service for drainage facilities in their comprehensive plans. LOS standards are part of a comprehensive stormwater management approach which takes into consideration stormwater drainage for all

existing and future land uses, including standards for water quality. Coordination with water management district staff ensures that stormwater management controls continue to address local conditions.

1. Stormwater Drainage Level of Service Standard

Design standards for drainage allow for flexibility in compliance with municipal requirements, although all site-level drainage must be compatible with surrounding adjacent stormwater management facilities. Detention and retention systems shall be designed in conformance with the water management district's Surface Water Management Permitting Manual, as amended, and both naturalized methods and storm sewers are acceptable means for new development to satisfy drainage requirements.

2. Stormwater Drainage Level of Service Standards for Existing Development

Flood protection can be defined as the most severe storm to which an area can be subjected without sustaining flood damage. Options exist for the provision of flood control from improvements that actively seek to control flood flow to more long-range, comprehensive stormwater management.

iv. Needs Assessment

1. Implementation

By engaging in stormwater management through implementation of land development regulations and the comprehensive planning process, the City is acting to protect natural resources and community safety. Level of service for drainage is achieved at individual development sites. The development and improvement of real property is a private sector responsibility, where municipal codes and requirements apply. No other needs have been identified as requiring specific action.

2. Stormwater Treatment Issues

Current techniques for treating stormwater are very low tech. The basic theory is that most of the pollutants are in the first flush of runoff resulting from the first one inch of rainfall. Thus, if this amount is retained, then stormwater is considered to have been treated. By retained, it is meant that the initial runoff is kept within a pond, where it eventually percolates or evaporates. Where limiting soils prevent percolation, techniques like forcing the capture runoff to flow slowly through sand filters or small artificial wetlands can be used. Retention ponds with overflows can have skimmer plates installed on the overflow so that oil and grease are held in the pond. Grassy swales are another technique used for filtering.

v. Stormwater Conclusions & Recommendations

Oakland Park may consider conducting stormwater management planning initiatives, studies or enhancements as third-party funding becomes available. A number of alternatives may be examined as potential sources to fund projects. Alternatives include SFWMD grants, joint City/County participation or joint City/FDOT participation, inclusion in other projects, and special revenues. Additional funding or improvements are not required during the planning period to maintain Level of Service. Keeping up with a master drainage plan in partnership with the SFWMD is also advised.

E. Potable Water Subelement

i. Potable Water Background

Proper drinking water supply is essential for adequate protection of public health, safety, and welfare. Potential environmental impacts from utilization of water resources to provide potable water and the clear public health need associated with it have led to a regulatory framework that extends from federal government to local government.

The focus of this subelement is to identify existing facilities and programs, analyze capabilities and responsibilities, and provide strategies for proper potable water provision through the year 2040, drawing where appropriate on other elements of the City's Comprehensive Plan.

1. Potable Water Terms and Concepts

A potable water supply system is typically composed of a source which supplies raw or untreated water, a treatment component to render the water safe and palatable, storage facilities to balance available supply with varying demand, and a distribution system to transport water between production components and consumers throughout the service area.

Water sources may be surface water bodies and impoundments, groundwater, or some combination of the two. The quality of the source water determines the treatment required prior to human consumption. Treatment removes impurities from raw water, thereby improving water quality as it relates to public health or aesthetic concerns. Although the treatment process adds to the cost of supplying water, it also expands the range of raw water sources that can be utilized for public consumption.

Potable water is conveyed to the consumer via a network of pipes and storage tanks which form the water distribution system. Large transmission lines, referred to as distribution mains, carry water to the largest divisions of the service area and interconnect with a network of smaller lines which eventually provide for the individual user service connections. The interconnection of these components into nested flow loops provides for multiple routes by which water can be circulated within the system in response to shifts in the location of demand.

Water is delivered under pressure within the distribution system to ensure flows which are adequate to meet demand. In addition to location shifts, demand for water also varies with time. Demand fluctuates during each day, usually exhibiting morning and evening peaks, corresponding to periods of highest residential use. Localized demand peaks also occur when the system is utilized for firefighting purposes. In order to provide adequate quantities and pressure to meet peak use and fire flow demands, storage tanks are linked with the distribution at strategic locations. During low demand periods, these tanks are filled as water is pumped into the system. During peak demand periods, water flows from the tanks back into the system to augment flows and maintain pressure. A combination of ground level and elevated storage tanks are commonly used. Elevated tanks (water towers) are the most economical. Many systems also include auxiliary pumps which operate only during peak demand periods.

ii. Potable Water Regulatory Framework

a. Federal Regulation

The federal government has established quality standards for the protection of water for public use, including operations standards and quality controls for public water systems. These regulations are provided in the Safe Drinking Water Act, Public Law 93-523. This law directed the Environmental Protection Agency (EPA) to establish minimum drinking water standards. The EPA standards are divided into categories: primary, those required for public health, and secondary, those recommended for aesthetic quality.

In accordance with federal requirements, the Florida Legislature adopted the Florida Safe Drinking Water Act, sections 403.850 through 403.864, FS. The Florida Department of Environmental Protection (FDEP) is the state agency responsible for implementing this act. In this regard, FDEP has promulgated rules classifying and regulating public water systems under Chapter 62-22, FAC. The primary and secondary standards of the federal Safe Drinking Water Act are mandatory in Florida.

b. Potable Water State Regulation

The South Florida Water Management District (SFWMD) is responsible for managing water supplies to meet existing and future demand. Regulation of consumptive use is achieved through a permitting system, through which water resources are allocated among permitted consumers. SFWMD rules pertinent to the City of Oakland Park are contained in Chapter 40D-2, FAC.

c. Potable Water Local Regulation

The Broward County Public Health Unit is responsible for enforcement of the programs required by FDEP regulations. Water quality and production records are submitted by the

Oakland Park Utilities Department to the Pollution Control Division for determination of compliance with FDEP regulations.

iii. Potable Water Existing Conditions & Recommendations

1. Potable Water System Services Area

The City of Oakland Park receives potable water from the City of Fort Lauderdale and also from Broward County. Fort Lauderdale has the largest service area within the City. Similar to the Sanitary Sewer service area within the City, Broward County serves the northern and western areas of the City with potable water.

The majority of water purchased from the City of Fort Lauderdale is treated at the Fiveash Water Treatment Plant (“Fiveash”). Fiveash has a capacity of 60 MGD and also serves the City of Fort Lauderdale, Wilton Manors, Lauderdale-by-the-Sea, Port Everglades, and portions of Tamarac, Davie, and Broward County. The Peel/Dixie Water Plant in Fort Lauderdale serves as back-up capacity in periods of high demand or when the Fiveash plant is down for maintenance. Combined, these facilities have potable water capacity for 76 MGD.

The Broward County Lauderdale Lakes Water Treatment Plant (“the “Plant”) treats potable water from Broward County. The Plant has an existing capacity of 16.0 MGD and serves portions of Fort Lauderdale, Lauderdale Lakes, Lauderhill, North Lauderdale, Oakland Park, Plantation, Pompano Beach, and Tamarac, as well as some of unincorporated Broward County.

2. Potable Water System Description

Two active wellfields are maintained by the City of Fort Lauderdale. This includes the Dixie Wellfield and the Prospect Wellfield, which withdraw water supply from the Surficial Aquifer System (SAS). Both wellfields are permitted by the SFWMD under Water Use Permit (WUP) No. 06-00123-W and allow a combined annual average daily withdrawal of 52.55 million gallons per day (MGD), and a combined equivalent average day based on a maximum month withdrawal of 59.90 MGD.

There are two additional regional wellfields that are owned and operated by Broward County Water & Wastewater Services (BCWWS). They are called the District 1 Wellfield and the District 2 Wellfield. The 2015 City of Oakland Park Water Facilities Supply Plan reports that *“BCWWS supplies raw water from the SAS to a variety of raw water large users. The Broward County retail service area within the City of Oakland Park City Limits receives water supply from the Broward County District 1 wellfield, which has a total design capacity of 23.5 MGD, with a total firm capacity of 19.6 MGD. The current SFWMD Consumptive Use Permit (CUP) No 06-00146-W for the District 1 wellfield*

allows the Maximum Month and Average Annual Daily withdrawal of 280 million gallons per month (MGM) and 9.2 MGD, respectively.”

Two District 1 Alternative Water Supply (AWS) upper Floridan aquifer wells are under construction. The wells will provide raw brackish water for membrane treatment by 2020. The current SFWMD CUP allows for a Maximum Month and Average Annual Daily withdrawal of 181 MGM and 4.7 MGD, respectively, from the upper Floridan aquifer.

3. Potable Water Level of Service Standard

Table 19 – Oakland Park Potable Water Level of Service Standard

Oakland Park Potable Water Level of Service Standard	
Potable Water Level of Service Standard	95 gal/day/capita
Source: City of Oakland Park Utilities Department, 2020	

iv. Potable Water Needs Assessment

The intent of this section is to delineate improvements, both structural and nonstructural, which must be made to the potable water system in order to provide the established LOS to both existing and projected service populations.

1. Capacity Assessment

The basis for evaluation of existing and future demand is application of the previously defined population-based levels of service to the service area population. Using population projections and the adopted LOS of 95 gallons per capita per day, the projected water demand including non-metered flows through early 2040 is approximately 5.7 MGD.

The City has an agreement with the City of Fort Lauderdale for them to provide wholesale (bulk) potable water service to the residents within the City retail service area. The service agreement between the City and City of Fort Lauderdale was signed in 1994 and extends until 2023. The City of Oakland Park is planning to renew the service agreement with the City of Fort Lauderdale.

The City does not normally have an involvement in the planning, construction, and operation of the water supply and water treatment facilities maintained, operated, and owned by the City of Fort Lauderdale. The City could be financially involved in the installation of additional water lines or water meters if required to convey water from the City of Fort Lauderdale. Currently, and as projected, there does not appear to be a need for any such additional wholesale service connections from the Fort Lauderdale to the Oakland Park system. The City has sole responsibility over the transmission and distribution system within the City’s retail service area.

Neither the City of Fort Lauderdale nor Broward County reserve specific plant capacity for the City, but both plan to meet the water demands of their retail service areas, as well as the wholesale water needs by the City of Fort Lauderdale for the City of Oakland Park.

2. *Performance Assessment*

The potable water system remains under the level of capacity use that would prompt overall system expansion. However, the City of Fort Lauderdale and Broward County will continue to work collaboratively with the users of the system to ensure the timeliness of any expansions for the efficient and effective delivery of potable water to residents and businesses. Operations of the system were also rated as satisfactory in the categories of reliability and efficiency. Treated water within the system was classified as high quality, meeting all regulatory requirements.

v. *Potable Water Conclusions & Recommendations*

The City of Oakland Park maintains its potable water system for the public health, welfare and safety however potable water is provided by the City of Fort Lauderdale and Broward County. All applicable federal, state, regional, and local regulatory requirements are followed. Level of service standards have been established and guide the provision of drinking water within the City. Level of Service standards also help inform capital improvements planning related to new facility construction and expansion of the existing potable water system.

F. *Natural Groundwater Aquifer Recharge Subelement*

i. *Natural Groundwater Aquifer Recharge Background*

1. *Terms and Concepts*

Aquifers are water-bearing layers of porous rock, sand or gravel. Several aquifers may be present below one surface location, separated by confining layers of materials which are impermeable or semipermeable to water. The source of water in aquifers is rainfall. Under the force of gravity, rainfall percolates downward through porous surface soils to enter the aquifer strata. Because of the variable permeability of different soil types (see Soils Map, **Map 15**), the rate of aquifer recharge from rainfall may vary from one location to another.

Because aquifer recharge areas are surface features, they are subject to alteration by development. Covering a recharge area with impervious surfaces such as roads, parking lots, and buildings reduces the area available for rainfall percolation, altering the total rate and volume of recharge in that area. Increasing the rate at which stormwater drains from recharge area surfaces also decreases recharge potential.

A second concern related to development within aquifer recharge areas is the potential for contamination of groundwater. Pollutants picked up by runoff can enter the aquifer and degrade the water quality. Because water flows downstream, portions of the groundwater may be polluted over time. This becomes particularly significant when the aquifer is tapped as a potable water supply downstream. The rate of the natural replenishment of the groundwater supply depends on the permeability of confining beds and the potentiometric surface. The potentiometric surface is the level to which water will rise in tightly cased wells that penetrate the aquifer.

2. *Regulatory Framework*

a. **Federal Regulation**

In 1986, the federal Safe Drinking Water Act (PL 93-523) was amended to strengthen protection of public water system wellfields and aquifers that are the source of drinking water for a community. The amendments for wellfield protection require states to work with local governments to map well head areas and develop land use controls that will provide long-term protection from contamination for these areas. The aquifer protection amendments require EPA to develop criteria for selecting critical aquifer protection areas. The program calls for state and local governments to map these areas and develop protection plans, subject to EPA review and approval. Once a plan is approved, EPA may enter into an agreement with the local government to implement the plan.

b. **State Regulation**

In implementing the Florida Safe Drinking Water Act (Ch. 403, F.S.), FDEP has developed rules classifying aquifers and regulating their use (Chapter 62-22, Part III, FAC). These rules were amended to strengthen protection of sole source aquifers and wellfield tapping. FDEP has also established regulatory requirements for facilities which discharge to groundwater (Section 62-4.245, FAC) and which inject materials directly underground (Chapter 62-28, FAC). Section 62-521.200(7), FAC sets a 500-foot radial setback around each potable well to be provided the most stringent protection by FDEP.

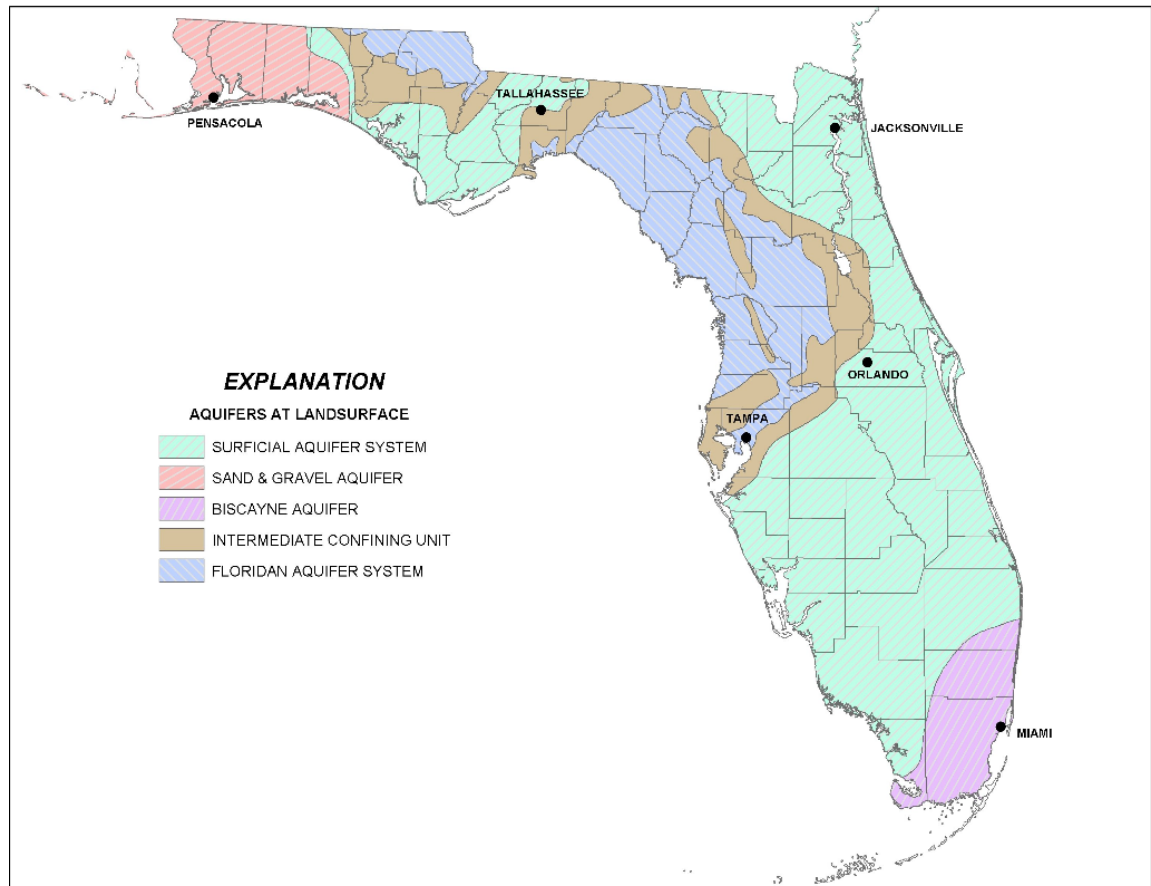
The task of identifying the nature and extent of groundwater resources available within the state has been delegated to the regional water management districts. The South Florida Water Management District is responsible for Broward County.

ii. *Natural Groundwater Aquifer Recharge Area Existing Conditions*

1. *National Groundwater Aquifer Recharge Areas*

Per the EPA, “the Biscayne Aquifer is the primary source of water for all of Dade and Broward Counties and the southern portion of Palm Beach County. The aquifer consists of highly permeable limestone and less permeable sand and sandstone. The northern part of the aquifer has more sand and grades northward and westward into the sandy deposits

that are part of the surficial aquifer system. In most places, the highly permeable rocks of the Biscayne aquifer are covered by a thin veneer of porous soil and aquifer water levels rise rapidly in response to rainfall. Water in the Biscayne aquifer is unconfined and generally flows toward streams, the ocean and the extensive system of canals in south Florida.”⁴



Map 11 Florida Aquifers at Landsurface

Source: EPA Source Water Protection website (<https://fldep.dep.state.fl.us/swapp/Aquifer.asp#>)

2. Water Quality

Water quality of the Biscayne aquifer is of the most importance, as water supply wells penetrate this aquifer. This is due to the systems good water quality and productivity. The U.S. Geological Survey (USGS) National Water-Quality Assessment (NAWQA) Project assesses groundwater quality in aquifers that are important sources of drinking water. The Biscayne aquifer constitutes one of the important aquifers being evaluated under the NAWQA Project.

⁴ EPA Source Water Protection Website (<https://fldep.dep.state.fl.us/swapp/Aquifer.asp#>)

The City of Oakland Park routinely monitors for contaminants in its drinking water in accordance with federal and state laws, rules, and regulations.

3. *Areas Prone to Contamination*

The Biscayne aquifer is highly permeable readily susceptible to ground-water contamination. This high level of permeability causes most contaminants to be flushed rapidly. Major sources of contamination are saltwater encroachment and infiltration of contaminants carried in canal water. The USGS indicates that other sources of contamination of the Biscayne aquifer include “direct infiltration of contaminants, such as chemicals or pesticides applied to or spilled on the land, or fertilizer carried in surface runoff; landfills; septic tanks; sewage-plant treatment ponds; and wells used to dispose of storm runoff or industrial waste.” Additionally, the USGS has reports that there are three unlined landfills known to have contaminated the Biscayne aquifer. Remedial action to prevent further contamination is underway at many of these sites.

Uncontaminated water in the Biscayne aquifer is suitable for drinking and most other uses. The water is hard, is a calcium bicarbonate type, and contains small concentrations of chloride and dissolved solids. Locally, the water contains large concentrations of iron. In places in southern Broward County and northern and central Dade County, the water is darkly colored, reflecting large concentrations of organic material.

4. *Effects of Development*

One of the most serious problems that the City faces at the present time is the potential for groundwater contamination from septic tanks. When feasible, septic tanks should be replaced by connection to the sanitary sewer system. In areas served by sanitary sewer, the City requires new development to connect to the sanitary sewer system.

5. *Effects of Climate Change*

The long-term effects of climate change are an important consideration as it relates to the future availability of groundwater recharge in the future. Groundwater recharge rates are subject to an increase as a result of rising temperatures and little change in precipitation patterns.

Additionally, it is possible that more arid climates will lead to excessive pumping of the water table. This can result in a depletion of groundwater. The consequences of this may include a lowering of the water table and depleting water quality. A further consequence of this is that it will lead to deeper drilling into the aquifer to reach water, which is expensive and has no guarantee of providing the quantity of water sought.

6. *Stormwater Management Techniques*

There are two stormwater management techniques for enhancing groundwater recharge. In areas where the soils are sandy, and have excellent percolation and infiltration rates,

the use of swales should be encouraged in the design of stormwater management systems. Swales provide natural treatment for stormwater borne pollutants through filtration properties of the soil. When feasible, this system is recommended to be used as a stormwater management alternative due to its natural treatment of storm runoff before entering the aquifer and also because of its effect of reducing the amount of rainfall that becomes runoff.

The other stormwater management technique is used in areas of poorly drained soils and high-water tables where a swale system would not be as effective. In these areas, the use of storm sewers and detention or retention areas must be applied. These systems reduce peak discharge and detain stormwater runoff for infiltration over a period of time. They also provide effective removal of pollutants through sedimentation and filtration, protecting the water quality of the aquifer and groundwater and surface water.

iii. Natural Groundwater Aquifer Recharge Area Conclusions & Recommendations

Through this subelement, aquifer recharge protection is coordinated with other areas of infrastructure planning as well as the Comprehensive Plan content overall. Effective aquifer recharge protection is a function of comprehensive stormwater management planning. The City may consider working with outside agencies, other local governments, and concerned stakeholders to secure the resources necessary to take initiatives to protect the quality of the landform's groundwater.

5. Coastal Management

A. Introduction

This chapter provides the relevant data, inventory, and analysis of coastal management area of the City of Oakland Park current Comprehensive Plan Coastal Management Element. This information is to be used in developing the Goals, Objectives, and Policies in the 2040 Comprehensive Plan Coastal Management Element.

The Goal of the Coastal Management Element is “to develop and maintain the coastal area of the City in a manner which protects human life, limits public expenditures in areas subject to destruction by natural disasters and perpetuates existing upland uses which best preserving local shoreline and tidewater resources.”

The City of Oakland Park is located approximately three miles from the Atlantic Ocean, west of U.S. 1. The Coastal Planning Area for the City includes approximately one (1) mile of shoreline on the north side of the North Fork of the Middle River. Broward County’s Comprehensive Plan refers to the “Coastal Storm Area” which includes the Coastal High Hazard Area. The Coastal High Hazard Area is defined by 163.3178(2)(h) (Florida Statutes as “the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.” These areas are particularly vulnerable to the effects of coastal flooding from tropical storm events.

Due to the urbanization of Broward County, activities to control water including the construction of drainage canals, dredging and filling, installation of bulkheads and drainage control structures were performed. These have had an influence on the Middle River and its characteristics. Only the eastern areas of the City that connect to the Middle River experience slight tidal influence. Therefore, the focus of this analysis will only be on that portion of the City, south of Oakland Park Boulevard and east of regional water control structures. As in previous analyses, the area of the City with the western portion of the North Fork of Middle River west of Andrews Avenue was excluded due to lack of tidal flows and absent a designation as an estuary. The Oakland Park Coastal Management Area includes approximately 300 acres as shown in **Figure 9** below.



iii. Areas Subject to Coastal Flooding

Lands within the Coastal Management Area fall into Zone X (.2 percent Annual Chance Flood Hazard) or Zone AH (Special Flood Hazard Area with Base Flood Elevation of between 1 and 3 feet) based on Federal Emergency Management Administration (FEMA) Flood Maps (Flood Map Number 12011CO386H/FIRM 386 and 367 of 751 Broward County, FL). This area is subject to a 100 year storm event. Policies in the Land Development Code should require that all future development and/or redevelopment to have a minimum floor elevation at or above the base flood elevation. This will assist in limiting impacts during or following a 100 year storm event.

It is likely that future development may impact the Middle River due to nonpoint sources of pollution. Policies that continue to reduce further degradation to the Middle River and shoreline should be encouraged and enhanced, as appropriate.

iv. Public Access Routes to Beach and Shore Resources

The J. Dewey Hawkins Landing Boat Ramp is the only water dependent use in the City. This is a public boat launch providing access to the Middle River. This 0.3-acre facility includes a small boat launching ramp, parking lot for approximately ten (10) vehicles, an attendant area, and a picnic area. Opportunities for the public to have access to additional waterfront activities is hampered by the fact that the Coastal Management Area is almost built-out. There are no beaches in the Coastal Management Area.

v. Shoreline Land Use Conflicts

As stated above, access to the waterfront for public use is limited. Most of this land is developed with homes as waterfront lots are desirable. The City can continue to search for financially-feasible ways to gain additional shoreline access for public recreation activities.

C. Economic Base

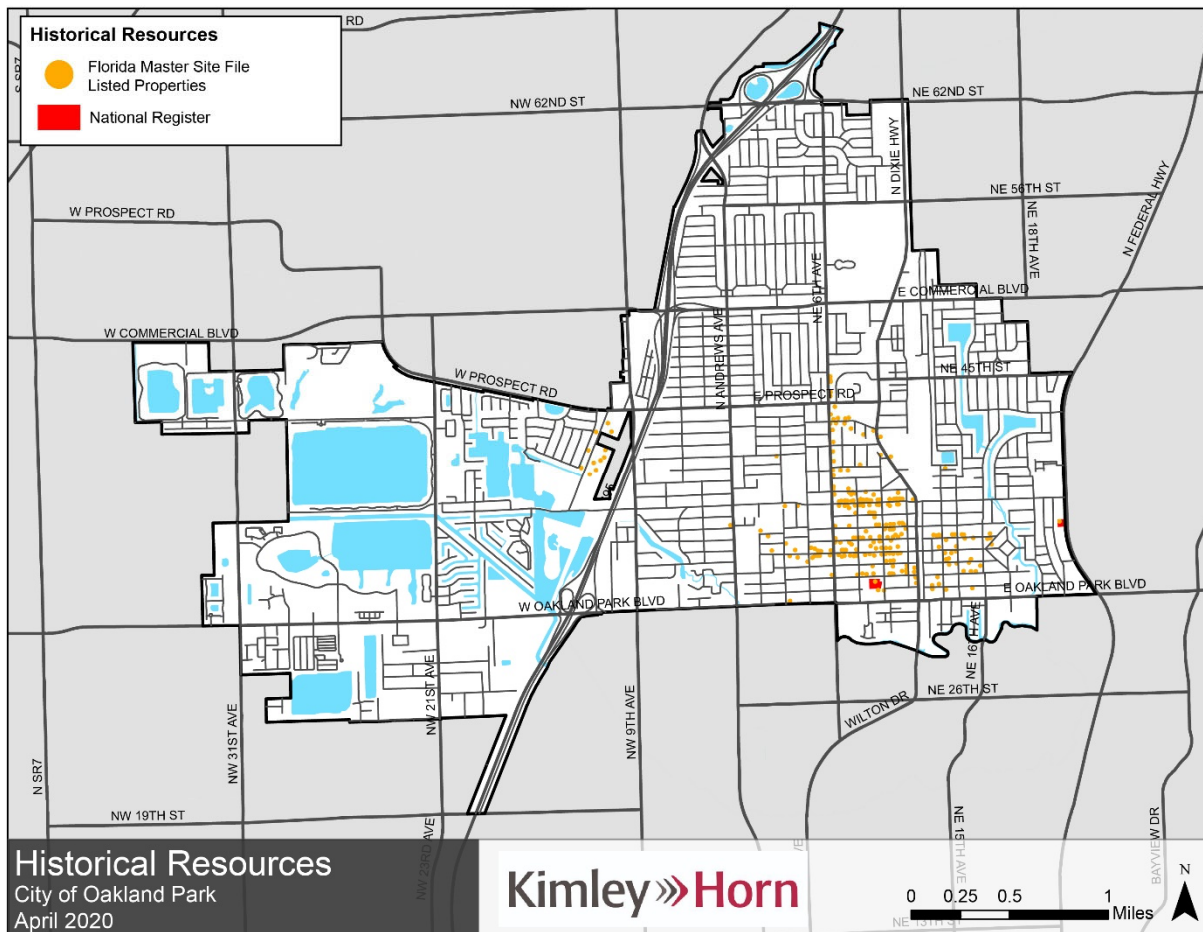
As detailed in Chapter 3. Housing, the age of the City's housing stock may become a concern. Most of it is approaching half a century in age. This may lead to many homes displaying deterioration. Limited opportunities exist for redevelopment within the Coastal Management Area.

The non-residential uses that dominate this area are small commercial businesses, offices, warehouses, and uses commonly found around them such as car repair, and community facilities such as churches and schools. It is not anticipated that much change will occur in the Coastal Management Area in terms of new construction or redevelopment now that the former K-Mart site is undergoing redevelopment as a mixed-use complex.

i. Historic Preservation Areas

There are four sites on the Florida Master Site File within the coastal area of the City of Oakland Park. These are shown on **Figure 11**.

Figure 12 Oakland Park Historical Resources



ii. Beach and Dune Systems

There are no beach or dune systems in the City of Oakland Park.

D. Infrastructure

i. Roadway Facilities

The Coastal Management Area is defined by Oakland Park Boulevard, Dixie Highway, and Northeast 16th Avenue. These are all regionally-significant roadways. These roads serve the transportation needs of residents and visitors throughout Broward County, due to the central location of Oakland Park within the context of the County. Additional data and analysis associated with these roadways may be found in Chapter 2: Transportation.

Sanitary sewer collection and potable water lines are served to the Coastal Management Area.



As flooding is a possibility due to the Middle River which could cause serious damage and potential loss of life, the City should continue to look for mechanisms to better monitor the “Peril of Flood” strategies as outlined in F.S. 163.3178(2)(f).

i. Hurricane Evacuation

In response to Hurricanes Charley, Frances, Iva, Jeanne, Dennis, Katrina, Rita, and Wilma, House Bill 1721 and House Bill 1359 were passed by the Florida Legislature to place a high priority on statewide evacuation planning and coastal high hazard areas. The State of Florida Division of Emergency Management (DEM) received a grant from FEMA through its Hazard Mitigation Grant Program to prepare statewide regional evacuation plans.

DEM contracted with the Regional Planning Councils who carried out the Statewide Regional Evacuation Study Program (SRESP) in conjunction with the emergency management agencies of Florida's counties. Technical studies were performed by the Regional Planning Councils. Oakland Park, part of Broward County, is part of the South Florida Regional Planning Council study for the SRESP. The SRESP for Broward County is <http://sfregionalcouncil.org/wp-content/uploads/2019/08/Vol4-11.pdf>.

Critical transportation facilities for evacuation in Broward County include U.S. 1, I-95, I-75, I-595, and the Turnpike. Broward County has 33 Emergency Shelters. These shelters are accommodated for persons with special needs (not requiring hospitalization). There are limited shelters that are pet-friendly.

The local evacuation plan published by Broward County Emergency Management consists of Evacuation Plan A and Evacuation Plan B. Evacuation Plan A is for residents east of the Intracoastal Waterway; Evacuation Plan B is for County residents east of U.S. 1. Evacuation Plan A is associated with Category 1 and 2 hurricanes; while Evacuation Plan B is associated with Category 3 or higher hurricanes.



Map 12 Broward County Emergency Evacuation Map

ii. Post Disaster Redevelopment

The City's Coastal Management Area is not considered to be a high hazard area as defined by 163.3178(2)(h), Florida Statutes. Broward County's Coastal Storm or Coastal High Hazard Area is located approximately a mile and a half from the coastal area of Oakland Park. While some localized flooding and wind related storm damage may occur in the City's Coastal Management Area from a weather event, there likely would be no more impacts than what may occur in the remainder of the City.

While repealed by Florida Statutes in 2011 through the repeal of 9J-5, FAC, the City prepared a PDRP in 2012 and adopted it in 2015. The plan provides extensive evaluation of the current conditions in the City and results in an extensive Actions Matrix that outlines both pre- and post-disaster actions that should be pursued by stakeholders.

The existing land use pattern and character is likely to be replicated in the Coastal Management Area following a disaster event. All redevelopment activities will be required to comply with current Land Development Regulations of the City of Oakland Park.

PDRP PURPOSE:

"The purpose of the Post-Disaster Redevelopment Plan (PDRP) is to provide Oakland Park with an overarching strategic, interdisciplinary plan for guiding decision making during the disaster recovery and redevelopment period. The Plan provides actions that can be implemented prior to a disaster to expedite and fortify the redevelopment process. The PDRP integrates existing plans and establishes formal working relationships among community stakeholders. This PDRP establishes a strategy for Oakland Park to leverage coordination among departments, businesses, non-governmental organizations and other partners to redevelop after a catastrophic disaster in a proactive and effective manner."

– *City of Oakland Park Post Disaster Redevelopment Plan, 2015*

F. Coastal Management Recommendations

The following recommendations for inclusion or enhancement in the Comprehensive Plan are provided.

- Prohibit changes in future land use or zoning that would lead to an increase in density and/or intensity in the Coastal Management Area.
- Provide public outreach regarding disaster preparedness, evacuation, and post-disaster recovery.
- Enhance policies related to infrastructure improvements to ensure the delivery of services to the Coastal Management Area.
- Continue to implement the actions outlined in the Post Disaster Redevelopment Plan Actions Matrix.

6. Conservation

This chapter provides the relevant data, inventory, and analysis of conservation area conditions of the City of Oakland Park current Comprehensive Plan Conservation Element. This information is to be used in developing the Goals, Objectives, and Policies in the 2040 Comprehensive Plan Conservation Element.

*The Goal of the Conservation Element is as follows:
“The development and maintenance of a high quality natural environment based on the preservation, improvement and wise use of local existing open space sites, natural resources areas/habitats and wetlands and conservation areas.”*

Section 163.3177(6)(d), Florida Statutes requires that local governments include a Conservation Element in their Comprehensive Plans. The Element should provide for conservation land use and the protection of natural resources. As outlined in Chapter 5: Coastal Management Element, much of the City has been developed leaving few natural areas. According to the City’s Department of Community and Economic Development, there are only 0.5% of the City’s lands in conservation.

A. Inventory

The following natural resources are found within the City of Oakland Park.

Table 20 – Oakland Park Hydrology

Hydrology
Surface Waters
North Fork of the Middle River
SFWMD C-13 canal and smaller drainage canals connected to it
Neighborhood retention areas
Inactive rock pits
Floodplains
Building floor elevations set to seven feet to conform to FEMA flood insurance requirements (see Flood Hazard Map, Map 14 below)
Groundwater

Hydrology
Surface Waters
Broward County and the City of Fort Lauderdale supply potable water to Oakland Park through municipal wells drawing water from the Biscayne Aquifer (an unconfined unit)
Wetlands
Wetlands are minimal within the City

Table 21 – Oakland Park Geology

Geology
Soil Erosion
Canal Banks: Banks can erode as a result of boat traffic and water runoff from adjacent roadways. This leads to sediment being deposited into the canals.
Construction Areas: Construction site soils are subject to wind erosion once vegetation is cleared.
Sandy Soils: Areas with sandy soils may be subject to erosion due to water runoff.
Commercially-Valuable Minerals
There are no known commercially-valuable minerals within the City of Oakland Park.
Hazardous Waste Sites
Residents of Oakland Park have access to a free drop-off site for Household Hazardous Waste at the Broward County site at 2780 Powerline Road.

Table 22 – Oakland Park Endangered and Threatened Species, 2020

Endangered and Threatened Species, 2020		
Species Name	Federal Listing Statues	State Listing Status
Florida Burrowing Owl	Not Listed	Species of Special Concern
Large-Flowered Rosemary	Not Listed	Threatened
Spottail Goby	Not Listed	Not Listed
Eastern Indigo Snake	Listed Threatened	Threatened
Narrow-Leaved Carolina Scalystem	Not Listed	Not Listed
Florida Bonneted Bat	Listed Endangered	Endangered
Florida Pinewood Privet	Not Listed	Not Listed
Coastal Vervain	Not Listed	Endangered
Gopher Tortoise	Critical (Possibly Extinct)	Species of Special Concern
Johnson's Seagrass	Listed Threatened	Endangered

Endangered and Threatened Species, 2020		
Species Name	Federal Listing Statues	State Listing Status
Pineland Jacquemontia	Not Listed	Threatened
Nodding Pinweed	Not Listed	Threatened
Gopher Frog	Not Listed	Species of Special Concern
Cutthroat Grass	Not Listed	Endangered
Florida Five-Petaled Leaf-Flower	Not Listed	Not Listed
Elongate November Beetle	Not Listed	Not Listed
Florida Royal Palm	Not Listed	Endangered
Florida Scrub Lizard	Not Listed	Not Listed
Florida Prairie Warbler	Not Listed	Not Listed
West Indies Mahogany	Not Listed	Threatened
West Indian Manatee	Listed Endangered	Endangered
Florida Filmy Fern	Endangered	Endangered

Source: Florida Natural Areas Inventory, Biodiversity Matrix Query Results, 2020

Table 23 – Threatened and Endangered Species in Broward County, April 2020

Plants and Lichens	EXPLANATION				
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Acrostichum aureum	golden leather fern	G5	S3		T
Aeschynomene pratensis var. pratensis	meadow jointvetch	G4T1	S1		E
Asplenium dentatum	American toothed spleenwort	G5	S1S2		E
Asplenium serratum	American bird's nest fern	G4	S1		E
Catopsis floribunda	many-flowered catopsis	G3G5	S1		E
Chamaesyce cumulicola	sand-dune spurge	G2	S2		E
Chamaesyce garberi	Garber's spurge	G1	S1	T	E
Conradina grandiflora	large-flowered rosemary	G3	S3		T
Ctenitis sloanei	Florida tree fern	G5	S2		E
Cucurbita okeechobeensis	Okeechobee gourd	G1	S1	E	E
Digitaria gracillima	longleaf fingergrass	G1	S1		N
Eltroplectris calcarata	spurred neottia	G4?	S1		E
Elytraria caroliniensis var. angustifolia	narrow-leaved Carolina scalystem	G4T2	S2		N

Plants and Lichens		EXPLANATION				
Epidendrum nocturnum	night-scented orchid	G4G5	S2			E
Glandularia maritima	coastal vervain	G3	S3			E
Heliotropium gnaphalodes	sea rosemary	G4	S3			E
Jacquemontia reclinata	beach jacquemontia	G1	S1	E		E
Lantana depressa var. floridana	Atlantic Coast Florida lantana	G2T1	S1			E
Lechea cernua	nodding pinweed	G3	S3			T
Nemastylis floridana	celestial lily	G2	S2			E
Okenia hypogaea	burrowing four-o'clock	G3?	S2			E
Ophioglossum palmatum	hand fern	G4	S2			E
Passiflora pallens	pineland passion-flower	G3G4	S2			E
Pleopeltis astrolepis	star-scale fern	G5	S1			E
Polygala smallii	tiny polygala	G1	S1	E		E
Pteris bahamensis	Bahama brake	G4	S3			T
Roystonea regia	Florida royal palm	G2G3	S2			E
Swietenia mahagoni	West Indies mahogany	G3G4	S3			T
Tephrosia angustissima var. curtissii	coastal hoary-pea	G1T1	S1			E
Thelypteris reptans	creeping maiden fern	G5	S2			E
Tillandsia flexuosa	banded wild-pine	G5	S3			T
Trichostigma octandrum	hoop vine	G4G5	S1			E
Warea carteri	Carter's warea	G3	S3	E		E
Zanthoxylum coriaceum	Biscayne prickly ash	G4?	S1			E

Corals and Allies		EXPLANATION				
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	
Mussa angulosa	Large Flower Coral	G3G4	S2S3			N

Clams and Mussels		EXPLANATION				
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	
Villosa amygdala	Florida Rainbow	G3	S3			N

Snails and Allies		EXPLANATION			
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
<i>Cochlodinella poeyana</i>	Truncate Urocoptid	G1G2	S1S2		N
<i>Sterkia eyriesii</i>	Caribbean Birddrop	G3G5	S1S2		N

Crabs, Crayfishes, and Shrimps		EXPLANATION			
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
<i>Goniopsis cruentata</i>	Mangrove Crab	G5	S3S4		N

Beetles		EXPLANATION			
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
<i>Cicindela scabrosa</i>	Scrub Tiger Beetle	G3	S3		N
<i>Desmopachria cenchramis</i>	Fig Seed Diving Beetle	G2?	S1S2		N
<i>Ischyrys dunedinensis</i>	Three Spotted Pleasing Fungus Beetle	G2G3	S2S3		N
<i>Micronaspis floridana</i>	Florida Intertidal Firefly	G1G3	S1S3		N
<i>Phyllophaga elongata</i>	Elongate November Beetle	G3	S3		N

Butterflies and Moths		EXPLANATION			
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
<i>Aphrissa neleis</i>	Pink-spot Sulphur	GU	S2		N
<i>Aphrissa statira</i>	Statira	G5	S2S3		N
<i>Appias drusilla</i>	Florida White	G4G5	S1		N
<i>Chlorostymon maesites</i>	Amethyst Hairstreak	G4	S1		N
<i>Eumaeus atala</i>	Atala	G4	S2		N
<i>Kricogonia lyside</i>	Lyside Sulphur	G5	S1		N
<i>Neonympha helicta dadeensis</i>	Helicta Satyr	G3G4T1T3Q	S1S3		N
<i>Papilio andraemon bonhotei</i>	Bahamian Swallowtail	G4G5T3	S1		N
<i>Siproeta stelenes</i>	Malachite	G5	S2		N
<i>Strymon acis bartrami</i>	Bartram's Scrub-Hairstreak	G4?T1	S1	E	FE
<i>Strymon martialis</i>	Martial Scrub-Hairstreak	G3G5	S2S3		N

Fishes		EXPLANATION			
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
<i>Rivulus marmoratus</i>	Mangrove Rivulus	G4G5	S3	SC	N

Amphibians	EXPLANATION				
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
<i>Lithobates capito</i>	Gopher Frog	G3	S3		N

Reptiles	EXPLANATION				
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
<i>Alligator mississippiensis</i>	American Alligator	G5	S4	SAT	FT(S/A)
<i>Caretta</i>	Loggerhead Sea Turtle	G3	S3	T	FT
<i>Chelonia mydas</i>	Green Sea Turtle	G3	S2S3	T	FT
<i>Dermochelys coriacea</i>	Leatherback Sea Turtle	G2	S2	E	FE
<i>Eretmochelys imbricata</i>	Hawksbill Sea Turtle	G3	S1	E	FE
<i>Gopherus polyphemus</i>	Gopher Tortoise	G3	S3	C	ST
<i>Lampropeltis floridana</i>	Florida Kingsnake	G2G3	SNR		N
<i>Lampropeltis getula</i>	Common Kingsnake	G5	S2S3		N
<i>Sceloporus woodi</i>	Florida Scrub Lizard	G2G3	S2S3		N

Birds	EXPLANATION				
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
<i>Aramus guarauna</i>	Limpkin	G5	S3		N
<i>Athene cunicularia floridana</i>	Florida Burrowing Owl	G4T3	S3		ST
<i>Caracara cheriway</i>	Crested Caracara	G5	S2	T	FT
<i>Egretta caerulea</i>	Little Blue Heron	G5	S4		ST
<i>Egretta thula</i>	Snowy Egret	G5	S3		N
<i>Egretta tricolor</i>	Tricolored Heron	G5	S4		ST
<i>Elanus leucurus</i>	White-tailed Kite	G5	S1		N
<i>Eudocimus albus</i>	White Ibis	G5	S4		N
<i>Haliaeetus leucocephalus</i>	Bald Eagle	G5	S3		N
<i>Mycteria americana</i>	Wood Stork	G4	S2	T	FT
<i>Nycticorax</i>	Black-crowned Night-heron	G5	S3		N
<i>Platalea ajaja</i>	Roseate Spoonbill	G5	S2		ST
<i>Plegadis falcinellus</i>	Glossy Ibis	G5	S3		N
<i>Rostrhamus sociabilis</i>	Snail Kite	G4G5	S2	E	FE
<i>Sternula antillarum</i>	Least Tern	G4	S3	N	ST
<i>Vireo altiloquus</i>	Black-whiskered Vireo	G5	S3		N

Mammals		EXPLANATION			
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
<i>Puma concolor coryi</i>	Florida Panther	G5T1	S1	E	FE
<i>Trichechus manatus</i>	West Indian Manatee	G2	S2	T	FT
<i>Ursus americanus floridanus</i>	Florida Black Bear	G5T4	S4		N

Other Elements		EXPLANATION			
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Bird Rookery		G5	SNR		N
Manatee Aggregation Site		GNR	SNR		N

Source: Florida Natural Areas Inventory for Broward County, April 2020

i. Air Quality

The National Clean Air Act requires the United States Environmental Protection Agency (EPA) to set National Ambient Air Quality Standards for pollutants considered harmful to public health and the environment. The Florida Department of Environmental Protection (DEP) monitors air quality in Florida. Oakland Park has an Air Quality Index of Moderate (58). When listed as “Moderate,” people who are usually sensitive to ozone, should minimize their activity level and/or the amount of active time spent outdoors.

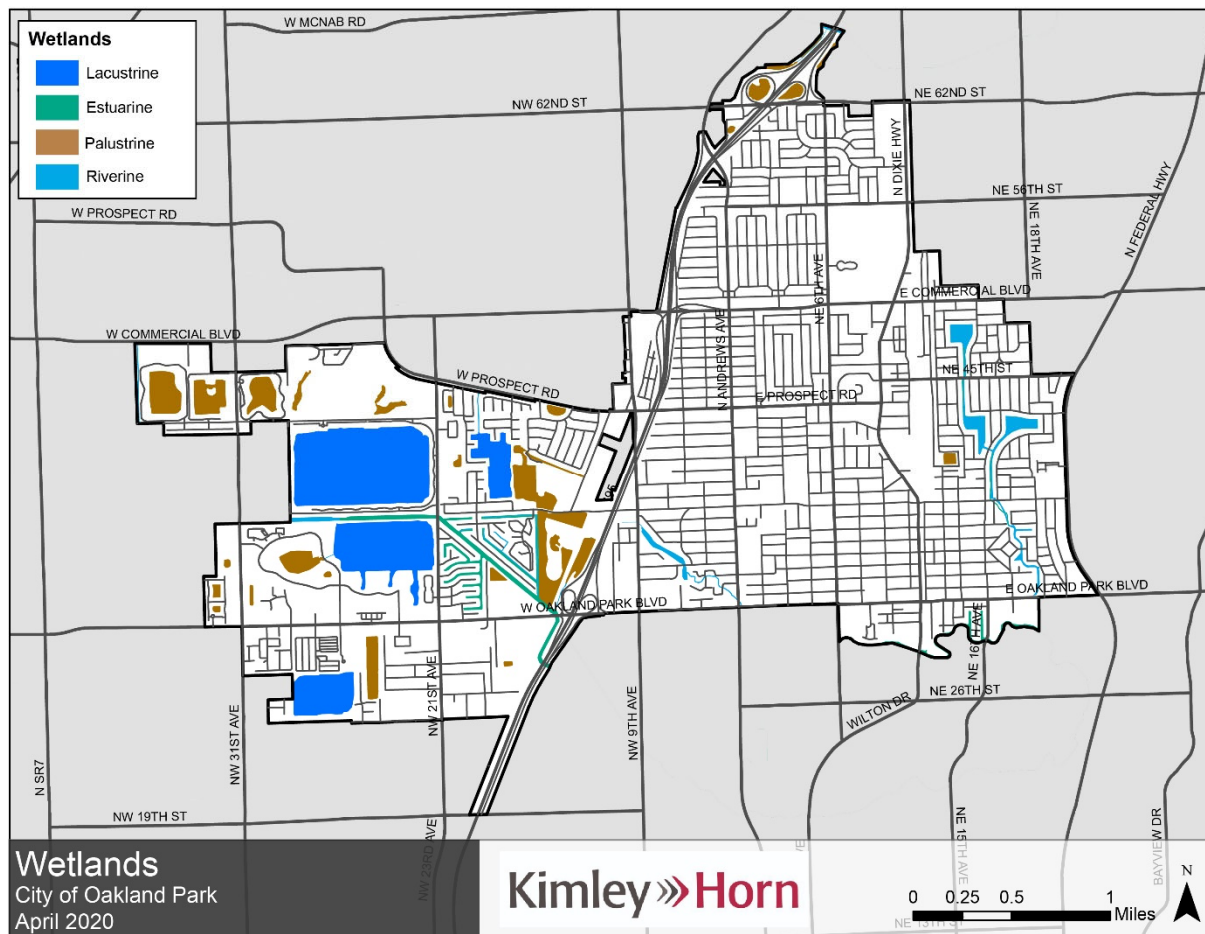
The Broward County Department of Environmental Protection and Growth Management maintains data related to air quality, as well. The Mission of the Department is as follows:

“To safeguard human health and the natural environment, and enhance the quality of life in Broward County by maintaining, protecting and improving overall air quality.”

Air quality in Oakland Park is influenced by its flat topography and coastal breezes which cause the quality to generally be good. Heavy industry is not a factor, therefore there are no known major point sources of pollution. Transportation networks running through and adjacent to the City do contribute to air quality issues because of vehicle-related emissions.

1. Emergency Conservation of Water Sources

The City of Oakland Park adopted the Oakland Park Water Facility Supply Plan in 2015. Additionally, the South Florida Water Management District Lower East Coast Water Supply Plan was recently updated in 2018.

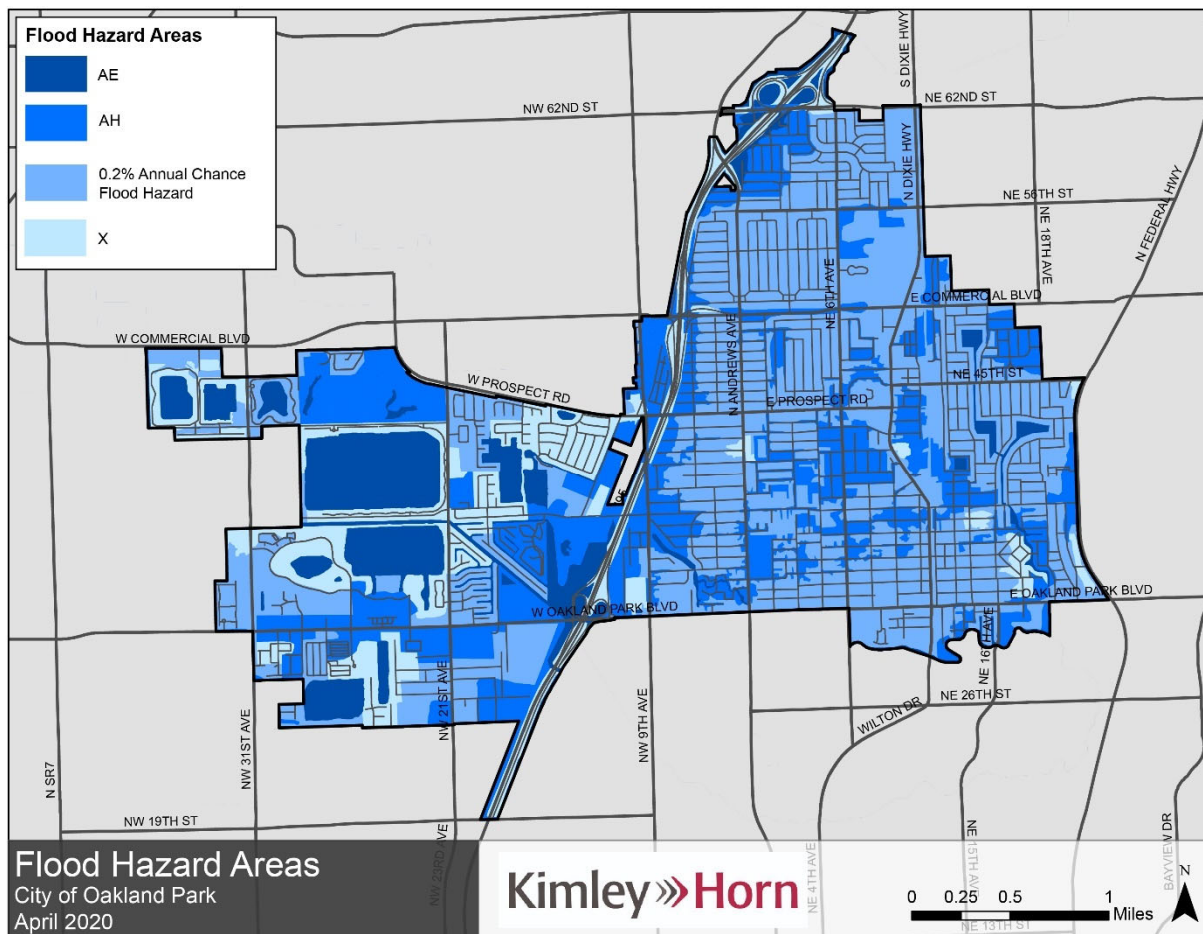


Map 13 Oakland Park Wetlands

ii. Floodplains

The City's relatively flat topography and close proximity to the water table requires that building floor elevations be set at seven feet to conform with FEMA flood insurance requirements.

The City's system of canals and drainage control structures used to manage the amount and rate of flow out to the tidal discharge water bodies. The flooding that occurs in the City is usually a result of the lack of drainage systems in the City center.



Map 14 Oakland Park Flood Hazard Area

iii. Commercially Valuable Minerals

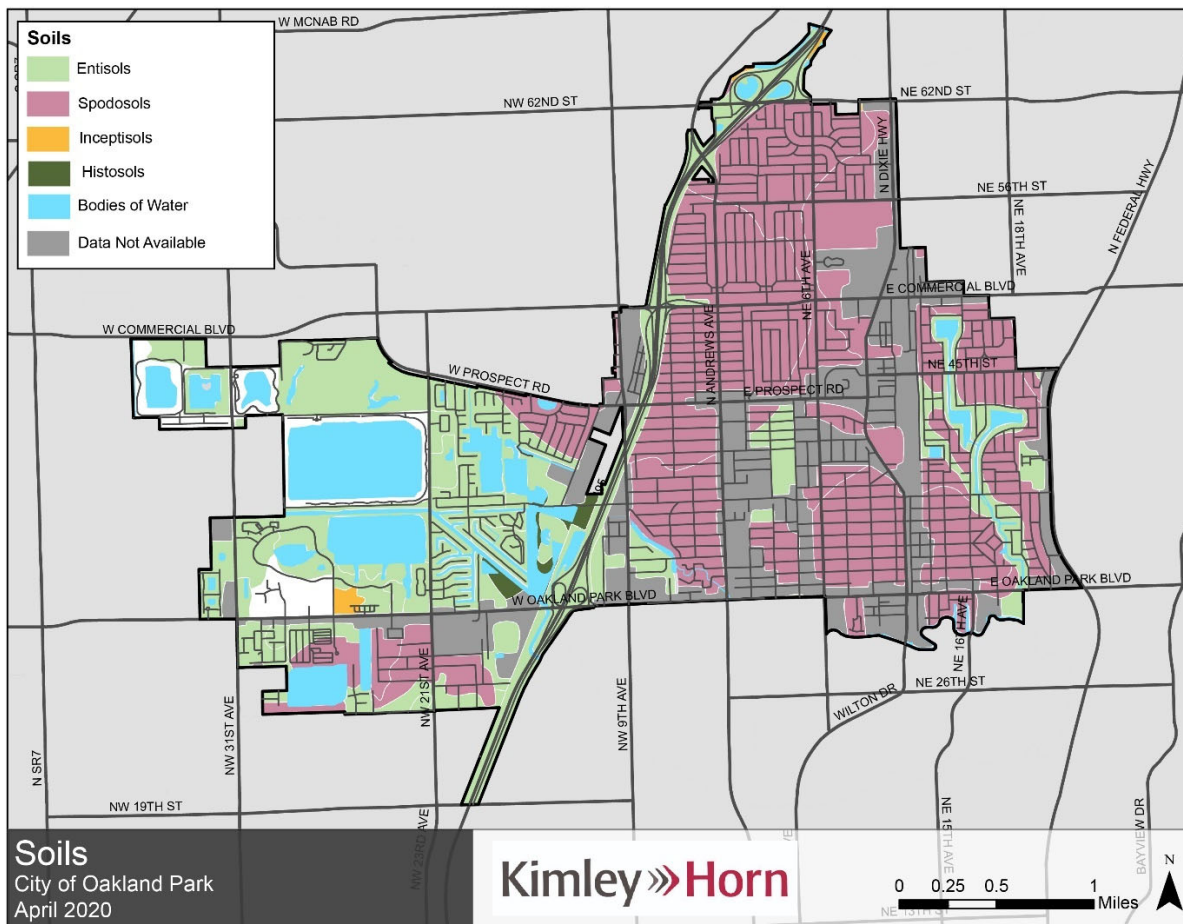
There are no known commercially valuable minerals in Oakland Park.

iv. Soil Erosion

Soil erosion occurs predominantly due to stormwater runoff and wind erosion of the soils at construction sites in Oakland Park. These lead to sediment being deposited into the canals.

Spodosols make up the majority of Oakland Park. These soils are ashy grapy, acidic soils with a strongly leached surface layer. Their suitability for cultivation is limited to acid-tolerant crops and orchards, provided that sufficient lime and fertilizer are applied.⁵ The western third of the City is made up of entisols – showing no characteristic horizon and consisting of minerals.

⁵ <https://www.sciencedirect.com/topics/earth-and-planetary-sciences/spodosol>



Map 15 Oakland Park Soils

B. Conservation Recommendations

The Conservation Element Goals, Objectives, and Policies should take into consideration the following recommendations:

i. Air Quality

The Goals, Objectives, and Policies should include language that supports the reduction of vehicular greenhouse gas emissions that contribute to lessening the air quality.

ii. Water

The City should continue to support Goals, Objectives, and Policies that seek to maintain and improve water quality. A good supply of quality water is critical to serving our residents and businesses. The Goals, Objectives, and Policies should include policies that encourage the continued partnerships regarding water quality, monitoring, and improvements.

Likewise, the City should continue programs that work to improve stormwater management throughout the City.

iii. Commercially-Viable Minerals and Soils

While there are not any active mines in the City, the shorelines continue to be impacted by erosion. The City should include in the Goals, Objectives, and Policies strong principals regarding shoreline protection to protect mineral and soil resources.

iv. Habitat and Species

As habitat and species are limited due to the City being largely built-out, recommendations for Goals, Objectives, and Policies related to habitat and species protection include continuing to protect and enforce the management and elimination of non-native vegetation and species, particularly adjacent to shorelines.

v. Emergency Conservation of Water Resources

To be consistent with The City of Oakland Park Water Supply Facilities Work Plan, the City will work with Broward County to continue to seek opportunities for emergency water main interconnections within the franchise area.

7. Recreation and Open Space

A. Introduction

This chapter provides the relevant data, inventory, and analysis of recreation and open space conditions of the City of Oakland Park current Comprehensive Plan Recreation and Open Space Element. This information is used in developing the Goals, Objectives, and Policies in the 2040 Comprehensive Plan Recreation and Open Space Element.

The Goal of the Future Land Use Element is to “provide a desirable and affordable level of public recreation and open space and encourage the provision of private recreation and open space.”

B. Inventory and Analysis

The following inventory of parks, open spaces, and recreation facilities is consistent with the requirements of Florida Statutes 163.3177. The City of Oakland Park’s Parks Division’s Statement of Purpose is *“The Parks Division provides safe, clean, and aesthetically pleasing parks utilizing the resources available in the most cost-effective and efficient manner. The division maintains the parks, facilities, medians, and rights-of-way to ensure all department property and inventory remain safe and attractive.”* The Parks Division also researches and implements alternative cost cutting maintenance practices.

The City has an estimated population of 45,576 permanent residents as of April 1, 2019, according to the University of Florida Bureau of Economic and Business Research (BEBR). The City is projected to have a population of 59,985 in 2040. According to the City of Oakland Park January 2017 Recreation and Parks Master Plan, the City currently has available ±212 acres of park area (±94 acres in dry land and ±118 acres in lakes). Broward County’s – BrowardNext 2017 Land Use Plan requires local governments located within Broward County to provide for a minimum of three (3) acres of Community level parks for every 1,000 existing and projected permanent residents within their jurisdiction. The maximum population possible with current park area is 70,667 persons.

C. Parks and Recreation Land Inventory

i. Inventory of Recreation and Open Space by Functional Classification

The City's functional classification of recreation and open space facilities is an important part of the assessment of the system.

- **Neighborhood Parks** are generally described as City parks that serves a neighborhood and includes amenities such as play fields, hard courts, tot lots, picnic areas, and open turf or natural areas.
- **Community Parks** are generally described as City parks serving the community that may include more specialized or unique facilities that are not typically provided in a Neighborhood Park to serve the diverse needs of the community such as: lighted sports fields, community gardens, swimming pools, dog parks, skate parks, and community centers.
- **County Parks** are generally described as areas designated for people to visit and enjoy recreation in a countryside environment.
- **Boat Facilities** are generally described as docks or a basin providing secure moorings for pleasure boats and often offering supply, repair, and other facilities
- **Linear Parks** are generally described as parks in an urban or suburban setting that is substantially longer than it is wide. Some are rail trails ("rails to trails"), that are unused railroad beds converted to recreational use, while others use strips of public land next to canals, streams, extended defensive walls, electrical lines, highways, and shorelines.

Table 24 – City Owned Park Facilities

City Owned Park Facilities		
Neighborhood Parks	Acres:	Amenities/Services Available
Harry L. Wimberly Athletic Complex & Collins Community Center	9.00	Lighted multi-purpose athletic complex (softball, baseball, soccer, flag football), lighted basketball court, inline hockey rink, tot play area, small pavilion
Greenleaf Park (and Spiher Recreation Center)	2.00	Basketball court, gazebo, open space, parking, pickleball courts, picnic shelters, playground with shade cover, tennis court
Dr. Carter G. Woodson Park	0.85	Horseshoe pit, lighted basketball court, pathway, picnic shelters, picnic tables, playground with shade cover, restrooms
OPAC East/Stevens Field (and Pavilion)	3.00	Baseball/softball diamond, benches, football field, open space, parking, picnic shelters, picnic tables, restrooms, soccer field, basketball court, electricity, gazebo, meeting rooms, pickleball courts, playground with shade cover, prep kitchen, tennis court
Cherry Creek Park (leased)	2.91	One mile of daytime jogging track with exercise stations
Richard E. Giusti Heart Parcours (leased)	5.00	One mile of lighted jogging track and exercise stations, open space, parking

City Owned Park Facilities		
Lloyd Estates Park	0.42	Daytime tot play area
Mini-Park	0.12	Neighborhood open space
Downtown Art Park	0.32	ADA accessible, art events, open space, parking, seating wall, sidewalks
North Andrews Volunteer Garden Park	6.23	Benches, open space, walking track
North Andrews Garden Neighborhood Park	1.03	Benches, open space, pathway, picnic tables, playground
North Andrews Garden Community Center	1.03	Multi-purpose meeting rooms, prep kitchen, basketball court, playground
Shad Park	0.14	Open space
Northeast High School (Reciprocal Use Agreement)	5.00	
James S. Rickards Middle School (Reciprocal Use Agreement)	3.50	
North Andrews Gardens Elementary School (Reciprocal Use Agreement)	2.00	
Oakland Park Elementary School (Reciprocal Use Agreement)	1.50	
Lloyd Estates Elementary School (Reciprocal Use Agreement)	1.00	Benches, picnic tables, playground with shade cover
Subtotal of Neighborhood Parks	45.05	
Total Neighborhood Parks (per 1,000 residents)	.99	
Community Parks	Acres:	
Royal Palm Park	52.00*	ADA accessible, basketball court, benches, bocce ball courts, electricity, exercise path, fishing, grill, jogging, lighted basketball court, lighted tennis courts, open space, parking, pavilion, picnic tables, playground, racquetball courts, restrooms, sidewalks, volleyball, walking track, water, workout stations
Royal Palm Natural Area (leased)	5.00	
39 th Street Greenway	5.00	ADA accessible, asphalt path, benches, bike trail, drinking fountain, jogging, open space, parking, walking track

City Owned Park Facilities		
OPAC West/Dillon Tennis Center	3.00	Gazebo lighted tennis courts, parking, restrooms, showers, tennis court, tennis lessons
Collins Community Center	2.00	ADA accessible, baseball/softball diamond, chairs, inline, hockey court, parking, pavilion, playground, restrooms, soccer field, stage, tables
J. Dewey Hawkins Landing (Boat Ramp)	0.22	Boat ramp, boat trailer parking, canoe/kayak launch, docks, picnic areas
Veteran's Park	82.20**	ADA accessible, benches, fishing, military tank display, observation deck, open space, parking, pathway, playground, walking track, water
Oakland Bark Park	2.25	Agility course, dog wash area, fire hydrant, large dog area, parking, restrooms, shelters, small dog area
Lakeside Sand Pine Preserve	5.00	ADA accessible, educational signage, observation deck, open space, parking, pavilion, restrooms, trails, walking track
Jaco Pastorius Park and Community Center	7.22	ADA accessible, benches, community center for rent, jogging, restrooms, walking track
John Stunson Nature Trail	5.0	Benches, educational signage, pathway, trails
Qualifying Additional County Park Land from John Easterlin Park***	4.70	
Subtotal of Community Parks	177.36	
Total Community Parks (per 1,000 residents)	3.89	
Total All Parks (per 1,000 residents)****	4.88	
* includes 42 acres of water ** includes 76 acres of water *** county park lands may be used to fulfill up to 10% of Comprehensive Plan park acreage requirements **** based on a 2019 estimated population of 45,576		
<i>Source: January 2017 Oakland Park Recreation and Parks Master Plan Update</i>		

D. Future Park Supply

The City of Oakland Park is essentially built-out and leaves little opportunity for new parks. The anticipated growth of the City to a population of 59,985 in 2040 makes the acquisition of lands for park space a challenge as well. It becomes the City's strategy to ensure that the existing recreation

and open space in the City is retained. Policies to enforce that should be clear in the Comprehensive Plan. That said, the City could look for creative ways to try to enhance the parks system such as public private partnerships, land donations, and the collocation of park uses with other compatible uses.

E. Recreation and Open Space Maintenance

In 2017, the City finalized a Recreation and Parks Master Plan for the City. That plan details the improvements envisioned for the City's parks and recreation spaces.

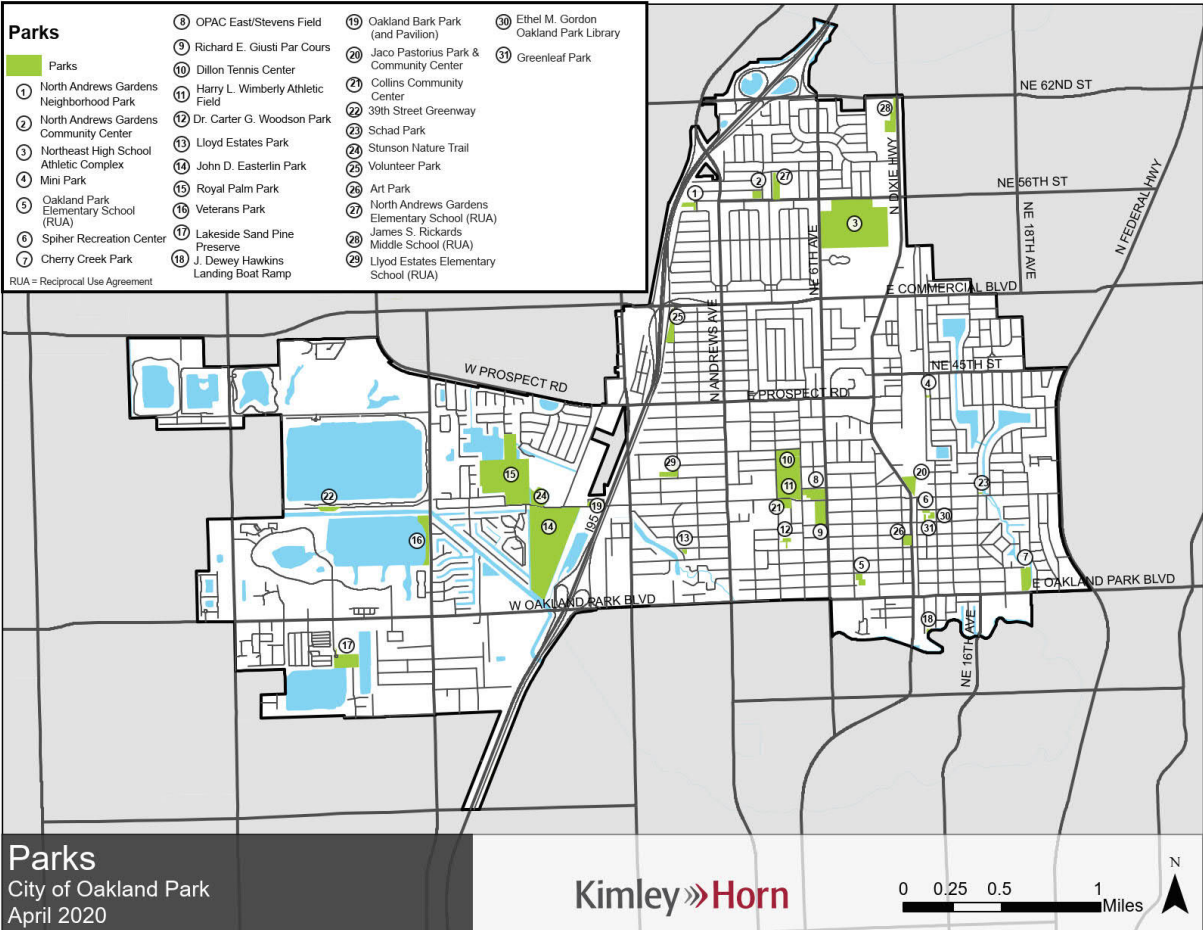
F. Level of Services (LOS)

The City of Oakland Park currently has Level of Service (LOS) requirements for recreation and open space. Neighborhood Parks and Miniparks requires 2 acres per 1,000 residents, and Community

Type of Recreation/Open Space	Level of Service in acres (per 1,000 residents)	Projected Population	Amount of Future Recreation/Open Space Required
Neighborhood Parks & Miniparks	2	59,985	199.97 acres
Community Parks, Open Space/Recreation-Area Needs	1	59,985	60 acres
Total Future Acreage Required			259.97 acres
Total Existing Acres			207.73 acres*
Amount of Future Recreation and Open Space Needed by 2040			52.24 acres*
*There are 23.92 acres of land projected for the Oak Tree PUD as development occurs not accounted for in this total.			

Parks, Open Space/Recreation-Area needs is 1 acre per 1,000 residents. With a BEBR estimated population of 45,576 in 2019, there is a current need for 136.73 acres of parks and open space. The current recreation and open space meets that need.

Table 25 – Recreation and Open Space Needs 2040



Map 16 Oakland Park Parks

G. Recreation and Open Space Network Access

The recreation and open space network within the City should provide access to all City residents.

i. Schools with a Reciprocal Use Agreement

The City of Oakland Park currently has currently five (5) Reciprocal Use Agreements with schools throughout the City. According to the City's January 2017 Oakland Park Recreation and Parks Master Plan Update the City is seeking to expand their agreements by pursuing Joint Use Agreement with the Broward County School Board for use of facilities at Boyd H. Anderson High School and Lauderdale Lakes Middle School. By pursuing these agreements, it will provide for the needed sports field and courts on the west side of I-95.

H. Recreation and Open Space Conclusions & Recommendations

The following recommendations for maintaining and enhancing the City's Recreation and Open Space should be included in the Comprehensive Plan:

- Policies to seek to retain existing recreation and open space should be clear in the Comprehensive Plan.
- Policies that encourage creative ways to try to enhance the parks system such as public private partnerships, land donations, and the collocation of park uses with other compatible uses.
- Policies that continue to improve the equitable access to recreation and open space facilities to all residents in the City regardless of age, ability, income, ethnicity/cultural differences, etc.
- The City should consider Goals, Objectives, and Policies that would facilitate the acquisition of undeveloped, vacant, and/or underused properties being made into neighborhood parks
- The City should add policies that guide in the acquisition of undeveloped vacant lots and parcels as well as underdeveloped properties

8. Intergovernmental Coordination

This chapter provides the relevant data, inventory, and analysis of intergovernmental coordination activities of the City of Oakland Park current Comprehensive Plan Intergovernmental Coordination Element. This information is to be used in developing the Goals, Objectives, and Policies in the 2040 Comprehensive Plan Intergovernmental Coordination Element.

The Goal of the Intergovernmental Coordination Element is “to maintain a cooperative and effective local environment of communication and participation with other governments and government agencies in the overall best interest of City residents and businesses.”

The City of Oakland Park is centrally-located in the eastern portion of Broward County. The City of Fort Lauderdale is immediately adjacent to the northern, eastern, and southern boundaries of the City of Oakland Park. Wilton Manor is located at the southern boundary and shares the North Fork of the Middle River with Oakland Park. Finally, the cities of Tamarac and Lauderdale lakes are located to the west of the municipal city limits. Section 163.3177, F.S. requires that adjacent governments coordinate with each other. There are formal interlocal agreements that exist between Broward County, and the cities adjacent to the City of Oakland Park boundaries that address shared interests. These range from the provision of water and wastewater (through Broward County and the City of Fort Lauderdale), to Transportation, Planning activities, solid waste, and parks and recreation.

The City of Oakland Park also has established programs and activities with other agencies including the Broward County School Board, other units of government without land use authority, the South Florida Water Management District, the South Florida Regional Planning Council, and the Broward County Municipal Planning Organization (MPO).

A. Inventory and Analysis

i. Existing Conditions

The City of Oakland Park has established on-going formal and informal relationships with many local, regional, and state agencies that assist in managing the overall planning efforts of the City. These relationships include coordination related to land use, transportation, public schools, water resource management, and the provision of utilities.

B. Interlocal Agreements with Adjacent Governments

The following table provides an inventory of the governmental entities that are adjacent to the City of Oakland Park and their relationship with the City.

Table 26 – INVENTORY OF INTERLOCAL AGREEMENTS

Entity	Purpose	Relationship/Agreement/Activities
Broward County; The School Board of Broward County, Florida; and City of Oakland Park	City to financially mitigate against increases in student population related to Broward County Land Use Plan Amendment PC 04-1	Education Mitigation Agreement
Broward County; and City of Oakland Park	Related to transportation system and infrastructure improvements	Transportation System and Infrastructure Surtaxes Local Agreement

C. Intergovernmental Coordination Conclusions & Recommendations

The City of Oakland Park relies on positive intergovernmental relationships for the coordination and provision of many services for its citizens and stakeholders. To maintain these relationships, the City should continue to:

- Cultivate stronger relationships with the adjacent communities, governmental entities, and agencies, seeking efficiencies and to support funding mechanisms to offset the costs of upgrades and improvements to better serve the citizens of Oakland Park.
- Develop sound comprehensive planning policies through coordination with adjacent municipalities.
- Continue to seek ways to engage the public, especially disadvantaged populations, in the planning process.

9. Capital Improvements

This chapter provides the relevant data, inventory, and analysis of capital improvement conditions of the City of Oakland Park current Comprehensive Plan Capital Improvement Element. This information is to be used in developing the Goals, Objectives and Policies in the 2040 Comprehensive Plan Sanitary Sewer, Solid Waste Drainage, Potable Water, and Natural Groundwater Element pursuant to Section 163.3180(1)(a), Florida Statutes.

The Goal of the Capital Improvements Element is “to ensure the orderly and efficient provision of all public services and facilities necessary to serve existing and future local population needs.”

Public investment in essential services and infrastructure often takes the form of capital improvements. Capital improvements are physical assets. Generally, capital improvements may be characterized as large-scale, high cost expenditures that require multi-year financing. Many capital improvements are also long-term investments to the extent they represent non-reoccurring costs and are durable in nature. It is useful to separate an understanding of capital improvements from other types of costs. For instance, operating costs - such as maintenance, wages, or rents - are reoccurring; so, they do not meet the basic definition of capital improvements.

Through the **Capital Improvements Element (CIE)**, a local government establishes a Level of Service (LOS) standard that defines the required quality of essential services and infrastructure. LOS standards function within a community to promote quality of life. The general use of LOS standards, which relate to the availability of infrastructure to guide the location and timing of growth, is referred to as *concurrency*. Frequently, usage of the term concurrency is meant to convey that capital improvement LOS needs must be satisfied as an initial condition of urban growth. This means before or as new development is approved it must be supported by adequate public facilities, infrastructure, and services. Consequently, the CIE helps promote the public health, welfare, and safety by facilitating consistency in LOS provided by public investment in capital improvements – achieving coordinated, public benefit from the growth management process.

Within the framework outlined above, the CIE encompasses many individual tasks:

- Evaluating the future need for public facilities as identified in the Comprehensive Plan;
- Reviewing options for elimination of anticipated LOS capacity deficits;

-
- Defining the geographic service area covered by the CIE and location of major capital improvements;
 - Inventorying available existing revenue sources and funding mechanisms available to forward capital improvements;
 - Estimating the cost of improvements for which the local government has fiscal responsibility;
 - Analyzing the fiscal capability of the local government to finance and construct improvements;
 - Adopting financial policies to guide the funding of improvements; and
 - Scheduling the funding to ensure that capital improvements are provided when required based on needs documented throughout all elements of the Comprehensive Plan.

As a planning and policy document, the CIE does not directly authorize expenditure. Instead, the CIE sets the parameters by which the budgeting process and any local [Capital Improvements Program \(CIP\)](#) operate. CIE analysis identifies available resources and assesses fiscal capacity over the planning period. Furthermore, the CIE's Goals, Objectives, and Policies adopt LOS standards, while indicating funding priorities. Hence, capital improvements planning may be understood as the process of implementing the CIE in the context of local government fiscal practice.

Another important function of the CIE is to establish a [5-Year Schedule of Capital Improvements](#). Briefly, the 5-Year Schedule of Capital Improvements acts to demonstrate a financially feasible plan for public facilities, infrastructure, and services that sustain uniform quality of life concurrently with growth. An often-overlooked attribute of the CIE is its positive benefit to economic development. To the extent that the CIE clarifies expectations related to future availability of public services and improvements, the 5-Year Schedule of Capital Improvements may be properly viewed as a legislative risk minimizing tool for business.

Best available data has been used to reflect current conditions within the community, and the CIE content has been structured to meet the requirements of Chapter 163, F.S.. However, it should be noted that capital improvements planning is an ongoing process. The passing of each fiscal year forces revision of the CIP. This fact is reflected in state statute that requires annual update of the CIP, including modification of the 5-Year Schedule of Capital Improvements. The need to update the CIP comes from the ordinary changes of the annual budgeting cycle. Projects programmed into the current year of the schedule are completed and then deleted; new projects are added as the schedule advances one fiscal year.

A. Data Inventory

i. Geographic Service Area

Municipally-provided public facilities and services required to be addressed in this Comprehensive Plan are transportation, stormwater drainage, recreation, solid waste, potable water, and sanitary sewer. The geographic service area for facilities and services provided by the City of Oakland Park is within the City's corporate limits, with exception of potable water and sanitary sewer services. A map of the City's geographic service area for provision of potable water and sanitary sewer services is depicted in the **Infrastructure Element**.

i. Public Education, Public Health, Joint and Non-Jurisdictional Facilities

1. *Public Education*

Cities typically do not organize or directly fund capital improvements related to public education. This area is the responsibility of county affiliated school districts. As such, the Comprehensive Plan contains a **Public Schools Facilities Element (PSFE)** that details the public education system and its relationship to local government in full. The CIE adopts by reference the Broward County School District's Facilities 5-Year District Work Program (2016-2021) thus establishing a critical school concurrency link.

The School Board and Oakland Park's PSFE ensures that if a school is located within or close to an existing city where water and sewer services are available, there will be no impact on existing infrastructure

2. *Public Health*

Within the State of Florida, the County forms the basic unit at which public health service is organized and most services provided. A range of services are available including health protection, health promotion and disease protection, and health treatment. Efforts at the County level are augmented through partnership with the Florida Department of Health.

The Broward County Health Department has no capital facility projects in Oakland Park during the planning period.

ii. Inventory of Funding Sources

New development requires transportation facilities, sanitary sewers, stormwater drainage facilities, fire stations, police stations, recreational facilities, and other publicly provided structures. The municipality must decide what funding sources should be used to pay for facilities required by new development. As such, the first step in planning for needed capital improvements is to inventory and evaluate funding alternatives available to Oakland Park

1. Ad Valorem or Property Taxes

Ad valorem tax remains a principal source of local government revenue generation. The term *ad valorem* refers to the fact that the nominal amount of tax paid is based on the underlying value of the real property being taxed. Taxing authorities conduct regular appraisals to determine a fair valuation of property and then levy tax in proportion to total asset value.

2. Franchise Fees

In return for the right to operate private utilities within the City, firms pay franchise fees to local government. The franchise fee secures businesses the privilege to construct, operate, and maintain such activities within the municipality.

3. License, Permit, and Associated Fees

The ability of local governments to charge fees constitutes another key area of local government revenue generation. As local governments face limits to other sources of revenue, the ability to charge fees to recover costs becomes increasingly important. In general, the amount of the fee should be tied to the value of what is provided.

4. Intergovernmental Revenue

Revenue obtained from outside governments serves as another broad category of funds available to local governments. Intergovernmental revenue may include revenue gained through direct state or federal funding. It could also be funds obtained through revenue sharing, as permitted under the *Florida Revenue Sharing Act of 1972*. The *Act* created a revenue sharing trust fund for cities and counties within the state.

In Florida, tax revenue sharing involves the state when local taxes, collected and administered by the State Department of Revenue, are apportioned back to local governments based on a funding formula. Revenue sharing is motivated by the intent to provide local governments with disproportionately low fiscal capacity some measure of external support. Taxes included in state revenue sharing formulas include the following:

- State Sales Tax (6%);
- Half-Cent Sales Tax;
- County Motor Fuel Tax;
- Tourist Development Tax; and
- Local Option Sales Taxes.

5. Service Charges

This major revenue source includes monies generated from charges for all activities of a governmental unit. Included within the category are items such as land use petition fees, sales revenue, inspection fees, program and registration fees, and utility fees.

Charging for the value of services should guide the activities of any municipal department organized on an enterprise fund model. Under an enterprise model, local government provides for capital facilities and service capacity increase, as feasible, on a cost coverage basis.

6. Fines and Forfeitures

This source includes monies collected at the County level and distributed from the Clerk of the Circuit Court as specified in Florida Statutes.

7. Miscellaneous Revenue

This category includes a variety of revenue sources not already covered, including interest income collected on public funds.

8. Public Service Tax

Municipal corporations may also levy a tax on the purchase of electricity, metered gas, liquefied petroleum gas and manufactured gas generally, and water service pursuant to Section 166.231 of the Florida Statutes. Such taxes are identified as public service taxes in statute.

9. Telecommunications Tax

Section 202.19 of the Florida Statutes allows local governments the power to tax communication services, which includes telecommunications, cable, direct-to-home satellite, and related services.

10. Alternative Revenue Sources

a. Long-term Debt Financing

Given that capital improvements represent high cost purchases or frequently have a real property component in the transaction, debt financing has emerged as a common financing strategy. Debt has also gained importance, because local governments face diminished prospects of assistance from outside funding sources. In some cases, the long-life cycle of a given capital improvement may make debt a cost-effective approach to provide service on a continuing basis. While a flexible financing mechanism, public bond issues require a voter referendum for approval.

b. General Obligation Bonds

General obligation bonds are the simplest form of long-term debt financing. These bonds are backed by the full faith and credit of the local government and its general fund. Because general obligation bonds are backed by the full taxing power of the local government, they often bring competitive interest rates that can represent the lowest cost of capital.

c. Revenue Bonds

In contrast to general obligation bonds, revenue bonds are repaid by a gain that results once a given capital improvement project is complete. Thus, revenue bonds can only be used when construction of a capital improvement would lead to increased local government revenue collection in an amount sufficient to allow the amortized repayment of debt. Facilities that charge fees or lead to increased revenue flows would be appropriate choices to fund through revenue bonds. Because repayment of revenue bond debt depends on as yet unearned future income, this type of bond carries more risk for the lender. Thus, financing is more expensive for the borrower, who must pay more to offset additional risks.

Tax Increment Financing (TIF) represents a specialized form of revenue bond used for economic development and redevelopment. Using TIF, local governments are able to purchase capital improvements in advance and then repay debt based on the full value of the increase to the tax base. Under ideal circumstances, this approach could be used to create positive financial leverage. TIF works by segmenting the increase in taxable value owing to project development to create a new cash flow to repay TIF debt. There are limits to the use of TIF bonds. In Florida, TIF financing options are limited to Community Redevelopment Areas; and, if misused, TIF may create unintended, adverse financial consequences for other units of government that utilize the property tax levy.

Industrial revenue bonds have been used successfully since the mid-twentieth century to respond to the high front-end, fixed costs of land development, especially in remote locations. As economic development tools, industrial revenue bonds have proven effective in allowing growth to occur in locations where it would otherwise not result from market forces alone. Industrial revenue bonds may address capital facilities needs in the short-term by providing the capital improvements necessary for growth. Because new industrial and commercial development will increase long-term capital facilities demand both directly and indirectly, industrial revenue bonds should only be used as part of an economic development strategy coordinated through the Comprehensive Plan.

d. Lease Purchase and Privatization

The City may consider privatization as a strategic approach to reducing capital expenditure or even to foster surplus revenue creation to support construction and timing of capital improvements. To this extent, privatization can offer appreciable fiscal benefits. As a rule, privatization should never be pursued if the cost of privatized services results in increased costs to taxpayers. The City will consider the merits of privatization on a case by case basis.

But there are also limits to the advantages offered by privatization. Governments are organized in part to provide public goods or those items and services that, by definition,

the individual and marketplace cannot or will not provide. Roads, sewers, mass transit, and fire protection are all examples of public goods that would be challenging to privatize. In certain cases, such as transit and fire protection, government now provides services, because the private sector cannot profit by providing the service. Therefore, privatization may not offer a complete range of solutions to all capital improvement needs.

Lease purchase may represent a middle option between public and private sector service provision. Given the cost characteristics of a particular capital improvement, leasing may represent the lowest total cost solution. Under a lease purchase arrangement, local governments utilize a privately-owned facility to meet a given capital improvement need. The local government pays to use the facility, but ownership stays with a private sector entity. The opposite outcome is also possible. Leasing may drastically increase the cost of capital facilities. The City shall consider the merits of leasing only on a case-by-case basis.

11. Special Revenue Sources

a. Special Assessments

When capital improvements benefit specific property owners, it makes sense that those parties should pay more than the public at large. This is the idea behind the concept of special assessments. Special assessments tie the cost of improvement projects to specific benefited parties. Under the Florida State Constitution, local governments receive the ability to charge special assessments based on their home rule authority.

b. Enterprise Fees

Aside from general fund revenues, the City also charges to recover the costs of public services provided. It is common for cities to organize provision of public services and utilities on an enterprise basis. Under this approach, users pay for the value of public services to fund capacity increase as feasible on a cost coverage basis.

iii. Assessment of Capital Improvements Need

1. Current and Projected Operating Level of Service

By inventorying capital facilities and system performance, the CIE documents whether planned levels of service have been achieved. To determine if the City is providing capital improvements to support adopted LOS standards, assessment of operating level of service is required. If the City meets or exceeds minimum level of service standards, then it has satisfied concurrency requirements as provided in Section 163.3180 of the Florida Statutes.

For the purposes of analysis, operating level of service may be understood to be the level of consumption which municipal systems effectively support within the planning period. Design capacity is the total amount of potential output in services produced from existing capital improvements. Consequently, compliance to adopted level of service standards is

demonstrated by subtracting consumption from total system capacity. Performing this operation establishes what existing capacity exists to achieve LOS standards. When existing capacity has a positive value, it indicates that the minimum, required LOS standard has been exceeded or at least maintained. If the existing capacity is positive, then that value indicates the quantity of remaining system capacity. In contrast, a negative existing capacity would show that planned levels of service have not been achieved, and a deficiency in LOS provision has been identified.

2. Transportation Facility Level of Service

Major streets have an assigned level of service related to their functional classification. Assessment of level of service for transportation facilities requires detailed examination. The function of roadways is evaluated based on where traffic count information is available. Frequently, multiple traffic counts exist for a single roadway. When this occurs, level of service is evaluated for each component segment of the roadway.

Florida Department of Transportation (FDOT) traffic counts are currently available for some roads within the City's study area as defined by the Transportation Element's **Map 3-1**. Most recent traffic count data from the FDOT Office of Transportation Statistics' *2020 Florida Traffic Information (FTI) DVD-ROM*, is used as the basis for analysis in the following pages. However, FDOT counts are only available for state-maintained roads. Broward County traffic counts are available for certain links. That information has been utilized as appropriate to provide similar data links in the County road system.

Table 27 – Capital Improvement Needs Identified in the Comprehensive Plan

Project Name	LOS Facility Type	Target Dates by FY		Estimated Cost (Six-year Program)	Source/Element (1)
Neighborhood and City-Wide					
NE 16th Avenue Sidewalks	Transportation	Begin:	2025	\$ 503,750	Transportation Element
		Finish:	TBD		
USPS Leased Parking Lot Improvement	Transportation	Begin:	2022	\$ 430,000	Transportation Element
		Finish:	TBD		
Floranada Sidewalk Network (CSLIP)	Transportation	Begin:	2022	\$ 2,068,720	Transportation Element
		Finish:	2025		
Lakeside Sidewalk Network (CSLIP)	Transportation	Begin:	2020	\$ 2,170,722	Transportation Element
		Finish:	2022		
Lloyd Estates Sidewalks (Safe Routes to School)	Transportation	Begin:	2021	\$ 1,290,766	Transportation Element

Project Name	LOS Facility Type	Target Dates by FY		Estimated Cost (Six-year Program)	Source/Element (1)
		Finish:	2023		
NE 11th Avenue Improvements	Transportation	Begin:	2022	\$ 716,625	Transportation Element
		Finish:	2024		
NE 13th Ave Infrastructure Improvements	Transportation	Begin:	2022	\$ 6,819,009	Transportation Element
		Finish:	2024		
NE 34th Ct from NE 12th Terr. To NE 16th Ave Rdway Imp (CSLIP)	Transportation	Begin:	2022	\$ 2,414,167	Transportation Element
		Finish:	2024		
Oakland Park Elementary School Sidewalk Network (CSLIP)	Transportation	Begin:	2020	\$ 3,434,487	Transportation Element
		Finish:	2022		
OPB West Phase 2 (NW 21st Ave & NW 31st Ave)	Transportation	Begin:	2020	\$ 350,000	Transportation Element
		Finish:	2022		
Municipal Building Upgrades	Transportation	Begin:	2020	\$ 736,593	Facilities Element
		Finish:	2021		
New Public Works Admin. & Operations Facility	Transportation	Begin:	2020	\$ 14,000,000	Facilities Element
		Finish:	2023		
Recreation and Cultural					
Stunson Nature Trail	Parks and Recreation	Begin:	2020	\$ 75,000	Recreation and Open Space Element
		Finish:	TBD		
Splash Pad	Parks and Recreation	Begin:	2020	\$ 400,000	Recreation and Open Space Element
		Finish:	2021		
Citywide Tree Canopy	Parks and Recreation	Begin:	PY	\$ 250,000	Recreation and Open Space Element
		Finish:	2024		
Water & Sewer					
Insert New Gate Valves	Potable Water/Sewer	Begin:	2020	\$ 100,000	Infrastructure Element
		Finish:	2020		
Sewer System Lining- Main Lines and Laterals	Potable Water/Sewer	Begin:	2020	\$ 1,500,000	Infrastructure Element
		Finish:	2024		

Project Name	LOS Facility Type	Target Dates by FY		Estimated Cost (Six-year Program)	Source/Element (1)
Upgrade Galvanized Water Services	Potable Water/Sewer	Begin:	2020	\$ 300,000	Infrastructure Element
		Finish:	2023		
Water Main Improvements	Potable Water/Sewer	Begin:	2020	\$ 450,000	Infrastructure Element
		Finish:	2022		
Canal Embankment and Seawall Improvements	Potable Water/Sewer	Begin:	2024	\$ 150,000	Infrastructure Element
		Finish:	2024		
Lift Station Upgrades	Potable Water/Sewer	Begin:	2020	\$ 800,000	Infrastructure Element
		Finish:	2021		
Oakland Park Blvd Water Main Improvements	Potable Water/Sewer	Begin:	2020	\$ 110,000	Infrastructure Element
		Finish:	TBD		
Upgrade Sewer Laterals	Potable Water/Sewer	Begin:	2020	\$ 400,000	Infrastructure Element
		Finish:	2023		
Stormwater					
NE 41st Drainage Improvements	Drainage	Begin:	2020	\$ 48,316	Infrastructure Element
		Finish:	2021		
Tidal Check Valves	Drainage	Begin:	2021	\$ 410,000	Infrastructure Element
		Finish:	2022		
(1) Source/Element Column - The City of Oakland Park is almost fully developed. No specific infrastructure improvements to achieve level of service standards are identified in the City's comprehensive plan.					
Projects included in the capital improvements program are designed to ensure operational capacity and efficiency to maintain level of service standards.					
Source: City of Oakland Park, Adopted FY20 Budget.					

Table 28 – FDOT/MPO/GRANT – TRANSPORTATION PROJECT LIST

Project ID	Project Description	Target Dates		Estimated Project Cost	Source
City Roadways					
FDOT: 4382851	NW 10 Avenue from Park Lane to Prospect Road add streetscape and drainage improvements	Begin	2019	\$ 1,100,000	FDOT 5-yr WP, MPO TIP & City Funds
		Finish	2020		
FDOT: 4381161	NE 34 Court from NE 12 Terrace to NE 16 Avenue Improvement Project	Begin	2022	\$ 2,414,167	City CIP
		Finish	2024		
TBD	Mainstreet Traffic Circulation	Begin	2016	\$ 300,000	City CIP
		Finish	2018		
FDOT: 4399901	Oakland Park Elementary School Sidewalk Network	Begin	2020	\$ 3,434,487	City CIP
		Finish	2022		
FDOT: 4399961	Lakeside Sidewalk Network	Begin	2020	\$ 2,170,722	City CIP
		Finish	2022		
FDOT: 445525.1	NE 11th Avenue	Begin	2022	\$ 716,625	City CIP
		Finish	2024		
FDOT: 441581-1	Floranada Sidewalk Network	Begin	2022	\$ 2,068,720	City CIP
		Finish	2025		
FDOT: 444240-1	Lloyd Estates Elementary School - Sidewalks	Begin	2021	\$ 1,290,766	City CIP
		Finish	2023		
Intersections					
FDOT: 4383811	Powerline Rd & W. Oakland Park Blvd.	Begin Finish	2020 2021	\$ 13,285,943	FDOT 5-yr WP, MPO TIP Funded
State Roadways					

Project ID	Project Description	Target Dates		Estimated Project Cost	Source
FDOT: 4407463	Powerline Road Lane Reduction	Begin	2020	\$ 1,356,000	FDOT TIGER Grant Funded
		Finish	2021		
FDOT: 2331912	Cypress Creek Park N' Ride Site Joint Use Development Monitoring, Corridor & Sub Area Planning	Begin	2018	\$ 50,000	FDOT 5-yr WP, MPO TIP Funded
		Finish	2022		
FDOT: 4334271	Cypress Creek Mobility HUB - Transit & Landscape Improvements	Begin	2018	\$ 10,000,000	FDOT 5-yr WP, MPO TIP Funded
		Finish	2018		
FDOT: 4358081	I-95 from S. of Commercial Blvd. to N. of Cypress Creek Rd. - Interchange PD&E/EMO Study	Begin	2020	\$ 11,131,363	FDOT Unfunded
		Finish	2024		
FDOT: 4331082	I-95 from N. of Sunrise Blvd. to S. of Cypress Creek Road - Bold landscaping within limits of manage lanes, Phase 3A	Begin	2020	\$ 2,387,015	FDOT Unfunded
		Finish	2023		
TBD	Oakland Park Blvd. West Landscape Improvements	Begin	2020	\$ 350,000	City CIP
		Finish	2022		
TBD	Dixie Highway West Side Landscape Improvements	Begin	2016	\$ 300,000	City CIP
		Finish	2018		
FDOT: 4093592	I-95 from north of Oakland Park Blvd. to south of Atlantic Blvd.- Managed Lanes	Begin	2016	\$ 1,858,000	FDOT Funded
		Finish	2017		
FDOT: 4295691	Oakland Park Blvd. from University Drive to US-1 - Urban Corridor Transit Improvements	Begin	2020	\$ 1,547,528	FDOT 5-yr WP, MPO TIP Funded
		Finish	2021		
County Roadways					
FDOT: 4359251	Prospect Road from Commercial Blvd. to Dixie Hwy. - Bike Lanes/Sidewalks	Begin	2020	\$ 7,307,308	FFDOT 5-yr WP, MPO TIP Funded
		Finish	2021		
FDOT: 4366851	NW 21 Avenue from SR-Oakland Park Blvd to Sr-870/Commercial Blvd Bike Lanes, Sidewalks & Resurfacing	Begin	2019	\$ 8,432,151	FDOT 5-yr WP, MPO TIP Funded
		Finish	2020		

Project ID	Project Description	Target Dates		Estimated Project Cost	Source
Miscellaneous Projects					
TBD	Downtown Train Station	Begin	2020	\$ 7,150,000	City CIP
		Finish	2021		
TBD	Parking Structure & Cornerstone for Redevelopment	Begin	2020	\$ 15,000,000	City CRA
		Finish	2021		
Sources: City of Oakland Park FY16 Budget, Broward County MPO, FDOT District IV					

Table 29 – Oakland Park Local Government Revenue Sources

Revenue Source	DOR Code (Department of Revenue)	FY 19-20
External Sources		
Ad Valorem Taxes	311	\$ 20,413,847
Other Taxes	31	\$ 8,038,295
Intergovernmental	33	\$ 4,813,593
Program Revenues		
Charges for Services	34	\$ 14,176,980
Permits, Fees & Special Assessments	32	\$ 4,285,832
Fines and Forfeitures	35	\$ 551,000
Miscellaneous	36	\$ 669,589
Enterprise Revenues		
Water and Sewer Charges for Service	34	\$ 20,811,000
Water and Sewer Intergovernmental	33	\$ 210,000
Water and Sewer Misc.	36	\$ 461,000
Stormwater Permit Fees & Special Assessments	32	\$ 3,463,462
Stormwater Intergovernmental	33	\$ -
Stormwater Misc.	36	\$ 50,000
CIP Revenues		
Grants / JPA		\$ 1,809,068
<i>Source: City of Oakland Park, Adopted FY20 Budget.</i>		

Table 30 – Funds Account

Revenue Source	DOR Code (Department of Revenue)	FY 19-20
External Sources		
Grants / JPA / Other (1)		\$ 1,809,068
FUND TOTAL		\$ 1,809,068
Internal Sources		
CIP Fund Balance (2)		\$ -
General Fund Transfer		\$ 386,593
Water/Sewer Fund Balance		\$ 1,560,000
Stormwater Fund Operating		\$ 8,947
Special Revenue Operating		\$ 43,932
FUND TOTAL		\$ 1,999,472
Financing		
None		\$ -
FINANCING TOTAL		\$ -
TOTAL		\$ 3,808,540
(1) Grants/JPA are funds committed by other entities to the City and do not reflect unfunded sources. Table 11 provides details of the sources.		
(2) Funds carried over from prior years for current year projects.		
<i>Source: City of Oakland Park, Adopted FY20 Budget</i>		

CAPITAL IMPROVEMENTS
SEPTEMBER 2021

Table 31 – Revenue Projections Affecting Capital Improvements

Fund	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
External Sources					
Grants / JPA / Other (1)	\$ 1,809,068	\$ 1,600,000	\$ 4,893,275	\$1,022,748	\$ 7,413,121
FUND TOTAL	\$ 1,809,068	\$ 1,600,000	\$ 4,893,275	\$ 1,022,748	\$ 7,413,121
Internal Sources					
CIP Fund Balance (2)	\$ -	\$ -	\$ -	\$ -	\$ -
General Fund Transfer	\$ 386,593	\$ -	\$ -	\$ -	\$ -
General Fund Unfunded	\$ -	\$ 994,921	\$ 1,285,426	\$ 282,396	\$ 760,055
Water/Sewer Fund Balance	\$ 1,560,000	\$ 8,250,000	\$ 650,000	\$ 400,000	\$ 300,000
Stormwater Fund Balance	\$ 8,947	\$ 169,369	\$ -	\$ -	\$ 150,000
Special Rev & Other Funding Sources	\$ 43,932				
FUND TOTAL	\$ 1,999,472	\$ 9,414,290	\$ 1,935,426	\$ 682,396	\$1,210,055
Financing					
None					
FINANCING TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 3,808,540	\$ 11,014,290	\$ 6,828,701	\$1,705,144	\$8,623,176
(1) Grants/JPA are funds committed by other entities to the City and do not reflect unfunded sources. Table 11 provides details of the sources. Some future year represents grant funding applied, but not awarded.					
(2) CIP Fund Balance - Funds carried over from prior years for current year projects.					
Source: City of Oakland Park, Adopted FY20 Budget.					

Table 32 – Expenditure Projections for Scheduled Capital Improvements

Fund	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
<i>Grants / JPA / Other</i>					
Neighborhood & City-Wide					
Floranada Sidewalk Network (CSLIP)	\$ -	\$ -	\$ 431,722	\$ 29,999	\$ 50,000
Lakeside Sidewalk Network (CSLIP)	\$ 473,000	\$ 15,000	\$ 1,529,747	\$ -	\$ -
Lloyd Estates Sidewalks (Safe Routes to School)	\$ -	\$ -	\$ -	\$ 917,749	\$ -
NE 11th Avenue Improvements	\$ -	\$ 160,000	\$ -	\$ -	\$ -
NE 13th Ave Infrastructure Improvements	\$ -	\$ -	\$ -	\$ -	\$5,817,982
NE 34th Ct from NE 12th Terr. To NE 16th Ave Rdway Imp (CSLIP)	\$ 15,000	\$ 470,000	\$ -	\$ 75,000	1,545,139
Oakland Park Elementary School Sidewalk Network (CSLIP)	\$ 435,000	\$ -	\$ 2,726,806	\$ -	\$ -
TOTAL	\$ 923,000	\$ 645,000	\$ 4,688,275	1,022,748	7,413,121
Recreation and Cultural					
Splash Pad	\$ 386,068	\$ -	\$ -	\$ -	\$ -
Citywide Tree Canopy	\$ 50,000	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 436,068	\$ -	\$ -	\$ -	\$ -
Facilities					
Municipal Building Upgrades	\$ 500,000	\$ -	\$ -	\$ -	\$ -
New Public Works Administration and Operations Facility	\$ -	\$ 750,000	\$ -	\$ -	\$ -
FUND TOTAL	\$ 500,000	\$ 750,000	\$ -	\$ -	\$ -
Stormwater					
Tidal Check Valves	\$ -	\$ 205,000	\$ 205,000	\$ -	\$ -
TOTAL	\$ -	\$ 205,000	\$ 205,000	\$ -	\$ -
<i>General Fund Transfer</i>					
<i>Funded</i>					
Neighborhood & City-Wide					

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Fund	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
NE 11th Avenue Improvements	\$ 100,000	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 100,000	\$ -	\$ -	\$ -	\$ -
Facilities					
Municipal Building Upgrades	\$ 236,593	\$ -	\$ -	\$ -	\$ -
TOTAL	\$236,593	\$ -	\$ -	\$ -	\$ -
<i>CIP Fund Balance (1)</i>					
<i>Unfunded</i>					
Neighborhood & City-Wide					
USPS Leased Parking Lot Improvement	\$ -	\$ 300,000	\$ -	\$ -	\$ -
Citywide Tree Canopy	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Lakeside Sidewalk Network (CSLIP)	\$ -	\$ -	\$ 152,975	\$ -	\$ -
Lloyd Estates Sidewalks (Safe Routes to School)	\$ -	\$ 140,621	\$ -	\$ 232,396	\$ -
NE 11th Avenue Improvements	\$ -	\$ 456,625	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ 994,921	\$ 1,285,426	\$ 282,396	\$ 760,055
Water & Sewer					
Sewer System Lining- Main Lines and Laterals	\$300,000	\$300,000	\$ 300,000	\$300,000	\$300,000
Water Main Improvements	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ -
Oakland Park Blvd Water Main Improvements	\$ 110,000	\$ -	\$ -	\$ -	\$ -
New Public Works Administration and Operations Facility	\$ 300,000	\$ 7,200,000	\$ -	\$ -	\$ -
Insert New Gate Valves	\$ 100,000	\$ -	\$ -	\$ -	\$ -
Upgrade Galvanized Water Services	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ -
Lift Station Upgrades	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ -
Upgrade Sewer Laterals	\$ 100,000	\$ 100,000	\$ 100,000	\$100,000	\$ -
TOTAL	\$ 1,560,000	\$ 8,250,000	\$ 650,000	\$ 400,000	\$ 300,000

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Fund	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Stormwater					
USPS Leased Parking Lot Improvement	\$ -	\$ 30,000	\$ -	\$ -	\$ -
Canal Embankment and Seawall Improvements	\$ -	\$ -	\$ -	\$ -	\$150,000
NE 41st Drainage Improvements	\$ 8,947	\$ 39,369	\$ -	\$ -	\$ -
TOTAL	\$ 8,947	\$169,369	\$ -	\$ -	\$ 150,000
Special Revenue & Other Funding					
NE 16th Avenue Sidewalks	\$ -	\$ -	\$ -	\$ -	\$503,750
Splash Pad	\$ 13,932	\$ -	\$ -	\$ -	\$ -
Stunson Nature Trail	\$ 30,000	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 43,932	\$ -	\$ -	\$ -	\$ 503,750
GRAND TOTAL	\$ 3,808,540	\$11,014,290	\$ 6,828,701	1,705,144	9,126,926
(1) CIP Fund Balance - Funds carried over from prior years for current year projects.					
Source: City of Oakland Park, Adopted FY20 Budget.					

Table 33 – Loan and Bond Payments

Source of Funds to Pay for Debt Service	DOR Code	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Water & Sewer						
Bonds, Series 2010 A&B Principal		\$ 355,000	\$ 365,000	\$ 435,000	\$ 470,000	\$ 485,000
Interest		\$ 724,787	\$ 713,694	\$ 701,831	\$ 656,478	\$ 629,584
Bonds, Series 2012 Principal		\$ 315,000	\$ 325,000	\$ 280,000	\$ 310,000	\$ 330,000
Interest		\$ 562,375	\$ 552,925	\$ 543,175	\$ 526,075	\$ 515,225
Suntrust, 2014 (Ref) Principal		\$ 90,000	\$ 95,000	\$ 95,000	\$ 100,000	\$ 105,000
Interest		\$ 33,264	\$ 30,672	\$ 27,936	\$ 22,320	\$ 22,410
Chase, Series 2018 Principal		\$ 384,659	\$ 392,429	\$ 400,357	\$408,444	\$ 416,694
Interest		\$ 120,401	\$ 112,552	\$ 104,545	\$ 96,376	\$ 88,042
General Fund						

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Source of Funds to Pay for Debt Service	DOR Code	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Capital One, 2007 Principal		\$ 197,640	\$ 206,475	\$ 215,704	\$ 235,419	\$ 245,943
Interest		\$ 103,992	\$ 94,960	\$ 85,524	\$ 126,326	\$ 36,508
BB&T Ref, 2010 Principal		\$ 485,850	\$ 505,180	\$ 523,933	\$ 562,493	\$ 585,656
Interest		\$ 285,321	\$ 266,987	\$ 247,949	\$ 207,793	\$ 186,552
Stormwater						
BB&T Ref, 2010 Principal		\$ 205,260	\$ 213,426	\$ 221,349	\$ 237,639	\$ 247,425
Interest		\$ 120,541	\$ 112,795	\$ 104,752	\$ 87,787	\$ 78,813
Bonds, Series 2011 Principal		\$ 135,000	\$ 140,000	\$ 145,000	\$ 155,000	\$ 160,000
Interest		\$ 202,825	\$ 198,775	\$ 194,575	\$ 185,350	\$ 180,313
Loan Note, Series 2015 Principal		\$ 128,180	\$ 131,560	\$ 135,040	\$ 142,260	\$ 146,020
Interest		\$ 47,055	\$ 43,671	\$ 40,197	\$ 32,973	\$ 29,218
TOTAL		\$4,497,151	\$4,501,100	\$4,501,867	\$4,562,733	\$4,488,402
*Includes only debt related to CIP projects; total debt may be reviewed in City CAFR						
Source: City of Oakland Park, FY 20 Adopted Budget						

Table 34 – Needed Capital Improvements

Facility Type	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Sanitary Sewer	\$ 800,000	\$ 800,000	\$ 400,000	\$ 400,000	\$ 450,000
Stormwater Management	\$ 8,947	\$ 244,369	\$ 205,000	\$ -	\$ -
Potable Water	\$ 460,000	\$ 250,000	\$ 250,000	\$ -	\$ -
Parks and Recreation	\$ 480,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Facilities	\$ 1,036,593	\$ 7,950,000	\$ -	\$ -	\$ -
Transportation	\$ 1,023,000	\$ 1,719,921	\$ 5,923,701	\$ 1,255,144	\$ 8,626,926
TOTAL	\$ 3,808,540	\$ 11,014,290	\$ 6,828,701	\$ 1,705,144	\$ 9,126,926
Source: City of Oakland Park, Adopted FY20 Budget.					

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Table 35 – Cumulative Operating Cost Increase Due to New Capital Improvements

Facility Type	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Transportation	N/A	N/A	N/A	N/A	N/A
Recreation & Neighborhood	N/A	N/A	N/A	N/A	N/A
Potable Water	N/A	N/A	N/A	N/A	N/A
Drainage	N/A	N/A	N/A	N/A	N/A
Sanitary Sewer	N/A	N/A	N/A	N/A	N/A
TOTAL	\$ 15,000	\$ 15,000	\$ 41,000	\$ 48,000	\$ 50,000
CIP projects have individual components that are cross-functional "facility" types. Projected operating costs are not apportioned to individual elements, but are reported in electric, landscaping, utilities, and other operating costs. Refer to the CIP document for individual projected operating costs.					
<i>Source: City of Oakland Park, Adopted FY20 Budget.</i>					

Table 36 – Fiscal Assessment

Fund	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Grants / JPA / Other					
Revenues	\$ 1,809,068	\$1,600,000	\$4,893,275	\$ 1,022,748	\$ 7,413,121
- Non-Capital Expenses					
- Debt Payments					
- Operating Cost Increase					
- Capital Improvements	\$ 1,809,068	\$ 1,600,000	\$ 4,893,275	\$ 1,022,748	\$ 7,413,121
Balance	\$ -	\$ -	\$ -	\$ -	\$ -
General Fund Transfer					
Revenues	\$ 386,593	\$ -	\$ -	\$ -	\$ -
- Non-Capital Expenses					
- Debt Payments					
- Operating Cost Increase					
- Capital Improvements	\$ 386,593	\$ -	\$ -	\$ -	\$ -
Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Water/Sewer Fund Balance					
Revenues	\$ 1,560,000	\$ 8,250,000	\$ 650,000	\$ 400,000	\$ 300,000

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Fund	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
- Non-Capital Expenses					
- Debt Payments					
- Operating Cost Increase					
- Capital Improvements	\$ 1,560,000	\$ 8,250,000	\$ 650,000	\$ 400,000	\$ 300,000
Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Fund Balance					
Revenues	\$ 8,947	\$ 169,369	\$ -	\$ -	\$ 150,000
- Non-Capital Expenses					
- Debt Payments					
- Operating Cost Increase					
- Capital Improvements	\$ 8,947	\$ 169,369	\$ -	\$ -	\$ 150,000
Balance	\$ -	\$ -	\$ -	\$ -	\$ -
General Fund CIP Fund Balance					
Revenues	\$ -	\$ 994,921	\$ 1,285,426	\$ 282,396	\$ 760,055
- Non-Capital Expenses					
- Debt Payments					
- Operating Cost Increase					
- Capital Improvements	\$ -	\$ 994,921	\$ 1,285,426	\$ 282,396	\$ 760,055
Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Financing					
Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
- Non-Capital Expenses					
- Debt Payments					
- Operating Cost Increase					
- Capital Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Other					

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Fund	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Revenues	\$ 43,932	\$ -	\$ -	\$ -	\$ 503,750
- Non-Capital Expenses					
- Debt Payments					
- Operating Cost Increase					
- Capital Improvements	\$ 43,932	\$ -	\$ -	\$ -	\$ 503,750
Balance	\$ -	\$ -	\$ -	\$ -	\$ -
FINAL BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance - Funds carried over from prior year for current year projects. Excludes unfunded future projects.					
Source: City of Oakland Park, Adopted FY20 Budget.					

Table 37 – Six-Year Schedule of Capital Improvements

Project Number	Project Name	Prior to FY 20	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total Project Cost
Neighborhood and City-Wide								
1	NE 16th Avenue Sidewalks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 503,750	\$ 503,750
2	USPS Leased Parking Lot Improvement	\$ -	\$ -	\$ 430,000	\$ -	\$ -	\$ -	\$ 430,000
4	Floranada Sidewalk Network (CSLIP)	\$ -	\$ -	\$ -	\$ 431,722	\$ 29,999	\$ 50,000	\$ 511,721
5	Lakeside Sidewalk Network (CSLIP)	\$ -	\$ 473,000	\$ 15,000	\$ 1,682,722	\$ -	\$ -	\$ 2,170,722
6	Lloyd Estates Sidewalks (Safe Routes to School)	\$ -	\$ -	\$ 140,621	\$ -	1,150,145	\$ -	\$ 1,290,766
7	NE 11th Avenue Improvements	\$ -	\$ 100,000	\$ 616,625	\$ -	\$ -	\$ -	\$ 716,625
8	NE 13th Ave Infrastructure Improvements	\$ -	\$ -	\$ -	\$ 600,000	\$ -	\$ 6,219,009	\$ 6,819,009
9	NE 34th Ct from NE 12th Terr. To NE 16th Ave Rdway Imp (CSLIP)	\$ -	\$ 15,000	\$ 470,000	\$ -	\$ 75,000	\$ 1,854,167	\$ 2,414,167
10	Oakland Park Elementary School Sidewalk Network (CSLIP)	\$ -	\$ 435,000	\$ -	\$ 2,999,487	\$ -	\$ -	\$ 3,434,487
11	OPB West Phase 2 (NW 21st Ave & NW 31st Ave)	\$ -	\$ -	\$ 47,675	\$ 209,770	\$ -	\$ -	\$ 257,445
12	Municipal Building Upgrades	\$ -	\$ 736,593	\$ -	\$ -	\$ -	\$ -	\$ 736,593
13	New Public Works Administration and Operations Facility	\$ 645,000	\$ 300,000	\$ 7,950,000	\$ -	\$ -	\$ -	\$ 8,895,000
	Sub-total	\$ 645,000	\$ 2,059,593	\$ 9,669,921	\$ 5,923,701	\$ 1,255,144	\$ 8,626,926	\$ 28,180,285
Recreation and Cultural								

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Project Number	Project Name	Prior to FY 20	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total Project Cost
1	Stunson Nature Trail	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000
2	Splash Pad	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000
3	Citywide Tree Canopy	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000
	Sub-Total	\$ 50,000	\$ 480,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 730,000
Water & Sewer								\$ -
1	Insert New Gate Valves	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
2	Sewer System Lining- Main Lines and Laterals	\$ 3,244,484	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 4,744,484
3	Upgrade Galvanized Water Services	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ 300,000
4	Water Main Improvements	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 450,000
5	Canal Embankment and Seawall Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000
6	Lift Station Upgrades	\$ 40,000	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ -	\$ 840,000
7	Oakland Park Blvd Water Main Improvements	\$ -	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ 110,000
8	Upgrade Sewer Laterals	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 400,000
	Sub-Total	\$3,284,484	\$ 1,260,000	\$ 1,050,000	\$ 650,000	\$ 400,000	\$ 450,000	\$ 7,094,484
Stormwater								
1	NE 41st Drainage Improvements	\$ -	\$ 8,947	\$ 39,369	\$ -	\$ -	\$ -	\$ 48,316
2	Tidal Check Valves	\$ -	\$ -	\$ 205,000	\$ 205,000	\$ -	\$ -	\$ 410,000
	Sub-Total	0	8,947	244,369	205,000	0	0	458,316

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Project Number	Project Name	Prior to FY 20	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total Project Cost
Total		\$ 3,979,484	\$ 3,808,540	\$ 11,014,290	\$ 6,828,701	\$1,705,144	\$ 9,126,926	\$ 36,463,085
Fund Balance - Funds carried over from prior year for current year projects								
Source: City of Oakland Park, Adopted FY20 Budget.								

Table 38 – Water Supply Facilities Work Plan Projects and Programs

Broward County Water/Alternative Water Supply Capital Improvement Plan Program							
Project Number	Project Name	Expenditure					Five-Year Total
		FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	
Alternative Water Supply Projects							
	Water Treatment Plant 1A Treatment Expansion						
	Design	1,273,990	3,300,000				4,573,990
	Construction		33,803,000				33,803,000
	Subtotal	1,273,990	37,103,000	-	-	-	38,376,990
	Water Treatment Plant 2A Treatment Expansion						
	Design			700,000		2,160,000	2,860,000
	Construction					1,800,000	1,800,000
	Subtotal	-	-	700,000	-	3,960,000	4,660,000
Total Alternative Water Supply Projects		1,273,990	37,103,000	700,000	-	3,960,000	43,036,990
Funding Source							
Total Revenues		74,726,900	141,834,030	39,525,530	47,314,300	67,021,580	370,422,340
Appropriations							
Retail Water & Wastewater							
	Total Alternative Water Supply Projects	1,273,990	37,103,000	700,000	-	3,960,000	43,036,990
	Other Projects	37,595,770	18,250,060	17,039,900	8,192,110	114,451,230	195,529,070
	Subtotal	38,869,760	55,353,060	17,739,900	8,192,110	118,411,230	238,566,060
Regional Treatment Projects							
	All Projects	30,193,200	85,868,450	10,999,000	34,994,170	48,087,740	210,142,560
	Subtotal	30,193,200	85,868,450	10,999,000	34,994,170	48,087,740	210,142,560
Regional Transmission							
	All Projects	5,663,940	612,520	10,786,630	4,128,020	522,610	21,713,720
	Subtotal	5,663,940	612,520	10,786,630	4,128,020	522,610	21,713,720

Broward County Water/Alternative Water Supply Capital Improvement Plan Program							
Project Number	Project Name	Expenditure					Five-Year Total
		FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	
Total Appropriations		74,726,900	141,834,030	39,525,530	47,314,300	167,021,580	470,422,340
Source: Adopted from Broward County Enterprise Capital Budget FY 2015							

Table 39 – City of Fort Lauderdale - FY 2017 through FY 2021 Community Investment Plan - Water/Sewer Master Plan Fund (454) Totals

City of Fort Lauderdale - FY 2017 through FY 2021 Community Investment Plan - Water/Sewer Master Plan Fund (454) Totals							
Project # Project Title Unspent Balance as of June 1, 2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY 2017 - FY 2021	
						CIP Total	Unfunded
\$59,479,178	16,104,723	19,627,485	16,971,244	19,986,244	20,040,419	152,210,009	94,099,266
Note: A more detailed list of water improvement projects related capacity can be found in the adopted City of Fort Lauderdale FY17 Community Investment Plan							
Note: The City does not have any Capital Improvement Plans (C.I.P.) related to water supply and treatment. The treated water supply needs for the entire City is provided by the City of Fort Lauderdale (retail and wholesale) and Broward County (retail). Even though the City does not have any immediate need, so expenditure will be made to benefit the transmission and distribution system.							

B. Capital Improvements Conclusion & Recommendations

Taking into consideration the recommendations from the Powerline Road Planning Assessment (2010), the City should consider the enactment of a funding-based improvement program for community appearance and compatibility improvements. This could be used to help businesses improve the appearance of their buildings and properties on the exterior, thereby improving the overall aesthetics of the area. Additional funding for this program should be considered during the City's annual review and update of the Capital Improvements Program.

10. Public Schools Facilities

This chapter relates to the City of Oakland Park current Comprehensive Plan Public Schools Facilities Element.

The Public School Concurrency Goal is that “the Broward County Board of County Commissioners (Broward County) in collaboration with the School Board of Broward County (School Board) and Broward County municipalities (municipalities) shall ensure that public school facilities will be available for current and future students consistent with available financial resources and adopted level of service standards (LOS). This will be accomplished recognizing the School Board’s statutory and constitutional responsibility to provide a uniform system of adequate public school facilities and the authority of Broward County and the municipalities for development permitting and comprehensive planning.

The City will maintain its current relationship with the Broward County School Board and with its participation in an interlocal agreement related to the provision of public schools in the City. No additional DIA will be performed through the EAR related to the Public Schools Facilities Element.