

Project # CD17-07CP

# Oak Tree – Lake / Open Space Justification Statement Oakland Park, Florida



Submitted to:

**City of Oakland Park**

Engineering and Community Development

5399 N. Dixie Highway, Suite 3

Oakland Park, Fl. 33334

O: 954-630-4572

Prepared for:

**Pulte Home Company, LLC.**

Mr. Andrew Maxey

4400 PGA Blvd. Suite 700

Palm Beach Gardens, Fl. 33410

Prepared by:

**Design & Entitlement Consultants LLC.**

Ken DeLaTorre

1402 Royal Palm Beach Blvd. Suite 102

Royal Palm Beach, Fl. 33411

The proposed Oak Tree Residential Planned Unit Development Community is a +/-139 acre suburban community with an emphasis on walkability, convenience and housing variety. Walkability will be created by a network of sidewalks and paths, which connects the entire community and minimizes conflicts between pedestrians, bicyclists and automobiles. To minimize conflicts with automobiles, a separate multi-use bike path and walkway is proposed along the south spine road. This path will widen to eight (8) feet at the entrance on Prospect Road in order to provide multi-modal connections to surrounding public walkways and Broward County transit stops. These connections at each entrance into the residential community will provide convenient connections to the proposed new perimeter Public Linear Greenway Park, along Prospect Road, N.W. 21<sup>st</sup> Avenue and N.W. 44<sup>th</sup> Street, which is discussed in detail below. This new park is included within the calculations for the required open space for planned unit developments, within the City of Oakland Park. A justification for certain elements of the open space calculation is provided below.

- A. Open space requirements: A planned unit development shall provide and maintain open space at least equal to thirty-five (35) percent of the gross area of the planned unit development exclusive of lakes, lagoons or other waterways. In calculating open space, land areas for structures, public and private street rights-of-way, driveways, off-street parking and loading zones, alleys, fire protection vehicular access and yards and spaces between single-family residential buildings shall not be included. Depending upon the characteristics of a planned unit development, the City may allow credit for lakes, lagoons or other waterways, such credit not to exceed forty (40) percent of the required open space. The required open space shall be designed for both active and passive recreational needs acceptable to the City. In planning active recreational facilities consideration should be given for the inclusion of swimming pools, tennis courts, baseball fields, playgrounds, tot lots, etc.

**Response:** The proposed Site Plan meets the minimum required 35% open space. An exhibit is included with the P.U.D. Master Development Plan set, which provides for details and tabulation of the open space calculations. A component of the overall provided open space will be the proposed new Public Linear Greenway Park along the east and south perimeter of the property. This new Public Linear Greenway Park is approximately 9 – acres in size and is located within a sixty (60) foot wide land area along the frontages of Prospect Road, N.W. 21<sup>st</sup> Avenue and N.W. 44<sup>th</sup> Street. The sixty (60) foot wide area will be a combination of landscape buffer and park area. The purpose of this Linear Park is to provide connectivity to and is modeled after the linear park that is located to the south of the subject property on N.W. 39<sup>th</sup> Street. The proposed landscaping will provide buffering and privacy for the internal Oak Tree Residential Planned Unit Development Community from the public elements of the Greenway Park. However, in areas in which the Greenway is adjacent to proposed lakes, the landscaping has been clustered in order to provide views and vistas across the lakes from within the Greenway Park area. An eight (8) foot to twelve (12) foot public fitness trail is proposed within this linear park to provide active recreational opportunities, such as biking, walking or jogging. Bench areas are provided, in key locations, along the trail to provide passive recreational opportunities and enjoyment of the vistas across the adjacent lakes. Littoral planting areas will be provided within the lakes adjacent to the seating areas to provide passive recreational opportunities for bird watching and observing nature foraging within the littoral planting areas.

This new Public Linear Greenway Park will provide public benefit through the public use of private property for passive and active recreational opportunities. The addition of a new 9 acre park to the City that is located west of I-95, is a major public benefit. The current amount of park facilities located west of I-95 is four (4) programmed parks: 1. the 39<sup>th</sup> Street Greenway, 2. Lakeside Sand Pine Preserve, 3. Royal Palm Pavilion South, and 4. Veterans Park. In comparison to sixteen (16) total programmed parks east of I-95, a new park in which the public can enjoy passive recreational

opportunities such as bird watching on a park bench and active recreational opportunities such as walking, biking and jogging along a new eight (8) foot wide fitness trail will be a welcome addition to the City parks inventory. Finally, the eight (8) to twelve (12) foot wide fitness trail will also provide multimodal combined pedestrian and bike connection to the surrounding Broward County Transit bus stops. The closest Broward County Transit stops are approximately  $\frac{1}{4}$  to  $\frac{3}{4}$  mile from the primary entrance. This new park will also not be a burden to the City from a maintenance perspective, since the applicant has committed to have the Homeowner's Association maintain the proposed Linear Greenway Park system in perpetuity.

With regard to the overall open space calculation and to address the maximum allowable code requirement that a maximum of forty (40) percent of the total open space proposed can be lakes, only the south two (2) lakes that are directly adjacent to the Public Linear Greenway Park are counted towards the overall open space calculation. The justification for counting these two (2) lakes is that they provide public benefit by being located directly adjacent to the Public Linear Greenway Park and they are programmed for passive recreational opportunities. Each of the three lakes will have littoral planting areas. These littoral planting areas will attract native bird species and will provide foraging habitat for them as well. Two passive park areas, with benches, are proposed within the largest lake along the south perimeter of the property, just north of N.W. 44<sup>th</sup> Street. Each of the other two lakes will have views and vistas from the fitness trail, in which bikers, joggers or the casual walker can enjoy vistas across the lakes as well as observing birds utilizing the littoral planting areas.

The total lake tract areas (along the Greenway Park) that will count towards the required open space, is below the 40% maximum allowed by Code. Approximately 13.21 acres of lake tract (combined acreage of the two lakes referenced earlier) or 27% of the total open space is utilized for the overall open space calculation. A complete breakdown of the acreage is provided within the table below.

TOTAL NET SITE AREA	139.16 Ac
Open Space (Approximate)	± 49.34 Ac. (35%)
Primary Rec Area	± 2.51 Ac. (5%)
Oak Tree Open Space Area / Buffer Area (North Area)	± 14.62 Ac. (30%)
Open Space Areas (South Open Space Areas, Lake Slopes & Internal Neighborhood Parks)	± 7.49 Ac. (15%)
Buffer Tract Areas (West Buffer & Entrance Buffers)	± 2.24 AC. (5%)
Lake Tracts Along Public Linear Greenway Park*	+/- 13.21 (27%)*
Public Linear Greenway Park Area (South & East)	+/- 9.27 Ac. (18%)

\*13.21 acres is the water surface area that is located along Public Linear Greenway Park. This is the only lake area that is counted towards the open space calculation. At 27% of the required open space, this area does not exceed 40% code requirement. The Open Space Areas of the PUD are identified on OSE-1.