



23 April 2019

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Via email to: [alexander.dambach@oaklandparkfl.gov](mailto:alexander.dambach@oaklandparkfl.gov)

Dear Mr. Dambach,

The City of Oakland Park requested Fitch and Associates (*Fitch*) review a Fire Service Delivery Concurrency Evaluation conducted by Emergency Services Consulting International (ESCI) dated May 2018. Pulte Group, a developer of a proposed 455-unit development named Oak Tree in Oakland Park, had secured services from ESCI to undertake that concurrency evaluation pursuant to their development application. The concurrency evaluation was to “addresses the following fire service concurrency questions as required in the Florida Fire Prevention Code:

- Current level of service for all fire rescue services provided within the jurisdiction;
- Post-development (build out) level of those same services;
- Mitigation recommendations if the post-development service level falls below the current service level for any services provided, and;
- Short- and Long-term funding sources for implementation of the mitigation recommendations.”<sup>1</sup>

*Fitch* had previously completed an Operations and Staffing Study on the Oakland Park Fire Department in 2017. The City’s current request of *Fitch* was to review the evaluation by ESCI and render an opinion on its adequacy, and further, if *Fitch* has any alternative recommendations regarding the project.

This memorandum summarizes our review of the concurrency evaluation.

ESCI considered population density, historical service demand, ISO travel distance criteria, NFPA 1710 travel time criteria, and actual travel time performance. They further considered the additional population that may arise from the development, and the potential of the Fire Rescue Department to handle any concurrent increased demands for service by evaluating current system capacity. We note that ESCI did incorporate or reference *Fitch*’s earlier analyses and findings in their assessment. ESCI also selected several “sample areas” within the City for comparative purposes of the proposed development in their evaluation.

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<sup>1</sup> ESCI (May 2018). Oakland Park Fire & Rescue – Fire Department Service Delivery Concurrency Evaluation. p. 3.



In summary, ESCI concluded there was “no evidence to indicate that this proposal would adversely impact the Oakland Park Fire & Rescue Department or its ability to maintain current levels of service. Due to these findings, no mitigation recommendations are required, as well as no short or long-term funding implementation goals based on the recommendation.”<sup>2</sup>

ESCI’s methodology represented a rational approach to answer the questions posed. Their use of existing reports and data, along with additional analyses conducted by the ESCI team in their 2018 evaluation, appear appropriate, as are the conclusions they reached.

While there likely may have been minor differences in the evaluation approach between ESCI and *Fitch*, we nonetheless find ESCI’s conclusions adequate, and offer no additional recommendations regarding the proposed Oak Tree development.

Regards,

A handwritten signature in black ink, appearing to read "BJM", written in a cursive style.

Bruce J. Moeller, PhD  
Senior Consultant

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<sup>2</sup> ESCI (May 2018). Oakland Park Fire & Rescue – Fire Department Service Delivery Concurrency Evaluation. p. 20.