

EXHIBIT "A"
CITY OF OAKLAND PARK
SITE AND DEVELOPMENT APPLICATION INFORMATION SHEET

PETITION NO.: #CD22-26CP "BBX Oakland Logistics Park" **DATE:** 3/10/2023

PETITIONER: BBX Oakland Logistics Park, LLC (Applicant) and Oakland Parcel, LLC (Owner)

REQUEST: Future Land Use Plan Amendment from Irregular (14.6 dwelling units per acre) Residential in a Dashed-Line to Industrial, and Consistency & Concurrency Review

SECTION: SE 1/4 23-49-42 **SIZE:** 9.9 ± Net Acres

A. LOCATION: 3501-3551 NW 31 Avenue

B. DENSITY PERMITTED: 144 DUs **REQUESTED:** N.A.

	Subject Property	North	East	South	West
C.EXISTING ZONING	RM-16	B-3 & PCC-2	PUD	RM-16 & B-2	RP-10 (Lauderdale Lakes)
D.EXISTING LAND USE	Vacant	Light Industrial Warehouse, Telecom Tower & Auto Repair	Multi-Family Residential	Business/ Commercial & Multi-Family Residential	Trailer Park (Lauderdale Lakes)
E.FUTURE LAND USE	Irregular (14.6 dwelling units per acre)	Industrial	LM10	Irregular (14.6 dwelling units per acre) & Commercial	LM10 (Lauderdale Lakes)

F. DEVELOPMENT CONCURRENCY REVIEW: The planned use of the property will meet the Concurrency LOS standards.

1. **Potable Water Service** - Adequate and available upon upgrade of potable water distribution system by the City of Fort Lauderdale.
2. **Wastewater Treatment & Disposal** - Adequate and available upon upgrade of sanitary sewer collection system.
3. **Solid Waste Disposal** -Adequate and available.
4. **Drainage** – First floor elevation must meet Concurrency LOS prior to the issuance of any Building Permits.
5. **Regional Transportation Network Capacity** – Adequate & Available. Transit Oriented Concurrency Impact fees to be determined by Broward County.
6. **Local Street & Road Access** – Adequate & Available. Traffic Analysis prepared to address possible impacts.
7. **Fire Flow/Protection** -Adequate and available upon the sign-off by the Fire Marshal. Public Safety Sub-Station Impact Fee of \$9,781.20(\$980.00/gross acre must be paid prior to the issuance of any Building Permits.
8. **Parks & Recreation Facilities** – N.A.
9. **School Sites and Buildings** – N.A.

G. DEVELOPMENT CONSISTENCY REVIEW: The Irregular (14.6 dwelling units per acre) category of the 2022 Future Land Use Map, as amended, can accommodate this use.