Oakland Park Data Inventory and Analysis

February 2023



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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").

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 Chapters:

CITY OF OAKLAND PARK CURRENT COMPREHENSIVE PLAN CHAPTERS					
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				

During the 2021 Evaluation and Appraisal (EAR) process the City recognized the need for three new chapters: Property Rights, Sustainability/Climate Resiliency, and Economic Development. The

Property Rights Chapter is now a required chapter for Comprehensive Plans, pursuant to Chapter 163, Florida Statutes. Sustainability/Climate Resiliency and Economic Development are not required chapters. However, analysis during the EAR resulted in these recommended chapters.

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 will 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, multiplefamily residential, nonresidential, open space, park/recreation, 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

1. Protection of Natural Resource Systems

Natural resources, including wetlands, surface water bodies, wildlife, and vegetative communities, perform functions that are vital to the health, safety, and welfare of the human population, and attract visitors and residents to the area. Therefore, the 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. Management of natural resources on a systemwide basis is important to this concept.

The major natural resources in Oakland Park include air quality, geology, soils, and hydrology. Oakland Park is a coastal community. As such, there are 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.

2. Coordination of Land Use and Public Facilities.

At the heart of Florida's Community Planning Act (Chapter 163, F.S.) 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, these standards also serve to assure the availability of adequate facilities (either public or private) for designated land uses on the FLUM.

3. Provision of Adequate and Affordable Housing

Chapter 163, F.S. 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** section. 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.

4. Public Interest in the Land Use Regulatory Process

Balancing private property rights and the general interest of the public is important to every facet of the FLUE. 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.

5. Future Land Use Map (FLUM)

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 permanent 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 2005 EAR, the City's recorded population, according to the University of Florida Bureau of Economic and Business Research (BEBR), was 31,810 persons. According to BEBR, the official population estimate of permanent residents in the City of Oakland Park as of April 1, 2021, was 44,296 residents. This is a growth of 13,486 residents (2.09% annual growth rate) since the 2005 EAR. During the 2019 EAR, the official population estimate of permanent residents in the City of Oakland Park as of April 1, 2019, was 45,576 residents. This is noteworthy due to a slight decrease in residents between 2019 and 2021, most likely due to the short-term impact of the COVID-19 pandemic.

The University of Florida's Shimberg 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.

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)				

Table 1 – City	v of Oakland P	Park Ponulation	Projections	2010 - 2040
TUDIC I CIU		unk i opulution	r rojections,	2010 2040



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). There have been no additional annexations and the City does not anticipate further annexations.

ii. Existing Land Use Conditions

It is crucial to understand the existing land use patterns in the City of Oakland Park so as 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. They may not precisely reflect the specific use type 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	z Land Use Map
map 1 Oukland	T OLK EXISTING	S curra OSC 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 use and commercial land use, while industrial land use acreage has remained roughly 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 continued to grow.

Residential land uses are the largest segment of existing land uses within Oakland Park, and therefore is the biggest indicator of stability in the City. The existing residential neighborhoods have remained consistent and are not expected to transition to other land uses. Almost half of the City's acreage is comprised of existing residential land uses, with most of the residential land area

being primarily single family detached. As the City has continued to grow and attract more residents and businesses, there has been an increased need for additional development and redevelopment, composed of both new commercial and multifamily uses. The City of Oakland Park is surrounded by a compatible mixture of land uses and the City's sound planning principles and efforts provide a basis to continue this trend. **Table 2** 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.

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

Table 2 – City	/ of Oakland	Park Land	Use Analysis

FUTURE LAND USE FEBRUARY 2023



Map 2 - Oakland Park Future Land Use Map

Table 3 - City of Oakland Park Future Land Use Analysis

Land Use	Percent of Total Acreage	
Residential	37%	
Commercial	9%	
Industrial	5%	
Community	4%	
Conservation	0%	
Park	6%	
Water	7%	
Utility	0%	
Irregular Density	5%	
Local Activity Center	6%	
Right-of-Way	21%	

Land Use	Percent of Total Acreage	
Total	100%	
Source: City of Oakland Park and Broward County		

iii. Vacant Land Analysis

An analysis of the vacant land within the City of Oakland Park was conducted based on the Florida Department of Revenue and the Broward County Property Appraisers office land use information. Vacant land within the City makes up approximately 1% of the City's acreage according to these codes at the time of analysis. These parcels include vacant commercial, residential, institutional, and 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.

The City of 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 continued to develop its vacant land. To understand the type of impacts these vacant lands could have on the cityscape once developed, it is useful to understand what future land use categories they are within. 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, approximately two-thirds of vacant land is designated for future residential development (68%), with the majority designated as low medium density residential. The second highest nonresidential percentage of land is designated for potential commercial development, which will continue to support the City's growing population.

A build out analysis was performed to better understand the City's current level of residential development potential and the City's ability to absorb the expected population growth. 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 the City of 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 number of residential dwelling units that can be constructed on the vacant residential land is 2,728 dwelling units. Using BEBR's expectation of 2.53 people per dwelling unit, the City of Oakland Park can expect to absorb 6,901 people under

the current Future Land Use Map's residential designations that have been identified as vacant. Even if all residential vacant lands are developed at their maximum density, it will still not meet the growth projected in the City of Oakland Park (14,409 people) through 2040 and is significantly less than what is required for the future of the City.

Future Land Use Categories	Percent of Total Vacant Acreage
Low Density Residential	14%
Low Medium Density Residential	42%
Medium Density Residential	11%
Medium-High Density Residential	1%
Commercial	12%
Industrial	6%
Utilities	0%
Community Facilities	0%
Parks/Recreation	0%
Conservation	0%
Water	0%
Transportation	0%
Local Activity Center	13%
Irregular Density	1%
Total	100%
Source: Florida Department of Revenue, Broward County of Community and Econ	Property Appraiser, and Oakland Park Department omic Development

Table 3 – Ci	ty of Oakland	Park Vacant	Land Analysis
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Future Land Use Category	Vacant Acres	Maximum DU/AC Allowed	Maximum Potential Density DU/AC
Low Density Residential	55	5	275
Low Medium Density Residential	164	10	1,640
Medium Density Residential	43	16	688
Medium-High Density Residential	5	25	125
Source: Kimley-Horn, 2023			

Table 4 - City of Oakland Park Build Out Analysis

Land Use Category Medium Density Residential Low Density Residential Medium High Density Residential Local Activity Center Commercial Low Medium Density Irregular Density Residential Industrial Imperial Point North Andrews Gardens kland Lauderdale Lakes Golf Estates Wilton Manors Middle VACANT LAND BY FLU Kimley »Horn N City of Oakland Park January 2023 0.5 Miles

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 the City of Oakland Park. **Table 5** displays the acreages and distribution of Future Land Uses within the City. The low-density

residential category accounts for 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 were six adopted amendments to the Future Land Use Map between the adoption of the 2005 EAR and the 2019 EAR.

There has been one (1) adopted amendment to the Future Land Use Map since the adoption of the 2021 EAR. The map amendment changed 86.3 acres from a mix of Commercial, Industrial, Low Density Residential, Medium Residential and Medium-High Residential future land use to Local Activity Center future land use.

Future Land Use Categories	% of Total Acreage	
Low Density Residential	26%	
Low Medium Density Residential	5%	
Medium Density Residential	5%	
Medium-High Density Residential	2%	
Commercial	9%	
Industrial	5%	
Utilities	0.3%	
Community Facilities	4%	
Parks/Recreation	6%	
Conservation	0.4%	
Water	7%	
Transportation	21%	
Local Activity Center	6%	
Irregular Density	5%	
Total	100%	
Source: Oakland Park Department of Community and Economic Development, 2020		

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

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 benefits 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 addresses 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 the City of 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 (6) 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 purpose of the Powerline Road Planning Assessment (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 were proposed within the Assessment including:

- NW 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 (NW 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
 - o 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
 - Recommend 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

A portion of the recommendations relate to the Comprehensive Plan and should be considered and addressed, as needed, during the Comprehensive Plan update process. The remainder of the recommendations should be evaluated by the City during Land Development Code updates to ensure consistency with the updated Comprehensive Plan.

G. Future Land Use Conclusions and 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 landform, existing infrastructure, design of the built environment, availability of natural resources, and surface transportation system all contribute to potential outcomes determined during the planning process. In the 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 suggest a suburban community as they were developed. The Goals, Objectives, and Policies should be reviewed and revised accordingly with the consideration of 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.

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. Florida Department of Economic Opportunity's (DEO) Technical Assistance Grant is a potential source of funding that could 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, located at NW 41st Street and NW 8th Terrace, to increase compatibility with the surrounding neighborhoods.

In closing, Florida Statutes 163.3202 requires that within one (1) 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 the City of Oakland Park. Increasing travel mode choices 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, such as reduced travel time, reduction in miles traveled, increased energy efficiency, and reduced emissions. The City of Oakland Park's location within Broward County makes it a heavily traveled City connecting people who live beyond the City limits in all directions. Some 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 vital. It will aid in the examination of overall system function during the planning period. The Transportation Element works in conjunction with the Future Land Use Element (FLUE) and the Future Land Use Map (FLUM) 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 found in the City's adopted Level of Service (LOS). It should be noted that the Florida Department of Transportation (FDOT) has recently changed its standards to "targets" for state-maintained roadways. Broward County has adopted LOS standards for transportation facilities in the Transportation Element of its Comprehensive Plan.

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, including the City of 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 most often the optimal level for transportation within urban areas.

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 the City of Oakland Park will exceed the daily volume LOS. This is due largely in part to the projected increase in population in both the City of Oakland Park and Broward County. According to Broward County, the County has a projected population growth of 243,584 people between 2020 and 2045. 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.

Map 6 Oakland Park 2040 Daily LOS



An examination of the Peak Hour traffic patterns for 2025 shows similar results. I-95, E. Commercial, W. Oakland Park Boulevard, NW 21st Avenue, N. Andrews Avenue, and NE 54th Street also exceeding their LOS.

Map 7 - Oakland Park Peak Hour LOS



Maintenance responsibilities continue to be shared between the Florida Department of Transportation for 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 the City of 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 (4) functional classification categories are common to roadways:

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

Principal Arterial Roadways

- I-95
- Powerline Road/NW 9th Avenue
- E. Commercial Boulevard
- E. Oakland Park Boulevard
- US-1/Federal Highway

Minor Arterial Roadways

- NW 31st Avenue
- N. Andrews Avenue
- N. Dixie Highway
- Cypress Creek Road/NE 62nd Street
- Prospect Road
- 3. Collector Roadways
 - NW 21st Avenue
 - NW 10th Avenue
 - NE 6th Avenue
 - NE 16th Avenue
 - NE 56th Street
 - Floranada Road (NE 45th Street)
 - NW 44th Street
 - NW 39th Street
 - NW/NE 38th 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.
NW 26th Street

4. Local Roadways

• All other City public roads are considered local roads

D. Broward County Trafficways

The Broward County Planning Council has adopted a roadway right-of-way preservation plan, referred to as the Broward County Trafficways Plan. As part of this plan, right-of-way is required of developing parcels to accommodate the impacts of new development and provide for an adequate regional roadway network. The Broward County Trafficways Plan is implemented through the Broward County and local government review processes. Parcels which are required to plat must dedicate right-of-way consistent with the dedication requirements of the Trafficways Plan. Parcels which are exempt from platting must also dedicate the right-of-way in most circumstances. Local governments may require the dedication of right-of-way for Trafficways under other circumstances. The latest Broward County Trafficways Plan is shown in **Map 8** below.



Map 8 - Broward County Trafficways Plan, September 2022

E. Alternative Modes of Transportation

The City of Oakland Park has a variety of modes of transportation available to residents and visitors.

i. Pedestrian and Bicycle Facilities

Pedestrian facilities in the City of 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. The City of Oakland Park continues to complete sidewalk linkages that are currently missing. As is common in other areas, there is a significant population that cycles. Facilities that serve this population include paved shoulders, designated bike lanes, and multi-use trails.

ii. Public Transit

Public transit in the City of Oakland Park is provided by Broward County Transit (BCT). There are nine (9) fixed routes that serve the City. Each route includes frequent bus stops and shelters to protect riders from the elements. It was noted that Oakland Park Boulevard has the second highest ridership of all routes within Broward County.

Broward County Transit Routes within Oakland Park			
Route Number	Route		
72	Oakland Park Boulevard		
55	Commercial Boulevard		
62	Cypress Creek Road		
31	NW 31st Avenue		
11	NW 21st Avenue		
14	Powerline Road		
50	N Dixie Highway		
60	Andrews Avenue		
20	US -1/Federal Highway		
10	US-1/Federal Highway		
Source: Broward County Transit, May 2022			

Table 6 – Broward County Transit Routes, Oakland Park, May 2022

It should be noted that a community shuttle service does not currently operate in the City of Oakland Park.

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 (5) significant parking facilities in the City, as seen in **Table 7**. It should be noted that the Cypress Creek Station Park-n-Ride Lot is proposed for redevelopment; therefore, the number of parking spaces is subject to change.

Significant Parking Facilities					
Facility	Location	Approximate # of Spaces			
North Ridge Medical Center	West of Dixie Highway, north of NE 8th 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 38th 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			

Table 7 – Significant Parking	Facilities,	Oakland	Park,	FL
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iv. Ports, Airports, Railways, and Intermodal Facilities

Port Facilities

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

Airport Facilities

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

Railway Facilities

There are two rail line corridors within the City of Oakland Park. 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. Department of Transportation's (USDOT) 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, a privately-owned, operated, and maintained passenger rail system, was brought in 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 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 instead of hourly service. 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 seven (7) cities selected was the City of Oakland Park.



Figure 2 – Oakland Park Tri-Rail TOD Rendering



F. Transportation Surtax Plan

A one-cent Charter County and Regional Transportation System Surtax, called the "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 congestion, and expand the availability of multimodal transportation options The benefits for the City of Oakland Park are outlined in **Table 8**.

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 Avenue, NE 6th Avenue, NE 56th Street and NE/NW 62nd Street

School zone safety improvements around Lloyd Estates ES and Northeast HS

Traffic signalization (fiber optic installation) improvements along Cypress Creek Boulevard

New traffic signal Mast Arms at 12 intersections.

Intersection improvements along Oakland Park Boulevard (at Andrews Avenue).

Ability to add new Community Bus service throughout the City.

Installation of up to 117 new or replacement bus shelters throughout the City.

New Local Bus Route north-south along NW 21st and Rock Island Road.

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 Boulevard.

Limited Stop (Breeze) service east-west along Sunrise Boulevard.

Limited Stop (Breeze) service north-south along Dixie Highway.

Limited Stop (Breeze) service north-south along Andrews Avenue.

Limited Stop (Breeze) service north-south along Powerline Road.

Limited Stop (Breeze) service north-south along US 1.

Limited Stop (Breeze) service north-south along NW 31st and Lyons Road.

Limited Stop (Breeze) service east-west along Commercial Boulevard.

Rapid Bus/BRT service north-south along SR 7/US 441.

Rapid Bus/BRT service east-west along Oakland Park Boulevard.

Rapid Bus/BRT service east-west along Sunrise Boulevard.

Rapid Bus/BRT service north-south along Dixie Highway.

Rapid Bus/BRT service north-south along Andrews Avenue.

Rapid Bus/BRT service north-south along Powerline Road.

Rapid Bus/BRT service north-south along US 1.

Rapid Bus/BRT service north-south along NW 31st and Lyons Road.

Rapid Bus/BRT service east-west along Commercial Boulevard.

Light Rail Transit (LRT) service along SR 7/US 441.

G. Complete Streets

The City of Oakland Park is one among a number of Broward County municipalities that are pursuing the redesign of many City streets to "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

The Prospect Road Complete Streets Project was completed in Spring 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**.



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

In addition to these projects, the Broward MPO Complete Streets Master Plan includes the two proposed projects in Oakland Park:

- Oakland Park Boulevard proposed Enhanced Bus Corridor (including enhanced bus stop infrastructure and connectivity)
- NW 44th Street proposed Complete Street (including traffic calming buffered bicycle lanes, continuous pedestrian furnishing zone, potential lane repurposing in 4L section)

There is one additional Complete Streets projects are proposed in Downtown Oakland Park.

• Dixie Highway/FEC corridor multi-purpose pathway (proposed). This project will link Fort Lauderdale, Wilton Manors, and Oakland Park. A multimodal bridge is proposed over Oakland Park Boulevard.

Four projects from the Broward MPO Complete Streets Master Plan have recently been completed:

- Prospect Road lane repurposing/buffered bicycle lanes
- SR-845/Powerline Road lane repurposing/buffered bicycle lanes
- NW 31st Avenue bicycle lanes
- C-13 Canal (Middle River Canal) Trail / Shared-Use Path

H. Transportation Conclusions and Recommendations

The updated Goals, Objectives, and Policies for the City of Oakland Park should continue to promote alternative modes of transportation to relieve the stress put on the transportation infrastructure. It should also provide users with more choices 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 support 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's 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."

The City of 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. The Objectives and Policies of the Housing Element are drafted 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 the City of Oakland Park. This includes the U.S. Census, the Florida Housing Data Clearinghouse, and the University of Florida's Shimberg Center for Housing Studies.

B. Population Projections, Demographics, and 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 13,486 people by 2040. This growth will result in a significant 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 shows population projections by age through 2040 for the City of Oakland Park. The changing demographics reflect a significant number of residents moving into the 65 and older range. This demographic will require unique housing options, such as multifamily units, small single-family detached units, multi-generational units, and institutional or group living facilities. All unit types will need to meet accessibility requirements; one-story single-family units, or if located in a multi-level building elevators will be required.

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							

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

C. Housing Types

The 2020 American Community Survey (ACS) 5-Year Estimates Data Profiles (U.S. Census) estimates that there were 19,004 dwelling units in the City of Oakland Park in 2020 with 2.64

persons per household. As shown in **Figure 4**, single family attached and detached units compose approximately 52% of all dwelling units in the City at 9,877 dwelling units. Multi-family units (comprised of 3 units or more) account for 41.5 percent or 7,894 dwelling units. Two-family units, such as duplexes, account for 5.1% and mobile homes, boats, recreational vehicles, and similar structures account for 1.4% respectively.



D. Age of Housing Stock

Figure 5 illustrates the City's housing stock is rapidly aging. Approximately 69%, or 13,005 dwelling units, of the City's housing was built prior to 1980. Additionally, housing over 50 years of age is approximately 46%, or 8,818 dwelling units.



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

E. Housing Occupancy

The American Community Survey (2020) home ownership estimates in the City of Oakland Park indicated that 57.4%, or 9,745 dwelling units in the City are owner-occupied, while the remaining 42.6% (7,226 dwelling units) are renter-occupied.



Figure 6 - City of Oakland Park Housing Occupancy by Tenure, 2015-2019

F. Housing Tenure

The U.S. Census American Community Survey (2015-2019) data shows that the occupancy rate in Oakland Park was 89.3%, or 16,971 dwelling units, compared to 2,033 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.





G. Housing Values, Costs, and Affordability

The following data includes Oakland Park housing values, monthly housing costs paid by households in 2020 (including both owner-occupied and renter-occupied units), and affordability. U.S. Census data from 2015-2019 indicates that the median value of owner-occupied dwelling units in Oakland Park was \$243,200; while the median rental costs per unit per month were \$1,277.

As a general policy, 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. 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 The City of Oakland Park in 2020 was \$53,744, according to the U.S. Census. The Area Median Income (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 occupied dwelling units. This table indicates that 3,286 households in Oakland Park are cost burdened. An additional 3,487 are considered severely cost burdened.

All Households, Cost Burden by Income (2020 Estimate)					
		Housing Cost Burden			
Household Income	0-30%	30.1%-50%	More than 50%		
30% AMI or Less	166	121	1,607		
30.1 - 50% AMI	432	915	1,397		
50.1 - 80% AMI	1,722	1,512	372		
80.1% - 100% AMI	1,563	454	90		
More than 100% AMI	6,478 284 21				
Households by Category	10,370 3,286 3,487				
Total Households	17,143				
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida					

Table 11 summarizes the cost burden of Oakland Park households that are both owner-occupied and renter-occupied. 862 (10.3%) owner-occupied households are severely cost burdened. 2,225 (27.9%) renter-occupied households are severely cost burdened.

Table 11 - City of Oakland Park Cost Burden by Income, Owner-Occupied & Renter Occupied Households (2020 Estimate)

Owner-Occupied Households, Cost Burden by Income (2020 Estimate)				
	Housing Cost Burden			
Household Income	0-30%	30.1%-50%	More than 50%	
30% AMI or Less	130	94	405	
30.1 - 50% AMI	389	184	531	
50.1 - 80% AMI	904	489	242	
80.1% - 100% AMI	783	205	63	

Owner-Occupied Households, Cost Burden by Income (2020 Estimate)			
More than 100% AMI	4,462	208	21
Households by Category	13,336	1,180	862
Total Households		15,378	
Renter-Occupied H	ouseholds, Cost Bui	den by Income (202	20 Estimate)
		Housing Cost Burder	า
Household Income	0-30%	30.1%-50%	More than 50%
30% AMI or Less	36	27	1,202
30.1 - 50% AMI	43	731	866
50.1 - 80% AMI	818	1,023	130
80.1% - 100% AMI	780	249	27
More than 100% AMI	2,025	76	0
Households by Category	3,702	2,036	2,225
Total Households	7,963		
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University			

of Florida

In 2016, 25.5% or 867 households with a householder age of 65 or older were severely cost burdened (this combines both owner and renter occupied households). Overall, this accounts for 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 spend more on housing. The aging population estimated to be over 65 in the year 2040 is projected to be 13,846 persons. Ensuring this population has access to affordable housing will be important while creating Objectives and Policies.

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

Households with Householder Aged 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	

Households with Householder Aged 65 and Older, Cost Burden by Tenure and Income (2016				
		Estimate)		
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
Household	ds by Category	1,653	486	526
	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
Household	ds by Category	244	154	341
Total Households 739				
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				

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In 2018, the City engaged East to West Development Corporation to conduct Phase I of an Affordable Housing Study. During Phase I, East to West Development Corporation provided a presentation to the City reviewing the issue of affordable housing in the City of Oakland Park. The priorities of BrowardNEXT were at the forefront of this presentation. One of those priorities was affordable housing. Recommended actions included:

- 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.

East to West Development Corporation has also prepared Phase II of the Affordable Housing Study. Phase II focuses on a more extensive and detailed assessment and analysis of housing data in the City of Oakland Park. The following strategies have been developed as a result of Phase II and with consideration of the City's housing policy objectives and current resources.

- 1. Establish a local Housing Strategy.
 - Identify incentives such as expedited permitting, density bonuses, inclusionary zoning, fee deferral/waivers, linkage fees, subsidies for end users.
 - Outline the priorities and the priority demographic to be served.
- 2. Consider establishing a standalone chapter in City's Land Development Regulations for affordable housing.
- 3. Evaluate and consider the establishment of a recurring funding source to be used for affordable housing initiatives and programs (as established in the proposed local housing strategy).
- 4. Enhance the City's collaboration with Broward County and other government entities to continue to support quality residential housing development.
- 5. Initiate a program targeting non-owner-occupied residential units to incentivize homeownership.
 - Seek collaboration with capital fund/non-profit to buy portfolio and assist current renters seeking to become homeowners.
- 6. Research bank-owned properties in the City and consider their acquisition and conversion for affordable housing uses.
- 7. Infrastructure/broadband investment in targeted residential areas as part of Capital Bond Program.
- 8. Work collaboratively with private/public sector property owners on adaptive re-use efforts (schools, churches, and other government owned buildings).
- 9. Review list of residential properties with existing code liens; incentivize reduction/deferral of fees if properties are rehabbed and used for affordable housing.
- 10. Review inventory of eligible properties to determine if an administrative foreclosure program is feasible.
- 11. Using a third-party resource like Granicus, assess inventory of registered Short-Term Rentals and evaluate legality of levying a user fee as a source of revenue.
- 12. Consider a targeted program for City employees whose income falls into a specific income category.
- 13. Develop City-owned vacant lots that are currently zoned for single-family use.
- 14. Consider executing an Interlocal Agreement with Broward County (or conveyance) for the development of County-owned vacant lots currently zoned for single-family or other comparable use. Some of these properties may require a waiver of minimum lot requirements for residential development.
- 15. Emphasize the inclusion of an appropriate level of affordable housing as a component of any new multi-family development that comes before the City for approval.

H. Inventory of Housing Conditions, Special Needs and 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

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 lack of complete plumbing facilities, lack of complete kitchen facilities, absence of a heating system, and/or overcrowding (more than one person per room). A deteriorated structure is defined as a structure that would require more than 50% of the replacement value to rehabilitate it.

Condition of Occupied Housing Units Substandard Indicators				
Condition	# of Units	% of Units		
Occupied Housing Units	16,515	-		
Lacking Complete Plumbing Facilities	171	0.9%		
Lacking Complete Kitchen Facilities	244	1.3%		
No Heating System	748	4.5%		
1.01 or More Persons Per Room (Overcrowded)	894	5.4%		
Units Source: U.S. Census Bureau, American Community Survey, 2015-2019				

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

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 majority of the housing stock more than 50 years old and built prior to current, stricter building code requirements, there are signs of deterioration. Remedies 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 the City of Oakland Park will need 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 the City of Oakland Park has 4,869 persons with disabilities as residents (2020 American Community Survey 5-year estimates). This includes populations with hearing, vision, cognitive, ambulatory, self-care, and independent living difficulties. As of 2020, the elderly (age 65 and older) population represents 79.3% (1,922 persons)

of residents with disabilities in the City. This puts a strain on the healthcare system in the community.

Setting housing policy for the City's special needs population will be crucial to the City of Oakland Park. It is projected that 23%, or 13,346 persons, will be age 65 or older in 2040. That is nearly one quarter of the total estimated population gain of 59,985. with the estimated population in 2040 being heavily weighted with a population 65 and older. Multigenerational housing should be considered and perhaps encouraged. Multigenerational housing can facilitate adult children caring for aging parents and 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 also be beneficial for City's aging population if new homes constructed were 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 as of May 2022. There are currently no nursing homes in the City of Oakland Park.

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: <u>www.floridahealthfinder.gov</u> April 2020			

Table 14 – City of Oakland Park Inventory of Assisted Living F	acilities (ALFs), April 2020
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I. Oakland Park Community Redevelopment Agency

The City of Oakland Park has an established and active Community Redevelopment Agency (CRA). 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 Goals of the OPCRA are to:

- **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.



City of Oakland Park- Neighborhoods Map 10 - City of

J. Forecasting Housing Needs

i. Policies for Housing Density and Addressing Existing Land Availability

As previously discussed in the Future Land Use Element data and analysis, the City of Oakland Park is heavily developed with few parcels remaining for development. **Table 15** 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 2.64 persons per household.²

	2016	2020	2025	2030	2035	2040
Projected Population	44,097	47,560	51,525	54,914	57,605	59 <i>,</i> 985

Table 15 – Projected Population and Projected Households in Oakland Park

² U.S. Census, Persons per Household, 2014-2018, City of Oakland Park, FL

	2016	2020	2025	2030 2035		2040
Projected Households	17,430	19,798	20,366	21,705	22,769	23,710
Source: Kimley-Horn, 2020						

K. Housing Conclusions and 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 the City (14,409 additional people) through 2040.

Options should be considered for expanding opportunities for housing during the update of the Comprehensive Plan, particularly affordable housing. Policies that promote multifamily units, 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 also be considered.

Policies and land development regulations that include minimum lot sizes and setbacks should be reviewed for consistency with these unique housing needs and should be amended to allow for more flexibility in design, as well as higher densities in locations where appropriate. Policies that address housing opportunities for aging in place should also be considered as the City's population continues to age.

Now more than ever, partnerships should be sought between the public sector and private sector to introduce creative policies that address housing needs for populations that find suitable housing options out of reach. These partnerships could leverage resources 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 known as 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)**.

Figure 8 – Oakland Park Water & Sewer Service Areas



Source: The City of Oakland Park Public Works Department, November 2022.

The City's growth continues to impact the City's water, wastewater, and stormwater systems. This will continue through the planning period. The Infrastructure Element is concerned with demand for and provision of sanitary sewer, solid waste, stormwater drainage facilities and services, potable water, and natural groundwater aquifer recharge for existing and future residents of the City of Oakland Park. The Infrastructure Element also addresses groundwater aquifer recharge. A new section related to Technological Infrastructure has also been included in this DIA.

The element is broken down into sub-elements for each infrastructure type listed in the foregoing paragraph. The sub-elements describe existing conditions, project future conditions, and contain goals, objectives, and policies directives to guide the City in the provision of these facilities and services.

B. Sanitary Sewer Sub-element

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, 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, which 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 many processes that can

accomplish this, but they are generally grouped into one of three categories, depending on the proportion of materials removed.

Primary treatment refers to the removal of 30% to 35% 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% 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 pollutants. The most common tertiary processes 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 U.S. Environmental Protection Agency (EPA) is responsible for implementation.

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, Florida Administrative

Code (F.A.C.). These rules apply to facilities that treat flows exceeding 5,000 gallons per day for domestic establishments, 3,000 gallons per day for food service establishments, and where 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, F.A.C.

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.

The City of Oakland Park approved a 30-year wastewater agreement with the City of Fort Lauderdale in March 2022.

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, as well as Wilton Manors, portions of Tamarac, portions of 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 City of Oakland Park is also served by the City of Fort. 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 the City of 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, the City of 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 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, adequate, and efficient provision of services to residents and business owners in the City of Oakland Park.

vi. Sanitary Sewer Conclusions & Recommendations

While the City of Oakland Park collects sewage 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 Sub-element

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 sub-element 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 sub-element, 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 residential wastes because 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 oversized, 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 F.A.C, to contain solid wastes. Landfills are classified for regulatory purposes according to the characteristics of the waste they are permitted to receive.

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, F.A.C.

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 EPA. If dredging or filling occur, reviews are completed by the U.S. Army Corps of Engineers (ACOE). Processing plants that will generate electrical power or require tall emission stacks, Florida Department of Environmental Protection (FDEP) and Federal Aviation Administration (FAA) review may be required.

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, such as the 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 South Florida Water Management District (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, F.S.), 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 Water Quality Assurance Act of 1983, 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, F.A.C.) 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 was 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 were 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% 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 a private transfer station. 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.

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.			
Permit to Construct Wastewater Discharge	FDEP	Discharge into state waters (construction of point source).			
Permit to Construct Stormwater 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.			

Table 16 – Federal and State Regulation Applicable to Solid Waste

Air Quality	Review Agency	Activity Where Review is Applicable	
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 a week, 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% or 2,134,756 tons were landfilled. However, the City of Oakland Park uses a private transfer station for solid waste. The City, like most solid waste providers, has experienced substantial challenges with the costs of recycling in recent years, with rates per ton reaching more than \$88, more than double that of regular waste. Since fall 2021, recycling rates have experienced a favorable, downward trend and are now below \$25 a ton for the first time in over two years. Severe fluctuations in recycling costs can be favorable or unfavorable during any given year, but the City remains committed to maintaining an effective and responsible recycling program (source: 2021-2022 City Budget).

Using the observed waste generation rate of 6.09 lbs. per capita per day being landfilled in Broward County, the City of Oakland Park is currently contributing 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.

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

Гаble	17 –	Solid	Waste	bv	Population	Projection*
10010		00110		~,	ropalation	riojection

*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.

Additionally, the City of Oakland Park is participating in the Broward County Solid Waste Task Force. On June 11, 2019, Broward County Board of County Commissioners passed a Memorandum of Understanding (MOU) regarding a comprehensive solid waste system in Broward County. This MOU is intended to: (a) identify the local governments that wish to participate in the establishment and implementation of a regional solid waste management system (b) establish a mechanism and process to analyze and evaluate the Study Recommendations; and (c) provide a schedule. The County and the Participating Municipalities agree to jointly undertake the continued study and analysis of additional critical solid waste issues identified by agreement. The goals identified include

• Solid waste disposal and recycling efforts are best accomplished as collaborative ventures among the County and the Participating Municipalities,
- Committed to considering all of the Recommendations as well as the preferences of the County and the Participating Municipalities and the results of the continued study and analysis described in Section 8 above.
- Committed to exploring all possible governance structures for a regional solid waste management system.
- Committed to discussing organizational structures for a regional solid waste management system that may consist of common ownership and/or common control of the systems acquired.
- Committed to exercising common control over the setting of tipping and other fees, with such fees being set in an amount that is adequate to recover all costs, including reasonable personnel costs.
- There is a critical need to develop robust recycling programs.

2. Solid Waste General Performance of Facilities

Because 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 the City of 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 the City of Oakland Park.

vi. Solid Waste Conclusions and 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 Sub-element

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, and 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 sub-element 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 sub watershed 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, while detention facilities are impoundments that release stormwater by evaporation and percolation into the ground, with no direct discharge to surface waters.

b. Drainage and Stormwater Management

The occurrence of stormwater runoff is highly variable, and dependent on the amount of rainfall with each storm event and 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 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 that 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 storm event standard. 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's 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 commonly referred to as "208 Plans." 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. Currently, there are no federal regulations for stormwater management concerning the quantity of stormwater runoff.

b. Drainage State Regulation

Chapter 62-25, F.A.C., 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% removal of stormwater pollutants before discharge to receiving waters. It requires the 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 (SFWMD) with jurisdiction over the Oakland Park area.

c. Drainage Local Regulation

The responsible agency for implementation of drainage plans and maintenance in the City of Oakland Park is the Public Works Department. The City competed its Stormwater Master Plan in May 2022.

ii. Existing Conditions

1. Natural Drainage Features

The City of Oakland Park exhibits a generally flat topography. The average elevation is 26 feet. 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.

2. Stormwater Drainage System

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





iii. Stormwater Drainage Level of Service Standards

Florida's Community Planning Act requires that local governments adopt levels of service (LOS) for drainage facilities within 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 continuously address local conditions.

1. Stormwater Drainage Level of Service Standard

Design standards for drainage allows 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 in order to satisfy drainage requirements.

2. Stormwater Drainage Level of Service Standards for Existing Development Flood protection is 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

iv. Needs Assessment

stormwater management.

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 not advanced. The basic theory is that most 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 and Recommendations

The City of Oakland Park may consider conducting stormwater management planning initiatives, studies or enhancements as third-party funding becomes available. Alternative funding sources may be examined for future 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. Maintaining a master drainage plan in partnership with the SFWMD is also advised.

E. Potable Water Sub-element

i. Potable Water Background

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

The focus of this sub-element 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 that 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 a 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 that compose 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 are adequate to meet demand. In addition to location shifts, the 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 system at strategic locations. During low demand periods, the 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 two 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, F.S. 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, F.A.C. 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, F.A.C.

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 and Recommendations

1. Potable Water System Services Area

The City of Oakland Park receives potable water from the City of Fort Lauderdale and 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 million gallons per day (MGD), and 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 MGD, and serves portions of Fort Lauderdale, Lauderdale Lakes, Lauderhill, North Lauderdale, Oakland Park, Plantation, Pompano Beach, and Tamarac, as well as portions of unincorporated Broward County.

2. Potable Water System Description

Two (2) 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 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 and Wastewater Services (BCWWS). They are called the District 1 Wellfield and the District 2 Wellfield. The 2020 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 333 million gallons per month (MGM) and 10.03 MGD, respectively."*

Two District 1 Alternative Water Supply (AWS) upper Floridan aquifer wells were under construction and completed in 2014. The wells provide raw brackish water for membrane treatment. The current SFWMD CUP allows for a Maximum Month and Average Annual Daily withdrawal of 128 MGM and 3.86 MGD, respectively, from the upper Floridan aquifer.

3. Potable Water Level of Service Standard

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

Table 19 – Oakland Park Potable Water Level of Serve Standard

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 of Oakland Park currently has an agreement with the City of Fort Lauderdale, which provides the City with wholesale (bulk) potable water service to residents within the City's retail service area. The service agreement was signed in 1994 and was planned to extend until 2023. However, the City of Oakland Park approved a new long term water agreement in September 2022 with the City of Fort Lauderdale, which will extend through the next 25 years with two 5-year extension opportunities. This initial agreement will be in place until at least September 30, 2047, with the possibility of those two aforementioned extensions.

The City is not normally involved 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 plans 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 and Recommendations

The City of Oakland Park maintains its potable water system for the public health, welfare, and safety, even though the 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 that are impermeable or semipermeable to water. Rainfall is the source of water in aquifers. 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 **Map 15** - Soils Map), 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, therefore 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 sources of drinking water for a community. The amendments for wellfield protection require states 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 also calls for state and local governments to map these areas and develop protection plans, subject to the EPA's 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, F.A.C.). These rules were amended to strengthen the protection of sole source aquifers and wellfield tapping. FDEP has also established regulatory requirements for facilities that discharge to groundwater (Section 62-4.245, F.A.C.) and inject materials directly underground (Chapter 62-28, F.A.C.). Section 62-521.200(7), F.A.C. 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."³



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 its high 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.

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

³ EPA Source Water Protection Website (<u>https://fldep.dep.state.fl.us/swapp/Aquifer.asp#</u>)

3. Areas Prone to Contamination

The Biscayne aquifer is highly permeable and readily susceptible to ground-water contamination. This high level of permeability causes most contaminants to be flushed rapidly. Major sources of contamination include 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 reports that there are three (3) 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 hard water is type is calcium bicarbonate and contains small concentrations of chloride and dissolved solids. Locally, the water contains large concentrations of iron. Additionally, the water in certain areas of southern Broward County and northern and Central Dade County is darkly colored, which shows a large concentration of organic materials.

4. Effects of Development

One of the most serious problems that the City currently faces 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.

It is possible that more arid climates will lead to excessive pumping of the water table. This can result in a depletion of groundwater. Potential consequences may include a lowering of the water table and depleting water quality. Additionally, there may be a need to drill deeper into the aquifer to reach water. However, the process is expensive and does not guarantee a specific quantity of water.

6. Stormwater Management Techniques

There are two (2) stormwater management techniques for enhancing groundwater recharge. The use of swales should be encouraged in the design of stormwater management systems in areas where the soils are sandy, and have excellent percolation

and infiltration rates.. Swales provide natural treatment for stormwater-borne pollutants through filtration properties of the soil. When feasible, this natural system is recommended as a natural stormwater management system. It also can reduce the amount of rainfall that becomes runoff..

Different stormwater management techniques are used in areas of poorly drained soils and high-water tables. 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. 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 required 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's 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 this area as the "Coastal Storm Area," which also encompasses the Coastal High Hazard Area.. The Coastal High Hazard Area is defined by 163.3178(2)(h), F.S., 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 the urbanization of Broward County, activities to control water have been implemented. This includes the construction of drainage canals, dredging and filling, and installation of bulkheads and drainage control structures.. 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, 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 absence of estuary designation. The Oakland Park Coastal Management Area includes approximately 300 acres, as shown in **Figure 9**.



Figure 9 – Oakland Park Coastal Management Area

B. Land Uses

i. Land Use Inventory

Almost all land adjacent to the Middle River has been developed. Land uses in the City's Coastal Management Area include low medium and medium density residential, community facilities, retail businesses, and industrial warehouse uses.

ii. Wildlife Habitat

Chapter 1. Future Land Use of this evaluation and appraisal indicates that the City of Oakland Park is almost completely built out. Approximately 2% of land within the corporate city limits remains vacant. There are limited areas of mangrove vegetation that can be found along the western portions of the Middle River shoreline. Maps related to vegetative cover and wildlife habitats in the Coastal Management Area are not applicable due to the extreme urbanization of the area. Fish commonly found in the Middle River include snook, catfish, toadfish, mullet, and puffer fish.

iii. Areas Subject to Coastal Flooding

Lands within the Coastal Management Area fall into Zone X (0.2% 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 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. It is a public boat launch providing access to the Middle River. The 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 public access to additional waterfront activities is hampered by the near built-out condition of the Coastal Management Area. There are no beaches located in the Coastal Management Area.

v. Shoreline Land Use Conflicts

As stated above, public access to the waterfront is limited. Most of this land has been previously developed due to the desirability of waterfront lots. 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 housing is more than 50 years old. Their age may lead to visible signs of deterioration. Limited opportunities exist for redevelopment within the Coastal Management Area.

Non-residential uses that dominate this area include small commercial businesses, offices, and warehouses. Other uses commonly found are car repair shops and community facilities, such as churches and schools. The Middle River District in the newly formed Downtown Development District (OP3D) was created to encourage redevelopment in this area. The former K-Mart retail site is currently undergoing redevelopment as a mixed-use complex.

i. Historic Preservation Areas

There are four (4) sites listed on the Florida Master Site File within the coastal area of the City of Oakland Park. See **Figure 11**.





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 NE 16th Avenue, which are all regionally significant roadways. These roads serve the transportation needs of both residents and visitors throughout Broward County due to the central location of the City of Oakland Park within the County's limits. Additional data and analysis associated with these roadways can be found in **Chapter 2: Transportation**.

ii. Sanitary Sewer/Potable Water Facilities

Similar to Section C.i. above, a full analysis of the City's sanitary sewer and potable water facilities can be found in **Chapter 4: Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater**. The City's Public Works Department is responsible for the provision of safe potable water, wastewater collection, and solid waste collection (garbage, recycling, and bulk trash pickup) for residents and businesses. The Public Works Department also maintains City roadways, sidewalks, rights-of-way, and stormwater drainage facilities. Facility and vehicular maintenance are also the responsibility of the Public Works Department.

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





E. Hazard Mitigation

Flooding due to the Middle River could cause serious structural damage and loss of life. Therefore, the City should continue to search for mechanisms to monitor the "Peril of Flood" strategies outlined in 163.3178(2)(f), F.S.).

i. Broward County's Enhanced Local Mitigation Strategy (ELMS)

The Broward County Enhanced Local Mitigation Strategy (ELMS) was developed in 1997, 1998, 1999, and 2004, 2009, 2012, and 2017. Prior to the creation of the ELMS, there was no existing hazard mitigation program established for Broward County and its municipalities. The creation of the ELMS provides a mechanism to address issues that will reduce or eliminate potential exposure to hazards. The ELMS has been the County's plan for positive change for a mitigation program in multiple ways. Additionally, the ELMS has been the driver of more involved mitigation partnering opportunities for the Emergency Management Division, Risk Management Division, the County's property insurer, and the Broward County Government Operations Climate Change group.

The ELMS will continue to assist the process of exploring short- and long-term strategies and mitigation opportunities on a longer time horizon than the required 5-year update. This document has the ongoing support of all Broward County municipalities, private sector, and nonprofit organizations. It will be used as a viable working tool to help mitigate losses.

ii. 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's Division of Emergency Management (DEM) received a Hazard Mitigation Grant from the Federal Emergency Management Agency (FEMA) to prepare regional evacuation plans throughout the state.

DEM contracted with the Regional Planning Councils (RPCs) 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. The City of Oakland Park is part of the South Florida Regional Planning Council study for the SRESP. The SRESP for Broward County is <u>http://sfregionalcouncil.org/wp-content/uploads/2019/08/Vol4-11.pdf.</u>

Critical transportation facilities for evacuation in Broward County include U.S. 1, I-95, I-75, I-595, and the Turnpike. In total, Broward County has 33 emergency shelters.) These shelters can accommodate individuals with special needs that do not require hospitalization. There are limited pet-friendly shelters.

Broward County's Emergency Management local evaluation plan consists of two plans: Evacuation Plan A and Evacuation Plan B. Evacuation Plan A is for residents located east of the Intracoastal Waterway and is associated with Category 1 and 2 hurricanes. Evacuation Plan B is for residents located east of US 1 and is associated with Category 3 or higher hurricanes.. Map 12 - Broward County Emergency Evacuation Map



iii. 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), F.S. Broward County's Coastal Storm, or Coastal High Hazard Area, is located approximately 1.5 miles from the coastal area of the City of Oakland Park. While some localized flooding and wind related storm damage may occur in the City's Coastal Management Area (CMA) during a weather event, it is unlikely that the impacts would be worse than what could occur in other parts of the City outside of the CMA.

Though 95-J, F.A.C, was repealed in 2011, the City prepared a PDRP in 2012. It was adopted in 2015. The plan provides an extensive evaluation of then-current conditions in the City and resulted in an Actions Matrix to outline both preand 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, nongovernmental 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's 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), F.S., 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, only 0.5% of the City's lands are in the conservation land use designation.

G. Inventory

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

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)

Table 20 – Oakland Park Hydrology

Hydrology

Surface Waters

Groundwater

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

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.

Endangered and Threatened Species, 2022						
Species Name	Federal Listing Statues	State Listing Status				
Florida Burrowing Owl	Not Listed	Threatened				
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				

Table 22 – Oakland Park Endangered and Threatened Species, 2022

CONSERVATION FEBRUARY 2023

Endangered and Threatened Species, 2022						
Species Name	Federal Listing Statues	State Listing Status				
Gopher Tortoise	Candidate for Listing	Threatened				
Johnson's Seagrass	Listed Threatened	Endangered				
Pineland Jacquemontia	Not Listed	Threatened				
Nodding Pinweed	Not Listed	Threatened				
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				
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

Plants and Lichens	EXPLANATION				
		Global	State	Federal	State
Scientific Name	Common Name	Rank	Rank	Status	Status
Acrostichum aureum	golden leather fern	G5	S3		Т
Aeschynomene pratensis var. pratensis	meadow jointvetch	G4T1	S1		E
	American toothed	G5	S1S2		E
Aspienium dentatum	spleenwort				
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	Т	E
Conradina grandiflora	large-flowered	G3	S3		Т
	rosemary				
Ctenitis sloanei	Florida tree fern	G5	S2		E
Cucurbita okeechobeensis	Okeechobee gourd	G1	S1	E	E
Digitaria gracillima	longleaf fingergrass	G1	S1		Ν
Eltroplectris calcarata	spurred neottia	G4?	S1		E
Elytraria caroliniensis var angustifolia	narrow-leaved	G4T2	S2		Ν
	Carolina scalystem				
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		Т
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		Т
Roystonea regia	Florida royal palm	G2G3	S2		E
Swietenia mahagoni	West Indies	G3G4	S3		Т
Lanhrosia angustissima vari surtissii		C1T1	C 1		c
Theluptoric roptons	cooping maidan form	GTIT	ST CD		C C
Tillandsia flevuosa	banded wild pipe	G5	52 (2		Т
	boon vine	GAGE	55 C1		L L
	hoop vine	0400	Ът		E I

Plants and Lichens	EXPLANATIO				TION
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 R	Global	State	Federal	State	
		капк	капк	Status	Status	
Villosa amygdala	Florida Rainbow	G3	S3		Ν	

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

Crabs, Crayfishes, and Shrimps	EXPLANATION				
Scientific Name	Common Name	Global	State	Federal	State
		Rank	Rank	Status	Status
Goniopsis cruentata	Mangrove Crab	G5	S3S4		Ν

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

Butterflies and Moths	EXPLANATION					
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	
Aphrissa neleis	Pink-spot Sulphur	GU	S2		N	

CONSERVATION FEBRUARY 2023

Butterflies and Moths				EXPLANATION
Aphrissa statira	Statira	G5	S2S3	N
Appias drusilla	Florida White	G4G5	S1	N
Chlorostrymon maesites	Amethyst Hairstreak	G4	S1	N
Eumaeus atala	Atala	G4	S2	N
Kricogonia lyside	Lyside Sulphur	G5	S1	N
Neonympha helicta dadeensis	Helicta Satyr	G3G4T1T3	QS1S3	N
Papilio andraemon bonhotei	Bahamian Swallowtail	G4G5T3	S1	N
Siproeta stelenes	Malachite	G5	S2	N
	Bartram's Scrub-	G4?T1	S1	E FE
Strymon acis bartrami	Hairstreak			
Strymon martialis	Martial Scrub-Hairstreak	G3G5	S2S3	N

Fish	EXPLANATIO							
Scientific Name	Common Name	Global	State	Federal	State			
		Rank	Rank	Status	Status			
Rivulus marmoratus	Mangrove Rivulus	G4G5	S3	SC	Ν			

Amphibians			E	XPLAN	ATION
Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Lithobates capito	Gopher Frog	G3	S3		Ν

Reptiles		EXPLANATION					
Scientific Name	Common Name	Global Rank	State Rank	Fede Statu	ralStat s Stat	e us	
Alligator mississippiensis	American Alligator	G5	S4	SAT	FT(S	/A)	
Caretta	Loggerhead Sea Turtle	G3	S3	Т	FT		
Chelonia mydas	Green Sea Turtle	G3	S2S3	Т	FT		
Dermochelys coriacea	Leatherback Sea Turtle	G2	S2	E	FE		
Eretmochelys imbricata	Hawksbill Sea Turtle	G3	S1	E	FE		
Gopherus polyphemus	Gopher Tortoise	G3	S3	С	ST		
Birds				E	XPLA	NAT	
Scientific Name	Common Name	Global Rank	State Rank	F S ¹	ederal tatus	State Statu	
Athene cunicularia floridana	Florida Burrowing Owl	G4T3	S3			ST	
Caracara cheriway	Crested Caracara	G5	S2	Т		FT	
Egretta caerulea	Little Blue Heron	G5	S4			ST	
Egretta tricolor	Tricolored Heron	G5	S4			ST	
Haliaeetus leucocephalus	Bald Eagle	G5	S3			N	

Reptiles	EXPLANATION					
Mycteria americana	Wood Stork	G4	S2	Т	FT	
Platalea ajaja	Roseate Spoonbill	G5	S2		ST	
Rostrhamus sociabilis	Snail Kite	G4G5	S2	E	FE	
Sternula antillarum	Least Tern	G4	S3	N	ST	

Mammals				EXPLA	NATION
Scientific Name	Common Name G R	Global	State	Federal	State
		Rank	Rank	Status	Status
Puma concolor coryi	Florida Panther	G5T1	S1	E	FE
Trichechus manatus	West Indian Manatee	G2	S2	Т	FT
Ursus americanus floridanus	Florida Black Bear	G5T4	S4		N

Other Elements	EXPLANATIO						
Scientific Name	Common Nomo	Global	State	Federal	State		
		Rank	Rank	Status	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 U.S. 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. The City of Oakland Park has an Air Quality Index of Moderate (58). Individuals that are usually sensitive to ozone should minimize their activity level and/or amount of time spent outdoors when the air is listed as moderate.

The Broward County Department of Environmental Protection and Growth Management also maintains data related to air quality. Their mission is:

"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 the City of Oakland Park is influenced by the flat topography and coastal breezes and is generally good. Heavy industry is not a factor, therefore there are no known major point sources of pollution. However, the transportation networks running through and adjacent to the City cause vehicle-related emissions that negatively contribute to the air quality..

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 proximity to the water table requires that building floor elevations be set at seven (7) 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 at construction sites in the City. The erosion leads to sediment deposits in the canals.

Spodosols make up most of the soil in the City of Oakland Park They 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.⁴ The western third of the City is made up of entisols showing no characteristic horizon and consisting of minerals.

⁴ <u>https://www.sciencedirect.com/topics/earth-and-planetary-sciences/spodosol</u>

Map 15 – Oakland Park Soils



H. 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 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's 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 163.3177, F.S.

The City of Oakland Park's Parks and Leisure Services mission is *"To provide quality recreation programs, a well-maintained parks system, and library enrichment that is responsive to the leisure, learning, and business needs of a diverse community."*

Within the City of Oakland Park Parks and Leisure Services, the Park's Division is specifically focused on maintaining and enhancing the quality of Parks. 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 44,296 permanent residents as of April 1, 2021, 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's 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 2022 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.

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			

Table 24 – City Owned Park Facilities

City Owned Park Facilities						
Dr. Carter G. Woodson Park	0.85	Lighted basketball court, pathway, picnic shelters, picnic tables, playground with shade cover, restrooms, open space, additional amenities in near future: Urban garden				
		Parking Spots				
Stevens Field Park (and Pavilion)	3.00	Baseball/softball diamond, benches, football field, open space, parking, restrooms, soccer field, electricity				
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, plans for dog park by next year				
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					

City Owned Park Facilities				
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
39th Street Greenway	5.00	ADA accessible, asphalt path, benches, bike trail, drinking fountain, jogging, open space, parking, walking track
OPAC West/Dillon Tennis Center	3.00	Gazebo lighted tennis courts, parking, restrooms, showers, tennis clay court, tennis lessons
Collins Community Center/City Park Phase I	2.00	ADA accessible, baseball/softball diamond, chairs, pickleball courts, parking, pavilion, playground, restrooms, soccer field, tables, concession stand, splash pad, basketball courts
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 Park 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 (Includes Royal Palm Natural Area)	10.0	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	

RECREATION AND OPEN SPACE FEBRUARY 2023

City Owned Park Facilities						
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						
Source: January 2017 Oakland Park Recreation and Parks Master Plan Update						

D. Future Park Supply

The City of Oakland Park is almost built-out and that leaves little opportunity for new parks. Additionally, the anticipated growth of the City to 59,985 residents in 2040 makes the acquisition of lands for park space a challenge. The City will need to reinforce strategies to ensure that the existing recreation and open space in the City remains and is utilized to its full potential. Policies to enforce this strategy should be direct in the Comprehensive Plan. The City should also look for creative ways to enhance the park system such as negotiating public-private partnerships, encouraging private land donations, and the collocation of recreation 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 Parks, Open Space/Recreation-Area needs is 1 acre per 1,000 residents. With a BEBR estimated population of 44,296 in 2021, there is a current need for 44.296 acres of parks and open space. The current recreation and open space meets that need.

Table 25 – Recreation and Open Space Needs 2040

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 Requir	259.97 acres						
Total Existing Acres	207.73 acres*						
Amount of Future Recrea	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.							



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 Manors 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.

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

Table 26 – IN'	VENTORY OF	INTERLOCAL	AGREEMENTS

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 (2024 Strategic Plan) 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 Statistic's *2020 Florida Traffic Information (FTI) DVD-ROM* is used as the basis for analysis. 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.

				Estimated Cost	
	LOS Facility	Target	Dates	(Five-year	Source/Eleme
Project Name	Туре	by	FY	Program)	nt (1)
Neighborhood and City-Wide	9				
Citywide Mast Arm	Transportation	Begin	2022	\$	Transportatio
Conversion (County		:		7,875,000	n Element
Surtax)		Finish	2023		
		:			
Floranada Sidewalk	Transportation	Begin	2022	\$ 1,448,219	Transportatio
Network (CSLIP)		:			n Element
		Finish	2025		
		:			
Lloyd Estates Sidewalks -	Transportation	Begin	2022	\$922,749	Transportatio
Safe Routes to School (LAP)		:			n Element

Table 27 – Capital Improvement Needs Identified in the Comprehensive Plan

Project Name	LOS Facility	Target	Dates	Estimated Cost (Five-year Program)	Source/Eleme
	Туре	Finish	2023	Flogrann	(L)
		:	2026	60.400.044	
NE 12 th Terrace	Iransportation	Begin	2026	\$2,400,211	l ransportatio n Flement
		Finish	2026		
NE 12th Ave Infractructure	Transportation	: Dogin	2025	¢C 210 000	Transportatio
Improvements (LAP)	Transportation	Begin	2025	\$6,219,009	n Element
		Finish :	2025		
NW 21st Avenue Improvement - South of	Transportation	Begin :	2022	\$2,492,809	Transportatio n Element
ОРВ		Finish :	2024		
NE 34th Ct fr NE 12th Terr. To NE 16th Ave Roadway	Transportation	Begin :	2022	\$1,977,607	Transportatio n Element
Imp (LAP)		Finish :	2024		
Citywide Tree Canopy	Parks and Recreation	Begin :	2024	\$200,000	Transportatio n Element
		Finish :	2027		
Community Redevelopment Agency	Facilities	Begin :	2023	\$525,000	Transportatio n Element
(CRA) Improvements West Dixie Sidestreets		Finish :	2024		
Upgrade Decorative Street Lights to LED	Facilities	Begin :	2024	\$500,000	Transportatio n Element
		Finish :	2024		
City Entry/Welcome Signs	Facilities	Begin :	2022	\$300,000	Transportatio n Element
		Finish :	2027		
Neighborhood Monument Entrance Signs	Facilities	Begin :	2023	\$250,000	Transportatio n Element
		Finish :	2027		

	LOS Facility	Target Dates		Facility Target Dates		Estimated Cost (Five-year	Source/Fleme
Project Name	Туре	by	FY	Program)	nt (1)		
Fire Station 20 Renovation	Facilities	Begin	2024	\$1,600,000	Facilities Element		
		Finish :	2024				
Fire Station 9 – New (Bond Program)	Facilities	Begin :	2022	\$12,900,000	Facilities Element		
		Finish :	2022				
Sky Building: Interior Build- out of New City Hall -	Facilities	Begin :	2023	\$8,200,000	Facilities Element		
Design		Finish :	2025				
West Stevens Field – Operations Area	Facilities	Begin :	2022	\$1,500,000	Facilities Element		
		Finish :	2026				
250 Building	Facilities	Begin :	2023		Facilities Element		
		Finish :	2023	\$640,000			
Recreation and Cultural			1				
City park – Phase II (Bond Program)	Parks and Recreation	Begin :	2020	\$300,000	Recreation and Open		
		Finish :	2023		Space Element		
City Park Environmental Remediation (Bond	Parks and Recreation	Begin :	2021	\$50,000	Recreation and Open		
Program)		Finish :	2023		Space Element		
Dillon Tennis Center	Parks and Recreation	Begin :	2023	\$200,000	Recreation and Open		
		Finish :	2023		Space Element		
Carter G. Woodson Park Upgrades	Parks and Recreation	Begin :	2022	\$1,175,000	Recreation and Open		
		Finish :	2023		Space Element		

	LOS Facility	Target Dates by FY		Estimated Cost (Five-year	Source/Eleme
Project Name	Туре			Program)	nt (1)
Stevens Field Park	Parks and Recreation	Begin : Finish :	2022 2024	\$1,000,000	Recreation and Open Space Element
Royal Palm Park	Parks and Recreation	Begin : Finish :	2023 2023	\$ 1,500,000	Recreation and Open Space Element
Wimberly Field	Parks and Recreation	Begin : Finish :	2024 2024	\$ 680,000	Recreation and Open Space Element
Royal Palm Park Trail	Parks and Recreation	Begin : Finish :	2023 2024	\$ 580,000	Recreation and Open Space Element
Dog Park Improvements	Parks and Recreation	Begin : Finish :	2023 2023	\$ 30,000	Recreation and Open Space
Water & Sewer		1			
New Gate Valves	Potable Water/Sewer	Begin :	2024	\$ 100,000	Infrastructure Element
		Finisn :	2025		
Oakland Park Blvd Water Main Improvements	Potable Water/Sewer	Begin : Finish	2022 2023	\$115,000	Infrastructure Element
Sewer System Grouting & Lining- Main Lines & Laterals (Inflow & Infiltration (I/I) Reduction)	Potable Water/Sewer	Begin : Finish	2018 2027	\$2,300,000	Infrastructure Element
Water Main Improvements	Potable Water/Sewer	Begin : Finish :	2020 2027	\$675,000	Infrastructure Element

				Estimated Cost		
Droiget Name	LOS Facility	Target	Dates	(Five-year	Source/Eleme	
Project Name	Iype	Dy		Program)		
Water Main	Potable	Begin	2024	\$325,000	Infrastructure	
Broward County	water/sewer	Finich	2024		Element	
Broward County			2024			
Lift Station Basin Ungrades	Potable	Regin	2022	\$1.640.000	Infrastructure	
	Water/Sewer		2022	Ş1,010,000	Flement	
		Finish	2026			
		:				
Sewer Laterals Upgrade	Potable	Begin	2022	\$500,000	Infrastructure	
	Water/Sewer	:			Element	
		Finish	2027			
		:				
Sewer Laterals Upgrade	Potable	Begin	2022	\$475,000	Infrastructure	
	Water/Sewer	:			Element	
		Finish	2027			
		:				
Galvanized Water Services		Begin	2023			
Upgrade	Potable		2022	\$ 150,000	Infrastructure	
	water/Sewer	Finish	2023		Element	
Stormwator		· ·				
Stormwater	Drainago	Pogin	2024	\$220,000	Infractructure	
Lauy Lake ITali	Dialitage	Begin	2024	ŞZSU,000	Flement	
		Finish	2025	-	Liement	
		:	2025			
Storm Drain Pipe Lining	Drainage	Begin	2023	\$200,000	Infrastructure	
		:		. ,	Element	
		Finish	2025			
		:				
NE 6th Ave Stormwater	Drainage	Begin	2023	\$11,200,000	Transportatio	
Pump Station and Pipeline		:			n Element	
		Finish	2025			
		:		<u>+</u>		
SWMP CIP 3-Emerald Lakes	Drainage	Begin	2024	\$4,777,545	Infrastructure	
Basin Drainage		:			Element	
Improvements		Einich	2025	4		
			2025			
	1	ı •	1	1	1	

	LOS Facility	Target	Dates	Estimated Cost (Five-year	Source/Eleme				
Project Name	Туре	by	FY	Program)	nt (1)				
SWMP CIP 5 - E Oakland Park Blvd Pump Stations	Drainage	Begin :	2024	\$4,378,914	Infrastructure Element				
		Finish :	2025						
SWMP CIP 11A- West Coral Lake		Begin :	2026	6 2 701 122	Infrastructure				
	Drainage	Finish :	2027	\$ 3,791,123	Element				
SWMP CIP 11B-East Coral River		Begin :	2026		Infrastructure				
	Drainage	Finish	2027	\$ 3,098,763	Element				
SWMP CIP 5C-North		Begin	2022						
Andrews Garden Drainage		:		\$2,072,800	Infrastructure				
(Surtax)	Drainage	Finish :	2023		Element				
SWMP CIP 7 - Raising and		Begin	2023		Infrastructure Element				
Replacing Flood Barriers	Drainage	Finish	2027	\$ 1,500.000					
SWMP CIP 6 - Tidal Valves		Begin :	2027	\$1,432,000	Infrastructure				
	Drainage	Finish :	2027		Element				
SWMP CIP 10-NE 48th St and NE 15th Way / NE 16th		Begin :	2026	\$431 550	In fine at must use				
Ave	Drainage	Finish :	2027	· · · · · · · · · · · · · · · · · · ·	Element				
SWMP CIP 2-Floranada Business District Pump		Begin :	2024						
Stations and Drainage Wells	Drainage	Finish :	2025	\$ 272, 308	Infrastructure Element				
(1) Source/Element Column infrastructure improvement comprehensive plan.	(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								

	LOS Facility	Target Dates	Estimated Cost (Five-year	Source/Eleme				
	LOST delity	Tanget Dates	(inve year	Source/ Elerne				
Project Name	Туре	by FY	Program)	nt (1)				
Projects included in the cap	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,	Source: City of Oakland Park, Adopted FY23 Budget.							

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

Project ID	Project Description	Target Dates	Estimated Project Cost		Source	
City Roadway	ys					
FDOT: 4381161	NE 34 Court from NE 12 Terrace to NE 16 Avenue Improvement Project	Begin: Finish:	2022 2024	\$2,4	14,167.00	City CIP
TBD	Mainstreet Traffic Circulation	Begin: Finish:	TBD TBD	\$30	0,000.00	City CIP
FDOT: 4399901	Oakland Park Elementary School Sidewalk Network	Begin:	2020	\$3,4	34,487.00	City CIP
		Finish:	2022			
FDOT:	Lakeside Sidewalk	Begin:	2020	\$2,1	70,722.00	City CIP
4399961	Network	Finish:	2022			
FDOT:	Floranada Sidewalk	Begin:	2022	\$2,0	68,720.00	City CIP
441581-1	Network	Finish:	2025			
FDOT:	NE 13th Avenue	Begin:	2022	\$6,8	19,000.00	City CIP
444998-1	Improvements	Finish:	2025			
FDOT:	Lloyd Estates	Begin:	2022	\$1,2	90,766.00	City CIP
444240-1	Elementary School - Sidewalks	Finish:	2024			
TBD Surtax	Citywide Street	Begin:	2021	\$2,9	81,440.00	City CIP
	Resurfacing (CountySurtax)	Finish:	2023			
TBD Surtax	Citywide Mast Arm	Begin:	2022	\$94	5,000.00	City CIP
	Conversion	Finish:	2025			
	(CountySurtxt)					
		Intersections	2020	¢12 -		
		редін.	2020	,215,2	203,943.00	

Project ID	Project Description	Target Dates	Estimated Project Cost		Soι	ırce
FDOT: 4383811	Powerline Rd & W. Oakland Park Blvd.	Finish:	TBD			FDOT 5-yr WP, MPO TIP Funded
	S	state Roadways	1	1		
FDOT: 4334271	Cypress Creek Mobility HUB - Transit & Landscape Improvements	Begin:	2018	\$10,0	000,000.00	FDOT 5- yr WP, MPO TIP Funded
		Finish:	TBD			
FDOT: 4358081	I-95 from S. of Commercial Blvd. to N. of Cypress Creek Rd Interchange PD&E/EMO Study	Begin	2020	\$11,:	131,363.00	FDOT Unfunded
		Finish:	2024			
FDOT:	I-95 from N. of Sunrise	Begin:	2020	\$2,38	87 <i>,</i> 015.00	FDOT
4331082	Blvd. to S. of Cypress Creek Road - Bold landscaping within limits of manage lanes, Phase 3A	Finish:	2023			Unfunded
FDOT:	Oakland Park Blvd. from	Begin:	2020	\$1,54	47,528.00	FDOT 5-
4295691	University Drive to US-1 - Urban Corridor Transit Improvements	Finish:	TBD			yr WP, MPO TIP Funded
County Road	ways					
Miscellaneou	s Projects					
Source: City of (Jakiand Park FY23 Budget					

Table 29 – Oakland Park Local Government Revenue Sources

Revenue Source	DOR Code (Department of Revenue)	FY 22-23						
External Sources								
Ad Valorem Taxes - Operating	311	\$25,041,777						
Other Taxes	31	\$8,092,916						
Intergovernmental	33	\$5,030,303						
Program Revenues								
Charges for Services	34	\$8,368,556*						
Permits, Fees & Special Assessments	32	\$3,081,791**						
Fines and Forfeitures	35	\$285,000						
Miscellaneous	36	\$513,454						
Enterprise Revenues								
Water and Sewer Charges for Service	34	\$21,372,000						
Water and Sewer Intergovernmental	37	\$-						
Water and Sewer Misc.	36	\$67,500						
Stormwater Permit Fees & Special Assessments	32	\$4,737,961						
Stormwater Intergovernmental	33	\$1,300,000						
Stormwater Misc.	36	\$4,000						
CIP Revenues								
Grants / JPA		\$17,317,994						
*Excludes Fire Assessment fees of \$6,704,786								
**Excludes Building Permit and related fees of \$4,189,197								
Source: City of Oakland Park, Adopted FY23 Budget	Source: City of Oakland Park, Adopted FY23 Budget							

Table 30 – Funds Account

Revenue Source	DOR Code (Department of Revenue)	FY 22-23
External Sources		
Grants / JPA / Other (1)		\$18,617,994
FUND TOTAL		\$18,617,994
Internal Sources		

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Revenue Source	DOR Code (Department of Revenue)	FY 22-23					
CIP Fund Balance (2)		\$-					
General Fund Transfer		\$660,000					
Water/Sewer Fund Balance		\$725,000					
Water/Sewer Operating		\$190,000					
Stormwater Fund Balance		\$-					
Stormwater Fund Operating		\$-					
Special Revenue Operating		\$-					
FUND TOTAL		\$1,575,000					
Financing							
Stormwater Bonds		\$250,000					
G.O. Bond Funding		\$9,800,182					
FINANCING TOTAL		\$10,050,182					
TOTAL		\$30,243,176					
(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.							
(2) Funds carried over from prior years for current year projects.							
Source: City of Oakland Park, Adopted FY23 Budget							

Table 31 -	- Revenue	Projections	Affecting	Capital	Improvements
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Fund	DOR Code	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27		
External Sources								
Grants / JPA / Other (1)		\$18,617,99 4	\$4,964,964	\$16,021,44 3	\$3,602,172	\$-		
FUND TOTAL		\$4,964,964	\$16,021,44 3	\$3,602,172	\$-	\$18,617,99 4		
Internal Source	es							
CIP Fund Balance (2) or Unfunded		\$-	\$3,192,643	\$624,262	\$2,144,929	\$150,000		
General Fund Transfer		\$660,000	\$-	\$-	\$243,288	\$-		
Water/Sewe r Fund Balance		\$725,000	\$1,375,000	\$3,316,543	\$1,150,000	\$650,000		
Water/Sewe r Operating		\$190,000	\$250,000	\$250,000	\$200,000	\$200,000		
Stormwater Fund Balance		\$-	\$160,000	\$229,308	\$-	\$1,432,000		
Stormwater Operating		\$-	\$-	\$-	\$-	\$-		
Other Funding Sources		\$-	\$ -	\$-	\$-	\$ -		
FUND TOTAL		\$1,575,000	\$4,977,643	\$4,420,113	\$3,738,217	\$2,432,000		
Financing		•		•	•			
Stormwater Bonds		\$250,000	\$1,066,400	\$15,643,04 3	\$1,536,900	\$6,484,536		
G.O. Bond Funding		\$9,800,182	\$-	\$-	\$-	\$-		
FINANCING TOTAL		\$10,050,18 2	\$1,066,400	\$15,643,04 3	\$1,536,900	\$6,484,536		
TOTAL		\$30,243,17 6	\$11,009,00 7	\$36,084,59 9	\$8,877,289	\$8,916,536		

(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 FY23 Budget

Fund	FY 2022-23	FY 2023-24	FY 2024-25	FY 2024-26	FY 2025-27
Grants / JPA / Other		1		•	•
Neighborhood & City-W	′ide				
Fire Station 9 - New (Bond Program)	\$3,449,818	\$-	\$-	\$-	\$-
250 Building	\$640,000	\$-	\$-	\$-	\$-
Fire Station 20 Renovation	\$-	\$904,872	\$-	\$-	\$-
Lloyd Estates Sidewalks - Safe Routes to School (LAP)	\$922,749	\$-	\$-	\$-	\$-
NE 13th Ave Infrastructure Improvements (LAP)	\$-	\$-	\$2,998,220	\$-	\$-
Community Redevelopment Agency (CRA) Improvements West Dixie Sidestreets	\$525,000	\$-	\$-	\$-	\$-
NE 34th Ct fr NE 12th Terr. To NE 16th Ave Rdway Imp (LAP)	\$-	\$1,695,092	\$-	\$-	\$-
TOTAL	\$5,537,567	\$2,599,964	\$2,998,220	\$-	\$-
Recreation and Cultural	•				L
Carter G. Woodson Park Upgrades	\$1,175,000	\$-	\$-	\$-	\$-
Royal Palm Park	\$-	\$615,000	\$-	\$-	\$-
Royal Palm Park Trail	\$-	\$500,000	\$-	\$-	\$-
Stevens Field Park	\$-	\$1,000,000	\$-	\$-	\$-

Table 32 – Expenditure Projections for Scheduled Capital Improvements

Fund	FY 2022-23	FY 2023-24	FY 2024-25	FY 2024-26	FY 2025-27			
TOTAL	\$1,175,000	\$2,115,000	\$-	\$-	\$-			
Stormwater								
Lady Lake Trail	\$-	\$200,000	\$30,000	\$-	\$-			
NE 6th Ave Stormwater Pump Station and Pipeline Improvements	\$1,300,000	\$-	\$3,700,000	\$-	\$-			
TOTAL	\$1,300,000	\$200,000	\$3,730,000	\$-	\$-			
External Financing								
Neighborhood & City-W	ide							
Fire Station 9 - New (Bond Program)	\$9,450,182	\$-	\$-	\$-	\$-			
TOTAL	\$9,450,182	\$-	\$-	\$-	\$-			
Recreation and Cultur	al							
City Park Environmental Remediation (Bond Program)	\$50,000	\$-	\$-	\$-	\$-			
City Park - Phase II (Bond Program)	\$300,000	\$-	\$-	\$-	\$-			
TOTAL	\$350,000	\$-	\$-	\$-	\$-			
Stormwater								
NE 13th Ave Infrastructure Improvements (LAP)	\$-	\$-	\$719,984	\$-	\$-			
NE 6th Ave Stormwater Pump Station and Pipeline Improvements	\$-	\$-	\$6,200,000	\$-	\$-			
Storm Drain Pipe Lining	\$50,000	\$50,000	\$50,000	\$50,000	\$-			
SWMP CIP 10-NE 48th St and NE 15th Way / NE 16th Ave	\$-	\$-	\$-	\$74,000	\$357,550			
SWMP CIP 11A-West Coral Lake	\$-	\$-	\$-	\$598,600	\$3,192,523			

Fund	FY 2022-23	FY 2023-24	FY 2024-25	FY 2024-26	FY 2025-27		
SWMP CIP 11B-East Coral River	\$-	\$-	\$-	\$489,300	\$2,609,463		
SWMP CIP 3-Emerald Lakes Basin Drainage Improvements	\$-	\$-	\$4,660,545	\$-	\$-		
SWMP CIP 5 - E Oakland Park Blvd Pump Stations	\$-	\$691,400	\$3,687,514	\$-	\$-		
SWMP CIP 7 - Raising and Replacing Flood Barriers	\$200,000	\$325,000	\$325,000	\$325,000	\$325,000		
TOTAL	\$250,000	\$1,066,400	\$15,643,043	\$1,536,900	\$6,484,536		
General Fund Transfer -	Funded						
Neighborhood & City-W	ide						
Sky Building: Interior Build-out of New City Hall - Design	\$200,000	\$-	\$-	\$-	\$-		
City Entry/Welcome Signs	\$100,000	\$-	\$-	\$-	\$-		
Neighborhood Monument Entrance Signs	\$50,000	\$-	\$-	\$-	\$-		
NW 21st Avenue Improvement - South of OPB (CSLIP)	\$-	\$-	\$-	\$243,288	\$-		
Dillon Tennis Center	\$200,000	\$-	\$-	\$-	\$-		
TOTAL	\$550,000	\$-	\$-	\$243,288	\$-		
Recreation and Cultural							
Dog Park Improvements	\$30,000	\$-	\$-	\$-	\$-		
Royal Palm Park Trail	\$80,000	\$-	\$-	\$-	\$-		
TOTAL:	\$110,000	\$-	\$-	\$-	\$-		
Operating Revenues							
Water & Sewer							
New Gate Valves	\$-	\$50,000	\$50,000	\$-	\$-		

Fund	FY 2022-23	FY 2023-24	FY 2024-25	FY 2024-26	FY 2025-27
Oakland Park Blvd Water Main Improvements	\$15,000	\$-	\$-	\$-	\$-
Galvanized Water Services Upgrade	\$75,000	\$100,000	\$100,000	\$100,000	\$100,000
Sewer Laterals Upgrade	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
TOTAL	\$190,000	\$250,000	\$250,000	\$200,000	\$200,000
Fund Balance (1) - Unfu	nded				
Neighborhood & City-W	'ide				
Sky Building: Interior Build-out of New City Hall - Design	\$-	\$-	\$8,000,000	\$-	\$-
Fire Station 20 Renovation	\$-	\$695,128	\$-	\$-	\$-
West Stevens Field - Operations Area	\$-	\$-	\$-	\$1,500,000	\$-
NE 13th Ave Infrastructure Improvements (LAP)	\$-	\$-	\$474,262	\$-	\$-
City Entry/Welcome Signs	\$-	\$50,000	\$50,000	\$50,000	\$50,000
NE 12th Terrace Improvements	\$-	\$-	\$-	\$494,929	\$-
NE 34th Ct fr NE 12th Terr. To NE 16th Ave Rdway Imp (LAP)	\$-	\$282,515	\$-	\$-	\$-
Neighborhood Monument Entrance Signs	\$-	\$50,000	\$50,000	\$50,000	\$50,000
Citywide Tree Canopy	\$-	\$50,000	\$50,000	\$50,000	\$50,000
Upgrade Decorative Street Lights to LED	\$-	\$500,000	\$-	\$-	\$-

Fund	FY 2022-23	FY 2023-24	FY 2024-25	FY 2024-26	FY 2025-27		
TOTAL	\$-	\$1,627,643	\$8,624,262	\$2,144,929	\$150,000		
Recreation and Cultural							
Royal Palm Park	\$-	\$885,000	\$-	\$-	\$-		
Wimberly Field	\$-	\$680,000	\$-	\$-	\$-		
TOTAL	\$-	\$1,565,000	\$-	\$-	\$-		
Water & Sewer							
NE 13th Ave Infrastructure Improvements (LAP)	\$-	\$-	\$2,026,543	\$-	\$-		
Oakland Park Blvd Water Main Improvements	\$100,000	\$-	\$-	\$-	\$-		
Sewer System Grouting & Lining- Main Lines & Laterals (Inflow & Infiltration (I/I) Reduction)	\$300,000	\$500,000	\$500,000	\$500,000	\$500,000		
Water Main Improvements	\$75,000	\$150,000	\$150,000	\$150,000	\$150,000		
Water Main Interconnections with Broward County	\$-	\$325,000	\$-	\$-	\$-		
Lift Station B-1 Relocation and Force Main Rerouting Design	\$150,000	\$-	\$-	\$-	\$-		
Lift Station Basin Upgrades	\$100,000	\$400,000	\$640,000	\$500,000	\$-		
TOTAL	\$725,000	\$1,375,000	\$3,316,543	\$1,150,000	\$650,000		
Water & Sewer							
SWMP CIP 2- Floranada Business District Pump Stations and Drainage Wells	\$-	\$43,000	\$229,308	\$-	\$-		
SWMP CIP 3-Emerald Lakes Basin Drainage Improvements	\$-	\$117,000	\$-	\$-	\$-		

Fund	FY 2022-23	FY 2023-24	FY 2024-25	FY 2024-26	FY 2025-27			
SWMP CIP 6 - Tidal Valves	\$-	\$-	\$-	\$-	\$1,432,000			
TOTAL	\$-	\$160,000	\$229,308	\$-	\$1,432,000			
Special Revenue & Other Funding								
Neighborhood & City-W	Neighborhood & City-Wide							
Floranada Sidewalk Network (CSLIP)	\$104,996	\$50,000	\$1,293,223	\$-	\$-			
NE 12th Terrace Improvements	\$-	\$-	\$-	\$1,905,282	\$-			
NW 21st Avenue Improvement - South of OPB (CSLIP)	\$552,631	\$-	\$-	\$1,696,890	\$-			
Citywide Mast Arm Conversion (County Surtax)	\$7,875,000	\$-	\$-	\$-	\$-			
TOTAL	\$8,532,627	\$50,000	\$1,293,223	\$3,602,172	\$-			
Stormwater								
SWMP CIP 5C-North Andrews Garden Drainage (Surtax)	\$2,072,800	\$-	\$-	\$-	\$-			
TOTAL	\$2,072,800	\$-	\$-	\$-	\$-			
GRAND TOTAL	\$30,243,176	\$11,009,007	\$36,084,599	\$8,877,289	\$8,916,536			
(1) CIP Fund Balance - Funds carried over from prior years for current year projects.								
Source: City of Oakland Park, Adopted FY23 Budget								

Table 33 – Loan and Bond Payments

Source of Funds to Pay for Debt Service		FY 2022-23	FY 2023-24	FY 2024-25	FY 2024-26	FY 2025-27
Water & Sewer						
Bonds, Series 2010	Principal	\$50,000	\$50,000	\$50,000	\$-	\$-
	Interest	\$6,000	\$4,000	\$2,000	\$-	\$-
Bonds, Series 2012	Principal	\$310,000	\$330,000	\$345,000	\$415,000	\$440,000
	Interest	\$526,075	\$515,225	\$505,325	\$494,975	\$480,450

Source of Funds to Pay for Debt Service		FY 2022-23	FY 2023-24	FY 2024-25	FY 2024-26	FY 2025-27	
Suntrust, 2014 (Ref)	Principal	\$100,000	\$105,000	\$110,000	\$110,000	\$115,000	
	Interest	\$25,730	\$22,410	\$18,924	\$15,272	\$11,620	
Chase, Series 2018	Principal	\$408,444	\$416,694	\$425,112	\$433,699	\$442,460	
	Interest	\$96,376	\$88,042	\$79,540	\$70,866	\$62,017	
Bonds, Series 2019	Principal	\$370,000	\$390,000	\$410,000	\$430,000	\$455,000	
	Interest	\$408,100	\$389,600	\$370,100	\$349,600	\$328,100	
Webster, Series	Principal	\$454,987	\$465,361	\$475,971	\$486,823	\$497,923	
2022	Interest	\$183,071	\$172,697	\$162,087	\$151,234	\$140,135	
General Fund	•						
Capital One, 2007	Principal	\$235,419	\$245,943	\$256,936	\$268,421	\$280,420	
	Interest	\$79,407	\$36,508	\$59,661	\$38,422	\$24,927	
Wells Fargo, 2021	Principal	\$629,665	\$641,146	\$651,093	\$659,483	\$669,810	
	Interest	\$82,762	\$73,549	\$64,180	\$54,679	\$45,041	
G.O. Bonds, 2020	Principal	\$890,000	\$935,000	\$980,000	\$1,030,000	\$1,080,000	
	Interest	\$1,089,250	\$1,043,625	\$995,750	\$945,500	\$892,750	
G.O. Bonds, 2022	Principal	\$400,000	\$450,000	\$470,000	\$495,000	\$520,000	
	Interest	\$602,622	\$623,750	\$601,250	\$577,750	\$553,000	
Webster, Series	Principal	\$177,308	\$181,351	\$185,486	\$189,715	\$194,040	
2022	Interest	\$71,343	\$67,300	\$63,165	\$58,936	\$54,611	
Stormwater							
Loan Note, Series 2015	Principal	\$142,260	\$146,020	\$149,870	\$153,830	\$157,890	
	Interest	\$32,973	\$29,218	\$25,363	\$21,406	\$17,345	
Wells Fargo, 2021	Principal	\$266,018	\$270,868	\$275,070	\$278,615	\$282,978	
	Interest	\$34,965	\$31,073	\$27,115	\$23,100	\$19,029	
Ref Loan Note, Series 2021	Principal	\$188,425	\$192,520	\$196,236	\$199,889	\$202,767	
	Interest	\$95,052	\$90,926	\$86,710	\$82,412	\$78,035	
Source of Funds to Debt Servio	o Pay for ce	FY 2022-23	FY 2023-24	FY 2024-25	FY 2024-26	FY 2025-27	
--	-----------------	---------------------	------------------	-------------------------------	-------------	-------------------	--
Webster, Series	Principal	\$122,743	\$125,542	\$125,542 \$128,404 \$131,332		\$134,326	
2022	Interest	\$49,388	\$46,589	\$43,727	\$40,799	\$37,805	
Stormwater							
Webster, Series	Principal	\$316,622	\$323,841	\$331,225	\$338,777	338,777 \$346,501	
2022	Interest	\$127,397	\$120,178	\$112,795	\$105,243	\$97,519	
	TOTAL	\$8,572,402	\$8,623,975	\$8,658,094	\$8,650,778	\$8,680,525	
Source: City of Oakland Park, FY 23 Adopted Budget							
*Includes only debt re	elated to CIP	projects; total deb	ot may be reviev	ved in City CAFF	3		

Table 34 – Needed Capital Improvements

Facility Type	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27
Sanitary Sewer	\$650,000	\$1,050,000	\$1,290,000	\$1,100,000	\$600,000
Stormwater Management	\$3,622,800	\$1,426,400	\$18,882,367	\$1,536,900	\$7,916,536
Potable Water	\$265,000	\$575,000	\$250,000	\$250,000	\$250,000
Parks and Recreation	\$1,635,000	\$3,730,000	\$50,000	\$50,000	\$50,000
Facilities	\$13,940,000	\$1,600,000	\$8,000,000	\$1,500,000	\$-
Transportation	\$10,130,376	\$2,627,607	\$7,612,232	\$4,440,389	\$100,000
TOTAL	\$30,243,176	\$11,009,007	\$36,084,599	\$8,877,289	\$8,916,536
Source: City of Oakland P	Park, Adopted FY2	3 Budget.	•	•	•

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

Facility Type	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Transportation	N/A	\$-	\$-	\$5,000	\$10,000
Recreation & Neighborhood	N/A	N/A	N/A	N/A	N/A
Potable Water	N/A	N/A	N/A	N/A	N/A

Facility Type	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
Drainage	\$10,000	N/A	N/A	N/A	\$50,000
Sanitary Sewer	N/A	N/A	N/A	N/A	N/A
TOTAL	\$10,000	\$-	\$-	\$5,000	\$60,000

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.

Source: City of Oakland Park, Adopted FY23 Budget.

Fund	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27
Grants / JPA / Other			L		I
Revenues	\$8,012,567	\$4,914,964	\$6,728,220	\$-	\$-
Non-Capital Expenses					
Debt Payments					
Operating Cost Increase					
Capital Improvements	\$8,012,567	\$4,914,964	\$6,728,220	\$-	\$-
BALANCE	\$-	\$-	\$-	\$-	\$-
General Fund Transfer	I	1	1	1	L
Revenues	\$660,000	\$-	\$-	\$243,288	\$-
Non-Capital Expenses					
Debt Payments					
Operating Cost Increase					
Capital Improvements	\$660,000	\$-	\$-	\$243,288	\$-
BALANCE	\$-	\$-	\$-	\$-	\$-
Water/Sewer Operating	Revenues	·	·	·	·
Revenues	\$190,000	\$250,000	\$250,000	\$200,000	\$200,000
Non-Capital Expenses					

Table 36 – Fiscal Assessment

Fund	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27
Debt Payments					
Operating Cost Increase					
Capital Improvements	\$190,000	\$250,000	\$250,000	\$200,000	\$200,000
BALANCE	\$-	\$-	\$-	\$-	\$-
Water/Sewer Fund Balar	nce				
Revenues	\$725,000	\$1,375,000	\$3,316,543	\$1,150,000	\$650,000
Non-Capital Expenses					
Debt Payments					
Operating Cost Increase					
Capital Improvements	\$725,000	\$1,375,000	\$3,316,543	\$1,150,000	\$650,000
BALANCE	\$-	\$-	\$-	\$-	\$-
Stormwater Fund Balanc	re				
Revenues	\$-	\$160,000	\$229,308	\$-	\$1,432,000
Non-Capital Expenses					
Debt Payments					
Operating Cost Increase					
Capital Improvements	\$-	\$160,000	\$229,308	\$-	\$1,432,000
BALANCE	\$-	\$-	\$-	\$-	\$-
General Fund CIP Fund B	alance				
Revenues	\$-	\$3,192,643	\$8,624,262	\$2,144,929	\$150,000
Non-Capital Expenses					
Debt Payments					
Operating Cost Increase					
Capital Improvements	\$-	\$3,192,643	\$8,624,262	\$2,144,929	\$150,000
BALANCE	\$-	\$-	\$-	\$-	\$-

Fund	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27
Financing – G.O. Bond		1	1	1	
Revenues	\$9,800,182	\$-	\$-	\$-	\$-
Non-Capital Expenses					
Debt Payments					
Operating Cost Increase					
Capital Improvements	\$9,800,182	\$-	\$-	\$-	\$-
BALANCE	\$-	\$-	\$-	\$-	\$-
Financing - Stormwater I	Bond				
Revenues	\$250,000	\$1,066,400	\$15,643,043	\$1,536,900	\$6,484,536
Non-Capital Expenses					
Debt Payments					
Operating Cost Increase					
Capital Improvements	\$250,000	\$1,066,400	\$15,643,043	\$1,536,900	\$6,484,536
BALANCE	\$-	\$-	\$-	\$-	\$-
Other Special Revenue (C	CSLIP)				
Revenues	\$8,532,627	\$50,000	\$1,293,223	\$3,602,172	\$-
Non-Capital Expenses					
Debt Payments					
Operating Cost Increase					
Capital Improvements	\$8,532,627	\$50,000	\$1,293,223	\$3,602,172	\$-
BALANCE	\$-	\$-	\$-	\$-	\$-
Other Special Revenue (S	Surtax)	· 	·	·	-
Revenues	\$2,072,800	\$-	\$-	\$-	\$-
Non-Capital Expenses					
Debt Payments					

Fund	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27		
Operating Cost							
Increase							
Capital Improvements	\$2,072,800	\$-	\$-	\$-	\$-		
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 FY23 Budget							

Table 37 – Six-Year Schedule of Capital Improvements

Project Number	Project Name	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total Project Cost
Neighborhood and City-Wide							
1	Citywide Mast Arm Conversion (County Surtax)	\$7,875,000	\$-	\$-	\$-	\$-	\$7,875,000
2	Floranada Sidewalk Network (CSLIP)	\$104,996	\$50,000	\$1,293,223	\$-	\$-	\$1,448,219
3	Lloyd Estates Sidewalks - Safe Routes to School (LAP)	\$922,749	\$-	\$-	\$-	\$-	\$922,749
4	NE 13th Ave Infrastructure Improvements (LAP)	\$-	\$-	\$6,219,009	\$-	\$-	\$6,219,009
5	NE 6th Ave Stormwater Pump Station and Pipeline Improvements	\$1,300,000	\$-	\$9,900,000	\$-	\$-	\$11,200,000
6	NW 21st Avenue Improvement - South of OPB (CSLIP)	\$552,631	\$-	\$-	\$1,940,178	\$-	\$2,492,809
7	NE 12th Terrace Improvements	\$-	\$-	\$-	\$2,400,211	\$-	\$2,400,211
8	NE 34th Ct fr NE 12th Terr. To NE 16th Ave Rdway Imp (LAP)	\$-	\$1,977,607	\$-	\$-	\$-	\$1,977,607
9	Community Redevelopment Agency (CRA) Improvements West Dixie Sidestreets	\$525,000	\$-	\$-	\$-	\$-	\$525,000

Project Number	Project Name	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total Project Cost
10	Upgrade Decorative Street Lights to LED	\$-	\$500,000	\$-	\$-	\$-	\$500,000
11	City Entry/Welcome Signs	\$100,000	\$50,000	\$50,000	\$50,000	\$50,000	\$300,000
12	Neighborhood Monument Entrance Signs	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
13	City Park - Phase II (Bond Program)	\$300,000	\$-	\$-	\$-	\$-	\$300,000
14	Fire Station 9 - New (Bond Program)	\$12,900,000	\$-	\$-	\$-	\$-	\$12,900,000
15	Sky Building: Interior Build-out of New City Hall - Design	\$200,000	\$-	\$8,000,000	\$-	\$-	\$8,200,000
16	West Stevens Field - Operations Area	\$-	\$-	\$-	\$1,500,000	\$-	\$1,500,000
17	Fire Station 20 Renovation	\$-	\$1,600,000	\$-	\$-	\$-	\$1,600,000
18	250 Building	\$640,000	\$-	\$-	\$-	\$-	\$640,000
	Sub-total	\$25,470,376	\$4,227,607	\$25,512,232	\$5,940,389	\$100,000	\$61,250,604
Recreation and Cultural							
1	City Park Environmental Remediation (Bond Program)	\$50,000	\$-	\$-	\$-	\$-	\$50,000
2	Citywide Tree Canopy	\$-	\$50,000	\$50,000	\$50,000	\$50,000	\$200,000
3	Carter G. Woodson Park Upgrades	\$1,175,000	\$-	\$-	\$-	\$-	\$1,175,000

Project Number	Project Name	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total Project Cost
4	Stevens Field Park	\$-	\$1,000,000	\$-	\$-	\$-	\$1,000,000
5	Royal Palm Park	\$-	\$1,500,000	\$-	\$-	\$-	\$1,500,000
6	Wimberly Field	\$-	\$680,000	\$-	\$-	\$-	\$680,000
7	Royal Palm Park Trail	\$80,000	\$500,000	\$-	\$-	\$-	\$580,000
8	Dillon Tennis Center	\$200,000	\$-	\$-	\$-	\$-	\$200,000
9	Dog Park Improvements	\$30,000	\$-	\$-	\$-	\$-	\$30,000
	Sub-Total	\$1,535,000	\$3,730,000	\$50,000	\$50,000	\$50,000	\$5,415,000
Water & Sewer							
1	New Gate Valves	\$-	\$50,000	\$50,000	\$-	\$-	\$100,000
2	Oakland Park Blvd Water Main Improvements	\$115,000	\$-	\$-	\$-	\$-	\$115,000
3	Sewer System Grouting & Lining- Main Lines & Laterals (Inflow & Infiltration (I/I) Reduction)	\$300,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,300,000
4	Water Main Improvements	\$75,000	\$150,000	\$150,000	\$150,000	\$150,000	\$675,000
5	Water Main Interconnections with Broward County	\$-	\$325,000	\$-	\$-	\$-	\$325,000
6	Lift Station Basin Upgrades	\$100,000	\$400,000	\$640,000	\$500,000	\$-	\$1,640,000
7	Sewer Laterals Upgrade	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
8	Galvanized Water Services Upgrade	\$75,000	\$100,000	\$100,000	\$100,000	\$100,000	\$475,000

Project Number	Project Name	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total Project Cost
9	Lift Station B-1 Relocation and Force Main Rerouting Design	\$150,000	\$-	\$-	\$-	\$-	\$150,000
	Sub-Total	\$915,000	\$1,625,000	\$1,540,000	\$1,350,000	\$850,000	\$6,280,000
Stormwater							
1	Lady Lake Trail	\$-	\$200,000	\$30,000	\$-	\$-	\$230,000
2	Storm Drain Pipe Lining	\$50,000	\$50,000	\$50,000	\$50,000	\$-	\$200,000
3	SWMP CIP 3-Emerald Lakes Basin Drainage Improvements	\$-	\$117,000	\$4,660,545	\$-	\$-	\$4,777,545
4	SWMP CIP 5 - E Oakland Park Blvd Pump Stations	\$-	\$691,400	\$3,687,514	\$-	\$-	\$4,378,914
5	SWMP CIP 11A-West Coral Lake	\$-	\$-	\$-	\$598,600	\$3,192,523	\$3,791,123
6	SWMP CIP 11B-East Coral River	\$-	\$-	\$-	\$489,300	\$2,609,463	\$3,098,763
7	SWMP CIP 5C-North Andrews Garden Drainage (Surtax)	\$2,072,800	\$-	\$-	\$-	\$-	\$2,072,800
8	SWMP CIP 7 - Raising and Replacing Flood Barriers	\$200,000	\$325,000	\$325,000	\$325,000	\$325,000	\$1,500,000
9	SWMP CIP 6 - Tidal Valves	\$-	\$-	\$-	\$-	\$1,432,000	\$1,432,000
10	SWMP CIP 10-NE 48th St and NE 15th Way / NE 16th Ave	\$-	\$-	\$-	\$74,000	\$357,550	\$431,550
11	SWMP CIP 2-Floranada Business District Pump Stations and Drainage Wells	\$-	\$43,000	\$229,308	\$-	\$-	\$272,308

Project Number	Project Name	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total Project Cost
	Sub-Total	\$2,322,800	\$1,426,400	\$8,982,367	\$1,536,900	\$7,916,536	\$22,185,003

Table 38 – Water Supply Facilities Work Plan Projects and Programs

Provider: City of Fort Lauderdale - FY 2023 through FY 2027 Water Supply, Treatment and Distribution Community Investment Plan - Totals								
FY 23	FY 24	FY 25	FY 26	FY 27	FY 22 - FY 26			
\$ 54,230,633.00	\$ 45,107,144.00	\$ 45,596,393.00	\$ 45,031,827.0 0	\$ 45,134,728.00	\$235,100,725.00			
"Note: A more detailed list of the City of Fort Lauderdale water improvement projects related capacity can be found in the adopted City of Fort Lauderdale FY23-26Community Investment Plan. Note: The City of Fort Lauderdale will continue to implement its ongoing conservation programs as outlined in Section 3.6 of its 10- Year Water Supply Facilities Work Plan Inc. Note: The demand projections in the City of Fort Lauderdale Water Supply Facilities Work Plan 2019 Update revealed that demand is projected to exceed the Biscayne Aquifer supply starting 2035. The City is planning to address this projected deficit by participating in C-51 Reservoir project for 3 mgd additional allocation to address the 2035 demand needs. Additionally, the City has planning								
Provider: Brow	ard County – FY 2	.020 -2024 Wate	er/Alternative V	Vater Supply Ca	pital Improvement Plan			
	FY 21 - FY 25							
FY 22	FY 23	FY 24	FY 25	FY 26				
\$108,963,80 0	\$126,684,000	\$108,973,10 0	\$ 44,892,600	\$ 65,750,000	\$ 432,300,800			
"Note: Broward County has a more detailed list of water improvement projects related capacity can be found in the Broward County Fiscal Year 2023 Budget and Capital Improvement Plan Note: Broward County's projected 2040 District 1 annual average day demand is 9.14 mgd and the raw water allocation is 10.03 mgd on annual average day basis. This leads to sufficient allocation to meet the projected demand using lime softening treatment process. Broward County Water Supply Facilities Work Plan puts emphasis on the importance of developing diverse water sources to meet current and future water needs. C-51 Reservoir project, Floridan Aquifer and Reclaimed Water are recognized as AWSs. This								

plan also shows that the County is not planning to construct the RO WTP at the District 1 WTP site."

"Note:

	The City of Oakland Park 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	
Table 39	though the City does not have any immediate need, so expenditure will be made to benefit the transmission and distribution	– City of Fort
2017	system."	Lauderdale - FY
2017	Note: The City of Oakland Park does not have any Capital Improvement Plans (C.I.P.) related to water supply and treatment. The	Community
	treated water supply needs for the entire city are provided by the City of Fort Lauderdale (retail and wholesale) and Broward County	Investment Plan
-	(retail). Even though the City does not have any immediate need, so expenditure will be made to benefit the transmission and	Water/Sewer
Master	distribution system.	Plan Fund (454)
lotais		

City of Fort Lauderdale	e - FY 2017 thro	ougn FY 2021 C	ommunity inve	estment Plan - N	water/Sewer Iv	laster Plan Fund (45	94) Totais		
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 provided by the City of Fort Laude will be made to benefit the transm	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 are 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.

11. Property Rights

A. Introduction

This chapter, as mandated by Florida Statutes, considers the property rights for the residents of the City of Oakland Park. As noted in Section 163.3177(6)(i), Florida Statutes, the following rights shall be considered in local decision making:

- 1. The rights of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- 2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- 3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- 4. The right of a property owner to dispose of his or her property through sale or gift.

12. Sustainability and Resiliency

A. Introduction

This chapter provides the relevant data, inventory, and analysis regarding sustainability and resiliency practices for the City of Oakland Park Comprehensive Plan. This information is used in developing the Goals, Objectives, and Policies in the 2040 Comprehensive Plan Sustainability and Resiliency Element. This is a new element recommended through the evaluation and appraisal of the comprehensive plan.

The Goal of the Sustainability and Resiliency Element is to support the integration of social equity, environmental health, and economic vitality into the community to ensure the long-term sustainability and resilience of the City of Oakland Park.

The two disciplines of sustainability and resiliency are exclusive, yet compatible. Sustainability is most often related to a system's ability to provide resources or services without compromising future access. Sustainable practices focus on an interconnected, diverse, and holistic system approach that maximize essential functions of a community without sacrificing quality and availability of resources. Resilience can be described as the ability of a system to respond and adapt to a change in conditions; essentially planning for an uncertain future. Resiliency can strengthen a system, while sustainability aims for permanence. As climate change impacts have become increasingly evident in the state of Florida, addressing such concepts is crucial for city planning. Societal concerns, such as sea level rise and public health crises, emphasize the need for plans relating to climate change mitigation and adaption.

Sustainable initiatives and resiliency strategies are a reoccurring theme throughout the 2021 Florida Statutes. There are several statutes that highlight high priority topics such as sea level rise, energy conservation, and resiliency.

- Florida Statute 380.093 recognizes that "the state is particularly vulnerable to adverse impacts from flooding resulting from increases in frequency and duration of rainfall events, storm surge from more frequent and severe weather systems, and sea level rise. Such adverse impacts pose economic, social, environmental, and public health and safety challenges to the state."
 - It also provides details on the Resilient Florida Grant Program, which allows the state to provide grants to municipalities seeking to invest in resiliency planning.

The statute states, "the department may provide grants to a county or municipality to fund the costs of community resilience planning and necessary data collection for such planning, including comprehensive plan amendments and necessary corresponding analyses that address the requirements of s. 163.3178(2)(f); vulnerability assessments that identify or address risks of flooding and sea level rise; the development of projects, plans, and policies that allow communities to prepare for threats from flooding and sea level rise; and projects to adapt critical assets to the effects of flooding and sea level rise."

- The statute provides a comprehensive list of standards for sea level rise data assessments. First, the statute states that for a municipality to be eligible for related grant funding the municipality must have a vulnerability assessment. Additionally, the statute requests the following be submitted within the vulnerability assessment:
 - *"A report detailing the findings of the assessment.*
 - All electronic mapping data used to illustrate flooding and sea level rise impacts identified in the assessment."

Furthermore, the direction provided in the statute is that the vulnerability assessment will include at least two horizon years: 2040 and 2070.

Although chapter 163, Part II (Growth Policy; County and Municipal Planning; Land Development Regulation) in the state statute does not specifically require this sustainability and resiliency element, the inclusion of a sustainability and resiliency chapter for The City of Oakland Park Comprehensive Plan will address the requirements found in the Florida Statute 380.093. Ensuring the long-term resilience of the community is not only in the personal interest of the municipalities, but it will allow these areas to address statutory guidance in the pursuit of a safer, more resilient state.

B. Statutory Considerations

i. Green House Gas (GHG) Emissions

Greenhouse gases are not only a major contributor to climate change, but also reduce air quality. Therefore, by reducing GHG emissions, cities around Florida can improve environmental conditions and public health. Florida Statutes 377.601 confirms that "the impacts of global climate change can be reduced through the reduction of greenhouse gas emissions." Although GHG can be emitted at any scale, City operations have significant influence over the emission of GHG (especially carbon dioxide). Climate change mitigation efforts are best handled at the City level. CO₂ emissions are mainly caused by the burning of fossil fuels, and a reduction in the use of fossil fuels at the municipal level could help the City to achieve its own emissions reduction goals. There are a variety of ways to accomplish emission reductions, including using renewable energy, driving

fuel-efficient vehicles, and prioritizing a connective, accessible bicycle-pedestrian network. Understanding the specific GHG sources in the Oakland Park area can guide the City on where to focus their efforts first. GHG inventories display a snapshot of the sources of emissions in a specific location, and guide communities when establishing long-term plans to avoid economic and physical risks and improve community health. To establish accountability and set forth a quantifiable goal, the City set a target of reducing GHG emissions 1% each year through 2028.

The City of Oakland Park, in collaboration with International Council for Local Environmental Initiatives (ICLE) – Local Governments for Sustainability, created the 2015 Inventory of Communitywide and Government Operations Greenhouse Gas Emissions for Oakland Park. Figure 1 shows the communitywide emissions by sector in Oakland Park. The figure shows the City should prioritize their sustainability efforts in the transportation sector, as well as the commercial and residential energy sectors.



Figure 1 – Oakland Park Communitywide Emissions by Sector, 2015 Source: 201 Inventory of Communitywide and Government Operations Greenhouse Gas Emissions





In addition to the communitywide GHG emissions, the Oakland Park inventory also tracked the emissions from the City's government operations, shown in **Figure 2**. The figure displays a need for the City to focus on the development of more sustainable buildings and facilities, and a more efficient vehicle fleet.

ii. Renewable and Clean Energy

Renewable and clean energy can make a significant impact on the City's ability to meet sustainability goals. Florida Statute 377.601 also advocates for the implementation of renewable and clean energy, stating "the implementation of alternative energy technologies can be a source of new jobs and employment opportunities for many Floridians. The Legislature further finds that the state is positioned at the front line against potential impacts of global climate change. Human and economic costs of those impacts can be averted by global actions and, where necessary, adapted to by a concerted effort to make Florida's communities more resilient and less vulnerable to these impacts."

Where applicable, the City can continue to make choices to transition to renewable energy sources. Currently, the City promotes a PACE (Property Assessed Clean Energy) Program, which provides property owners with the option to receive financing for energy related retrofits to their home or business. As the GHG emission inventory displayed, residential energy emissions are the second largest emission source in the City. Some techniques for reducing residential emissions and increasing energy efficiency are encouraging compact development, Community Choice Aggregation programs, or Local Green Energy Purchases.

Emissions from Commercial Energy, and Buildings and Facilities (from the Government Operations Emissions), can be mitigated through similar methods and policies. Retrofitting government buildings and offering energy conservation programs, like those mentioned above, could begin to address these emission types on existing buildings. LED lighting installation and auto shut-off lights in government buildings is another energy conservation strategy. New construction can be required to adopt energy efficiency building practices, such as implementing LEED criteria and onsite energy production.

There are also non-traditional approaches to energy conservation identified by Broward County, such as responsible illumination, which could be applicable to Oakland Park. Responsible illumination includes policies and objectives that reduce light pollution and encourage best practices for lighting. An example is smart lighting, which decreases glares and increases visibility for drivers in the dark. Another example is incorporating policy that limits excess lighting and discourages light trespassing. Addressing problems associated with the heat island effect is an additional non-traditional tactic for reducing energy waste within the City. The heat island effect occurs when man-made structures absorb and re-emit the heat from the sun, therefore causing cities to radiate more heat than natural areas. The heat island effect results in a greater energy consumption, as air conditioning equipment must overcompensate to maintain building temperatures. **Figure 3** shows how temperatures will continue to rise in the City as emissions increase, exacerbating the effect.



Figure 3 –Average Daily Maximum Temperature (°F) in Oakland Park, 2022 Source: U.S. CLIMATE RESILIENCE TOOLKIT CLIMATE EXPLORER (VERSION 3.1)

The City of Oakland Park has areas of high impact to the heat island effect. **Figure 4** shows the urban heat island severity for the area. The City can implement mitigation efforts, such as tree canopies and heat reducing pavement, in areas of significant concern.



Figure 4 – Relative Heat Severity for Oakland Park, 2019 Source: The Trust for Public Land, Descartes Labs, USGS

iii. Transportation

The Oakland Park GHG Emissions Inventory highlighted that the transportation sector emits the greatest contribution of GHG in the city. Additionally, the over-use of personal vehicles causes air pollution, as well as safety concerns over conflicts with pedestrians or cyclists. Through offering alternative sources of transportation, the City of Oakland Park can enhance air quality and encourage active movement, which also results in improved community health and wellness. Creating a diverse transportation system composed of different travel modes can decrease congestion, improve traffic times, and increase safety due to the reduced number of cars on the road.

There are several strategies that can encourage a multimodal, sustainable transportation system. The City can strengthen the policies and objectives used to promote the use of trails, bike paths, and sidewalks, and increase transit options that connect residential areas to employment centers and community hubs. The City can also focus on landscape and tree planting to further cool areas for pedestrians and cyclists to encourage use of existing infrastructure. For example, an extension of the City's preexisting tree giveaway program, which periodically provides free native trees and shrubs to the public (individuals and businesses).

Transportation improvements were also identified in the Community and Government GHG Emissions document, recommending "right-sizing" government vehicle fleets and the purchase of electric or hybrid vehicles when possible. It was also suggested that the use of remote meetings could reduce car trips from government employees, when applicable. When travel is required (like commuting to work), government agencies could offer subsidies for carpooling, transit, or bike use, to encourage energy efficient transportation.

iv. Water Management and Climate-Ready Infrastructure

Like many southeastern Florida cities, the City of Oakland Park is in a sensitive location to the coast. The proximity to the Atlantic Ocean creates an environment that subjects the City to water vulnerability. Although it may be assumed that only cities directly on the coast are vulnerable to sea level rise and water threats, cities across Florida are subject to flooding as the climate changes. The City of Oakland Park is vulnerable to water damage caused by sea level rise, groundwater (increased water table heights), rainfall, and storm surge caused by storm intensification. Additionally, as these problems increase in the region, the City of Oakland Park should remain aware of the possibility of migration inland from neighboring communities, which could cause more stain to existing systems. Water system risks to consider include:

- Sea Level Rise is one of the most common consequences of climate change. The rising sea level can impact future development, economy, waste management and overall livability of an area.
- *Water Table Heights* are important to consider because of their ability to provide freshwater and the risk they pose during floods given the area's karst hydrogeology. Oakland Park is enclosed within the Biscayne aquifer.
- *Storm Surge* will become a greater issue as storms become frequent and powerful during a changing climate. Storm intensification can pose a risk to the City of Oakland Park if infrastructure is not developed to withstand this threat.

The surrounding water systems present an unavoidable threat to the City. The vulnerability described can be best managed through the planning and implementation of innovative policies and programs that integrate interventions in blue, gray, and green infrastructure. A snapshot of these adaption strategies is outlined in **Table 1**.

Intervention	Example
Plue Infractructure	Regional stormwater facilities (credit systems)
Dide IIII astructure	Integrated passive parks with water features
	Hardening or raising infrastructure
Gray Infrastructure	Adding storage/capacity
	Diverting flows
Croop Infractructure	Bioswales, upflow filters
Green mirastructure	Landscaping – Green roofs, canopy coverage

Table 1 – Example Adaptation Strategies

The City is currently engaged in sustainable water conservation initiatives, such as a smart water conservation program, irrigation upgrade rebates, and ultra-low flow toilet rebate programs. The City of Oakland Park also has a "Building for Resiliency" page on their website that showcases their desire to build more resilient infrastructure that will adapt to changes in the climate and sea level rise. Green infrastructure and resilient development practices are necessary when planning for a future that will likely be impacted by flooding, sea level rise, storm surge, and stormwater runoff. Existing infrastructure can be updated to include elements such as green roofing, permeable pavement, energy efficient materials, and water collection systems, among other initiatives. The City can also implement climate-ready infrastructure design guidance, which would include guidance on constructing buildings that can withstand extreme weather events like hurricanes, floods, or tornados. The susceptibility of existing infrastructure can be mitigated through facility improvements, such as drainage retrofitting.

Additionally, the sea level rise projections in the region are available through Southeast Florida (SE FL) Regional Climate Compact resources, as shown in **Figure 5**. The chart shows the relative sea level rise near Key West, Florida, but can be used to indicate the vulnerability of the south Florida region. This resource can be beneficial in determining a timeline for resiliency and sustainability initiatives, and can help the City create future development plans that will provide for the needs of the community as sea level rise projections increase over time.



Source: Southeast Florida Regional Climate Compact – Resources

C. Environmental and Social Justice

i. Social Vulnerability

Social equity is one of the three pillars of sustainability, and evaluating social vulnerability is an important part of resilience planning for communities throughout Florida and beyond. For this reason, distribution of environmental amenities and environmental hazards should be carefully considered. Often, the placement of undesirable development (diesel bus terminals, chemical plants, etc.) is located within communities of low-income and communities of color. The proximity of the city to the coast makes it vulnerable to sea level rise, which can cause displacement. The City should remain conscious of the capacity of their communities to handle disaster caused by climate change. Racial and cultural minorities, and aged and low-income populations, can indicate social vulnerability. The median earning for full-time, year-round employees is \$40,770. The racial distributions and incomes of the City of Oakland Park residents are presented in **Table 2** and **Table 3**.

Race Distribution of Population in Oakland Park						
Race	# of Population	% of Population				
White Alone	19,100	43%				
Black or African American Alone	11,426	25%				
American Indian Alone	187	0.4%				
Asian Alone	1,002	2.2%				
Native Hawaiian and Other Pacific 38 0.08%						
Islander Alone						
Some Other Race Alone	4,960	11%				
Two or More Races	7,516	17%				
Source: U.S. Census Bureau, Decenn	ial Census, 2020					

Table 2 – Oakland Park, Florida Racial Distribution

Earnings of Population 16 Years and Over in Oakland Park							
Full-Time, Year-Round Earnings # of Population % of Population							
\$1 to \$9,999	325	1.8%					
\$10,000 to \$14,999	585	3.2%					
\$15,000 to \$24,999	3,222	17.5%					
\$25,000 to \$34,999	3,437	18.7%					
\$35,000 to 49,999	4,015	21.8%					
\$50,000 to \$64,999	2,620	14.2%					
\$65,000 to \$74,999	1,052	5.7%					
\$75,000 to \$99,999	1,454	7.9%					
\$100,000 or More	1,694	9.2%					
Source: U.S. Census Bureau Americ	an Community Survey 5-Yea	r Estimates 2020					

Table 3 – Oakland Park, Florida Income Distribution

ii. Housing

Homeownership is another important consideration when addressed a population's vulnerability. The status of homeownership can determine which population may need relocation assistance during emergencies or disasters. The owner-occupied housing rate the City of Oakland Park is approximately 57% as of 2020. The City of Oakland Park can strengthen the development of new homes to increase resilience, while creating relocation and temporary housing programs that can assist renters.

iii. Food Security

Food security can have severe impacts on a community. Food production, consumption, and disposal is a process that plays an important role in the operation of a City. The production of food is very high in water consumption and a large amount of waste is food. Food waste can produce GHG emissions as it decomposes, contributing to a higher carbon footprint. This means, when considering sustainability efforts, food systems are important to incorporate in planning measures. Sustainable planning practices throughout food systems can be enhanced by increasing

equitable access to food, including food redistribution programs and urban agriculture/orchard. Stimulating a local food system network can increase local economy and reduce transportation costs. Sustainable food practices can also include composting, re-use, or food waste collection.

iv. Green Economy

Strengthening the City with sustainable efforts and resilient design establishes a foundation for a stable local economy. It also provides new opportunities as existing sectors diversify and new sectors open. In 2019, the City negotiated a deal to secure a green bond deal for green water and sewer revenue bonds, which is an example of incorporating elements of green economy into a community. Another example would be the introduction of more renewable energy sources providing jobs to residents in fields such as sustainable development. A green economy encourages market competition and can create economic growth for the area.

D. Oakland Park – Wilton Manors Climate Action Plan

Collaboration is a critical component of effective innovation diffusion. Multi-agency efforts allow collaborative research of common issues and the spread of effective strategy. Wilton Manors Island City is located south of the City of Oakland Park. Existing collaboration between the cities has resulted in the Wilton Manors/Oakland Park Joint Climate Action Plan (CAP). This Action Plan identified strategies to improve resiliency and techniques to limit the carbon footprint, while also encouraging economic success. Both the cities have signed the Mayor's Climate Action Pledge supporting the Southeast Florida Regional Climate Change Compact (SEFRCC) and the Regional Climate Action Plan. The Cities also pledged in their CAP to reduce greenhouse gas emissions by 1% each year through 2028.

Below are some of the methods and policies the CAP recommended for integration into Oakland Park plans.

i. Sustainable Communities and Transportation

ST-1: Incorporate Sea Level Rise into City Plans

Oakland Park will incorporate Unified Sea Level Rise projections into all comprehensive and capital improvement city plans. The city has already implemented this strategy into its capital improvement plans.

ST-2: Include Sea Level projections in all City maps

Oakland Park must incorporate sea level rise scenario maps and updated storm surge maps based on the Compact's Unified Sea Level Rise Projections and storm surge modeling into comprehensive plans. For example, the National Oceanic and Atmospheric Administration's Sea, Lakes, and Overland Surges from Hurricanes (SLOSH) models can be used for maps and modeling. It was also recommended they use the locally created maps to aid municipal and county government climate adaptation planning efforts related to:

- The built environment
- Transportation infrastructure and services
- Historic and archaeological resources
- Water management systems and public infrastructure
- Natural resources
- Green space
- Energy efficiency

ST-3: Incorporate risk-reduction strategies into planning

Risk reduction strategies must be implemented into local comprehensive plans. This includes strategies to reduce risk and economic losses associated with sea level rise and flooding, post-disaster redevelopment plans, building codes, and land development regulations. Comprehensive plans should also include post-disaster redevelopment plans to guide both new development and redevelopment, particularly in vulnerable areas. The mitigation strategies must include reducing future risk and economic losses associated with sea level rise and flooding. The City should work with the appropriate local, regional, and state authorities to revise building code(s) and land development regulation(s) to require vulnerability reduction measures for increased resilience of all new construction, redevelopment, and infrastructure. For example, additional hardening, higher floor elevation, and the incorporation of national infrastructure can be used to increase resiliency.

ST-6: Shape development through transportation

To support a more robust transit, the City can employ transit-oriented developments to promote higher-density development. Local and regional support is needed for effective planning and implementation of transit-oriented developments (TOD). Transit and land use issues at the system corridor and station levels must also be considered.

ST-7: Modify local land use plans

All local land use plans and ordinances supporting compact development patterns must be modified to create more walkable, affordable communities. Changes to future land use maps and comprehensive plans and strategies for TOD issues at the local level must be identified and subsequently addressed in the regional-level plans. New development and redevelopment are required to be planned and designed to support and enhance walking, biking, and transit use in areas with existing and planned multimodal corridors connecting employment and other activity centers within the region.

ii. Water, Sewer and Stormwater

WS-4: Modernize standards

It is recommended that the City modernize planning, design, and permitting standards for development and infrastructure improvements. These improvements should be focused on drainage systems, surface water management systems, and finished floor elevations based on the updates to groundwater table maps, flood elevation maps, and tidal elevations.

WS-6: Integrate surface and groundwater impacts in planning

The City of Oakland Park can use the results of the analyses below as the basis for site planning and regulation, specifically for identifying and prioritizing adaptation needs and strategies.

- Integrate combined surface and groundwater impacts into the evaluation of at-risk infrastructure and the prioritization of adaption improvements.
- Utilize a combination of inundation maps and stormwater models to identify areas and infrastructure at increased risk of flooding
- Evaluate the potential impacts of changes in groundwater levels on wastewater and stormwater systems. This includes septic systems, wastewater collection, and conveyance and storage systems. Be sure to consider water quantity and quality.

iii. Natural Systems

NS-3: Seek government climate science funding

The City can assist and later review the development of a regional climate monitoring strategy by partnering with the Florida Climate Institute (FCI) and other local government representatives. This collaboration can help identify local planning needs and current research capabilities through the existing FCI and Compact partnership.

iv. Energy and Fuel

EF-1: Promote renewables policies and technology

It is recommended that the City develop local reduction targets for Greenhouse Gas (GHG) emissions through climate action plans supported with the regional priorities. They should set renewable energy targets aligning with regional and local GHG emissions reduction targets.

v. Risk Reduction and Emergency Management

RR-6: Communicate risk to all residents

The City of Oakland Park can connect with members from highly vulnerable populations, build trust, and inform members of emergency management planning to strengthen the City's resiliency.

Broward County's Enhanced Local Mitigation Strategy (ELMS)

Oakland Park should use the ELMS Project List to prioritize items or actions that promote sustainable, resilient infrastructure and are included as part of an annual project list update. The LMS should additionally be used to promote the incorporation of green infrastructure wherever possible. When addressing climate change concerns, the ELMS should be used to help mitigate existing critical facilities and promote activities which address the issue.

vi. Public Policy and Advocacy

PP-1: Climate-conscious government action

Consolidating the Regional Climate Action Plan (RCAP) objectives in all planning and policies is recommended. The City can advocate and support for full state and federal funding of the Comprehensive Everglades Restoration Plan. By supporting existing Everglades' restoration projects, the City can become an important partner in protecting Southeast Florida's water supply and conservation efforts.

A comprehensive list of all the policies recommended for the City of Oakland Park can be found in the CAP.

E. Regional Collaboration

Sustainability efforts and climate change action are best tackled in collaboration with likeminded stakeholders. Cities and counties adjacent to the City of Oakland Park have similar interests and impetus for becoming more sustainable and resilient. Therefore, understanding their plans, goals, and targets for becoming more sustainable and resilient can provide guidance and offer opportunities for integration among different communities. As of June 2022, the City has collaborated with Wilton Manors, Broward County, and the Broward Metropolitan Planning Organization (MPO) to begin integrating sustainability and resiliency initiatives into local plans and policies that are consistent with those identified in completed regional and local plans. Other local communities that offer opportunities for coordination include City of Fort Lauderdale and City of Sunrise.

i. South Florida Water Management District (SFWMD)

To address the many issues associated with climate change, SFWMD has prioritized resilient actions. The agency has recently named a Resiliency Officer and has become resiliency focused on many of their efforts. From investing in infrastructure adaptation and working with regional partners to meet common goals, the agency offers a variety of resources for adapting to a changing environment. The SFWMD has committed to ensuring the resiliency of the region's water resources, as well as its ecosystems, "now and in the future." The actions being taken by the SFWMD now include flood protection efforts, water supply projects, and ecosystem

restoration plans. The SFWMD also maintains a "Water and Climate Resilience Metrics," which allows users to track water and climate trends. This tool provides municipalities the ability to assess current and future conditions, and aid in decision making strategies. The Water Management District website also has a statement of support from the SFWMD to the implementation of the Regional Climate Plan.

iv. Broward County

Broward County has completed extensive research on the impacts of climate change to local communities. Broward County has created resources which outline policy recommendations, program initiatives, and other local objectives that can transform the sustainability and resiliency of the region. Broward County's BrowardNEXT and the Broward County Climate Change Action Plan are two guiding documents that analyze the region's options for sustainable and resiliency improvements. The County is also involved in the Southeast Florida Regional Climate Change Compact (SEFRCC). The SEFRCC "is a decade-old partnership between Broward, Miami-Dade, Monroe, and Palm Beach counties, to work collaboratively to reduce regional greenhouse gas emissions, implement adaptation strategies, and build climate resilience within their own

communities and across the Southeast Florida region." The SEFRCC website is a useful resource with tools and applicable mitigation actions that are applicable across the region. Maintaining the connection with likeminded organizations will keep the City focused on their goals, while also holding them accountable for meeting those goals.

ii. City of Fort Lauderdale

The City of Fort Lauderdale has a *Fast Forward Fort Lauderdale* 2035 plan, which presents a Vision Plan for how to become a "resilient and safe coastal community." The Vision Plan provides an overview of the existing state of the City, as well as the image they are striving to fulfill. The City of Fort Lauderdale also has a Sustainability Action Plan (SAP) that sets specific performance indicators for different action areas, such as air quality, energy, water, built and natural environment, transportation, and waste. There is

regulat driving	ions to	enable	alternative	s to		
The collabo departe as well explore	City rative ments o l as reg alterna	will efforts on trans gional p atives to	expand between sportation planning ef pdriving.	current various projects forts to		
Status:	Not sta	rted				
Respon Mobilit	isible Pa xy	arty: Tra	ansportatio	n and		
Timelin	ie: 1-2 y	/ears				
Metric	Land u	ise regu	lations			
Budget	: Staff t	ime (1,2	200- 4,000	hours)		
Benefits: Congestion relief, improved air quality						
lssues: mobilit	Accept y choice	ance of es	alternative	2		
gure 6 - Fo ource: Fast	rt Lauderd Forward F	ale SAP Act	t ion Item dale 2035			

Action 2.1.1. Change land use

guidance on specific actions that can be used to meet the City's goals and includes the responsible party, status, metric, budget, timeline, benefits, and issues. **Figure 6** is an example of the action framework found in *Fast Forward Fort Lauderdale 2035*.

iii. City of Sunrise

To the west of the City of Oakland Park is the City of Sunrise. In 2019, the City of Sunrise approved the implementation of their local SAP. This plan includes 18 goals and 94 recommendations that are categorized under different focus areas, including resource management, vulnerability, or sustainability. The SAP recommended eight (8) capital projects they determined would demonstrate clear economic gain and reach over 60% of its emission goals. Projects include existing city building commissioning, converting streetlights to LED, installing solar photovoltaic systems, upgrading flush/flow fixtures, comprehensive utility management system, procure electric vehicles, use solar thermal systems, and increase fuel economy. Overall, the City of Sunrise's SAP defined the city's sustainability goals, determined recommendations to meet them, and provided metrics to measure their progress.

13. Economic Development

A. Introduction

This chapter provides the relevant data, inventory, and analysis of economic development conditions in the City of Oakland Park, supporting the Comprehensive Plan Economic Development Element. The Economic Development Element is an optional element, which is not required by the state. This information is to be used in developing the Goals, Objectives, and Policies in the 2040 Comprehensive Plan Economic Development Element.

The Goal of the Economic Development Element is "to promote a healthy and diverse economy in Oakland Park through retaining and expanding existing businesses, building a dynamic workforce, fostering an entrepreneurial spirit, and strengthening the local tax base."

Oakland Park hosts a dynamic business environment with a strong entrepreneurial presence and a robust culinary scene. The community's expanding Downtown acts as an anchor for local businesses and a destination for attracting residents, employees, and visitors daily.

The Economic Development Element provides Goals, Objectives, and Policies to promote a stable and growing local economy. In supporting the Goal as listed above, the Objectives and Policies of the Economic Development Element work to support, retain, and expand existing businesses, attract new businesses that align with local and regional target markets, and promote a workforce that is skilled and flexible. Through these initiatives, economic development will aid in maintaining a balanced tax base that can provide a high quality of life to residents, employees, and visitors alike.

This chapter analyzes annual employment and wage trends by industry for Oakland Park, Broward County, and the Miami-Fort Lauderdale-West Palm Beach Metropolitan Statistical Area (MSA), describing overall growth and shifts between sectors. The Miami-Fort Lauderdale-West Palm Beach MSA is defined as a three-county region including Broward, Miami-Dade, and Palm Beach counties. Economic momentum in the city has also been captured. Several sources are used as the basis for collecting data regarding economic development in Oakland Park, such as the U.S. Census, ESRI's Business Analyst Online platform, the Bureau of Labor Statistics, the US Census' Longitudinal Employer-Household Dynamics (LEHD) dataset, and the Florida Department of Economic Opportunity.

B. Major Employers

Table 1 summarizes the largest employers, ranked by the number of full-time local employees, in Broward County, the smallest geography reported by the State of Florida and the Bureau of Labor Statistics (BLS). With more than 34,218 employees, Broward County Public Schools is the largest employer. Broward County Government is the second largest employer, while the City of Fort Lauderdale is also listed. Three healthcare companies are on the list, including Memorial Healthcare System, Broward Health, and Mednax. Aviation companies like HEICO and Spirit Airlines, and real estate companies like First Service Residential and The Castle Group comprise four of the 15 largest private companies in the region.

Rank	Employer	Description	Estimated Employees					
1	Broward County Public Schools	Education	34,218					
2	Broward County Government	Public Service	12,787					
3	Memorial Healthcare System	Healthcare	11,200					
4	Broward Health	Healthcare	8,270					
5	Nova Southeastern University	Education	6,234					
6	First Service Residential	Real Estate	5,400					
7	HEICO	Aviation	4,532					
8	Spirit Airlines	Aviation	3,790					
9	American Express	Financial Services	3,500					
10	AutoNation	Automotive	3,000					
11	City of Fort Lauderdale	Public Service	2,847					
12	Mednax	Healthcare	2,636					
13	UKG, f.k.a. Ultimate Software	Technology	1,800					
14	The Castle Group	Real Estate	1,790					
15	JM Family Enterprises, Inc.	Automotive	1,719					
Source: (Source: Greater Fort Lauderdale Alliance							

Table 40 –	Major Emp	loye	ers in	Bro	ward	Count	y (2021)	1
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A more localized review of employers in the City of Oakland Park is based on a community overview provided by the Greater Fort Lauderdale Alliance. The largest employers listed for the city are Broward County Public Schools, Broward Paper and Packaging, Inc., City of Oakland Park, Funky Buddha Brewery, Home Depot, L.A. Fitness, Lipton Toyota, and Lowe's Home Improvement. According to the City of Oakland Park, there are approximately 1,192 businesses currently within the municipal limits. Auto-related, office space, restaurant and retail tenants comprise the largest share of the Oakland Park businesses.



C. Labor Force and Unemployment Rate

i. Labor Force

Table 2 demonstrates the total monthly labor force in the City of Oakland Park from January 2020 through June 2022. Despite a notable decline between March and April of 2020, related to the onset of the COVID-19 pandemic, the total labor force in Oakland Park has increased from 26,119 in January 2020 to 26,949 in June 2022. The number of employed residents over the age of 16, as represented below, has increased accordingly, reaching an estimated 26,200 in June 2020.

Oakland Park Labor Force Trends							
Month	Labor Force	Employed	Unemployed	Unemployment Rate			
Jan-20	26,119	25,420	699	2.7%			
Feb-20	26,225	25,560	665	2.5%			
Mar-20	26,006	24,662	1,344	5.2%			
Apr-20	24,759	20,279	4,480	18.1%			
May-20	26,663	21,442	5,221	19.6%			
Jun-20	26,544	22,378	4,166	15.7%			
Jul-20	26,821	22,592	4,229	15.8%			
Aug-20	26,154	23,079	3,075	11.8%			
Sep-20	26,090	23,348	2,742	10.5%			
Oct-20	25,936	23,837	2,099	8.1%			
Nov-20	25,611	23,691	1,920	7.5%			
Dec-20	25,490	23,781	1,709	6.7%			
Jan-21	25,526	23,817	1,709	6.7%			
Feb-21	25,667	24,085	1,582	6.2%			
Mar-21	25,678	24,174	1,504	5.9%			
Apr-21	25,787	24,370	1,417	5.5%			
May-21	26,067	24,618	1,449	5.6%			
Jun-21	26,262	24,676	1,586	6.0%			
Jul-21	26,336	24,907	1,429	5.4%			
Aug-21	26,423	24,951	1,472	5.6%			
Sep-21	26,193	25,158	1,035	4.0%			
Oct-21	26,385	25,467	918	3.5%			
Nov-21	26,222	25,391	831	3.2%			
Dec-21	26,226	25,423	803	3.1%			
Jan-22	26,324	25,474	850	3.2%			

Feb-22	26,282	25,499	783	3.0%
Mar-22	26,264	25,574	690	2.6%
Apr-22	26,430	25,757	673	2.5%
May-22	26,749	26,095	654	2.4%
Jun-22	26,949	26,200	749	2.8%
Source: Florida Department of Economic Opportunity				

ii. Unemployment Rate

Unemployment data for Florida, which is released monthly, demonstrates a rapid peak in unemployment between April and May of 2020, followed by improvements through the summer months. In mid-2022, unemployment rates have recovered to pre-COVID measures that typically had measured approximately 3.0% between (Figure 1). Broward County and the City of Oakland Park followed a similar pattern as the State of Florida. The County reached slightly higher spikes in unemployment between April and December 2020 as did Oakland Park. However, the unemployment rates for all three geographies were nearly identical as of June 2022 at 2.5% for Oakland Park, 2.9% for the County, and 3.0% statewide.





Residents 16 years old or older in the City of Oakland Park have varying unemployment rates with those over 65 having the lowest at 4.0%. This low figure is partially due to a reduced participation in the labor force by older residents who are moving into retirement. Residents aged 55 to 64 have the highest unemployment rate at 11.6%, which represents the largest departure from measures
reported by Broward County, followed by those aged 16-24, who are commonly still completing their education (Figure 2). Oakland Park and Broward County residents who are in their prime working years, aged 25 to 54, have unemployment rates of 5.4% and 5.3% respectively.



Figure 11 – Comparison of Unemployment Rates by Age (2021)

D. Resident Occupations

The City of Oakland Park has nearly 27,000 residents over the age of 16 that are in the labor force. Employed residents can be classified in three categories by occupation: White Collar, Services, and Blue Collar. White Collar workers are those that primarily work in an office setting, performing professional, desk, managerial, or administrative work. Conversely, Blue Collar employees most commonly perform manual labor, involving skilled or unskilled labor. Service positions provide a service rather than creating a product.

As shown in **Figure 3**, 54.4% of employed residents in Oakland Park work in white collar positions, including 16.7% in Management/Business/Financial fields and another 16.4% in Professional positions. Another 25.2% work in Blue Collar jobs, and the remaining 20.4% work in Services. For Blue Collar jobs, the most common occupation for Oakland Park residents is Construction/ Extraction (9.4%), followed by Transportation/Material Moving (8.7%).



Figure 12 – Oakland Park Resident Occupations (2021)

When compared to Broward County and the Miami-Fort Lauderdale-West Palm Beach MSA, Oakland Park has a lower share of residents working in White Collar positions and higher shares of residents in Services or Blue-Collar positions **(Figure 4)**. Across the three geographies, Broward County has the highest share of residents in White Collar occupations at approximately 65.0%.



Figure 13 – Comparison of Resident Occupations (2021)

E. Annualized Employment by Industry

Data in Section E represents jobs that are in the various geographies. This speaks to the job base versus information in Section D, which profiled the occupation of residents 16 years old or more.

i. Miami-Ft. Lauderdale-West Palm Beach MSA

Consistent with trends experienced in other large metropolitan areas, the Miami-Fort Lauderdale-West Palm Beach Metropolitan Statistical Area (MSA) economy was significantly interrupted by the 2007-2009 Great Recession, reporting annual net job loss during and immediately after this period (Figure 5). The largest annual decline was demonstrated in 2009 with a net loss of more than 181,000 jobs across the region. Between the years 2011 and 2019, the MSA rebounded strongly, posting annual net job gains averaging approximately 61,000 jobs per year. Although the MSA experienced a loss of almost 288,000 jobs in 2020 due to the onset of the COVID-19 pandemic, recovery has been supported through gains in 2021.



Figure 14 - Miami-Fort Lauderdale-West Palm Beach MSA Annual Job Growth (2006-2021)

As shown in Table 3, there were more than 2.5 million jobs in the Miami-Fort Lauderdale-West Palm Beach MSA as of 2021, the most recent annual period for which employment data by industry is available. The largest industry in the MSA is Healthcare and Social Assistance, which comprises 14.7% of total regional employment base. Employment in the MSA increased by 52,132 jobs, or 2.1% between 2016 and 2021. The increase was partially attributable to strong growth in the Transportation and Warehousing, Professional and Technical Services, and Health Care and Social Assistance sectors.

- The following industries showed the most significant positive employment gains in the fiveyear period between 2016 and 2021:
- Transportation and Warehousing (+30,398)
- Professional and Technical Services (+25,240)
- Health Care and Social Assistance (+22,562)

- Construction (+16,641)
- Finance and Insurance (+7,581)

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Table 42 – Milami-Fort Lauderdale-V	vest Paim Beach IVISP	Annual Employment	Trenas ov Industry	(2016-2021)
				(/

Annualized Employment by Industry				
			2016-2021 ∆	
Industry Classification	2016	2021	#	%
Transportation and Warehousing	111,012	141,410	30,398	27.4%
Professional and Technical Services	167,419	192,659	25,240	15.1%
Health Care and Social Assistance	349,782	372,344	22,562	6.5%
Construction	120,716	137,357	16,641	13.8%
Finance and Insurance	105,046	112,627	7,581	7.2%
Real Estate and Rental and Leasing	62,560	68,505	5,945	9.5%
Public Administration	127,571	132,116	4,545	3.6%
Wholesale Trade	128,259	130,758	2,499	1.9%
Management of Companies and Enterprises	27,392	29,235	1,843	6.7%
Administrative and Waste Services	197,834	199,131	1,297	0.7%
Utilities	3,493	4,703	1,210	34.6%
Manufacturing	86,477	87,451	974	1.1%
Mining	620	751	131	21.1%
Agriculture, Forestry, Fishing & Hunting	16,498	16,540	42	0.3%
Information	46,159	44,951	-1,208	-2.6%
Arts, Entertainment, and Recreation	47,769	45,391	-2,378	-5.0%
Educational Services	169,653	164,124	-5,529	-3.3%
Other Services, Ex. Public Admin	95,039	85,642	-9,397	-9.9%
Retail Trade	332,244	312,912	-19,332	-5.8%
Accommodation and Food Services	275,922	246,928	-28,994	-10.5%
Total	2,471,465	2,525,535	54,070	2.2%
Source: Quarterly Census of Employment and Workforce (QCEW), State of Florida, United States Bureau of Labor Statistics				

Since 2020, the United States has been heavily impacted by the COVID-19 pandemic, which has resulted in job losses in every region of the country. Retail Trade, Entertainment, Hospitality and Food Services have been hit particularly hard as establishments were required to close to slow the spread of the virus. This was particularly impactful at the early onset in areas like the Miami-Fort Lauderdale-West Palm Beach MSA, which hosts a robust tourism economy.

Based on preliminary data for 2022, the MSA added nearly 130,000 jobs back into the economy. The preliminary estimate of 3.07 million jobs in June 2022, is consistent with measures reported immediately before the onset of the COVID-19 pandemic suggesting complete recovery.

ii. Broward County

Hosting nearly 800,000 jobs in 2021, Broward County comprised 31.5% of the Miami-Fort Lauderdale-West Palm Beach MSA total. The employment base in Broward County increased between 2016 and 2021, experiencing a growth rate of 1.9% or 15,009 net new jobs over the five-year period (Table 3). The overall growth rate was impacted by job losses in 2020 related to the COVID-19 pandemic; however, recovery has been strong in the months following the onset.

The largest declines were reported by the Accommodation and Food Service, Retail Trade, and Arts, Entertainment, and Other Services sectors during this period. As of 2021, Health Care and Social Assistance was the largest industry sector in the County, followed by Retail Trade and Accommodation and Food Services. This mix of jobs reflects the impact of tourism in the County. The largest job increases in the last five years included:

- Transportation and Warehousing (+10,194)
- Professional and Technical Services (+6,546)
- Construction (+4,871)
- Health Care and Social Assistance (+4,794)
- Finance and Insurance (+3,859)

Table 43 – Broward County Annual Employment Trends by Industry (2016-2021)

Annualized Employment by Industry				
			2016-202	1Δ
Industry Classification	2016	2021	#	%
Transportation and Warehousing	27,367	37,561	10,194	37.2%
Professional and Technical Services	52,211	58,757	6,546	12.5%
Construction	43,448	48,319	4,871	11.2%
Health Care and Social Assistance	103,878	108,672	4,794	4.6%

Finance and Insurance	33,829	37,688	3,859	11.4%
Public Administration	39,619	42,364	2,745	6.9%
Wholesale Trade	42,531	44,600	2,069	4.9%
Real Estate and Rental and Leasing	20,537	21,959	1,422	6.9%
Manufacturing	27,129	27,539	410	1.5%
Utilities	965	1,279	314	32.5%
Information	17,990	17,555	0	0.0%
Mining	83	63	-20	-24.1%
Management of Companies and Enterprises	7,784	7,670	-114	-1.5%
Agriculture, Forestry, Fishing & Hunting	855	707	-148	-17.3%
Administrative and Waste Services	75,381	74,554	-827	-1.1%
Arts, Entertainment, and Recreation	14,164	12,557	-1,607	-11.3%
Educational Services	52,494	48,708	-3,786	-7.2%
Other Services, Ex. Public Admin	29,917	26,014	-3,903	-13.0%
Retail Trade	108,476	104,175	-4,301	-4.0%
Accommodation and Food Services	83,761	76,687	-7,074	-8.4%
Total	782,419	797,428	15,009	1.9%
Source: Quarterly Census of Employment and Workforce (QCEW), State of Florida, United				
States Bureau of Labor Statistics				

iii. City of Oakland Park

Based on data provided by ESRI's Business Analyst Online, the City of Oakland Park currently has an estimated 128,000 jobs, representing approximately 10.8% of the regional total. The largest sector was Trade and Transportation, which includes Retail Trade, Wholesale Trade, and Transportation and Warehousing subsectors, accounting for 22.1% of all jobs, followed by Professional Services representing another 18.3% (**Figure 6**).

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Figure 15 –Oakland Park Share of Jobs by Industry (2022)

As of the 2022 estimate, Oakland Park hosts an estimated 2.4% of the MSA employment base (**Figure 7**). Seven sectors have higher than the overall average share of County-wide jobs within the community: Trade & Transportation, Professional Services, Construction, Finance & Real Estate, Leisure & Hospitality, Manufacturing, and Other. Trade & Transportation, which comprises nearly 14.0% of the County-wide total, includes jobs in Retail Trade, Wholesale Trade, Transportation and Logistics, and Utilities.

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F. Annualized Wage Trends

i. Miami-Fort Lauderdale-West Palm Beach MSA

In 2021, the average annual wage in the Miami-Fort Lauderdale-West Palm Beach MSA was \$66,063, an increase of \$15,195 or 29.9% from \$50,868 in 2016 (**Table 5**). Finance and Insurance reported the highest average wage of over \$138,000 annually, followed by Management of Companies and Enterprises, Construction, and Professional and Technical Services, each with averages over or about \$80,000. Utilities jobs also have a high average wage at \$125,000, but no trend data was available for this industry due to redaction from limited data points. Nearly all industry sectors posted increases during this period. The industries with the strongest wage growth between 2016 and 2021 were:

- Finance and Insurance (+\$42,284)
- Management of Companies and Enterprises (+\$38,760)
- Construction (+\$31,595)
- Professional and Technical Services (+\$19,475)
- Manufacturing (+\$16,710)

Table 44 – Miami-Fort Lauderdale-West Palm Beach MSA Annual Wage Trends by Industry (2016-2021)

Annualized Wages by Industry					
			2016-20	021Δ	
Industry Classification	2016	2021	#	%	
Finance and Insurance	\$96,646	\$138,930	\$42,284	43.8%	

Management of Companies and Enterprises	\$127,747	\$166,507	\$38,760	30.3%
Construction	\$48,704	\$80,298	\$31,595	64.9%
Professional and Technical Services	\$78,920	\$98,665	\$19,745	25.0%
Manufacturing	\$50,525	\$67,235	\$16,710	33.1%
Real Estate and Rental and Leasing	\$50,616	\$66,658	\$16,042	31.7%
Mining	\$82,729	\$96,989	\$14,259	17.2%
Administrative and Waste Services	\$38,364	\$52,174	\$13,809	36.0%
Public Administration	\$65,849	\$78,158	\$12,309	18.7%
Health Care and Social Assistance	\$52,764	\$64,647	\$11,884	22.5%
Arts, Entertainment, and Recreation	\$44,867	\$56,628	\$11,761	26.2%
Other Services, Ex. Public Administration	\$33,924	\$44,209	\$10,285	30.3%
Educational Services	\$45,478	\$54,440	\$8,961	19.7%
Accommodation and Food Services	\$24,308	\$32,000	\$7,692	31.6%
Agriculture, Forestry, Fishing & Hunting	\$31,541	\$38,763	\$7,222	22.9%
Wholesale Trade	\$67,668	\$74,587	\$6,920	10.2%
Information	\$87,390	\$93,201	\$5,812	6.7%
Transportation and Warehousing	\$64,754	\$50,807	\$-13,947	-21.5%
Retail Trade	\$81,501	\$58,571	\$-22,929	-28.1%
Utilities	N/A	\$124,914	N/A	N/A
Average	\$50,868	\$66,063	\$15,195	29.9%
Source: Quarterly Census of Employment and Workforce (QCEW), State of Florida, United States Bureau of Labor Statistics				

Demonstrating the highest average wage at \$138,930, jobs in the Finance and Insurance sector make up only 4.5% of the regional total. Industries with the most jobs, Health Care and Social Assistance and Accommodation and Food Services, had average annual wages of \$64,647 and \$32,000, respectively.

ii. Broward County

The average annualized wage in Broward County in 2020 was \$63,523, slightly lower than the measure for the larger MSA. As shown in **Table 6**, Management of Companies and Enterprises had

the highest annual wage in 2021 at \$160,518, followed by Information, Utilities, and Finance and Insurance, which all had average wages over \$100,000 annually. The industries that experienced the largest increase over the five-year period include:

- Management of Consulting and Enterprises (+\$49,802)
- Information (+\$22,602)
- Finance and Insurance (+\$20,411)
- Wholesale Trade (+\$17,770)
- Professional and Technical Services (+\$16,429)

Table 45 – Broward County Annual Wage Trends by Industry (2016-2021)

Annualized Wages by Industry				
			2016-2021 ∆	
Industry Classification	2016	2021	#	%
Management of Companies and Enterprises	\$110,716	\$160,518	\$49,802	45.0%
Information	\$95,655	\$118,257	\$22,602	23.6%
Finance and Insurance	\$81,176	\$101,587	\$20,411	25.1%
Wholesale Trade	\$69,213	\$86,983	\$17,770	25.7%
Professional and Technical Services	\$75,700	\$92,129	\$16,429	21.7%
Retail Trade	\$31,893	\$45,807	\$13,914	43.6%
Public Administration	\$61,807	\$75,479	\$13,672	22.1%
Health Care and Social Assistance	\$53,545	\$66,256	\$12,711	23.7%
Real Estate and Rental and Leasing	\$48,733	\$60,689	\$11,956	24.5%
Administrative and Waste Services	\$40,111	\$51,695	\$11,584	28.9%
Construction	\$52,277	\$63,850	\$11,573	22.1%
Arts, Entertainment, and Recreation	\$35,284	\$46,701	\$11,417	32.4%
Transportation and Warehousing	\$54,161	\$64,773	\$10,612	19.6%
Manufacturing	\$54,085	\$64,315	\$10,230	18.9%
Other Services, Ex. Public Admin	\$34,123	\$43,439	\$9,316	27.3%
Agriculture, Forestry, Fishing & Hunting	\$28,231	\$36,608	\$8,377	29.7%
Educational Services	\$43,490	\$50,513	\$7,023	16.1%
Accommodation and Food Services	\$22,688	\$29,207	\$6,519	28.7%

Utilities	\$104,059	\$105,229	\$1,170	1.1%
Mining	\$57,376	\$56,522	-\$854	-1.5%
Average	\$49,556	\$63,523	\$13,966	28.2%
Source: Quarterly Census of Employment and	Workforce	(QCEW), Sta	ite of Florida	a, United
States Bureau of Labor Statistics				

iii. City of Oakland Park

Sector-specific wage information is not available for the City of Oakland Park. However, according to the US Census, 36.9% of the jobs in the Submarket have an average annual wage above \$39,996 (Figure 8). Another 42.9% of the jobs have average wages roughly between \$15,000 and \$40,000, with the remaining 20.2% of the jobs offering wages roughly below \$15,000 per year.

20.2% Up to \$15,000 \$15,000 to \$39,996 More than \$39,996 42.9%

Figure 17 – Oakland Park Jobs by Wage Range, 2019

G. Commuting Patterns

As of 2019, 17,102 people traveled into Oakland Park for employment daily and more than 19,248 of the City's employed population commuted out (Figure 9) This balanced commuting pattern suggests that the skills and occupations of Oakland Park's residents may be out of alignment with the existing inventory of jobs. Oakland Park has an estimated 1,363 people who both live and work there, making up approximately 6.6% of the total employed population.



For Oakland Park residents commuting for work, 22.2% commute to Fort Lauderdale, 7.0% travel to Pompano Beach City, and 6.6% remain in Oakland Park, comprising the three most common destinations (**Table 7**). Other destinations include Sunrise, Boca Raton, Deerfield Beach, Hollywood, and Plantation, each making up more at least 3.0% of the total employed residents. Approximately 61.2% of employed Oakland Park residents are traveling less than ten miles with another 20.0% traveling between 10 to 24 miles. Travel patterns are heavily to the north, towards Pompano Beach and further to Boca Raton, and south, towards Fort Lauderdale.

Job Destination of Oakland Park Residents				
Commuting Destination	Count	Share		
Fort Lauderdale	4,573	22.2%		
Pompano Beach	1,435	7.0%		
Oakland Park	1,363	6.6%		
Sunrise	1,300	6.3%		
Boca Raton	834	4.0%		
Deerfield Beach	631	3.1%		
Hollywood	628	3.0%		
Plantation	584	3.0%		
Davie	556	2.7%		
Miami	512	2.5%		

Table 46 – Job Destinations of Oakland Park Employed Residents (2019)

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All Other Locations	8,195	39.8%
Source: US Census LEHD On the Mo	ар	

For employees traveling into Oakland Park for jobs, the most common place of residency is Fort Lauderdale at 10.6%, followed by Oakland Park and Pompano Beach, each comprising at least 5.0% of the total influx (**Table 8**). Approximately 52.7% of the employees traveling into Oakland Park are traveling less than ten miles, with another 25.8% traveling between 10 and 24 miles. Like the outcommuting pattern, those traveling from the north and south make up a considerable share of the total movement. However, there are also strong inflow movements from areas to the southwest (Plantation and Lauderhill) and due west from Sunrise and Tamarac.

Table 47 – Home Destinations of Employees Working in Oakland Park (2019)

Home Destination of Oakland Park Employees				
Commuting Destination	Count	Share		
Fort Lauderdale	1,957	10.6%		
Oakland Park	1,363	7.4%		
Pompano Beach	917	5.0%		
Coral Springs	777	4.2%		
Lauderhill	760	4.1%		
Sunrise	614	3.3%		
Hollywood	591	3.2%		
Plantation	556	3.0%		
Tamarac	491	2.7%		
All Other Locations	10,004	54.2%		
Source: US Census LEHD On the Map				

H. Downtown Culinary Arts District

Oakland Park has a rich and diverse base of small, entrepreneurial business owners, including a cluster of culinary-related businesses. To foster and support for this business base, Oakland established Park а 1,009-acre Community Redevelopment Agency (CRA), which encompasses the downtown area and surrounding neighborhoods. In of 2013, the City



Oakland Park created a downtown Culinary Arts District to create a well-rounded food culture and healthy living experience, and focused branding and investments to this area. The Culinary Arts District is anchored by Funky Buddha Brewery, the largest craft brewery in South Florida and the first in Broward County. An expansion of the Downtown Culinary Arts District went into effect in May 2022.

There are five primary goals established by the Oakland Park CRA, many directly focused on fostering success in Downtown. According to the FY 2021 CRA Annual Report the five goals are:

1. Redevelopment of the Downtown

- Downtown Properties Development Project
- "Find it in Oakland Park" Campaign
- "Live Like a LoakL" Incentive Program
- Business Incentive Program (BIP) Grant
- Business Development District (OP3D) Design Guidelines
- Oakland Park Sky Development Project
- Investment in Additional Parking Park Place

2. Connections to the Downtown

- Commuter Rail
- Roadway Improvements
- Bike Path and Sidewalk Connectivity Project
- Elementary Sidewalks Project
- OP3D Adoption and Downtown Expansion
- Investment in Additional Parking Park Place

3. Strengthening Neighborhoods

- OP3D Vision, Design Guidelines, and Code Revisions
- Elementary Sidewalks Project
- Safe Routes Project
- Bike Path and Sidewalk Connectivity Project
- City Facilities Upgrades

4. Increasing the Availability of Well-Planned Housing

- OP3D Adoption & Expansion
- Oakland Park Sky Project
- Downtown Properties Development Project
- Affordable Housing Study
- BLYS Mixed-Use Project
- Central Park Mixed-Use Project

5. Increasing and Replenishing Greenspace

- OP3D Vision, Design Guidelines, and Code Revisions
- RAM Riverfront Promenade Agreement (BLYS)
- City Facilities Upgrade: City Park
- Downtown Properties Development Project

From the goals stated above and the associated catalytic or supportive projects, four will be particularly transformative to support economic development momentum in Oakland Park and success in Downtown Culinary Arts District: OP3D Vision, Design Guidelines, and Code Revisions, Downtown Properties, future commuter rail access, and the various mixed-use development projects.

OP3D Vision, Design Guidelines, and Code Revisions. This initiative has made strides in establishing a new vision for five distinct sub-areas within the Downtown portion of the CRA. The goal of this work is to attract investment that supports the unique natures of the sub-areas, enhances mobility within and around Downtown, enhances open space, and supports economic development.

City-owned Downtown Properties. The City of Oakland is actively seeking private development partners for six City-owned properties totaling 4.072 acres on the east side of Northeast 12th Avenue and north and south of Northeast 37th Street. A formal Request for Qualifications (RFQ) was released in August 2021 and the City received 12 qualified responses. A Request for Proposals (RFP) was released to the pre-qualified firms, with three returning full responses. A Development Agreement is anticipated to be finalized in 2022.

Commuter Rail. Florida Department of Transportation (FDOT) has recommended a commuter rail station location adjacent to the Downtown Properties Development Project. The full system would offer fixed-rail transit from Aventura (Miami-Dade County) to Deerfield Beach (Broward County), totaling approximately 27 miles. A new station in Downtown Oakland will increase mobility, increase access to Downtown, and foster potential for transit-oriented development.

Mixed-Use Development Projects. Three major mixed-use projects have been announced in Downtown Oakland, bringing new residents, jobs, and destinations to an already dynamic area. Sky Oakland Park is located across Dixie Highway from Funky Buddha Brewery. As currently planned, the project will include 119 residential units, 17 live-work units, structured parking, and 15,000 square feet of commercial space. It will also host a new City Hall facility. BLYS, a mixed-use project with 300 residential units, is located on the southern edge of Downtown. It is also home to a new Sprouts Farmers Market Supermarket. Finally, Central Park is an approved mixed-use development featuring a variety of residential units, including live-work spaces.

I. Employment Forecasts

Employment forecasts are provided for Broward County based on projections presented by the Florida Department of Economic Opportunity (DEO). Florida DEO presents forecasts through year 2030. Dates and data sets used by DEO are not exactly consistent with the datasets previously reported, so growth rates are demonstrated in **Figure 10** to show momentum across the employment industries. Healthcare and Social Assistance, Leisure and Hospitality, and Professional and Business Services are expected to experience the strongest growth through 2030, each increasing by more than 10%. Retail Trade is expected to show limited growth, likely influenced by the repositioning of retail and increasing rates of online shopping, and Natural Resources and Mining is expected to decline in the coming years.





J. Economic Development Conclusions

Hosting approximately 20,000 jobs, the City of Oakland Park has a diverse job base driven by concentrations of Construction, Manufacturing, Administrative Services and Accommodation and Food Services positions. The job base has been increasing, fostered by a strong economy in Broward County and the larger Miami-Fort Lauderdale-West Palm Beach region. This trend is expected to continue with job growth forecasted for the County in most industry sectors through 2030.

The unemployment rate in Oakland Park is low at less than 3.0%, indicating very strong labor force participation. Nearly 55% of the residents are employed in white-collar positions. However, it should be noted that there is a strong inflow-outflow commuting pattern in the community. With nearly as many people entering the city daily for work as residents leaving for their jobs, there is likely an imbalance between the skillset of the residents and the diversity of the local jobs.

From an economic development perspective, Downtown Oakland Park is a major catalyst for future momentum. Anchored by Funky-Buddha Brewery, the area become a tourist destination for culinary arts, fostered by an intentional marketing campaign. Downtown has experienced an influx of activity and will require partnerships and collaboration between public and private interests as it continues to evolve. It will also be part of a solution for the provision of a variety of housing types as several hundred new units have been announced in the downtown area.

Clear economic development goals for Oakland Park can be an important guide for the community, fostering economic prosperity by promoting a healthy and diverse economy through retaining and expanding existing businesses, building a dynamic workforce, fostering an entrepreneurial spirit,

and strengthening the local tax base. This guide will help the Oakland Park maintain a balanced tax base that can provide a high quality of life to residents, employees, and visitors alike.