

# Oakland Park *Comprehensive Plan*



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**And of course, the community members of Oakland Park!**



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# INTRODUCTION

## Vision

Oakland Park is proud to be a “drive-to” City that cultivates a sense of place through the incorporation of livable and sustainable development, safe and integrated mobility, enhanced arts and cultural experiences, and access to the outdoors. Oakland Park is a welcoming and inclusive community where all residents enjoy a balanced lifestyle and businesses have the opportunity for growth and success.

## Purpose

A city’s comprehensive plan is an important document that provides a framework for the growth and development of the municipality. The Local Government Comprehensive Planning Act of 1975 (LGCPA) requires each governmental jurisdiction in the state to prepare and adopt a comprehensive plan. In 1985 the LGCPA underwent significant revisions, now referred to as the Growth Management Act, which added additional requirements for a more detailed and systematic approach to local planning. In 2011, the Department of Economic Opportunity (DEO) was established consolidating the responsibilities of the Agency of Workforce Innovation, the Department of Community Affairs and the Governor’s Office of Tourism, Trade and Economic Development. DEO is now Florida Commerce. Florida Commerce has the responsibility to ensure that every jurisdiction had and maintained their own comprehensive plan following the guidelines set forth in chapter 163 of the state statute.

The City of Oakland Park prepared their comprehensive plan relative to the State Statute and the Broward Next Comprehensive Plan, with the Comprehensive Plan being designed to act as the building blocks that guide decisions regarding long-term opportunities such as environmental protection and economic development in the City. This Plan replaces the one written in 2007 to account for city growth and changed to market conditions and preferences, this new plan will guide the City’s growth through 2040.

## Process

The City of Oakland Park worked diligently to involve staff, in the capacity as individuals and the Local Planning Agency, throughout the process to ensure their knowledge, experience, specialized guidance, and suggestions were reflected in particular areas of the Plan.

Input from residents, the business community, and other governmental agencies was essential to ensuring the plan addressed current challenges and opportunities. Four public outreach meeting, plus an Attainable Housing Workshop, were held during the planning process. Online input was also solicited.

The input collected from residents aided the City in identify new priorities such as improving the quality of its existing housing stock, incorporating adaptive reuse of remaining industrial facilities, and investing in the local culinary arts.

# Alignment with the City’s Strategic Performance Areas

The City's priorities can be seen within the framework of the Strategic Plan, which also heavily influences how the annual budget is developed. The City Commission convened a workshop in 2021 to discuss and revise the Strategic Plan and amendments were made the following year. The Strategic Plan has seven specific performance areas:

- ) Financial Stability and Sustainability
- ) Infrastructure Needs
- ) Smart Growth and Development
- ) Community Wellness and Recreation
- ) Public Safety and Community Integrity
- ) Oakland Park’s Identity
- ) Environmental Stewardship Sustainability

Using the Strategic Performance Areas as a road map to align with City priorities, City staff used these areas to help guide community and stakeholder engagement. The feedback provided was then used to prioritize goals and create actionable steps that were then implemented within the Comprehensive Plan.

## How to Use this Plan

The City of Oakland Park’s Comprehensive Plan acts as a blueprint for development that specifies a vision statement or goal as well as the objectives and policies that will be used to define the city's landscape, neighborhoods, and destinations. Maps and written policy recommendations are both included in the plan and should be used in tandem when making decisions regarding development or change in the City.

There are thirteen elements in the Plan meeting the requirements set forth by the LGCPA where general goals are established with attainable objectives to assist and ensure that local governments will make the positive efforts towards said goals along with the implementation of policies to provide the basis for actionable steps forward. The elements with goal statements, objectives, and policies are:

- ) Future Land Use \*
  - ) Housing \*
  - ) Transportation and Mobility \*
  - ) Infrastructure
  - ) Intergovernmental Coordination \*
  - ) Recreation and Open Space \*
  - ) Conservation \*
  - ) Sustainability and Resiliency
  - ) Coastal Management \*
  - ) Economic Development
  - ) Private Property Rights
  - ) Capital Improvements \*
  - ) Public School Facilities \*
- ( \* = Required by State Statute)

Furthermore, the Broward County Planning Council requires that a Land Use Implementation, Capital Improvements Implementation, and Monitoring and Evaluation sections be included to aid in the Plan's execution and to track and assess the results of the interventions. Some maps are provided throughout; however, State Statute requires that a series of maps such as those depicting future land use conditions are included at the end. In addition to this adopted Plan, a separate document of supporting information is available. This supporting documentation provides the framework for the Goals, Objectives, and Policies. It further provides the data inventory and analysis requirements of the various Plan Elements.

Florida State Statute states that comprehensive plans are legal documents and once this Plan is adopted all development that occurs, and all actions taken regarding development orders by the City, must be consistent with the Plan.

## Connecting to Broward County Land Use Plan

The State Planning Act specifies that in Chartered Counties, the planning responsibilities between the County and its municipalities shall be as stipulated in the Charter. The Broward County Charter stipulates that the County Land Use Plan is the effective Land Use Plan until such time as a municipality has its Land Use Plan certified as being in "substantial conformity" with the County Plan. The Future Land Use Element of this Comprehensive Plan has been prepared for submission to the Broward County Planning Council for Certification/Recertification.

## Amendments and Evaluation

The Comprehensive Plan is a "living document" that is based on the city's present growth characteristics and long-term development goals. Aspects of the Plan must be amended as new development proposals, technological advancements, changes in state or federal law, or shifts in community values occur. The City may alter the Plan twice a year, but it should do so only after carefully weighing the changes' potential effects.



## Chapter 1

# Future Land Use



# FUTURE LAND USE

Under Florida Statutes, Chapter 163, each local government is required to prepare a land use plan element for its jurisdiction. The Future Land Use Element must also be consistent with the Broward County Land Use Plan under the Broward County Charter. The City of Oakland Park has met both requirements with the Future Land Use Element.

The Future Land Use Element provides the geographic framework of growth within the City of Oakland Park. The Future Land Use Element is at the core of planning for and managing public facilities and municipal services, transportation, housing, and natural resources. It is also an important part of defining the City's Land Development Code and the protection of private property rights. It serves as a guide for decision-making by the City on regulatory, financial, and programmatic matters.

The Future Land Use Element controls the location, type, intensity, and timing of new or redeveloped uses of land. Through the Future Land Use Element, 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, desires, and abilities of the City.

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

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

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



## GOAL 1A

To facilitate a balanced Land Use Plan to implement the City's vision including the provision of essential public services and facilities, as well as enhanced stability, sustainability, compatibility, and livability.



### Objective 1a.1

Provide a balance of uses that foster a vibrant and viable community and economic development opportunities that are consistent with the Broward County Land Use Plan.

- ) **Policy 1a.1.1** Implement and maintain a Future Land Use Plan Map that designates the future location and extent of each type of land use and shall continue to regulate the future land use categories according to the Land Use implementation section of this Comprehensive Plan, and consistent with the Broward County Land Use Plan.
- ) **Policy 1a.1.2** Remain the effective land use plan of the City of Oakland Park once it has been certified by the Broward County Planning Council that it has been found consistent with the Broward County Land Use Plan. Any portion of the Oakland Park Future Land Use Element may be more restrictive than the Broward County Land Use Plan and be deemed consistent or in compliance with the Broward County Land Use Plan.
- ) **Policy 1a.1.3** Ensure that future land use categories are available for designation on the City's Future Land Use Plan Map and consistent with the categories specified by the Broward County Land Use Plan and associated maps, to allow various land uses by type and at specified densities and intensities.
- ) **Policy 1a.1.4** Discourage uses that are inconsistent or incompatible with the City's character and future land use categories. Expansion or replacement of land uses which are inconsistent with the Future Land Use Plan Map shall be prohibited.
- ) **Policy 1a.1.5** Ensure that proposed amendments to the Future Land Use Plan Map provide data and analysis demonstrating that adequate water supply and associated public facilities will be available to meet projected growth demands as discussed in the Data Inventory and Analysis document of this plan.





## Objective 1a.2

Establish Future Land Use standards around Land Use categories, permitted uses, densities, intensities, and special considerations.

- ) **Policy 1a.2.1** Utilize density and intensity standards to regulate all uses within the City in order to ensure consistency with the adopted goals, objectives, and policies of this Future Land Use Element.
- ) **Policy 1a.2.2** All references to density within the City of Oakland Park Future Land Use Element mean gross density except for mixed-use development, which shall have a density limitation based on gross acres, as defined by the BrowardNext: Broward County Land Use Plan, and shown herein:
  - » **Residential**
    - a. Low Density Residential – allowing up to five (5) dwelling units per gross acre.
    - b. Low-Medium Density Residential – allowing up to ten (10) dwelling units per gross acre.
    - c. Medium Density Residential – allowing up to 16 dwelling units per gross acre.
    - d. Medium-High Density Residential – allowing up to 25 dwelling units per gross acre.
    - e. Up to 5% of the area designated residential may be used for neighborhood commercial uses.
  - » **Commercial** – The FAR in any commercial zoning districts shall be applied to non-residential and residential development.
    - a. Allowing 4.0 FAR for mixed use development along transit corridors in the CRA, subject to conditions, density is regulated by the land development code.
    - b. Allowing 4.0 FAR for mixed use development within the Federal Highway Mixed-Use Business and Entertainment Overlay, subject to conditions, is regulated by the land development code.
    - c. Allowing 3.0 FAR for mixed use development within the Planned Redevelopment District (PRD), subject to conditions, density shall be regulated by the land development code.
    - d. Other areas – allowing 1.0 FAR.
    - e. Industrial – allowing 1.5 FAR.
  - » **Activity Center** – See Objective 1a.2.6
  - » **Utilities** – allowing 0.5 FAR.
  - » **Community Use** – allowing 0.5 FAR.
  - » **Parks/Recreation** – allowing 0.1 FAR.
  - » **Conservation** – allowing 0.1 FAR.
  - » **Water** – allowing no development.
  - » **Roads** – allowing no development.

- ) **Policy 1a.2.3** Ensure that any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the City's Land Use Plan as long as the maximum number of dwelling units permitted within the parcel is not exceeded. The distribution of units will be determined by zoning of the parcel and other restrictions imposed by the Land Development Code.
- ) **Policy 1a.2.4** A maximum nonresidential floor area ratio (FAR) of 4.0 as defined in this element is established for the purpose of analyzing proposed amendments to the Future Land Use Element and Broward County Land Use Plan. The maximum FAR of a particular parcel shall be determined by zoning of the parcel and other restrictions imposed by the Land Development Code.
- ) **Policy 1a.2.5** Calculations of acreage covered by different land use categories on the City's Future Land Use Map will necessarily be approximate, due to the scale of the map. Where edges of land use categories are close to property lines, rights-of-way, or other existing lines, edges should be construed to follow those lines. A lake or canal should be construed as having been assigned the same land use category as that assigned to adjacent unsubmerged land unless specifically designated "Water" by the Future Land Use Map.
- ) **Policy 1a.2.6** Comply with Broward County Land Use Plan Policy 2.16.2 for amendments which propose to add 100 or more residential dwelling units to existing approved densities through the consideration and implementation of defined affordable housing strategies.

**Table 1-2: City of Oakland Park Land Use Analysis**

Land Use	Percent of Total Acreage
<b>Residential</b>	49%
<b>Commercial</b>	14%
<b>Industrial</b>	7%
<b>Institutional</b>	2%
<b>Government</b>	6%
<b>Agriculture</b>	0%
<b>Miscellaneous</b>	20%
<b>Vacant</b>	2%
<b>Total</b>	100%

Source: Florida Department of Revenue and Broward County Property Appraiser

- ) **Policy 1a.2.7** Apply the following Future Land Use designations to the Future Land Use Map Series and City zoning. Permitted uses and densities shall follow the City's Land Use Plan Map if the following requirements are met:

## A. Activity Center Land Use

The City shall encourage **compact development** reflecting characteristics that include a mixture of community-serving uses characterized by an **efficient infrastructure, closeknit neighborhoods** and a sense of community, **preservation of natural systems**, promotion of **pedestrian and bicycle circulation**, and convenient **access to mass transit facilities** by way of establishing an Activity Center Land Use category consistent with the goals, objectives and policies and other requirements of the Broward County Land Use Plan.

For an area to be designated as an Activity Center, the following criteria must be met:

**Criteria 1.** The location of uses oriented around the five-minute (i.e., quarter mile) walk within any proposed Activity Center must be demonstrated. Multiple nodes of activity should be included within an Activity Center, which is intended to include a mix of uses and internal circulation such that pedestrian mobility is a priority. All land uses in an Activity Center shall be directly accessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.

**Criteria 2.** Park land and/or open space that is accessible to the public as a functional component within a proposed Local Activity Center is required.

**Criteria 3.** Housing opportunities as a functional component within a proposed Activity Center are required.

**Criteria 4.** Community needs for affordable housing shall be considered when proposing an Activity Center. The City encourages affordable housing opportunities, through various mechanisms such as the direction of public housing program funds into the Activity Center, reduced lot sizes for dwelling units, construction of cluster housing, vertical integration of residential units with nonresidential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock. To promote Activity Centers which propose to include "low income" housing as a viable component, the Broward County Land Use Plan currently supports all reasonable means and methods to mitigate potential negative impacts to public facilities and services which may result from the amendment, including public schools.

**Criteria 5.** Protection of archaeological and paleontological resources and promotion of the preservation, rehabilitation, and use of historic structures within a proposed Activity Center shall be demonstrated.

**Criteria 6.** Convenient access to mass transit or multi-modal facilities within a

proposed Activity Center to ensure the reduction of reliance on automobile travel shall be demonstrated.

**Criteria 7.** Internal transit systems to serve the residents and employees within a proposed Activity Center (e.g., trolley, community transit services) shall be encouraged.

**Criteria 8.** Development of key intersections, or major transit stops, to create nodes of development within a proposed Activity Center shall be encouraged.

**Criteria 9.** Pedestrian and bicycle facilities for all new development or redevelopment projects in the Activity Center or in relation to any other highway improvement projects shall be required.

**Criteria 10.** All streets shall be designed to discourage isolation and promote connectivity by way of requiring pedestrian sidewalk connections to all building entrances, transit stops and multiple building sites for all new development or redevelopment projects in the Activity Center.

**Criteria 11.** Vehicle parking strategies that encourage and support transit usage (e.g., shared parking, parking structures) shall be required.

**Criteria 12.** These Activity Center policies shall be incorporated into the Activity Center district regulations of the Land Development Code to provide permitted uses and dimensional regulations, as well as design guidelines to promote and enhance:

- a. Urban form which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian, and other non-motorized movement and is compatible with adjacent land uses.
- b. Pedestrian mobility and safety through the requirement of pedestrian and bicycle paths and greenways to accomplish fully connected routes to all destinations within the Activity Center. The paths should be spatially defined by buildings, trees, and lighting, and should incorporate design which discourage high speed traffic.
- c. Safe and comfortable service at transit stations and shelters to encourage transit usage.

**Criteria 13.** All new development fronting the street with zero or minimal setback encouraged.

**Criteria 14.** An interlocal agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of a Local Activity Center which provides that monitoring of development activity and enforcement of permitted land uses densities and intensities shall be the responsibility of the affected municipality.

**The following area has been designated as an Activity Center within the City of Oakland Park Comprehensive Plan Future Land Use Element and has the following adopted permitted uses, densities, and intensities:**

## **OAKLAND PARK DOWNTOWN DEVELOPMENT DISTRICT (OP3D) ACTIVITY CENTER**

**Acreage:** Approximately 234.3 acres

**General Location:** South of Northeast 43 Street, north of the North Fork of the Middle River, west of Northeast 13 Avenue, and east of Northeast 6 Avenue/ Northeast 8 Avenue.

### **Density and Intensity of Land Uses:**

#### **Residential Land Uses: 2,720 dwelling units consisting of:**

- ) 80 single-family units
- ) 55 townhouse units
- ) 394 garden apartment units
- ) 1,271 mid-rise units
- ) 920 multi-family units (unrestricted unit type)

**Commercial Land Uses:** 1,000,000 square feet

**Industrial Land Uses:** 356,000 square feet

**Office Land Uses:** 125,000 square feet

**Employment Center (High) Land Uses:** 200,000 square feet

**Recreation and Open Space Land Uses:** 12.0 acres minimum

(Includes *Jaco Pastorius Park* consisting of 3.21 acres. Acquisition of this recreation and open space site was accommodated through the Broward County Safe Parks and Land Preservation Bond Program).

### **Remarks:**

\*75 (15%) of the 500 new units approved as part of Broward County Land Use Plan amendment PCT 21-4 shall be restricted to affordable housing at the "moderate income" level (up to 120% of median income) for a period of 30 years.

Existing single-family dwelling units as of (date of adoption), may continue as nonconforming uses and may expand or be replaced, to the extent permitted by the City's zoning regulations, within the parcel(s) upon which the existing single-family dwelling units are located.

## B. Commercial Land Use

Each parcel of land within an area designated in a Commercial Land Use category by the City's Land Use Plan Map must be zoned in a zoning district which permits any one or more of the following uses, **but no other uses**:

1. Retail uses.
2. Office and business uses.
3. Wholesale, storage, light fabricating, and warehouses uses, if deemed appropriate by the City.
4. Hotels, motels, and similar lodging.
5. Recreation and open space, cemeteries, and commercial recreation uses.
6. Community facilities and utilities excluding landfills and electrical power plants.
7. Nonresidential urban agriculture uses.
8. Residential uses, up to 10 acres, with the allocation of flexibility units or redevelopment units to the subject parcel by the City Commission, subject to the flexibility provisions of this element and the Broward County Land Use Plan. One (1) residential unit within the same structure as a commercial use for the owner, manager or caretaker of the commercial use may be in areas designated Commercial without the allocation of a flexibility unit or redevelopment unit.
9. Special Residential Facilities Category (2) and (3), subject to the provisions of this element and the Broward County Land Use Plan.
10. Recreational vehicle park sites at a maximum density of the (10) sites per gross acre if permanent location of recreational vehicles on the site is permitted by the City land development regulations, twenty (20) sites per gross acre if such permanent location is prohibited by the Land Development Code, subject to allocation by the City government entity of available flexibility or reserve units.
11. Transportation and communication facilities.

## C. Community Facility Land Use

Each parcel of land within an area designated in a Community Facility Land Use category by the City's Land Use Plan Map must be zoned in a zoning district which permits one or more of the following uses:

1. Community facilities, including schools, churches, hospitals, governmental administration, police and fire stations, libraries, civic centers, nursing homes, cemeteries, and parks and recreation facilities, and judicial and correctional facilities.
2. Special Residential Facility Category (2) and (3) subject to the provisions of this element and the Broward County Land Use Plan



## D. Residential Land Use

Each parcel of land within an area which is designated in a Residential Land Use category by the Land Use Plan must be zoned in a zoning district which permits any one or more of the following uses, but not other uses:

1. Residential dwelling units at a maximum density that does not exceed the maximum gross residential density designated for the parcel of land by the Land Use Plan Map.
2. Home occupations and other activities and uses accessory to a dwelling unit.
3. Parks, golf courses and other outdoor recreational facilities and recreational, civic, or cultural buildings ancillary to the primary outdoor recreational use of the site.
4. Community facilities designed to serve the residential area, such as schools, day care centers, churches, clinics, nursing homes, governmental administration, police and fire protection facilities, libraries, and civic centers.
5. Public utilities, including water and wastewater treatment plants, pumping stations, power plant substations and transmission facilities and solid waste disposal and transfer stations, excluding landfills and electrical power plants.
6. Communication facilities.
7. Agriculture.
8. Offices and/or retail sales of merchandise or services, subject to the following limitations and provisions:
  - a. No more than a total of five percent (5%) of the area designated for residential use on the Future Broward County Land Use Plan Map (Series) within a flexibility zone may be used for offices and/or retail sales of merchandise or services.
  - b. No contiguous area used for offices and/or retail sales of merchandise or services may exceed ten (10) acres. For the purpose of this provision, contiguous is defined as: attached; located within 500 feet; or separated only by streets and highways, canals and rivers, or easements.
  - c. Space within residential buildings in areas designated for Medium-High (25) Residential or High (50) Residential density may be used for offices and/or retail sales of merchandise or services, as long as no more than 50% of the floor area is used for said purpose.
  - d. Space within residential buildings in areas designated for Medium (16) Residential density may be used for offices, as long as no more than 50% of the floor area is used for offices.
9. Recreational Vehicle Park Site – The maximum number of recreational vehicle park sites in the Low-Medium (10), Medium (16), Medium-High (25) and High (50) Residential density ranges are permitted as follows:

- a. Equal to the maximum number of dwelling units designated for that parcel on the Land Use Plan Map if the Land Develop Code allows permanent location of recreational vehicles on the sites; or
  - b. As an incentive for re-development, double the maximum number of dwelling units designated for that parcel on the Land Use Plan Map shall be permitted if the Land Development Code prohibits permanent location of recreational vehicles on the site.
10. Special Residential Facilities subject to: meeting one of the Category definitions as contained in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan; meeting density provisions by Category type stated below; and the limitations as expressed by the certified land use plan map; and if applicable, the provisions regarding the use and allocation of reserve units, flexibility units or bonus sleeping rooms as contained in the “Administrative Rules Document” of the Broward County Planning Council.

### Density Provisions:

- a. Special Residential Facility Category (1) development shall count as one (1) dwelling unit each.
- b. Special Residential Facility Category (2) development shall count as two (2) dwelling units each.
- c. Special Residential Facility Category (3) development shall count as one (1) dwelling unit per every two (2) sleeping rooms regardless of the number of kitchens or baths.

## Residential Density

### 1. Density Standards.

Residential areas are shown on the Oakland Park Land Use Plan Map. The following ranges of density apply:

- ) The Low-Density Residential category permits up to five (5) dwelling units per gross acre.
- ) The Low-Medium Density Residential category permits up to ten (10) dwelling units per gross acre.
- ) The Medium Density Residential category permits up to sixteen (16) dwelling units per gross acre.
- ) The Medium-High Density Residential category permits up to twenty-five (25) dwelling units per gross acre.

The following other land use categories and land uses are subject to density standards as provided within Section 3. Zoning as to Permitted Uses and Densities:

- a. Special Residential Facilities.
- b. Recreational vehicle sites.

## 2. Density Calculation

All references to density within the Broward County Land Use Plan is to gross density. Gross density is the number of dwelling units constructed or proposed within an area, divided by the gross acreage of the area. Gross acreage is the total number of acres in the area, including acreage used or proposed for streets, lakes, waterways, and other proposed land uses permitted in residential areas by the Broward County Land Use Plan.

Calculations of acreage covered by different land use categories on the Future Broward County Land Use Plan Map (Series) will necessarily be approximate, due to the scale of the map. Where edges of land use categories are close to property lines, streets, transmission lines or other existing lines, edges should be construed to follow these lines.

## 3. Arrangement of Dwelling Units

Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the City Land Use Plan as long as the maximum number of dwelling units permitted within the parcel is not exceeded. For example, the City Land Use Plan does not regulate whether a developer uses 100 acres of land designated for Low (5) Residential density to build 500 single family homes or whether the same 100 acres are used to build a 500-unit high-rise structure, with the balance of the land maintained as permanent open space. The distribution of units will be determined by City zoning and Land Development Code.

## 4. Dashed-Line Areas (Irregular Density Residential)

Some areas, such as selected Developments of Regional Impact, planned unit developments and partially completed large scale developments, have been marked on the City Land Use Plan Map by dashed lined circumscribing their edges. For each of these areas, the maximum overall density in dwelling units per acre is the number which appears in the circle inside the dashed line. That number can be multiplied by the number of acres inside the dashed line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred. Within the areas circumscribed by the dash line, the water area can be counted towards the overall density.

## 5. Flexibility Units – See Objective 1a.3

## E. Parks and Recreation Land Use

Each parcel of land within an area designated in a Park and Recreation Land Use category by the City's Land Use Plan Map must be zoned in an open space or park and recreation zoning district which permits one or more of the following uses, but no other uses:

1. Passive recreational uses, including, but not limited to nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas.
2. Golf courses which are intended to remain permanent open space.
3. Camping ground and facilities.
4. Cemeteries.
5. Active recreational uses, including, but not limited to tennis courts, playgrounds, swimming pools, athletic fields and courts, beaches, and bikeways.
6. Boat ramps and docks.
7. Outdoor cultural, educational and civic facilities, including, but not limited to animal exhibits, habitats, bandshells and outdoor classrooms.
8. Concessions only when accessory to the above uses. Examples of such concessions are refreshment stands, pro shops, souvenir shops and rental facilities.
9. Civic and cultural buildings may be permitted if they are ancillary to the primary recreation use of the site
10. Community facilities and utility uses, up to five (5) acres, provided that the:
  - a. Community facility and/or utility uses are publicly owned and intended to serve a public purpose to promote health, safety, and welfare.
  - b. The City of Oakland Park meets the minimum open space requirement of 3 acres per 1,000 existing and projected permanent residents.
  - c. The proposed community facility or utility use is limited to no more than 5 acres and The City of Oakland Park demonstrates that sufficient and functional open space serving the area residents will be retained.



## F. Industrial Land Use

Although other uses are permitted in areas designated Industrial, at least 80 percent of such land area must be devoted to industrial use, such as manufacturing, warehouse distribution, research and development, or other substantial employment- based activities. Each parcel of land within an area designated in an Industrial Land Use category by the City's Land Use Plan Map must be zoned in an industrial zoning district which permits one or more of the following uses, but no other uses:

1. Light and heavy industrial uses.
2. Heavy commercial uses including new and used automobile, truck, motorcycle, boat and trailer display, sales, and service; newspaper, magazine, and printing plants; bakeries, carpentry, cabinet shops and other trade shops; motion picture studios; ice houses; propane gas sales and repair; and salvage yards.
3. Educational, scientific, and industrial research facilities, research laboratories, and medical or dental laboratories.
4. Office uses.
5. Transportation and communication facilities.
6. Recreation and open space, cemeteries, and commercial recreation uses, as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
7. Community facilities and utilities excluding electrical power plants.
8. Nonresidential agriculture uses.
9. Ancillary commercial uses within buildings devoted to primary industrial uses.
10. Wholesaling uses.
11. The following uses may also be permitted if certified by the Broward County Planning Council in the City land use plan as long as the total area of these uses does not consume more than 20 percent of the industrial land designated on the Future Broward County Land Use Plan Map (Series) within a flexibility zone, and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industrial uses.
  - a. Commercial and retail business uses.
  - b. Hotel, motel, and similar lodging.

## G. Special Residential Facilities

Includes group homes and foster care facilities as defined by category type below and the limitations as expressed by the certified land use plan map, and if applicable, the provisions regarding the use and allocation of reserve units, flexibility units or bonus sleeping rooms as contained in the “Administrative Rules Document” of the Broward County Planning Council. Special Residential Facilities are not specifically designated on the Future Land Use Plan Map (Series) as a special land use category but are permitted within the residential land use category.

### Definitions of Special Residential Facilities Categories:

**Special Residential Facility, Category (1)** – a housing facility which is licensed by the State of Florida for no more than eight (8) individuals who require treatment, care, rehabilitation, or education. The facility is usually referred to as a group home. This includes individuals who are elderly, dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional, and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (1) on a parcel.

**Special Residential Facility, Category (2)** – a housing facility which is licensed by the State of Florida for nine (9) to sixteen (16) non-elderly individuals who require treatment, care, rehabilitation, or education. The facility is usually referred to as a group home. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional, and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (2) on a parcel.

**Special Residential Facility, Category (3)** –

- a. A housing facility which is licensed by the State of Florida for more than sixteen (16) non-elderly individuals who require treatment, care, rehabilitation, or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others; or
- b. A housing facility which is licensed by the State of Florida for more than eight (8) un-related elderly individuals; or
- c. Government subsidized housing facilities entirely devoted to the care of the elderly, dependent children, the physically handicapped, developmentally disabled or individuals not overtly of harm to themselves or others; or
- d. Any not-for-profit housing facility for unrelated elderly individuals; or
- e. Any housing facility which provides a life-care environment. A life-care environment shall include, but is not limited to, creation of a life estate in the facility itself and provision of off-site or on-site medical care.

## H. Conservation Land Use

Each parcel of land within an area designated in a Conservation Land Use category by the City's Land Use Plan Map must be zoned in a conservation zoning district which permits one or more of the following uses, but no other uses:

1. Natural Reservations including public lands which are conservation areas operated by contractual agreement with or managed by federal, state, regional, local government, or non-profit agency. Within the City of Oakland Park, John Easterlin Park is designated for Conservation use on the City's Land Use Plan.
2. Uses permitted in Natural Reservations areas designated for conservation are as follows:
  - a. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.
  - b. Uses which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with any applicable contractual agreement or management policies of the federal, state, regional, county, municipal or non-profit agency which manages the Natural Reservation.



## I. Utility Land Use

Each parcel of land within an area designated in a Utility Land Use category by the City's Land Use Plan Map must be zoned in a utility zoning district which permits one or more of the following uses, but no other uses or are also allowed in areas designated residential and commercial industrial:

1. Utilities such as water and wastewater treatment plants, pumping stations, electrical substations, solid waste disposal and transfer stations excluding electrical power plants.
2. Other uses determined to be ancillary to the primary uses described in "1."
3. The following uses may also be permitted in the areas designated utilities as long as the location of these uses does not preclude or adversely affect the future use of the surrounding areas for utility facilities:
  - a. Recreation and open space uses.
  - b. Nonresidential agricultural uses.



## J. Transportation Land Use

Each parcel of land within an area designated in a Transportation Land Use category by the City's Land Use Plan Map must be zoned in a transportation zoning district which permits one or more of the following uses, but no other uses:

1. Expressways.



## K. Water Land Use

Each parcel of land within an area designated in a Water Land Use category by the City's Land Use Plan Map can be zoned in any zoning district. The permitted uses for the water land use category are lakes, waterways, rivers, and canals. No residential units or nonresidential development can be located on areas designated as water. Water acreage cannot be used in determining the number of residential units or the amount of other development which can be located on land adjacent to water except when located in an irregular land use category.





### Objective 1a.3

Follow the Flexibility Rules established in the Broward County Land Use Plan to facilitate the arrangement of residential densities and non-residential intensities to respond to changing economic conditions. Flexibility Rules are further defined by zone(s) and the City has a unified flexibility zone.

- ) **Policy 1a.3.1** Understand that the City may rearrange residential densities using flexibility zones, while ensuring the maximum number of dwelling units permitted in a flexibility zone on the City's land use plan map does not exceed the number of dwelling units permitted on the Broward County Land Use Plan Map, consistent with the Broward County Land Use Plan and the Broward County Planning Council's Administrative Rules Document.
- ) **Policy 1a.3.2** A studio housing unit or efficiency housing unit, no greater than 500 square feet in size, may be counted as 0.5 dwelling units for residential density calculations for development along transit corridors.
- ) **Policy 1a.3.3** Understand that the City may allocate residential densities utilizing "reserve units" within a flexibility zone; additional permitted dwelling units equal up to two percent (2%) of the total number of dwelling units permitted as adopted on the Broward County Land Use Plan Map and consistent with the Broward County Planning Council's "Administrative Rules Document." The number of reserve units assigned to a parcel designated for residential use on the City land use plan map may not exceed 100% of the maximum number of dwelling units indicated for the parcel by the City land use plan map. However, the City land use plan map, the zoning, and the applicable ordinances of the Land Development Code shall not permit any density higher than fifty dwelling units per gross acre.



### Objective 1a.4

Implement land use policies that correspond to the categories on the Future Land Use Map by updating the Land Development Code.

- ) **Policy 1a.4.1** Continue to implement, review (City shall perform a review a minimum of one (1) time every five (5) years) and, if necessary, amend the Land Development Code which at a minimum:
  - a. Regulates the subdivision of lands.
  - b. Ensures the compatibility of adjacent land uses, providing for open space, buffering, and protecting adjacent residential areas.
  - c. Facilitate the elimination of nonconforming uses.
  - d. Protect groundwater quality.
  - e. Protect potable water wellfields.
  - f. Regulates signage.
  - g. Ensures safe and convenient on-site traffic flow and vehicle parking; and
  - h. Provides for the issuance of development orders consistent with the requirements of the City's Concurrency Management System, level of service standards, the adopted Capital Improvements Element, and with the Broward County Land Use Plan.

- ) **Policy 1a.4.2** Establish different intensities of commercial development compatible with adjacent and surrounding uses through the Land Development Code.
- ) **Policy 1a.4.3** Utilize the future land use map to form the basis for zoning categories that distinguish between neighborhood, community, and regional commercial developments within their respective service areas.
- ) **Policy 1a.4.4** Continue to enforce the Land Development Code to assure that all new development and redevelopment connects to public sewer and water, wherever feasible, addresses traffic, and respects its soil and terrain characteristics.
- ) **Policy 1a.4.5** Review the Land Development Code to determine needed refinements relative to on-site drainage, off-site stormwater disposal, open-space, access, and parking lot standards.
- ) **Policy 1a.4.6** The Land Development Code shall require adequate water supplies and potable water facilities be in place and available to serve new development or redevelopment that increases density or intensity no later than the issuance by the City of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent that allows an increase in density or intensity, the owner/applicant and developer shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of use, business tax receipt or its functional equivalent.
- ) **Policy 1a.4.7** Ensure that the Land Development Code includes regulations that address the potentially adverse impacts of industry, including noise, odor, vibration, air pollution, glare, heat, solid wastes, hazardous materials, fire, and explosion.
- ) **Policy 1a.4.8** Prior to plat approval, the City shall ensure that the public facilities and services necessary to meet the level of service standards established within this comprehensive plan will be available to serve new development.
- ) **Policy 1a.1.9** Review and periodically update the Land Development Code and established procedures that encourage the elimination or reduction of uses inconsistent with the City's character and Future Land Use Plan.
- ) **Policy 1a.1.10** Eliminate or reduce nonconforming uses which are inconsistent with the land development regulations and the designations of the Future Land Use Plan map.
- ) **Policy 1a.1.11** Revise parking codes and design criteria to include incentives for mass transit use and other transportation, credit for onsite accommodation for transportation options, and to require the provisions of on-street parking where appropriate.



## Objective 1a.5

Include regulations that protect the City's open space sites including parks and recreation, natural habitats, and wetlands identified in the Conservation Element and Land Development Code to maintain or improve these lands. These areas are not permitted to be impacted unless mitigation measures are approved by the City.

- ) **Policy 1a.5.1** Protect areas identified as natural resource areas/reservations in the Conservation Permitted Uses of the Broward County Land Use Plan and Map through designation as a "Conservation" use on the City's Future Land Use Map.
- ) **Policy 1a.5.2** Monitor development activity in Natural Resource Areas/Reservations in accordance with the Broward County Lot Clearing Ordinance.
- ) **Policy 1a.5.3** Strongly discourage amendments to the Future Land Use Plan Map that would result in the loss of public or private open space.
- ) **Policy 1a.5.4** Strongly discourage the proposed development of any sites designated with parks and recreation and/or conservation land use, which are zoned and used as open space and/or conservation.
- ) **Policy 1a.5.5** Amendments to the Future Land Use Map that will decrease parks and recreation, and/or conservation land use shall address the following:
  - a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.
  - b. Management of storm water retention taking into account the extent to which the land area provided storm water retention for the surrounding development and how this will be mitigated, along with additional storm water impacts created by the new development.
  - c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.
  - d. Mitigation of environmental contamination on public parks and/or golf course sites.
  - e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space, and greenways.
  - f. With any proposed amendment, the existing natural site characteristics will need to be included and taken into consideration in the form of a study addressing the impacts of the loss of open space, site development noise, impacts on visual views, analysis of current and future property values, natural resource/environmental impacts, traffic, impacts on man-made lakes, and the preservation of native specimen trees.



## Objective 1a.6

Protect the City's limited [historic resources](#) from deterioration and/or loss.

- ) **Policy 1a.6.1** Coordinate applications for new development and City capital improvement projects with the most current State of Florida Master Site File to identify potential impacts to structures which may be of potential historical or archaeological significance.
  - a. Upon the identification of impacts to structures of potential historical or archaeological significance the City shall evaluate the potential historic or archaeological significance of the effected structures through historical research and coordination with the Florida Department of State, Division of Historical Resources and determine if preservation or protection is necessary, as deemed appropriate by the City Commission.
  - b. Upon the identification of potential impacts of new development or redevelopment upon historically or archaeologically significant structures the City shall take such action, as deemed necessary by the City Commission to preserve, and protect such structures and minimize the impacts of development or redevelopment.
- ) **Policy 1a.6.2** Maintain a current database of historically, architecturally significant properties and address the protection of these historic resources.
- ) **Policy 1a.6.3** Retain procedures in the Land Development Code adhering to applicable state and federal laws pertaining to historic preservation.
- ) **Policy 1a.6.4** Forward all sites identified in surveys to the Florida Department of State, Division of Historical Resources for recording and inclusion in the Florida Master Site File.
- ) **Policy 1a.6.5** As a Certified Local Government (CLG) registered with the Florida Department of State, the City shall seek funding for applicable historic preservation projects by way of the Division of Historic Resources Small Matching and Special Category grant assistance for historic preservation projects available on an annual basis.
- ) **Policy 1a.6.6** Periodically conduct assessment of units that are 50 years old or older, to determine their historical significance and ensure continued preservation of such structures.



## Objective 1a.7

Ensure through the City's future land use process that public schools will be available to meet the current and future needs of Broward County's school population.

- ) **Policy 1a.7.1** Public Schools, which are community facilities, are permitted uses in areas designated on the City of Oakland Park Future Land Use Plan Map as follows:
  - i. All residential designations (L-5, LM-10, M-16, & MH-25).
  - ii. Commercial.
  - iii. Industrial.
  - iv. Community Facilities; and
  - v. Activity Center

- ) **Policy 1a.7.2** Encourage the location of any proposed public schools near urban residential areas to the extent possible.
- ) **Policy 1a.7.3** Launch a Safe Routes to School evaluation and update regulations in the Land Development Code which provide for safer pedestrian and bicycle access to public schools.
- ) **Policy 1a.7.4** Ensure that all schools located within the City of Oakland Park comply with the requirements of F.S. 333.03(2)(c) as it relates to noise level requirements.
- ) **Policy 1a.7.5** In accordance with the Public Schools Facilities Element, the City shall coordinate with the Broward County School Board to expedite development review for public education facilities proposed within the City.



### Objective 1a.8

Continue to promote and support the expansion of alternative and renewable energy by working to reduce regulatory encumbrances, develop incentives for renewable and alternative energy installations, and support cooperative installations.

- ) **Policy 1a.8.1** Solar facilities and associated and related facilities shall be an allowable use in all Commercial, Industrial, Utilities and Community Facilities land uses. Notwithstanding other provisions of this Comprehensive Plan, solar facilities and associated and related facilities are permitted subject to specific requirements as defined within the Land Development Code.
- ) **Policy 1a.8.2** Solar facilities and associated and related facilities shall be regulated consistent with state and federal permitting requirements and shall obtain an Environmental Resource Permit from the Florida Department of Environmental Protection or South Florida Water Management District.
- ) **Policy 1a.8.3** Align with the [Climate Action Plan](#) and Sustainability and Resiliency Element of the Comprehensive Plan to do the following:
  - a. Set percent renewable energy targets that align with regional and local Green House Gases emissions reduction targets.
  - b. Streamline permitting and administrative processes to reduce the soft costs associated with renewable energy technologies.
  - c. Adjust zoning policies to better accommodate energy efficient practices and renewable energy.
  - d. Build the capacity for distributed renewable energy and energy storage technologies in future building stock.
  - e. Promote solar usage wherever feasible by installing solar panels on public buildings and signing solar power purchase agreements for public buildings.



## GOAL 1B

To protect, preserve, and enhance the character and context of all residential neighborhoods and uses.



### Objective 1b.1

Enhance, protect, and maintain the character of the City's neighborhoods and communities by recognizing their distinctive characteristics through the implementation of sustainable design principles that consider historic, cultural, environmental and transportation contexts.

- ) **Policy 1b.1.1** Prepare and adopt neighborhood/subarea master plans for all mixed-use/residential areas. The neighborhood master plan will specify building height, building placement, building use, public open space and street and pedestrian connectivity. The development regulations for each district shall include a regulatory framework that may include regulating plans, building placement diagrams, building typologies and other similar types of standards that address building height, building placement, building use, parking standards, street standards and open space requirements.
- ) **Policy 1b.1.2** Develop traffic control strategies to minimize through-traffic on residential streets to protect neighborhood integrity in addition to providing a pedestrian friendly environment for local trips.
- ) **Policy 1b.1.3** Coordinate with State and County governments to ensure that the future nature of the City transportation system is responsive to existing development as well as duly approved future land use plans of the City and adjacent local governments.
- ) **Policy 1b.1.4** Protect the residential neighborhoods from unnecessary traffic intrusion through the evaluation and implementation of traffic calming, regulatory or operational alternatives identified in the adopted Street-Design Guidelines which would provide incentives for non-local traffic to remain on the designated arterial network.
- ) **Policy 1b.1.5** Encourage the adaptive reuse of existing structures and infill development that reflect the prevailing character of neighborhoods, and redevelopment of vacant land and underutilized properties.
- ) **Policy 1b.1.6** Promote development and redevelopment which incorporate elements that enhance public safety, including providing street-fronting uses, adequate lighting and sight lines, and natural access control.
- ) **Policy 1b.1.7** Continue funding physical streetscape improvements, as identified in the Capital Improvement Element, to complement and enhance the quality of life in the City's neighborhoods.

- ) **Policy 1b.1.8** Seek opportunities in all neighborhoods to increase resiliency by:
  - » Incentivizing the retrofitting of existing homes and nonresidential buildings for impact windows and doors,
  - » Insulated roofs, solar panels to reduce fossil fuel use;
  - » Installation of gutters and rain barrels to collect roof runoff and allow for its use when needed to mitigate dry periods;
  - » Enhancement of on-site stormwater storage areas to reduce flooding; and/or the enhancement of tree canopy to attenuate carbon in the atmosphere.



## Objective 1b.2

Ensure public and private investment in Oakland Park neighborhoods results in equitable outcomes for all.

- ) **Policy 1b.2.1** Collaborate with neighborhood associations, civic groups, and local service providers to identify and address neighborhood-specific needs within all neighborhoods.
- ) **Policy 1b.2.2** Adopt and implement standard Complete Street sections based on right-of-way availability and purpose so all streets have consistently connected sidewalks, appropriate lighting, street trees and sheltered transit stops.
- ) **Policy 1b.2.3** All neighborhoods shall be equally protected from crime, trash accumulation, speeding traffic, and have equal access to transportation options, parks and open spaces, clean drinking and surface water, sanitary sewer collection and treatment, healthy food, quality schools, and employment opportunities.
- ) **Policy 1b.2.4** All neighborhoods shall have accurate and consistent planning regarding the Future Land Use and Zoning Map designations and be adequately served by well-planned urban infrastructure.



## GOAL 1C

To promote planned commercial or mixed-use centers and higher-density residential development and/or redevelopment along the City's major transportation corridors to create an overall effective transportation system by supporting efficient and connected land use and urban design.



## Objective 1c.1

Encourage a variety of permitted land uses along major corridors to support more compact and energy efficient development and redevelopment.

- ) **Policy 1c.1.1** Promote mixed-use development with access to transit stations or stops along existing and planned high performance transit service corridors (such as bus rapid transit or rapid bus) designated in the City of Oakland Park Comprehensive Plan Transportation and Mobility Element; the Broward County Transit Master Plan; the Broward County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan; and the Broward County Transit Development Plan, through the establishment of a Mixed-Use Transit Development land use category.

- ) **Policy 1c.1.2** Provide for mixed-use development along transit corridors and locations served by community shuttle service within the commercial land use designation, located approximately ¼ mile of transit stops and major intersections.
- ) **Policy 1c.1.3** Require residential use as a principal component within a mixed-use Transit Corridor . Maximum residential density will be specified by the land development code .
- ) **Policy 1c.1.4** Permit at least two non-residential uses in the designated area as a principal use: e.g., retail, office, restaurants and personal services, hotel/motel, light industrial (including “live work” buildings), research business, civic and institutional.
- ) **Policy 1c.1.5** Discourage additional or expanded stand-alone automobile oriented uses such as: large surface parking lots, gas stations/auto repair/car washes; auto dealers; self/equipment storage; “big box” retail; warehouse; single-family detached dwelling units; carwashes; and drive-through facilities by prohibiting and/or limiting these uses unless designed to encourage pedestrian and transit usage and may be further restricted in the City’s Zoning District design regulations.



## Objective 1c.2

Utilize strong urban design principles that focus on livability and walkability to create mixed-use transit-oriented places that encourage reinvestment and redevelopment in existing urban areas.

- ) **Policy 1c.2.1** Address height transition to adjacent development as part of the redevelopment applications for mixed-use development, including a volumetric plan showing the building sizes necessary to accommodate the requested entitlements that reflect the applicable design standards to ensure the mixed-use development is compatible with adjacent land uses and adjacent Future Land Use designations.
- ) **Policy 1c.2.2** Complement and support adjacent existing land uses and/or adopted Future Land Use Plan designations through the effective use of density, massing, building setbacks, height standards and other design elements that increase compatibility between proposed and existing development.
- ) **Policy 1c.2.3** Provide public plazas, urban open space or green space/neighborhood park uses which are accessible to the public as an integrated component within a mixed-use development.
- ) **Policy 1c.2.4** Include design features that promote and enhance pedestrian mobility, including connectivity to transit stops and stations as part of redevelopment areas. These features must be based on the following characteristics which are detailed further in the City’s Zoning District regulations:
  - a. Integrated transit stops with shelter, or station.
  - b. Wide (the minimum shall be consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.

- c. Pedestrian interconnectivity between projects and parcels, allowing for an secondary path.
  - d. Buildings should front the street (zero or minimal setbacks are encouraged).
  - e. Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
  - f. Streets shall be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).
- ) **Policy 1c.2.5** Include internal pedestrian and transit amenities to serve the residents and employees within the area (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) and other amenities that can be incorporated into adjacent publicly accessible areas and plazas (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas) as part of any development and redevelopment within the mixed-use land use designation.
  - ) **Policy 1c.2.6** Establish a program to beautify the city's gateways, including those from I-95, to create an identity unique to Oakland Park as part of the design guidelines for the mixed-use Development
  - ) **Policy 1c.2.7** Promote accessibility and connectivity for the general public to waterfronts.



### Objective 1c.3

Ensure an efficient and effective review process for mixed-use development along major corridors.

- ) **Policy 1c.3.1** Ensure the transportation impact analysis for a proposed mixed-use Transit Corridor designation shall be reviewed and approved by Broward County as part of the County's Land Use Plan amendment process and shall consider the modal shift provided through the provision of transit. In addition, the transportation impact analysis shall consider the effects of internal capture as applicable to mixed-use projects.
- ) **Policy 1c.3.2** In consideration of non-residential land uses in areas proposed for designation as a mixed-use Transit Corridor development, the impact analysis for the designation may be based on the amount of non-residential development which could be permitted as per the intensity standards rather than the alternative 10,000 square feet per gross acre utilized for non-residential impact analysis.
- ) **Policy 1c.3.3** Provide for an executed interlocal agreement between the City and Broward County no later than six months from the effective date of the adoption of a mixed-use Transit Corridor development which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the City.



## Objective 1c.4

Promote commercial and industrial land development that connects with other uses, including mixed-use development, through a system of multimodal corridors.

- ) **Policy 1c.4.1** Provide for urban design standards that encourage modern, well planned multi-use development that is convenient and safe, which is functionally integrated and compatible with surrounding land uses.
- ) **Policy 1c.4.2** Locate future commercial and industrial land uses with access to major transportation facilities, including highways, airports, railroads, and seaports.
- ) **Policy 1c.4.3** Utilize the following criteria when in evaluating rezoning requests as it relates to commercial and industrial land:
  - a. Intensity.
  - b. Design.
  - c. Distance to similar development.
  - d. Existing adjoining uses.
  - e. Proposed adjoining uses.
  - f. Readiness for redevelopment of surrounding uses.
  - g. Consistency with the comprehensive plan; and.
  - h. Proximity to mass transit
- ) **Policy 1c.4.4** Highly discourage the land uses of storage, as a principal use, and outdoor storage, as an accessory use, along the city's arterial streets and transportation corridors. While these land uses are necessary, they should be screened from view by other viable uses or, alternatively, they should be located within areas of low visibility.

## *Chapter 2*

# Housing



# HOUSING



## GOAL 2

To maintain, improve and expand existing and future housing supply for all residents in a manner that ensures attainable, affordable, and diverse housing stock while creating strong and vibrant neighborhoods.

**Table 2-1: Forecasting Housing Needs**

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

Source: Kimley-Horn, 2020



### Objective 2.1

Enhance community vibrancy by ensuring neighborhood stabilization and vitality.

- )**Policy 2.1.1** Reject rezoning, conditional use and variance applications that could be detrimental to neighborhood viability and stability. Items to be considered during the process include, but are not limited to, compatibility and types of uses, building placement, mass and scale, lighting and noise conditions, traffic patterns, hours of operation, and buffering and aesthetics.
- )**Policy 2.1.2** Enforce Land Development Code regulations which prohibit residential densities which are out of character with existing residential neighborhoods.
- )**Policy 2.1.3** Regularly assess the City's Land Development Code to ensure factors involving neighborhood and character degradation are included when evaluating proposals for development and/or redevelopment.
- )**Policy 2.1.4** Continue to include residents' needs and perspectives into the development process beyond the utilization of neighborhood or community associations.
- )**Policy 2.1.5** Uphold the [Land Development Code](#) to include notice requirements to neighborhood representatives about land use and development activities that may potentially impact their neighborhoods.
- )**Policy 2.1.6** Further implement City-specific programs that address the beautification of neighborhoods through the introduction of public art and green space, exterior building renovations and rehabilitations, and nuisance abatement.
- )**Policy 2.1.7** Work to reduce displacement of residents, especially during natural disasters or public projects, by administering policies and procedures that mitigate involuntary displacement and stabilize residents and businesses.
- )**Policy 2.1.8** Explore the legality and feasibility of levying a fee on short term rentals (STRs) to discourage the growing number of conversions of residential properties to business enterprises.



## Objective 2.2

Provide effective and efficient processes and systems that facilitate appropriate and desired land development including the creation of affordable and attainable housing.

- ) **Policy 2.2.1** Coordinate with private developers, non-profit partnerships, and appropriate governmental agencies, including United States Department of Housing and Urban Development and the Florida Department of Economic Development's Division of Community Development, whenever possible, to facilitate implementation of this Element.
- ) **Policy 2.2.2** Continue to implement and monitor the development application review process for quality attainable and affordable housing projects that minimizes delay yet assures quality control including expediting and streamlining the site plan approval and permitting procedures.
- ) **Policy 2.2.3** Consider decreasing and/or waiving fees associated with permitting and development reviews for affordable and attainable housing developments.



- ) **Policy 2.2.4** Work to ensure long-term affordability by retaining a right of first refusal (“ROFR”) to purchase property that is sold or offered at market rate and requiring a reversion of property not used for attainable housing within a certain timeframe, in addition to continuing to support traditional sales of property with restrictions for attainable housing and the donation of such property to a non-profit organization for its use in building attainable housing.
- ) **Policy 2.2.5:** Leverage available publicly owned land for development by making the process for requesting surplus lands publicly available while also preparing an inventory list of all property within the City that may be appropriate for attainable housing. In accordance with F.S. Section 161.04151, the inventory list must be completed by October 1, 2023, and every three (3) years thereafter. The list must be publicly accessible online.
- ) **Policy 2.2.6** Expand the local and County bonus density programs for affordable units in residential areas and for parcels with commercial future land use map designations in accordance with the Broward County Land Use Plan Policy 2.16.3 and 2.16.4.
- ) **Policy 2.2.7** Expand the use of development agreements to increase the number of set-aside units for affordable and attainable housing by expanding the period of affordability to 10-years and including a determined number of units that serve household incomes below 80% average median income (AMI).
- ) **Policy 2.2.8** Include regulations in the Land Development Code that support the creation of attainable housing through incentives such as lowered impact fees, in-lieu fees opportunities, land banking, development regulation waivers, and inclusionary zoning mechanisms.
- ) **Policy 2.2.9** Regularly assess whether there are impediments in the Land Development Code to the detriment of affordable and attainable housing such as restrictive setbacks, unit size minimums, and lot size regulations.
- ) **Policy 2.2.10** Update the Code of Ordinances to include restrictions and details about tax exemptions and subsidies for qualified non-profit attainable housing developers and multi-family “missing middle” housing developers per [F.S. Section 196.1978](#).
- ) **Policy 2.2.11** Support long-term financing sources that be used to build or renovate affordable housing such as supporting State legislation to create a “local documentary stamp tax program” dedicated to affordable housing.
- ) **Policy 2.2.12** Comply with Broward County Land Use Plan Policy 2.16.2 for amendments which propose to add 100 or more residential dwelling units to existing approved densities through the consideration and implementation of defined affordable housing strategies.



### Objective 2.3

Expand partnerships to better support a variety of pathways to safe and secure housing for homeowners and renters of all incomes.

- ) **Policy 2.3.1** Expand options to better support moderate-income level residents in pursuing homeownership.
- ) **Policy 2.3.2** Partner with local housing partners, including nonprofits, to help potential homeowners qualify for federal and State assistance and mortgage loan processing.
- ) **Policy 2.3.3** Partner with organizations that provide down payment and closing cost assistance to qualified applicants of very low-, low-, and moderate-incomes using federal and state grant programs.
- ) **Policy 2.3.4** Partner with organizations to develop tax relief programs that would preserve affordability and reduce involuntary displacement.
- ) **Policy 2.3.5** Work with Broward County to increase the number of high-quality permanently attainable and supportive housing units.



### Objective 2.4

Enhance residents' quality of life by improving the quality of housing through the reduction of substandard housing units and preservation of existing housing supply.

- ) **Policy 2.4.1** Provide incentives, such as a tax credit, to owners of substandard housing to rehabilitate existing housing, especially existing smaller and attainable homes, through structural and aesthetic improvements in coordination with Broward County and in accordance with [F.S. Section 163.3177\(6\)\(f\)3](#).
- ) **Policy 2.4.2** Enforce the Florida Building Code as enacted by the City to eliminate unsafe buildings and units and utilize construction techniques to create more resilient buildings, particularly in single-family areas and require conformance by all residential structures to the standards of the South Florida Building Code (new structures), National Fire Protection Administration Code, and the City's Minimum Housing and Property Maintenance Standards.
- ) **Policy 2.4.3** Participate in federal, state and county programs, such as the State Housing Initiatives Partnership ([SHIP](#)), Home Investment Partnerships Program ([HOME](#)) and Homeownership and Opportunity for Everyone Program ([HOPE](#)) (as applicable), to provide for the rehabilitation of existing housing and continue to apply for Community Development Block Grant (CDBG) funds to complete additional improvements including demolition and rehabilitation of existing substandard housing units.
- ) **Policy 2.4.4** Explore a foreclosure program on non-homesteaded properties with extensive code enforcement liens to repurpose those units as affordable or attainable housing.
- ) **Policy 2.4.5** Work with the County Development Services Department to intensify its housing rehabilitation loan and demolition programs in appropriate areas.
- ) **Policy 2.4.6** Initiate a revolving loan program and/or tax credits to help subsidize the rehabilitation of rental properties.

**Table 2-2: Condition of Occupied Housing Units**

Condition of Occupied Housing Units Substandard Indicators*		
Condition	# of Units	% of Units
<b>Occupied Housing Units</b>	16,515	-
<b>Lacking Complete Plumbing Facilities</b>	171	0.9%
<b>Lacking Complete Kitchen Facilities</b>	244	1.3%
<b>No Heating System</b>	748	4.5%
<b>1.01 or More Persons Per Room (Overcrowded)</b>	894	5.4%

Units Source: U.S. Census Bureau, American Community Survey, 2015-2019



## **Objective 2.5**

Establish an assorted mix of housing types to meet the needs of a diverse community.

- ) **Policy 2.5.1** Create a greater mix of housing options in every neighborhood by promoting in-fill housing and aligning housing investments to improve economic mobility and access to services.
- ) **Policy 2.5.2** Continue to participate in Broward County programs designed to study, plan and/or implement housing solutions.
- ) **Policy 2.5.3** Support a mix of uses in the Downtown and encourage other opportunities to provide housing in existing residential and nonresidential areas through horizontal and vertical integration of uses.
- ) **Policy 2.5.4** Update the Land Development Code in accordance with [F.S. Section 161.04151](#) and the [Live Local Act](#).
- ) **Policy 2.5.5** Encourage the continued development of mixed-use spaces by allowing the development of affordable and attainable housing within commercial and mixed-use zoning districts while also allowing those developments to utilize the highest density that is permitted for residential development within the jurisdiction, and to utilize the maximum height that is permitted for residential or commercial development within one mile of the proposed development.
- ) **Policy 2.5.6** Use the Land Development Code regulations to enable and encourage the private development of a range of flexible housing options including affordable, attainable, missing middle and mixed-income housing, especially where close to transit.
- ) **Policy 2.5.7** Encourage the use of Accessory Dwelling Units (ADUs) to promote affordable and attainable housing in residential neighborhoods where appropriate by regularly evaluating the Land Development Code to ensure quality development and maintenance of neighborhood standards.
- ) **Policy 2.5.8** Encourage the supply of more compact, conventionally attainable housing, such as efficiency and studio occupancy apartments.



## Objective 2.6

Pursue a housing strategy that provides equitable, safe, and secure housing options for vulnerable populations.

- ) **Policy 2.6.1** Continue to pursue a housing-first continuum of care approach to housing vulnerable populations.
- ) **Policy 2.6.2** Continue to ensure equity in affordable housing programs and provide for underserved and vulnerable populations.
- ) **Policy 2.6.3** Expand the supply of housing accessible to seniors and people with disabilities, including more housing choices for seniors to age in place.
- ) **Policy 2.6.4** Partner with organizations to develop permanent and transitional affordable housing to very low-income populations.
- ) **Policy 2.6.5** Permit community residences/care facilities in residential and appropriate nonresidential zoning districts to accommodate a fair share of the County's community residences/care facilities.
- ) **Policy 2.6.6** Assure the availability of suitable emergency shelters and temporary housing, for very low, low- and moderate-income populations when displacement occurs due to natural disaster.
- ) **Policy 2.6.7** Review the Land Development Code to permit temporary trailers as temporary housing after a declared natural disaster on single family lots.
- ) **Policy 2.6.8** Develop an emergency and longer-term transitional housing strategy to provide emergency shelter that offers safe, secure, time-limited housing with varying degrees of support services, for individuals and families to reside while they prepare to return to or move into new permanent housing.
- ) **Policy 2.6.9** Work with partners to achieve housing stability of persons living with HIV/AIDS and their families and reduce homelessness among such persons, thereby facilitating increased access to care through Housing Opportunities for Person with Aids program (HOPWA).



## Chapter 3

# Transportation and Mobility



# TRANSPORTATION AND MOBILITY

The Transportation and Mobility Element of the Comprehensive Plan covers safe, convenient, and efficient transportation within and through the City of Oakland Park that is coordinated with the future land use map or map series and designed to support all elements of the comprehensive plan, according to Florida State Statute. This element addresses level of service standards, multimodal transportation needs, traffic flow and regulation, and identifies opportunities for intergovernmental coordinator to enhance and the regional transportation network.



## GOAL 3

To develop and maintain an integrated multi-modal transportation system to provide for the transportation needs of all community members in a safe, efficient, cost-effective and aesthetically pleasing manner.



### Objective 3.1

Provide for a safe, convenient, and efficient motorized and non-motorized transportation system.

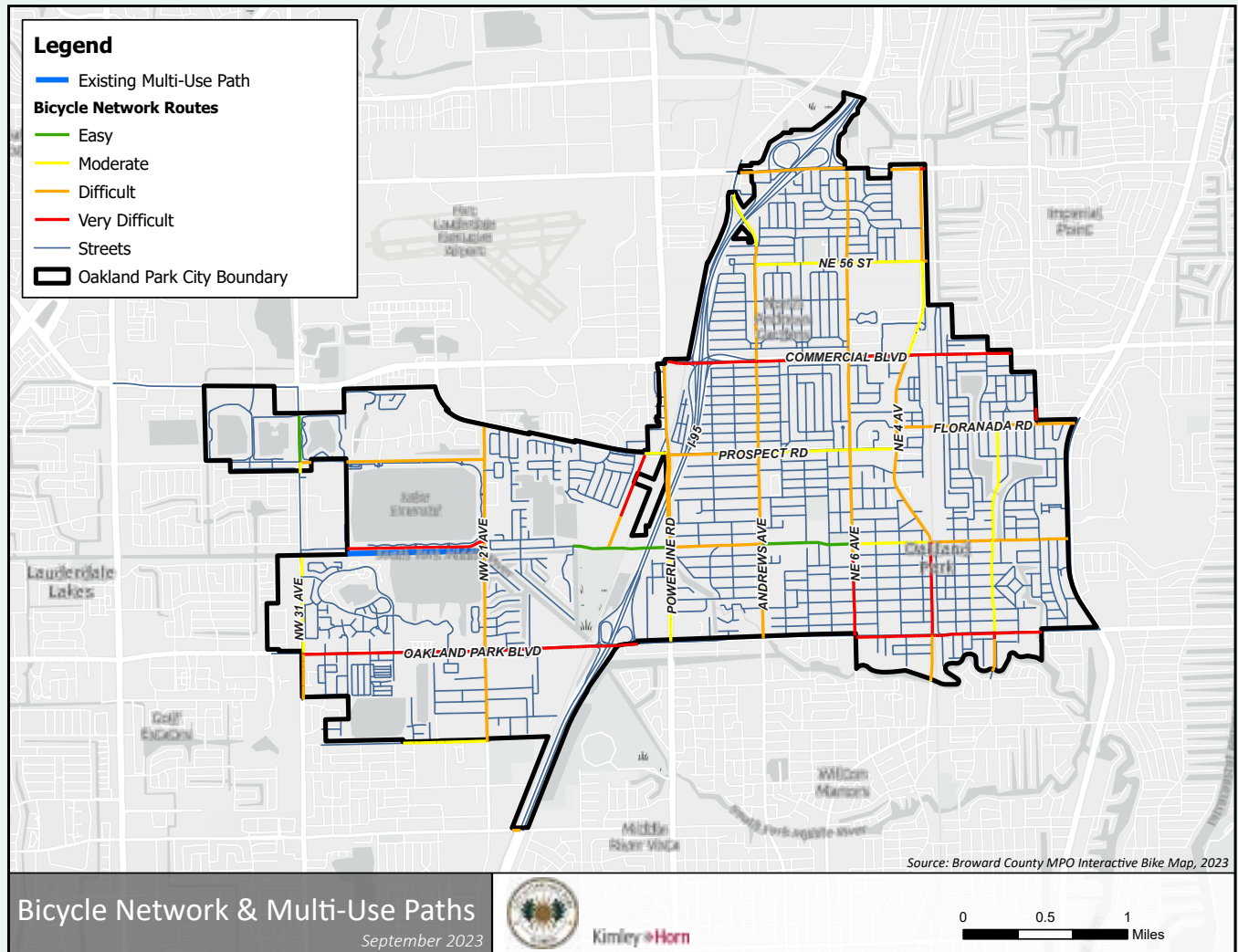


**Measure:** Reduce the annual percentage rate of crashes occurring on roadway facilities during the long-term planning by these policies, including those involving vehicles, pedestrians, and bicyclists.

- ) **Policy 3.1.1** Monitor and add traffic congestion by location throughout the transportation network and conduct studies to determine means of accommodating the traffic through development review.
- ) **Policy 3.1.2** Improve traffic enforcement at high crash locations.
- ) **Policy 3.1.3** Coordinate with Broward County and Florida Department of Transportation (FDOT) to minimize curb cuts on arterial and collector roadways through development review procedures.
- ) **Policy 3.1.4** Provide safe and convenient on-site traffic circulation and the inter-connection of multiple parcels through development review procedures.
- ) **Policy 3.1.5** Provide sufficient on-site parking for motorized and non-motorized vehicles through development review.
- ) **Policy 3.1.6** At a minimum, continue annual roadway maintenance budget funding at existing levels.
- ) **Policy 3.1.7** Coordinate with Broward County and FDOT to support the conversion of span traffic signals to mast arms to promote signal operation after storm events.
- ) **Policy 3.1.8** Coordinate with Broward County Engineering to monitor, on an annual basis, traffic crashes involving vehicles, pedestrians and/or cyclists.
- ) **Policy 3.1.9** Prioritize and encourage the use of appropriate trees and landscaping to provide a physical barrier between pedestrians and the adjacent road while avoiding the obstruction of sight lines for both drives and multimodal users.

- 
- ) **Policy 3.1.10** Initiate program with state and county agencies for beautification of highway underpass.
  - ) **Policy 3.1.11** Continue to implement the citywide neighborhood planning program, including conducting appropriate traffic calming studies.
  - ) **Policy 3.1.12** Execute prompt responses to random hazards in the transportation network.
  - ) **Policy 3.1.13** Prohibit parking within the traffic lanes of arterial or collector roadways, except on emergency basis, to ensure maximum operational flows of traffic.
  - ) **Policy 3.1.14** Consistent with Broward County, Oakland Park shall support and incorporate the County's codes and standards the context sensitive use of "street/traffic calming" techniques (e.g., reduced vehicle lane width), textured pavement, chicanes, roundabouts, on-street parking, strategic use of differing median types) to enhance multi-modal user safety and accessibility, including all areas west of Powerline Road within Oakland Park City Limits.
  - ) **Policy 3.1.15** Pursue lighting and signage consistent with standards outlined by Broward County to enhance safety on multimodal transportation network, including all areas west of Powerline Road and for underpasses associated with Interstate 95.
  - ) **Policy 3.1.16** Improve mobility options and ensure multi-modal transportation opportunities in redevelopment areas by:
    - » Creating open space connections throughout the area;
    - » Encouraging pedestrian friendly site designs, such building placement adjacent to sidewalk, front porches or outdoor seating, and rear parking areas;
    - » Initiating a sidewalk program to address gaps in the network and provide routes to schools, parks and other community facilities;
    - » Improving bicycle mobility;
    - » Enhancing bus stops;
    - » Planning for a downtown transit station along the Florida East Coast (FEC) corridor;
    - » Intersection improvements and traffic calming to improve safety and access; and encouraging a park-once strategy in the Downtown.
  - ) **Policy 3.1.16** Support involvement in programs, like Healthy Community Zones Initiative, focused on connecting transportation, land use, and public health by ensuring equitable multi-modal access for those in food deserts to reach destinations with healthy food options such as groceries, public schools, and other community destinations.

**Figure 3-1: Bicycle Network & Multi-Use Paths**



### Objective 3.2

Continue to implement a safe and enjoyable bikeway/walkway system through coordination with other transportation agencies, private investment during development, and public improvement projects.



**Measure:** Construct and/or reconstruct the missing links in the adopted bikeway/sidewalk plan.

- ) **Policy 3.2.1** Support Broward County and the [Metropolitan Planning Organization \(MPO\)](#) in implementing the recommended bicycle route plan as stated in the MPO's Long Range Transportation Plan and Bicycle & Pedestrian Safety Action Plan adopted in March 2018.
- ) **Policy 3.2.2** Implement Broward Complete Street Guidelines; including but not limited to sidewalks, signage, and lightings; along City-maintained roadways where practical and financially feasible to create more livable places with healthier people, increased social capital, and increased active transportation.

- Policy 3.2.3** Participate in bicycle planning programs of the Broward County MPO and District IV of Florida Department of Transportation (FDOT) and include bicycle and pedestrian routes in transportation planning projects.

**Table 3-1: Broward County Transit Routes, Oakland Park, May 2022**

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



### Objective 3.3

Coordinate the transportation systems with existing and future land uses as shown on the Future Land Use Map, with respect to level of service (LOS) Standards outlined by Broward County and the Florida Department of Transportation (FDOT), including use of professionally accepted studies to evaluate LOS, achieving, and maintaining accepted LOS Standards. LOS C, which indicates a stable flow of traffic, or better (LOS A/B) should be maintained to the best of the City's ability.



**Measure:** Apply LOS concurrency standards to all development applications and monitor for compliance based on standards set by the Florida Department of Transportation (FDOT) Quality/Level of Service Handbook 2020.

- Policy 3.3.1** Adopt the following level of service (LOS) standards for transportation infrastructure consistent with Broward County and the Florida Department of Transportation (FDOT). When calculating or evaluating level of service pursuant to this policy, all calculations and evaluations shall be based on the methodology contained in Transportation Research Board's Highway Capacity Manual 7th Edition 2022, the Florida Department of Transportation's 2020 Quality/Level of Service Handbook, or a methodology determined by the Department to be of comparable reliability.
  - » I-95 (a Strategic Intermodal System (SIS) Corridor) - LOS F;
  - » Cypress Creek Road from I-95 to Andrews Avenue and Andrews Avenue from Cypress Creek Road to the Tri-Rail station entrance (a SIS Connector) - LOS F; and

- » As part of the Broward County Transportation Concurrency Management Area (TCMA) Central District, the transportation LOS standards, for the purpose of issuing development orders and permits, are to achieve and maintain the following:
  - Coordinate with the County to achieve 30-minute peak hour headways on or less on 80% of routes,
  - Establish at least one neighborhood transit center,
  - Establish at least two additional community bus routes,
  - Increase bus shelters at 1/3 of stop locations, and
  - Maintain the peak hour two-way maximum service volumes on arterial roads, as listed below:
    - Two-lane arterials: 2,800;
    - Four-lane arterials: 6,265;
    - Six-lane arterials: 9,433; and
    - Eight-lane arterials: 12,618
- ) **Policy 3.3.2** Only issue development permits for projects that do not access an over capacity local street or result in a local street exceeding LOS C. Permits may be issued under any one of the following circumstances:
  - » The Applicant shows that no local streets are accessed or those that will operate at, or better than, LOS C at project buildout or within three (3) years after obtaining a building permit, whichever is earlier.
  - » There is an approved Action Plan accompanying the traffic impacts of the proposed development, where an Action Plan refers to any combination of accepted transit, ridesharing, transportation systems management methods, or other methods of traffic impact mitigation.
  - » The necessary improvements to provide LOS C are under construction, under contract for construction, or the City Commission determines they will be under contract during the same fiscal year.
  - » The necessary improvements to provide LOS C are included in an enforceable development agreement and the City agrees to, or has included, the improvement in its Capital Improvement Program in the Capital Improvements Element.
  - » The parties seeking development approvals (i.e., developers) will be responsible for preparing the Action Plan and providing the funding for any transportation improvements identified in the Action Plan. The City Commission will be responsible for approving Action Plans in instances where Broward County is not involved (i.e., development requests not requiring platting or impacts to local streets). In instances where Broward County is the responsible agency, the City Commission will provide a recommendation to the County. The Action Plan will specify how the impacts of the proposed development will be phased to be concurrent with the availability of traffic and/or transportation capacity at the adopted level of service, the transportation improvements to be implemented, improvement costs and the funding mechanisms.
- ) **Policy 3.3.3** Ensure that for development and redevelopment within the City, all applicants contact Broward County Transit during the platting and/or site plan process and provide, where feasible, any on-site transit improvements requested for existing or future mass transit routes.

- ) **Policy 3.3.4** Monitor the impact on Strategic Intermodal System (SIS) roadway facilities by coordination with Broward County and participation/membership in the MPO Technical Coordinating Committee.
- ) **Policy 3.3.5** Require developments within the City to provide sidewalks along adjacent roads identified as collectors and arterials on the Broward County MPO's Federal Functional Classification and Urban Boundaries Map . Sidewalks along local streets are required. Encourage Broward County, the MPO and FDOT to include pedestrian and bicycle facilities when improving state- and county-maintained roadways.
- ) **Policy 3.3.6** Based on updated transportation data and calculations maintained by the County, the City may reclassify any roadway segment within the City. The City may also reclassify a roadway segment if development from outside the City has affected traffic conditions within the City.
- ) **Policy 3.3.7** Require trip generation studies from all proposed development except up to ten (10) dwelling units and redevelopment within the City. Traffic impact studies for nonresidential developments and all residential developments with more than ten (10) dwelling units shall be required and allow development contingent upon meeting LOS Standards.
- ) **Policy 3.3.8** Use the Concurrency Management System to consider the individual and cumulative impacts of land use plan amendments on the existing and planned City transportation facilities.
- ) **Policy 3.3.10** Do not subject a building permit application that is already subject to a Transportation Concurrency Assessment by Broward County to additional impact fees for regional transportation facilities.



### Objective 3.4

The City will coordinate with the plans and programs of the Broward County Metropolitan Planning Organization (MPO), Broward County, and the Florida Department of Transportation's Five (5) Year Transportation Plan and any appropriate resource planning and management plans prepared pursuant to state statutes.



**Measure:** Annually provide Broward County MPO with prioritized listing of needed improvements to the City transportation system for inclusion in the County Transportation Improvement Program (TIP). Include an operations or LOS analysis indicating the need for each improvement.

- ) **Policy 3.4.1** Maintain an active, positive relationship with FDOT, Broward County, adjacent municipalities, and other relevant public and private entities to support and engage in cooperative funding of transportation improvements.
- ) **Policy 3.4.2** Continue to participate in the Broward County Metropolitan Planning Organization (MPO) Technical Advisory Committee.
- ) **Policy 3.4.3** Provide a review of the number of roadway improvements constructed within the City and the amount of County, State, and Federal transportation dollars spent in the City as part of the annual Capital Improvements Element update.
- ) **Policy 3.4.4** Coordinate with Broward County and the MPO when undertaking local transportation studies and improvements to ensure their criteria for studies and improvements are met and to assess whether County or MPO funding is available.

**Figure 3-2: Broward County Trafficways Plan**

# BROWARD COUNTY TRAFFICWAYS PLAN

**LEGEND**

Classification	Symbol	R/W
Limited Access/Controlled		325'
Arterial		200'
		144'
		120'
		110'
		106'
		100'
Collector		94'
		80'
		70'
One-Way Pair		54'
		42'
Irregular Designation		0.0'
Context Sensitive Corridor		Subject to Specific Plans

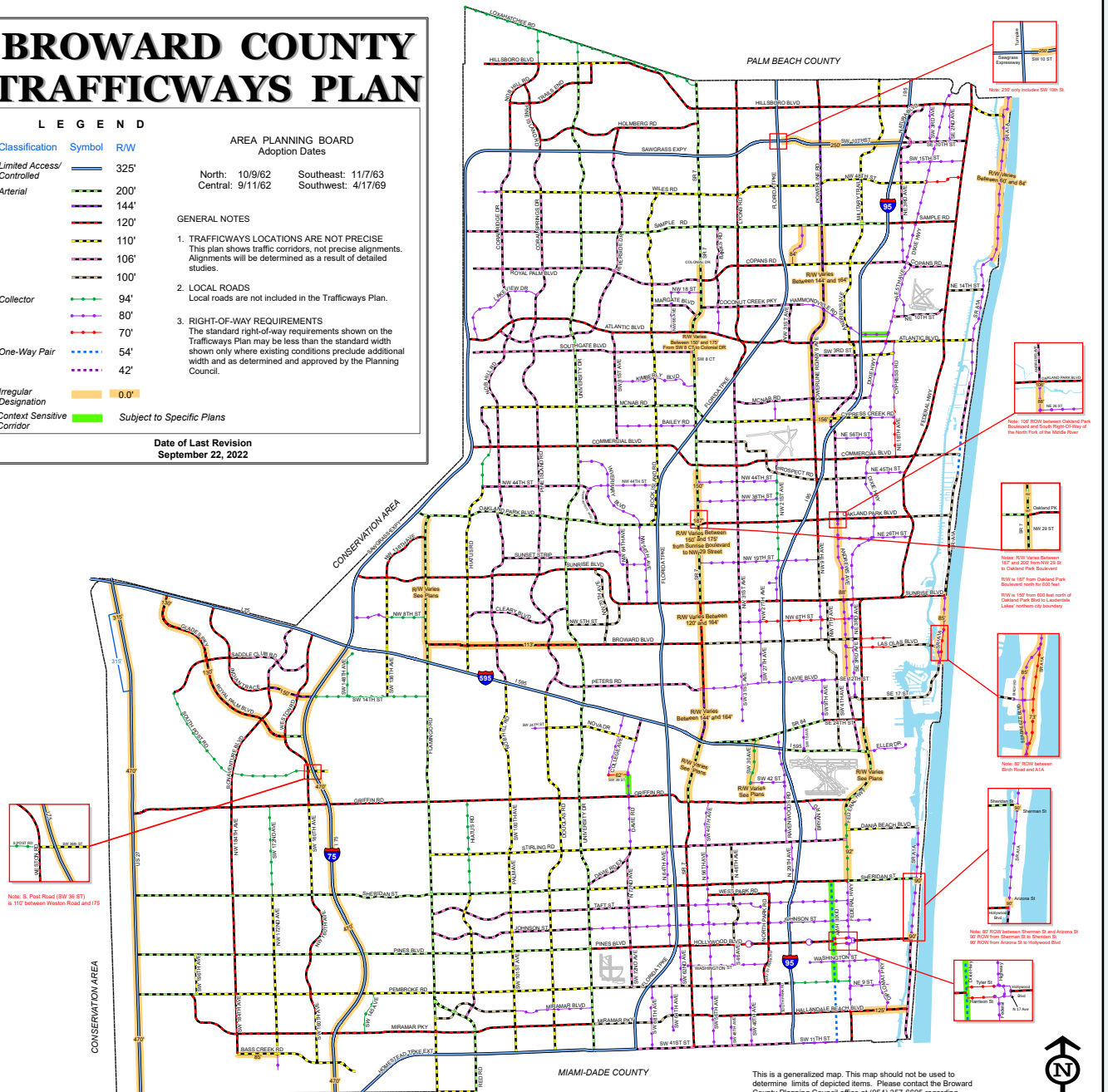
**AREA PLANNING BOARD Adoption Dates**

North: 10/9/62 Southeast: 11/7/63  
Central: 9/11/62 Southwest: 4/17/69

**GENERAL NOTES**

1. TRAFFICWAYS LOCATIONS ARE NOT PRECISE  
This plan shows traffic corridors, not precise alignments. Alignments will be determined as a result of detailed studies.
2. LOCAL ROADS  
Local roads are not included in the Trafficways Plan.
3. RIGHT-OF-WAY REQUIREMENTS  
The standard right-of-way requirements shown on the Trafficways Plan may be less than the standard width shown only where existing conditions preclude additional width and as determined and approved by the Planning Council.

**Date of Last Revision**  
September 22, 2022



This is a generalized map. This map should not be used to determine limits of depicted items. Please contact the Broward County Planning Council office at (954) 357-6695 regarding questions pertaining to alignments or limits.

**Not to Scale  
For Informational  
Purposes Only**



### Objective 3.5

Provide for the protection of existing and future public rights-of-way from building encroachment.



**Measure:** Right-of-way area obtained and/or protected via platting and/or site plan approval.

- ) **Policy 3.5.1** Require the conveyance of right-of-way or easements consistent with the City's Plan, the Broward County Planning Council's Trafficways Plan and with the plans of the Florida Department of Transportation and or Broward County when corridor right-of-way maps are filed in the Broward County Official Records Division.
- ) **Policy 3.5.2** Update Land Development Code regulations to ensure consistency with the Broward County Trafficways Plan right-of-way requirements and the City's Transportation and Mobility Element during development review activities.
- ) **Policy 3.5.3** Coordinate with Broward County and all local government entities in the consideration of the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within the County.



### Objective 3.6

Identify neighborhood and regional circulation areas which have traffic safety related problems and develop solutions. Continue to maintain the Neighborhood Traffic Committee to respond to resident concerns and advise the City Commission about traffic calming solutions.



**Measure:** Number of resident petitions for traffic calming and devices installed during the planning period and actions.

- ) **Policy 3.6.1** Conduct studies of local neighborhood circulation patterns and, where demonstrated problems exist, implement modifications such as street closures, turn restrictions and traffic calming, including all areas west of Powerline Road.
- ) **Policy 3.6.2** Continue to work with and encourage Broward County, the MPO and FDOT to recommend comprehensive solutions to improve safety and mobility in the City, including travel through the City, through ongoing planning efforts related to corridor studies, complete street initiatives, and future updates to the Bicycle and Pedestrian Safety Action Plan.



### Objective 3.7

Improve the operation of existing and proposed railroad crossings, including minimizing "down time" between closing of existing and opening of proposed new crossings.



**Measure:** Reduce number of closings at peak hours by coordination with railroad operations.

- ) **Policy 3.7.1** Coordinate with the County and State to encourage the delaying of an existing railroad crossing closure until new roadway crossings are opened.
- ) **Policy 3.7.2** Work with outside agencies to identify substandard or deteriorated crossing locations and secure improvements in the crossing design or signage.
- ) **Policy 3.7.3** Work with outside agencies to identify crossings needing improvements.



### Objective 3.8

Continue to require private sector responsibility to include project related transportation improvements.



**Measure:** Number and types of improvements obtained through development approvals.

- ) **Policy 3.8.1** Maintain the requirements of developer sponsored funding of project-related transportation improvements through negotiation and/or application of project impact fees.
- ) **Policy 3.8.2** Require developers to construct transportation improvements in lieu of impact fee contributions.



### Objective 3.9

Implement local improvements and support the implementation by other agencies of improvements identified in the Future Number of Through Lanes and Future Public Transit maps, on a priority basis compatible with the City's Land Use Plan.



**Measure:** Number of local transportation improvements made during planning period.

- ) **Policy 3.9.1** Secure the funding of additional needed road/sidewalk/bikeway/transit or transportation improvements as identified in the Transportation and Mobility Element.
- ) **Policy 3.9.2** Establish transportation improvement priorities and provide or support funding in a consistent manner.
- ) **Policy 3.9.3** Provide local funding necessary to satisfy the City's Capital Improvement Plan/Program for road/sidewalk/bikeway/transit or transportation improvements.
- ) **Policy 3.9.4** Approve additional city development consistent with maintenance of the adopted level of service standards.
- ) **Policy 3.9.5** Continue to monitor the progress of all programmed road/sidewalk/bikeway/transit or transportation improvements as identified in the Transportation and Mobility Element.



### Objective 3.10

Provide for effective coordination of local road/sidewalk/bikeway/transit or transportation improvements with minimal negative impacts to adjacent residential or business property owners.



**Measure:** Number of local road/sidewalk/bikeway/transit or transportation improvements including discussion with adjoining property owners.

- ) **Policy 3.10.1** Improve the implementation of road/sidewalk/bikeway/transit or transportation projects by coordinating meetings between agencies and adjacent property owners and by providing construction updates via existing notification means, such as the City's website and newsletters.
- ) **Policy 3.10.2** Require that on-street or private parking losses, or substantial negative impacts to on-site traffic circulation, be effectively mitigated and funded when planning local road/sidewalk/bikeway/transit or transportation improvements.



### Objective 3.11

Coordinate transportation improvements as part of the overall redevelopment strategies.



**Measure:** Number and type of improvements identified and implemented in specific redevelopment plans.

- ) **Policy 3.11.1** Implement transportation improvements, where feasible, as part of the overall redevelopment strategies.
- ) **Policy 3.11.2** Consider the funding of other redevelopment improvements in conjunction with programmed transportation improvements.



### Objective 3.12

Reduce overall transportation energy consumption and roadway traffic congestion by increasing the efficiency of the existing transportation system, implementing Transportation Demand Management (TDM) strategies, and by encouraging integrated transportation systems, mass transit facilities, bikeways, and pedestrian corridors throughout the City, including areas on the west side of Oakland Park.



**Measure:** Increase percentage of residents using forms of transportation other than single-occupancy vehicles for home-to-work based trips by one percent (1%) by 2030.

- ) **Policy 3.12.1** Coordinate with the County on providing computerized traffic signal control and proper signal progression.
- ) **Policy 3.12.2** Coordinate with Broward County Transit Division and the Broward County MPO to reduce headways for bus routes and maintain or increase funding support for the City's community bus routes.
- ) **Policy 3.12.3** Continue to fund or seek funding for bikeway and pedestrian corridor improvements. Annually budget or seek funds for continued improvements.
- ) **Policy 3.12.4** Monitor and support the FDOT on any studies undertaken to improve mobility, offer an alternative to single-occupant vehicles, and provide convenient access to major destinations.
- ) **Policy 3.12.5** Support the prioritization and implementation of the Broward County Congestion Management Plan for improvements in the City, including identified corridor improvements along Oakland Park Boulevard and intersection improvements for Oakland Park Boulevard at NW 31 Avenue, NW 21 Avenue, and Powerline Road.
- ) **Policy 3.12.6** Encourage Broward County, the MPO and FDOT to implement the corridor master plan for Oakland Park Boulevard with financially feasible solutions to improve mobility within and through the area.
- ) **Policy 3.12.7** Ensure that prior to the application for a building permit, an applicant must obtain a Transportation Concurrency Satisfaction Certificate from Broward County. The City of Oakland Park shall not accept a building permit application, or issue a building permit, unless the corresponding Transportation Concurrency Satisfaction Certificate is presented.



### Objective 3.13

Provide City transportation facilities that are visually and functionally pleasing and that conform to City guidelines.



**Measure:** Linear feet of new or reconstructed roadways including pavement, drainage improvement, bikeways, landscaping, and curbing.

- ) **Policy 3.13.1** Support and encourage context sensitive implementation to enhance and/or re-establish street-network connectivity and circulation (e.g., removal of barriers which close off or inhibit pedestrian, bicycle, or vehicle access to public rights-of-way, including during construction activities).
- ) **Policy 3.13.2** Develop “gateway treatments” at major transportation facility entrances to the City, especially areas west of Powerline Road.
- ) **Policy 3.13.3** Maintain an overall streetscape beautification program for public rights-of-way.
- ) **Policy 3.13.4** Provide for adequate funding for preservation of green space, landscaping, street trees, and irrigation components in City transportation projects.
- ) **Policy 3.13.5** Continue to enforce the Land Development Code to require the provision and maintenance of vegetative and/or screening of nonresidential parking areas where they abut residential property or public roadways.
- ) **Policy 3.13.6** Support the overall public provision of vegetation along major roadways for visual and noise buffering purposes. Species should be appropriate to their placing and should not include invasives.
- ) **Policy 3.13.7** Continue to enforce laws prohibiting dumping in public right-of-way.



### Objective 3.14

Support mass transit improvements proposed by the Broward County Transit, the Broward MPO, South Florida Regional Transportation Authority (SFRTA)/Tri-Rail and the Florida Department of Transportation.



**Measure:** Number of improvements proposed and implemented during the planning period.

- ) **Policy 3.14.1:** Support the transit shelter and terminal development programs of the Broward County Transit Division, and SFRTA/Tri-Rail operations and plans. Coordinate with Broward County to determine the highest ridership stops in the City and implement shelters in priority locations if not already constructed.
- ) **Policy 3.14.2** Notify the Broward County Transit Division prior to amending the future land use map of the proposed change when a major trip generator or attractor is expected.
- ) **Policy 3.14.3** Notify Broward County Transit of the proposed plans for development to ensure that those areas will be adequately served by mass transit including elderly and handicapped transportation.

- ) **Policy 3.14.4** Retain a community bus transportation program to meet the demands in the City and to provide circulator service between residential and commercial areas and to provide access to other transit services. Every three (3) years, the City shall evaluate ridership and route data and consider enhancements to the services provided, including an electric shuttle for shorter length trips.
- ) **Policy 3.14.5** As a participant/member of the MPO Technical Coordinating Committee, continue to monitor the provision of mass transit services to ensure the needs of the City are met.
- ) **Policy 3.14.6** Support the development of a Mass Transit System which serves as a viable alternative to the single occupancy vehicle, and adequately provides for the needs of the transportation disadvantaged segments of the population.



### Objective 3.15

Increase local private sector participation in mass transit development and operations.



**Measure:** Number and type of improvements made during the planning period.

- ) **Policy 3.15.1** Maintain the Land Development Code to require, where feasible, the private sector to provide on-site transit facilities as part of major developments throughout the City. Retain the existing Land Development Code to require such facilities in mixed use areas.
- ) **Policy 3.15.2** Coordinate with local employers to provide route and service information to increase private sector transit use.
- ) **Policy 3.15.3** Allow for limited advertising provisions at local transit shelters or terminal facilities.
- ) **Policy 3.15.4** Coordinate with South Florida Commuter Services to provide informational material to business owners to encourage commuting and employee travel other than one-person occupancy vehicle usage.



### Objective 3.16

Maintain and create transit facilities such as bus bays, shelters, and bus stops that are safe and comfortable for all users.



**Measure:** Number of new and/or improved bus bays and/or stops during planning period.

- ) **Policy 3.16.1** Secure additional right-of-way for transit services and/or facilities.
- ) **Policy 3.16.2** Work with Broward County Transit and the Broward MPO to secure bus bays along major transit corridors.
- ) **Policy 3.16.3** Develop a bus stop design through a bus bench and shelter study that improves safety and comfort for transit users while also being representative of the aesthetic character of the City and its neighborhoods.
- ) **Policy 3.16.4** Continue to provide enhancements at bus stops such as shelters, benches, lighting, and public information to encourage ridership.

- ) **Policy 3.16.5** Continue to encourage the provision of transit related shelters citywide in major land development projects. Retain existing requirements for transit infrastructure in mixed use areas.
- ) **Policy 3.16.6** Through participation/membership on the Technical Coordinating Committee provide recommendations for aesthetics, safety, and comfort improvements at transit facilities to the Broward County MPO that will improve the aesthetics and comfortability.
- ) **Policy 3.16.7** Support funding of Broward County Transit Division and SFRTA/Tri-Rail to maintain local transit facilities.



### Objective 3.17

Support the Broward County MPO, Broward County Transit, SFRTA/Tri-Rail and FDOT's transportation improvements to meet or exceed minimum [elderly and disabled transportation federal guidelines](#) for service.



**Measure:** Number of persons utilizing service compared to federal guidelines.

- ) **Policy 3.17.1** Support Broward County's provision of elderly and disabled transportation services under all Federal guidelines for such service.



### Objective 3.18

Support the Broward County MPO, Broward County Transit, SFRTA/Tri-Rail and FDOT's transit improvements oriented to increase local transit ridership and farebox revenues.



**Measure:** Change in percentage of ridership numbers from 2023 to 2030.

- ) **Policy 3.18.1** Support marketing activities of Broward County Transit and SFRTA/Tri-Rail.
- ) **Policy 3.18.2** Work with the Broward County MPO, Broward County Transit, FDOT and the South Florida Regional Transportation Authority (SFRTA)/Tri-Rail to provide new/expanded route coverage and improved headways as shown in the Future Public Transit System Map and described in the LOS standards of this Transportation and Mobility Element.
- ) **Policy 3.18.3** Maintain a close working relationship with the Broward County MPO, Broward County Transit, SFRTA/Tri-Rail and the FDOT to communicate the ongoing transit needs and plans of the City.
- ) **Policy 3.18.4** Work with the Broward County MPO, Broward County Transit and SFRTA/Tri-Rail to continue to address the City's needs in terms of connecting to rail stations and premium transit services via a feeder/distributor system.



### Objective 3.19

Coordinate with Broward County and surrounding municipalities to meet the existing level of transit service by route, headway and service area as determined by Broward County and communities in the Central District.



**Measure:** Determine if LOS standards are being met during the planning period.

- ) **Policy 3.19.1** Recognize Broward County as the principal provider of mass transit services in the City. To encourage more ridership, the City shall continue to provide service schedules at City Hall and implement the Land Development Code requiring mass transit stops for major public transit generators and attractors.
- ) **Policy 3.19.2** Continue to encourage Broward County and the FDOT to expand funding of local mass transit service consistent with existing and proposed service standards.
- ) **Policy 3.19.3** Coordinate with the Broward County MPO, Broward County Transit and SFRTA/Tri-Rail to ensure the required transit services are available to meet the level of service criteria.
- ) **Policy 3.19.4** Encourage the identification of persons with special transportation needs for shopping, recreational and hurricane evacuation purposes.



### Objective 3.20

Maintain the Land Development Code to provide citywide incentives for the incorporation of mass transit, carpool, pedestrian, and bicycle amenities in major commercial, industrial and office buildings.



**Measure:** Maintain the Land Development Code and update as needed.

- ) **Policy 3.20.1** Update the Land Development Code to require development applications to provide locations for bicycle storage and pathway connections shall be made between buildings and the public walkway system within the right-of-way.
- ) **Policy 3.20.2** Adopt modifications to the Land Development Code that implement local design criteria to improve the aesthetics, safety, and comfortability at transit facilities.
- ) **Policy 3.20.3** Adopt modifications to the Land Development Code to improve the amount and appearance of transit facilities at the City's main transfer points.



### Objective 3.21

Coordinate with Broward County in the implementation of the countywide Transportation Element.



**Measure:** Annually meet with the Broward County Transportation Planning Division and MPO staff to coordinate activities, programs, and data.

- ) **Policy 3.21.1** Maintain the highest intensities of land use along major transportation routes and encourage the clustering of parking areas near major routes and transit stops. The City contains one (1) designated public transportation corridor, that being the South Florida Rail Corridor. The City will participate in providing data to the County and/or FDOT and coordinate parking strategies and alternatives to utilizing the Strategic Intermodal System Corridors (namely, I-95) by local traffic.
- ) **Policy 3.21.2** Utilize the Broward County Transportation Concurrency Management Area (TCMA) for the Central District for the purpose of issuing development orders and permits.



## Chapter 4

# Infrastructure



# INFRASTRUCTURE

## Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge

The Infrastructure Element of the Comprehensive Plan covers sanitary sewers, potable water, solid waste, drainage, and natural groundwater aquifer recharge. These topics correlate to principles and guidelines for future land use, indicating ways to provide for future potable water, drainage, sanitary sewer, solid waste, and aquifer recharge protection requirements for the area.



### GOAL 4

To ensure that basic urban services are available and adequate to meet the needs of all City residents and businesses, including in areas of Oakland Park located west of Federal Highway.



### Objective 4.1

The City shall continue to provide local infrastructure services in accord with the following Level of Service Standards outlined in Policy 9.2.4:

- a. Average and peak flow per capita rates for sanitary sewer,
- b. Pickup frequency/per capita generation rate for solid waste,
- c. Storm drainage design criteria, and
- d. Minimum design flow and fire pressure and per capita consumption rate for potable water.



**Measure:** Apply established LOS Standards related to local infrastructure for sanitary sewer, solid waste, storm drainage, and potable water.

- ) **Policy 4.1.1** Work to achieve the following level of service standard target for drainage by 2030:
  - » Finished floor elevation above 100 year, 3-day storm. Finished floor shall be no lower than the highest of:
    - One (1) foot above the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Base Flood Elevation; or
    - The 100-year flood elevation as determined by the Broward County 100-year Flood Criteria Map; or
    - Twelve (12) inches above the adjacent road crown for residential development and six (6) inches above the adjacent road crown for nonresidential development.
- ) **Policy 4.1.2** Prioritize capital improvements projects based on the sanitary sewer section of the data, inventory and analysis (DIA), and incorporated in the City's, or a service provider's, capital improvements program on an annual basis.
- ) **Policy 4.1.3** Maintain the level of service standards through perpetuation of the existing or future interlocal retail service agreements with the City of Fort Lauderdale and Broward County.

- ) **Policy 4.1.4** Review and, if appropriate, consider the adoption of revised level of service standards based on planning efforts of outside service providers to the City.
- ) **Policy 4.1.5** Participate in the Countywide Solid Waste Task Force or Authority.
- ) **Policy 4.1.6** Monitor the established potable water level of service for non-residential users.
- ) **Policy 4.1.7** Implement land development regulations to assure that new development or redevelopment occurs concurrently with the adopted level of service standards.
- ) **Policy 4.1.8** Condition the approval of all City development and redevelopment plans on service availability at the adopted standards concurrently with development.
- ) **Policy 4.1.9** Prior to plat approval, ensure that the public facilities and services necessary to meet the level of service standards established within the City of Oakland Park Comprehensive Plan will be available concurrent with the impacts of the development.



## Objective 4.2

Provide for the continued maintenance of the City's potable water distribution and sanitary sewer collection facilities.



**Measure:** Number of facilities that have been updated, number of facilities that require updates ranging from immediate to gradual update needs.

- ) **Policy 4.2.1** Perform and periodically update inventories of water and wastewater facility conditions with Broward County and the City of Fort Lauderdale on an annual basis.
- ) **Policy 4.2.2** Prioritize water and sanitary sewer rehabilitation, replacement or expansion needs on an annual basis.
- ) **Policy 4.2.3** Modify the capital improvement program to include funding for water and wastewater system rehabilitation, replacement or expansion based on the established criteria for prioritizing system needs, on an annual basis.
- ) **Policy 4.2.4** Support the Broward County Environmental Protection Department in enforcing the County Wellfield Protection Ordinance.



## Objective 4.3

Implement the Master Drainage Plan and 2022 Stormwater Master Plan by assuring that the Land Development Code provides for local and area wide protection of natural drainage and recharge areas.

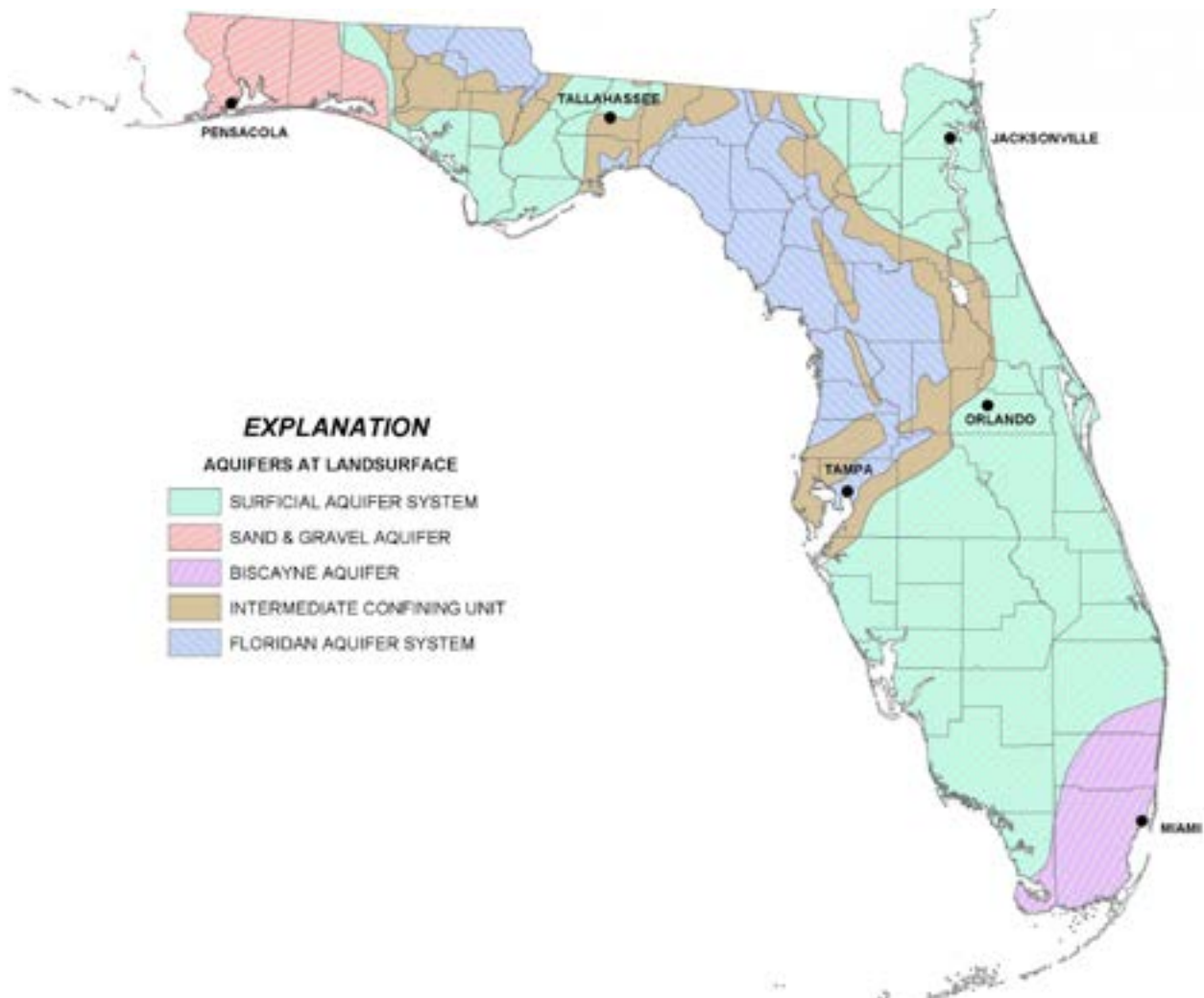


**Measure:** Number of City's subdivisions complying with Land Development Code regulations related to natural drainage and recharge areas.

- ) **Policy 4.3.1** Require conformance with the design criteria and water quality standards of the Broward County Environmental Protection Department (EPD) as contained in the Water Resource Management Element of the Broward County Code of Ordinances and the South Florida Water Management District in the Management and Storage of Surface Waters, Permit Information Manual.

- ) **Policy 4.3.2** Enforce the City's subdivision regulations to provide for increases in pervious area, improve on-site drainage retention capabilities, and where feasible, maintenance of wetland soils and vegetation characteristics.
- ) **Policy 4.3.3** Preserve all aquifer and ground water recharge areas in Oakland Park consistent with the Land Development Code.
- ) **Policy 4.3.4** Enforce the Land Development Code to require the extension of wastewater collection facilities as a condition of local plat approval. Prior to Plat approval, ensure that the public facilities and services necessary to meet the level of service standards established within the City of Oakland Park Comprehensive Plan will be available concurrent with the impacts of the development.
- ) **Policy 4.3.3** Enforce procedures and criteria on requiring sanitary sewer facility extensions as a condition of City building permit issuance for the construction or substantial modification (meaning a modification to the facility or activity which is reasonably expected to involve a substantially different type of wastewater, biosolids, reuse, or disposal system) of a principal building.

**Figure 4-1: Aquifers at Land Surface**





## Objective 4.4

Reduce the existing per capita solid waste disposal rate by increasing awareness and promoting habitual shifts toward sustainable practices.



**Measure:** Number of households implementing existing programs as compared to annual per capita solid waste disposal rate.

- ) **Policy 4.4.1** Continue existing recycling programs and investigate implementation of additional activities to reduce existing per capita waste.
- ) **Policy 4.4.2** Provide receptacles and solid waste collection services, including recycling, on City properties and in public places as appropriate.
- ) **Policy 4.4.3** Ensure that solid waste collection is equitably distributed through all neighborhoods within the City.

**Table 4-1: Solid Waste by Population Projection\***

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

\*Functional Population

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

## EXPECTED LIFE

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



## Objective 4.5

Correct remaining water distribution system deficiencies by extending water service to non-serviced areas as appropriate.



**Measure:** Percent annual decrease in communities still identified as a non-serviced area.

- ) **Policy 4.5.1** Include funding for correcting existing water distribution system deficiencies in the annual Capital Improvement Program update.
- ) **Policy 4.5.2** Continue to require extension of water services to new development through implementation of the Land Development Code.

- ) **Policy 4.5.3** Continue to notify City residents of voluntary and mandatory water conservation practices during drought periods in conjunction with the South Florida Water Management District.



### Objective 4.6

Eliminate flooding problems while preserving groundwater quality through planned growth, the provision of drainage and stormwater management systems and the implementation of adopted development codes and regulations.



**Measure:** Evaluate groundwater quality on an annual basis throughout the City, with a focus on new development stormwater runoff.

- ) **Policy 4.6.1** New development shall provide water storage capacity equal to that which existed under predevelopment conditions consistent with the water management regulations and plans of the South Florida Water Management District, Broward County Environmental Protection Department, and independent drainage districts.
- ) **Policy 4.6.2** New nonresidential development shall provide pre-treatment for stormwater runoff through grassy swales, wetlands filtration, ex-filtration trenches or other means consistent with the Best Management Practices of the South Florida Water Management District.
- ) **Policy 4.6.3** Review the Land Development Code to assess whether modifications are necessary to improve surface water quality and adopt any such modifications.
- ) **Policy 4.6.4** Participate in the [National Flood Insurance Program Community Rating System](#) and provide educational information to City residents and businesses.
- ) **Policy 4.6.5** Evaluate partnerships with other local governments, agencies, and concerned stakeholders to secure the resources required to protect groundwater quality.
- ) **Policy 4.6.6** Determine opportunities for securing outside funding through grants, partnerships, and special revenue to protect groundwater quality.
- ) **Policy 4.6.7** Consider conducting stormwater management plan initiatives, studies, and enhancements as funding becomes available.
- ) **Policy 4.6.8** Participate in Broward County's Joint Municipal [National Pollution Discharge Elimination Systems \(NPDES\) Permit](#) and participate in Broward County's Technical Advisory Committee (TAC) in order to coordinate water quality efforts with the adjacent jurisdictions of Fort Lauderdale, Wilton Manors and Broward County.



## Objective 4.8

Coordinate with Broward County and the City of Fort Lauderdale to address the City's water supply and wastewater treatment needs for 2040.



**Measure:** Annual coordination with Broward County and City of Fort Lauderdale to ensure acceptable progress is being made related to established 2040 needs.

- ) **Policy 4.8.4** Continue to coordinate wastewater treatment demands with the County and the City of Fort Lauderdale.
- ) **Policy 4.8.1** The City shall maintain emergency water main interconnections with Broward County as part of District 1.



## Objective 4.9

The City shall coordinate land use planning with the management of water source and supply plans through the Comprehensive Plan, coordination with the City's water providers, and the South Florida Water Management District's Lower East Coast Water Supply Plan.



**Measure:** Annual review of Water Supply Facilities Work Plan and Capital projects lists to ensure Comprehensive Plan remains up to date and coordination with partners is ongoing.

- ) **Policy 4.9.1** The City shall maintain a Water Supply Facilities Work Plan for at least a ten (10) year planning period addressing water supply facilities necessary to serve existing and future development within the City and support other local and regional water supply plans. The Work Plan shall be incorporated wholly into this Infrastructure Element of the Comprehensive Plan. Other elements of the Comprehensive Plan shall be amended as necessary to support and be consistent with the Work Plan. This work plan shall include the consideration of demands for industrial, agricultural, and potable water, and the quality and quantity of water available to meet those needs.
- ) **Policy 4.9.2** Capital projects scheduled in the first five years of the ten-year Work Plan shall be included in the Capital Improvements Element which is to be financially feasible. This schedule shall be updated annually as necessary to maintain consistency with the capital projects listed in the Work Plan and within 18 months following updates to the Lower East Coast Water Supply Plan, the City of Fort Lauderdale Water Supply Plan, or the Broward County Water Supply Plan.
- ) **Policy 4.9.3** The City shall coordinate the Water Supply Facilities Work Plan with the adopted Future Land Use Map and the socio-economic data projections of the Comprehensive Plan. This coordination will occur in two ways:
  - » Long range water supply planning to meet future service demand shall be based upon Broward County's socio-economic data projections for the City. The City shall update its socio-economic data every seven years with the Evaluation and Appraisal Report or more frequently as needed. Coordination with the City of Fort Lauderdale and Broward County regarding their service areas will be completed as part of these updates.
  - » Prior to issuing a building permit that increases density or intensity, the City shall continue to require a concurrency review finding that the calculated water service demand can be met by available and uncommitted facility capacity and water supply.

- ) **Policy 4.9.4** The City shall coordinate with and be consistent with the South Florida Water Management District's most current Lower East Coast (LEC) Water Supply Plan when proposing or amending the ten-year Water Supply Facilities Work Plan (Work Plan). At a minimum, this coordination shall take place within 18 months following an update to the LEC, generally done every five (5) years, and be documented in the text of the Work Plan.
- ) **Policy 4.9.5** The City shall coordinate with its water suppliers through existing agreements, the Broward County Water Resources Task Force, and at an annual meeting (prior to adoption of the fiscal year budget), to collaborate on water supply planning issues such as population projections, the development of efficient, cost-effective, and technically feasible water supply sources that will supplement future demands, without causing adverse impacts to water quality, wetlands, and aquatic systems. Consideration and coordination efforts made for each major water project shall be noted in the Work Plan.
- ) **Policy 4.9.6** The City shall seek to maximize the use of existing potable water facilities, when financially and technically feasible, through the implementation of conservation techniques as described in the Work Plan, including but not limited to reducing per capita water consumption rates through education, incentive programs (promoting utilization of water conservation kits, pre-rinse valves, and leak detection kits), the replacement of outdated water meters, and water conservation techniques (xeriscaping).
- ) **Policy 4.9.7** The City shall reduce losses in the water system consistent with the requirements of the Work Plan.
- ) **Policy 4.9.8** The City shall apply for grants through the South Florida Water Management District to assist with water conservation.



## Chapter 5

# Intergovernmental Coordination



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# INTERGOVERNMENTAL COORDINATION

The City of Oakland Park has several agreements, projects, and programs that it coordinates with neighboring municipalities, the County, and state agencies. Through these partnerships, the City of Oakland Park can improve the quality of life and ensure efficient and effective coordination on issues that are important to its residents and businesses.



## GOAL 5

To maintain a cooperative and effective culture of communication and participation with other government entities and agencies in the overall best interest of City residents and businesses.



### Objective 5.1

Cultivate deeper relationships with government agencies by providing any necessary support, information, and guidance regarding the City's Comprehensive Plan or other planning or regulatory efforts.

- ) **Policy 5.1.1** Exchange notifications and documentation and, where appropriate, consider the comments of Fort Lauderdale, Wilton Manors, Lauderdale Lakes, Tamarac, Pompano Beach and county, regional or state planning agencies with regard to local comprehensive planning.
- ) **Policy 5.1.2** Support and participate in all environmental agency regulatory programs.
- ) **Policy 5.1.3** Implement the Land Development Code regulations which require notification to the Broward County Environmental Protection Department (EPD) of businesses that utilize potential groundwater contaminants at the time of application submittal for business occupational licenses.
- ) **Policy 5.1.4** Coordinate with the Broward County Urban Planning and Redevelopment Department and/or directly with the Broward County School District (as may be necessary) to monitor the progress of the Broward County Public Schools Facilities Element of the Broward County Comprehensive Plan in order to identify and address potential impacts to the City of Oakland Park. In accordance with Florida Statutes, the City shall review the [Broward County Public Schools Facilities](#) Element and incorporate all portions deemed appropriate by the City Commission into this Comprehensive Plan in order to maintain consistency with the Broward County Comprehensive Plan.
- ) **Policy 5.1.5** Coordinate at the staff level with the Broward County School District on any major rezoning, replatting, acquisition of adjacent open space, or change in land use within the City which may affect the safety of public school students, enhance public education or alter the City's existing or anticipated future needs for public schools facilities, per the adopted Interlocal Agreement and as outlined in an adopted Public Schools Facility Element.
- ) **Policy 5.1.6** Coordinate with EPD as necessary to comply with the requirements of the Broward County Joint Municipal National Pollutant Discharge Elimination System (NPDES) Permit.

- ) **Policy 5.1.7** Foster coordination efforts with Special Districts and review Special District Facility Reports prepared by the South Florida Water Management District (SFWMD) and the Broward County Solid Waste Disposal District (BCSWDD), pursuant to F.S. Section 189.415 and to identify potential conflicts with the City's adopted Comprehensive Plan.
- ) **Policy 5.1.8** Coordinate with the governing boards of the SFWMD and BCSWDD to resolve issues as identified herein.
- ) **Policy 5.1.9** Coordinate with the Broward Alliance in order to support the continued economic development of Broward County and the City of Oakland Park.
- ) **Policy 5.1.10** Implement a program to coordinate water quality efforts for the North Fork of the Middle River and the Almar Canal with the adjacent jurisdictions of Fort Lauderdale, Wilton Manors, and Broward County.
- ) **Policy 5.1.11** The City, through its membership on the Broward County Metropolitan Planning Organization (MPO), will urge the responsible State and County implementing agencies to plan their roadway and transit systems to achieve and maintain the Level of Services as outlined in the Transportation Element policies.
- ) **Policy 5.1.12** Pursue formal agreements among the necessary governmental bodies in order to address intergovernmental coordination activities related to population projections as well as policies herein relating to locally unwanted land uses. Agreements shall include, but not be limited to, as many of the following planning considerations as possible:
  - » Cooperative planning and review of land development activities within the areas covered by an agreement;
  - » Specification of service delivery;
  - » Funding and cost sharing issues with joint planning areas; and
  - » Enforcement/Implementation.
- ) **Policy 5.1.13** Coordinate, as necessary, with the Broward County Resilient Environmental Department within the Environmental Permitting Division, to survey, assess, and select any potentially contaminated sites as may be identified by the site owner as part of the Broward County Brownfield Redevelopment Program.
- ) **Policy 5.1.14** If a site is deemed to be potentially-contaminated, then the City shall coordinate with the Broward County Resilient Environment Department within the Environmental Permitting Division to have the site designated as an official 'brownfields' site and made eligible to become part of the County's remediation and redevelopment program after all site-specific criteria have been addressed and complied with.
- ) **Policy 5.1.15** Coordinate with the Community Redevelopment Agency (CRA) and Broward County in providing requested information necessary to obtain funds through the Redevelopment Capital Program (RCP) and meet the requirements of the RCP interlocal agreement(s).
- ) **Policy 5.1.16** Coordinate with Broward County, the South Florida Regional Planning Council, and other agencies or organizations as appropriate, in assessing existing needs and making recommendations to promote the provision and retention of affordable and workforce housing.

- Policy 5.1.17** Establish level of service standards for Public School Facilities and annual updates to the District Educational Facilities Plan with the School Board per the adopted Interlocal Agreement.

**Table 5-1: Inventory Of Interlocal Agreements**

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



## Objective 5.2

Support the establishment and implementation of joint processes for collaborative planning and decision making on population projections, public school siting, the location of public facilities subject to concurrency and the siting of facilities with countywide significance.

- Policy 5.2.1** Notify Fort Lauderdale and Broward County of proposed Comprehensive Plan Amendments which may affect the City's anticipated needs for sanitary sewer or potable water service.
- Policy 5.2.2** Provide information annually relating to the location and timing of anticipated capital improvement projects contained within the City's adopted Five-Year Schedule of Capital Improvements to Broward County and the City of Fort Lauderdale for the purpose of achieving a coordination of efforts relating to the maintenance and/or extension of existing and location of new public facilities subject to concurrency.
- Policy 5.2.3** Consider the schedules of adjacent municipalities and other providers of public facilities within, adjacent to, or benefiting the City in order to identify the potential for a coordination of efforts relating to the maintenance and extension of existing and location of new public facilities subject to concurrency, when reviewing the City's Five-Year Schedule of Capital Improvements.
- Policy 5.2.4** Pursue joint funding opportunities with the SFWMD, FDEP, BCPD, Broward County, FDOT, and other public/private agencies or jurisdictions to establish joint processes and collaborative planning efforts, when feasible, to complete capital improvements.
- Policy 5.2.5** Consider the amendment of the Comprehensive Plan and Land Development Code based upon the recommendations contained within the adopted [Broward County Enhanced Local Mitigation Strategy \(ELMS\)](#).
- Policy 5.2.6** Continue to attend the ELMS meetings of the Hazard Mitigation Task Force, as necessary, to coordinate with the implementation and update of Local Mitigation Strategies.

- ) **Policy 5.2.7** Coordinate with the Broward County Planning Council, the South Florida Regional Planning Council, appropriate agencies or ad hoc committees, in the development, review and recommendation of efficient countywide guidelines to coordinate the identification and location of facilities with countywide significance which may be locally unwanted land uses.
- ) **Policy 5.2.8** Upon identification of uniform countywide guidelines for the identification and location of facilities with countywide significance the City will conduct a review of its locational standards to determine whether conflicts exist between its regulations and the regulations of other jurisdictions, what can be done to resolve any conflicts identified, and any improvements in the effectiveness or efficiency to be gained through the countywide approach to locational standards that would be more uniform in their application.



### Objective 5.3

Coordinate the implementation of the County's [Comprehensive Emergency Management Plan \(CEMP\)](#) and strive to maintain or reduce hurricane evacuation times.

- ) **Policy 5.3.1** Participate in at least one (1) training session to maintain local emergency services personnel familiarity with Broward County's adopted Emergency Preparedness Plan on an annual basis. Review with County Emergency Management personnel the designation of controlled intersections or evacuation routes along City arterials and near designated evacuation centers.
- ) **Policy 5.3.2** Participate in all countywide emergency preparedness preparation and practice sessions.
- ) **Policy 5.3.3** Support the efforts of Broward County and the South Florida Regional Planning Council to increase the capacities of designated hurricane shelters.



### Objective 5.4

Coordinate with the appropriate jurisdictions of Fort Lauderdale, Broward County, Wilton Manors, Tamarac, Lauderdale Lakes and Pompano Beach to provide for cooperative analysis and decision-making inputs to boundary, land use, service area modifications, or project development impacts with extra-territorial significance.

- ) **Policy 5.4.1** Support the South Florida Regional Planning Council's informal process of conflict mediation regarding land use, zoning, or boundary disagreements with adjacent jurisdictions. If the City identifies an issue or conflict with the planning and permitting activities of an adjacent municipality, then the City shall resolve any identified impacts or conflicts through the Council's mediation process when agreed to by all parties.
- ) **Policy 5.4.2** Consider the relationship of proposed development in the City with the existing Comprehensive Plans of adjacent Fort Lauderdale, Wilton Manors, Lauderdale Lakes, Tamarac, Pompano Beach and Broward County prior to making a final decision on land use matters near the City boundaries.

- ) **Policy 5.4.3** Participate in the periodic planning workshops coordinated by Broward County and the South Florida Regional Planning Council to ensure that Comprehensive Plan implementation is coordinated with the plans of adjacent municipalities, other governmental units and other agencies providing service, within, adjacent to, or benefiting the City of Oakland Park.
- ) **Policy 5.4.4** If deemed appropriate by the City Commission, the City will consider amendments to its Comprehensive Plan to address issues affecting adjacent local governments, the County, the Region and/or the State identified through coordination with these entities.
- ) **Policy 5.4.5** Support the recommendations of the Fort Lauderdale Executive Airport and their Noise and Land Use Compatibility Study, and use this study to base airport/heliport land use decisions.



### Objective 5.5

Review local level of service (LOS) standards for sanitary sewer, potable water and solid waste for consistency with those of outside providers of City infrastructure services such as Fort Lauderdale and Broward County and amend the City's adopted LOS standards as necessary to ensure consistency and facilitate execution and renewal of interlocal agreements and service contracts, as deemed appropriate by the City Commission.

- ) **Policy 5.5.1** When negotiating or renewing interlocal service agreements with Fort Lauderdale and/or Broward County, the City shall provide for contractual recognition of adopted local level of service standards.
- ) **Policy 5.5.2** Review the level of service standards subsequently adopted by other government service providers (Fort Lauderdale and Broward County) to the City through continued monitoring of the actions of the Broward County Planning Council and Board of County Commissioners with respect to the amendment of adjacent jurisdictional Comprehensive Plans.
- ) **Policy 5.5.3** Coordinate with the SFWMD and the City's potable water providers, Broward County, and the City of Fort Lauderdale, in implementing the regional water supply plan as it applies to the City of Oakland Park, including identified traditional and alternate water supply projects.
- ) **Policy 5.5.4** Work with Broward County on establishing emergency water main interconnections within their franchise area.
- ) **Policy 5.5.5** As a means to achieve the adopted level of service for potable water, the City will coordinate with Broward County, the City of Fort Lauderdale, and the South Florida Water Management District on improving water conservation practices. Water conservation best practices will also be discussed during the annual meetings with the City's water suppliers.
- ) **Policy 5.5.6** During review of the City's level of service standards, the City will consider the level of service standards of adjacent municipalities to identify the potential for coordination of efforts and to recognize impacts relating to the City's proposed level of service standards.

## *Chapter 6*

# Recreation and Open Space



# RECREATION AND OPEN SPACE

Recreation and open spaces are crucial to the health and wellbeing of the City of Oakland Park and its residents. While the City of Oakland Park strives to provide quality public spaces to all of its residents that provide recreation opportunities, natural greenspaces, and opportunities for multimodal connectivity via these amenities, there is the pressure to meet the current and future needs of residents as population increases. To meet these pressures, it is increasingly important that the City of Oakland Park works to provide a desirable and affordable level of public amenities and facilities, while also coordinating the provision of private recreation and open space to meet the diverse needs of all residents.



## GOAL 6

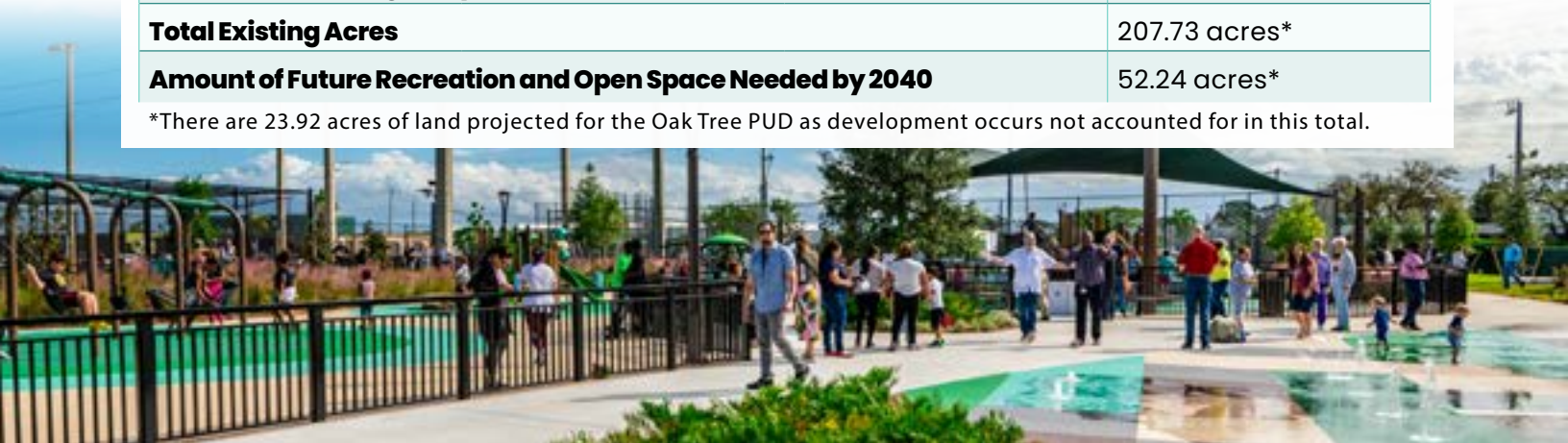
To provide a desirable and affordable level of recreation and open space system that is diversified and balanced of at least **three (3) acres per 1,000 population for local parks.**

**The City’s overall level of service standard for parks and recreational facilities will remain at three (3) acres per 1,000 population, with two (2) acres per 1,000 population provided by neighborhood parks or mini-parks and one acre per 1,000 population provided by community parks. The City desires to meet its overall level of service standard through the provision of mostly land-based facilities.**

Table 6-1: Level of Service

Type of Recreation/ Open Space	Level of Service in acres (per 1,000 residents)	Projected Population	Amount of Future Recreation/Open Space Required
Neighborhood Parks & Miniparks	2	59,985	199.97 acres
Community Parks, Open Space/ Recreation– Area Needs	1	59,985	60 acres
Total Future Acreage Required			259.97 acres
Total Existing Acres			207.73 acres*
Amount of Future Recreation and Open Space Needed by 2040			52.24 acres*

\*There are 23.92 acres of land projected for the Oak Tree PUD as development occurs not accounted for in this total.





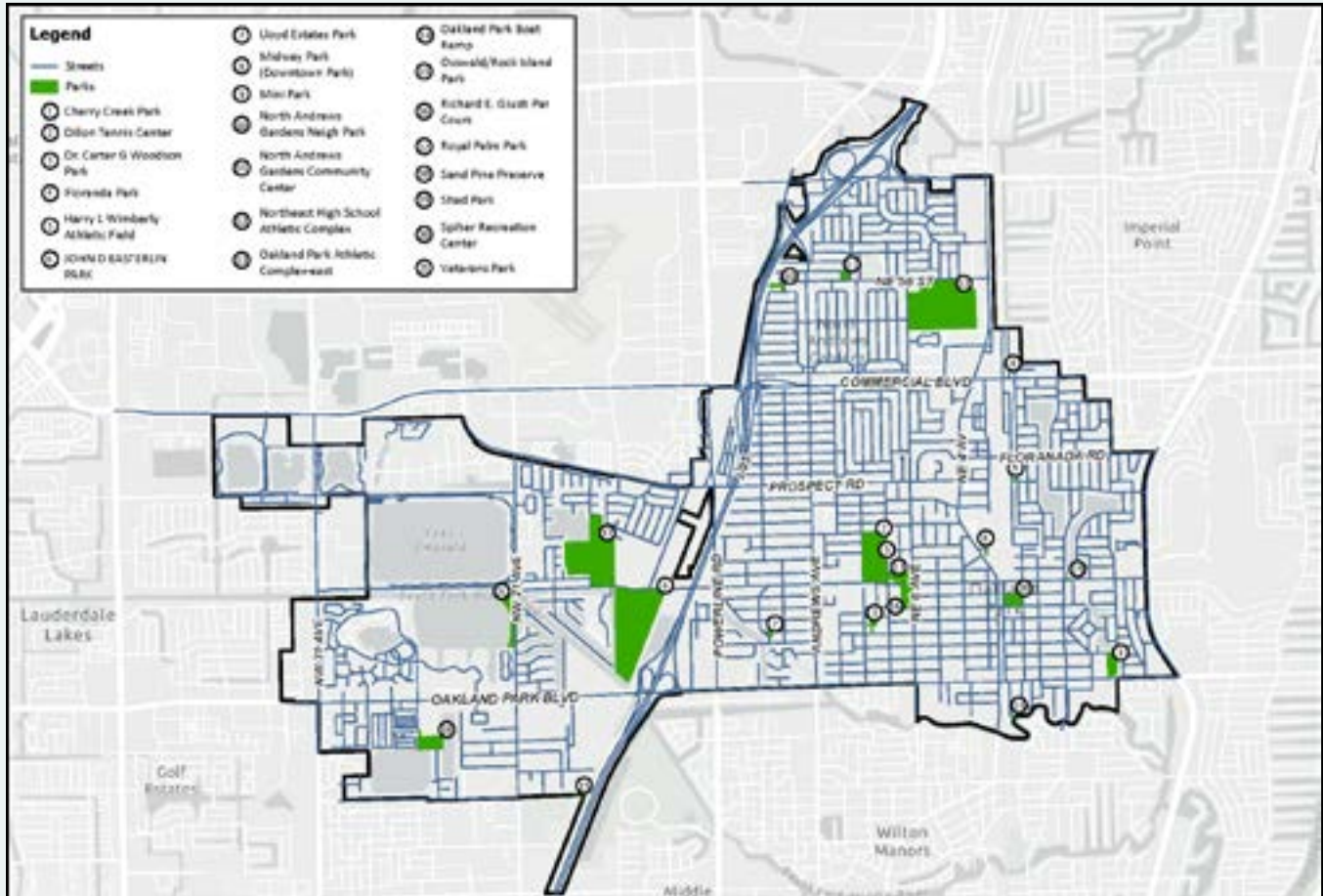
## Objective 6.1

Maintain existing recreational facilities and programs.

- ) **Policy 6.1.1** Continue to own/lease, maintain and provide public neighborhood, community parks, and recreation facilities. The City shall retain all existing recreation and open space.
- ) **Policy 6.1.2** Assess the condition of existing facilities and identify improvements necessary to support the existing and future population. This assessment shall include a study of the City's neighborhoods to determine the need for, potential locations of, and desired amenities to be included at neighborhood parks.
- ) **Policy 6.1.3** Provide and enhance equitable access to recreation and open space facilities to all residents regardless of age, ability, income, ethnicity, or cultural differences by completing internal assessments of existing amenities, their location, and their staffing as outlined by the [National Recreation and Park Association \(NRPA\) in their Community Engagement Resource Guide](#).
- ) **Policy 6.1.4** Complete an inventory of existing park and recreation facilities that includes an assessment of the parking demand and recommends improvements to these facilities.
- ) **Policy 6.1.5** Operate existing park and recreational facilities in such a manner that the public has access to the grounds during daylight hours including boat and pedestrian access to the North Fork of the Middle River at J. Dewey Hawkins Landing.



**Figure 6-1: Parks**



## Objective 6.2

Evaluate opportunities to expand the system with new facilities and programs.

- ) **Policy 6.2.1.** Add new facilities to the parks program in accordance with Statewide Comprehensive Outdoor Recreation Plan (SCORP) guidelines as adjusted by community input received in the master planning public outreach process. New soccer fields, tennis courts, basketball courts, tot lots, picnic areas, freshwater boating activities, are key in the comprehensive list of facilities needed to meet State standards and community need.
- ) **Policy 6.2.2** Establish a new neighborhood park in or near the Prospect Garden neighborhood.
- ) **Policy 6.2.3** Complete an inventory of waterfront areas and provide recommendations for possible improvements to create publicly owned water-based recreation areas.
- ) **Policy 6.2.4** Maintain a municipal leasehold on a community swimming pool during the three (3) months of expected peak use.

- ) **Policy 6.2.5** Establish a common design theme throughout the City park system by developing guidelines for standard furnishings, signage, building architecture, shade structures, and other design standards. This will establish an identity for the parks program and provide for a common level of materials quality, maintenance requirements, and funding requirements.
- ) **Policy 6.2.6** Evaluate the feasibility of establishing a performing arts center.
- ) **Policy 6.2.7** Expand upon existing City parks for general arts programs, including enhancements at the existing Jaco Pastorius Park such as upgrading existing structures for art instruction, display of community art, and accommodation of small performances.
- ) **Policy 6.2.8** Undertake a study to determine the feasibility of developing a larger facility to support culinary demonstrations and classes to enhance the Culinary Arts District around Jaco Pastorius Park.
- ) **Policy 6.2.9** Promote the creation of an “Art in Public Places” program through the Arts & Culture Advisory Board.



### Objective 6.3

Expand connectivity to and through existing and proposed recreation and open space facilities.

- ) **Policy 6.3.1** Budget for implementation of the bicycle and pedestrian facilities plan and Urban Trails Program. Budgeting shall be accomplished by revision of the Capital Improvements Element.
- ) **Policy 6.3.2** Review the Broward County Greenways System to ensure connectivity between Oakland Park and neighboring cities via facilities that accommodate bicyclists and pedestrian.
- ) **Policy 6.3.3** Evaluate opportunities for trail connectivity along existing canal systems.
- ) **Policy 6.3.4** Consider development of a blueways network consistent with recommendations from Broward County.
- ) **Policy 6.3.5** Work with Broward County Metropolitan Planning Organization to develop a plan to encourage the provision of pedestrian and bicycle facilities for both transportation and recreation purposes in all areas of the City.



### Objective 6.4

Collaborate with a variety of partners to maximize resources, initiatives, and strategies to improve the comfort, convenience, and safety of proposed and existing facilities.

- ) **Policy 6.4.1** Establish new neighborhood parks utilizing creative partnerships with the community and developers when new development is proposed.
- ) **Policy 6.4.2** Explore creative open space and park partnerships to encourage passive recreation such as the Stunson Nature Trail and Cherry Creek Scenic Waterway.
- ) **Policy 6.4.3** Pursue public-private partnerships where feasible to enhance park and recreation amenities, specifically through the pursuit of land donations where and when appropriate, and the co-location of recreational/park uses with other

compatible uses and new development. The City will continue to develop or enhance the three (3) leased park and recreation locations, including:

- » Stunson Nature Trail from Broward County;
  - » Richard E. Giusti Par Cours from Florida Power and Light (FPL), and;
  - » Cherry Creek Park from the Archdiocese of Miami.
- ) **Policy 6.4.4** Implement the provisions of the [OP3D](#) that encourage open plazas.
  - ) **Policy 6.4.5** Implement the open space and park and recreation improvements identified in the adopted [CRA Master Plan](#).
  - ) **Policy 6.4.6** Seek the cooperation of school board officials in order to make school facilities available for selected municipal recreation programs.
  - ) **Policy 6.4.7** Lobby County, State and Federal agencies for the provision of regional facilities favorable to Oakland Park.
  - ) **Policy 6.4.8** Improve the overall condition of shoreline public recreation facilities in the City's coastal area.



## Objective 6.5

Explore a variety of parkland and open space acquisition options to equitably expand and diversity the system.

- ) **Policy 6.5.1** Base the proposed purchase of land for open space, parks/recreation, golf courses, natural resource areas/habitats and conservation on comprehensive and coordinated short- and long-term plans. The following strategies shall apply in the implementation of this policy:
  - » **Strategy #1:** The City shall develop a short term and long-term land acquisition plan for park, recreation, conservation, and open space areas.
  - » **Strategy #2:** Priorities will be assigned to acquire parks/recreational land/facilities in areas identified as being deficient.
  - » **Strategy #3:** Potential recreational areas most vulnerable to immediate development shall be identified and given 'highest' priority for acquisition.
  - » **Strategy #4:** The City shall attempt to acquire or reserve future parks/recreational sites and open space areas in advance of new development to optimize locational advantages and ensure preservation for public use at the least taxpayers' cost.
  - » **Strategy #5:** The City shall attempt to acquire or reserve open space areas which would conserve or preserve certain natural, geologic, or historic resource elements, maintain natural processes, restore or enhance degraded natural areas, or protect environmentally sensitive areas.
- ) **Policy 6.5.2** Establish selection criteria to set priorities for acquisition and preservation of open space, parks/recreation, golf courses and natural resource areas/habitats and conservation lands. These criteria shall contain, as a minimum, the following:

- » **Maximum Utility** – a measure of the number of recreational activities for which natural features of the site are suitable, the more possible uses of the site, the greater its suitability for park purposes.
  - » **Aesthetic Quality** – a measure of amenity values due to the existence of steep slope, forests, water, historic association, or another identified feature.
  - » **Cost** – a measure of land value; the less expensive the land, the greater its suitability for acquisition as a park considering its functional utility.
  - » **Supply and Demand** – measured as a ratio between the supply of available parks and the measure of demand for recreation taken from a survey and estimated for each of a number of sub areas of the City; areas of high demand relative to supply are given higher priority.
  - » **Other Facilities** – a measure as proximity to major existing City, County, State or Federal recreation facilities; the higher the proximity to such existing facilities, the lower the priority for a City park at the location.
  - » **Accessibility** – measured as proximity to people and transportation facilities; the better the accessibility, the higher the suitability of a site for a City park.
  - » **Threat of Loss** – measured by potential for urban development; the greater the development pressure, the higher the priorities to acquire the site for park land/ open space.
- ) **Policy 6.5.3** Develop a process for evaluating and acquiring vacant parcels for redevelopment into neighborhood parks and greenspaces.



## Objective 6.6

Implement Land Development Code provisions to ensure that open space in new development is provided and that redevelopment maintains or increases parks/ recreation, public and open space areas.



- ) **Policy 6.6.1** Consider amending the Land Development Code associated with park impact fees to extend the required deadline for utilization of collected park impact fees.
- ) **Policy 6.6.2** Develop a process and associated land development regulations to include parks and recreational amenities in any new development or redevelopment for multi-family residential and/or mixed-use development.
- ) **Policy 6.6.3** Enforce the landscaping code and other provisions in the Land Development Code to ensure compliance with the open space standards set forth in the relevant policies of the Future Land Use Element and this element.
- ) **Policy 6.6.4** Collect parkland acquisition fees (payment in lieu) and/or require the dedication of new public open space for new and redeveloped residential developments to ensure that adequate park and recreation facilities are provided.
- ) **Policy 6.6.5** Discourage the development of any sites that are zoned and used as open space or designated for parks and passive or active recreation.



### Objective 6.7

Identify funding resources to implement the [Recreation and Parks Master Plan](#).

- ) **Policy 6.7.1** Designate staff to apply for grants to implement the Recreation and Parks Master Plan on a continuous basis, using the budgetary demands shown in the Recreation and Parks Master Plan as performance goals for grant procurement activities.
- ) **Policy 6.7.2** Align the phasing of the parks development program with the long-term objectives of the Recreation and Parks Master Plan Update. The City shall explore the employment of low-cost techniques of adding facilities through joint use agreements with local schools, adjacent municipalities, and other entities with available facilities.



## *Chapter 7*

# Conservation



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# CONSERVATION

The Conservation Element is required per Section 163.3177(6)(d) of Florida Statute. The purpose of this element is to promote the conservation and protection of Oakland Park's natural resources. This element provides a framework for the conservation, use, and protection of natural resources, including air, water, soils, wildlife, marine habitat, and other natural and environmental resources. The Coastal Management, Recreation and Open Space, and Sustainability and Resiliency elements also contain policies that support the protection of the City's various natural resources.



## GOAL 7

To develop and maintain a high-quality natural environment that encompasses the breadth of natural resources that exist within or impact the City of Oakland Park.



### Objective 7.1

Meet or exceed minimum air quality standards of Broward County for recognized air pollutants.

- ) **Policy 7.1.1** Continue to require compliance with the air quality monitoring, pollution control programs, and vehicular greenhouse gas emissions of Broward County through implementation of the Land Development Code .
- ) **Policy 7.1.2** Continue to increase awareness of air quality issues through the development of educational programs and training workshops for the regulated community, residents, schools, local businesses, and municipalities.
- ) **Policy 7.1.3** Require the installation to require the installation of pollution control devices on all existing and proposed major point sources of air pollution which are directly or indirectly funded by the City where studies indicate an exceedance or projected exceedance of the air quality standards of Broward County.
- ) **Policy 7.1.4** Continue to implement the Land Development Code to require the use of mulching, spraying, and grassing during land development activities to minimize air pollution.
- ) **Policy 7.1.5** Continue to implement the Land Development Code to require demolition and renovation projects to comply with all local, county, state and federal asbestos regulations.
- ) **Policy 7.1.6** Cooperate with Broward County and the Florida Department of Environmental Protection to maintain acceptable air quality standards; following the objectives and policies outlined in the Sustainability and Resiliency Element.
- ) **Policy 7.1.7** Explore the participation in Broward County's asbestos program to help reduce the risk of and protect against exposure to asbestos fibers during building renovations and demolitions.



## Objective 7.2

Maintain local surface and groundwater quality equal to or better than existing levels for recognized pollutants as established by Broward County.

- ) **Policy 7.2.1** Locally promote and participate in periodic areawide waterway clean-up programs.
- ) **Policy 7.2.2** Require man-made lakes or stormwater ponds to be constructed with vegetated shallow water habitat in accordance with the regulations of applicable government agencies.
- ) **Policy 7.2.3** Continue to implement the Land Development Code and discourage amendments to the Future Land Use Plan proposing land use categories which permit heavy industrial uses to comply with [Broward County Wellfield Protection Ordinance](#). Refer to the Lakeside Sand Pine Preserve as an example of development that works to conserve an existing remnant sand pine scrub site.
- ) **Policy 7.2.4** Enforce the Land Development Code and maintain, improve, and monitor water quality consistent with the water quality regulatory and permit programs of Broward County, [Florida Department of Environmental Protection](#), and the South Florida Water Management District.
- ) **Policy 7.2.5** Continue to implement the Land Development Code in compliance with the requirements of Broward County in regulating and discarding of hazardous wastes for households, small businesses, and low-volume users.
- ) **Policy 7.2.6** Ensure that new septic tanks are only permitted when the Florida Department of Health determines they are consistent with Broward County's Water and Septic Tank Ordinance and with the requirements of the Florida Administrative Code.
- ) **Policy 7.2.7** Participate in the countywide efforts to integrate wetlands into regional stormwater drainage/water management practices to provide necessary hydrology.



**Table 7-1: Oakland Park Hydrology**

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



### Objective 7.3

Promote water conservation by advocating reduced consumption and encouraging development and redevelopment to include xeriscape and other water conservation techniques in its design.

- ) **Policy 7.3.1** Utilize standardized procedures to notify City residents of voluntary and mandatory (when requested by the South Florida Water Management District) water conservation practices during drought periods.
- ) **Policy 7.3.2** Distribute information on water conservation techniques through water service bills and at city-owned civic locations such as City Hall and the Public Works Department.
- ) **Policy 7.3.3** Participate in the National “Xeriscape” Council and continue to plant drought tolerant species, where feasible.
- ) **Policy 7.3.4** Encourage citywide green building but especially in the Federal Highway Mixed Use Business and Entertainment Overlay District. Consider including similar incentives for green building in other redeveloping areas of the City that are reflective of the base density of 25 dwelling units per acre, with additional incentives up to 25 dwelling units per acre for townhome and “green” projects.
- ) **Policy 7.3.5** Implement Section 24-117 of the adopted Land Development Code, entitled, “Natural Resources Overlay Zone” and the City’s adopted Tree Preservation Ordinance and continue to coordinate with the South Florida Water Management District, Florida Department of Environmental Protection, and Broward County Environmental Protection Department during review of development and/or redevelopment in order to limit the cumulative impacts of development and redevelopment on wetlands, water quality, living marine resources and wildlife habitats.

- ) **Policy 7.3.6** Implement water conservation techniques identified in the Water Supply Facilities Work Plan including but not limited to reducing per capita water consumption rates through education, incentive programs (promoting utilization of water conservation kits, pre-rinse valves, leak detection kits, and the replacement of outdated water meters), and water conservation techniques (xeriscaping).

**Table 7-2: Oakland Park Endangered and Threatened Species, 2022**

Endangered and Threatened Species, 2022		
Species Name	Federal Listing Statues	State Listing Status
<b>Florida Burrowing Owl</b>	Not Listed	Threatened
<b>Large-Flowered Rosemary</b>	Not Listed	Threatened
<b>Spottail Goby</b>	Not Listed	Not Listed
<b>Eastern Indigo Snake</b>	Listed Threatened	Threatened
<b>Narrow-Leaved Carolina Scalystem</b>	Not Listed	Not Listed
<b>Florida Bonneted Bat</b>	Listed Endangered	Endangered
<b>Florida Pinewood Privet</b>	Not Listed	Not Listed
<b>Coastal Vervain</b>	Not Listed	Endangered
<b>Gopher Tortoise</b>	Candidate for Listing	Threatened
<b>Johnson's Seagrass</b>	Listed Threatened	Endangered
<b>Pineland Jacquemontia</b>	Not Listed	Threatened
<b>Nodding Pinweed</b>	Not Listed	Threatened
<b>Cutthroat Grass</b>	Not Listed	Endangered
<b>Florida Five-Petaled Leaf-Flower</b>	Not Listed	Not Listed
<b>Elongate November Beetle</b>	Not Listed	Not Listed
<b>Florida Royal Palm</b>	Not Listed	Endangered
<b>Florida Scrub Lizard</b>	Not Listed	Not Listed
<b>West Indies Mahogany</b>	Not Listed	Threatened
<b>West Indian Manatee</b>	Listed Endangered	Endangered
<b>Florida Filmy Fern</b>	Endangered	Endangered

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



## Objective 7.4

Prioritize the preservation and protection of the City's existing open space sites, natural resource areas/habitats, wetlands, and conservation areas during the development and redevelopment process.

- ) **Policy 7.4.1** Strongly discourage the proposed development of any sites designated as conservation that are zoned and used as open space and/or conservation.
- ) **Policy 7.4.2** Only issue development orders and permits for development and redevelopment activities if the conservation of wildlife, wetlands, and natural systems is ensured consistent with goals, objectives, and policies of this Comprehensive Plan.
- ) **Policy 7.4.3** Consider and encourage where appropriate the utilization of wetlands protection as opportunities to increase park, preserve, and open space, especially to improve connectivity of appropriate wetland/upland systems.
- ) **Policy 7.4.4** Optimize siting of mitigation projects to enhance their relationships with other wetlands.
- ) **Policy 7.4.5** Coordinate activity with Broward County relative to the continued conservation and use of John Easterlin Park pursuant to the Recreation and Open Space Element policies.
- ) **Policy 7.4.6** Coordinate the review of proposed wetlands mitigation activities with Broward County to ensure that [Broward County's "Wetlands Benefit Index"](#) is utilized as one basis for determining the scope of needed mitigation.
- ) **Policy 7.4.7** Protect and conserve the natural functions of existing soils, wildlife habitats, canals, lakes, rivers, and marine habitats during the review of applications for new development and/or redevelopment through the implementation of adopted Land Development Code consistent with Broward County's Comprehensive Plan which require at a minimum that:
  - a. Site plans for new development identify the location and extent of wetlands located on the property;
  - b. Site plans provide measures to assure that normal flows and quality of water will be provided to maintain wetlands after development;
  - c. Where alteration of wetlands is necessary in order to allow reasonable use of property, either the restoration of disturbed wetlands will be provided, or additional wetlands will be created to mitigate any wetlands destruction;
  - d. Proposed developments comply with Broward County's wellfield protection program;
  - e. All endangered and threatened plant and animal populations are protected;
  - f. All habitats of significant value to existing populations of endangered and threatened species are preserved;

- g. All exotic and nuisance vegetation (i.e., Brazilian pepper, Australian pine, and melaleuca) listed on the Florida Exotic Pest Plan Council List is removed by the developer at the time of development or redevelopment of a site;
- h. All native woody vegetation of a significant size is preserved or replaced;
- i. A written environmental assessment is prepared for all proposed development and land use map amendments considered by the City Commission and/or City development review boards that are currently or were previously undeveloped with urban uses. The assessment shall include, at a minimum, impacts on flora, fauna, air quality, and water quantity and quality; and
- j. Require measures be consistent with Chapter 27, Broward County Natural Resource Protection Code, and the Best Management Practices of the United States Natural Resources Conservation Service.



### Objective 7.5

Preserve and protect the City's existing flora and fauna.

- ) **Policy 7.5.1** Develop a master plan for improving and providing additional areas suitable for wildlife and marine habitats in existing City parks and public land holdings.
- ) **Policy 7.5.2** Encourage the provision and maintenance of a buffer zone of native upland (i.e., transitional) vegetation and littoral zones in and around wetland and retention areas which are constructed or preserved on new development sites consistent with South Florida Water Management District and Florida Department of Environmental Protection regulations.
- ) **Policy 7.5.3** Encourage the restoration of native vegetation along public waterways.
- ) **Policy 7.5.4** Implement the Land Development Code requiring the identification of the potential impacts on flora, fauna, air quality, and water quantity and quality with applications for development and/or redevelopment which may potentially impact existing native wildlife habitat. During the development review process the City shall Coordinate with Broward County, Florida Fish and Wildlife Conservation Commission, and the U.S. Fish and Wildlife Service, when applicable, to prohibit activities known to adversely affect the survival of endangered and threatened wildlife unless mitigation activities are implemented consistent with Objective 9.05.00 (Protection of Wetlands) of Broward County's Comprehensive Plan.
- ) **Policy 7.5.5** Continue to implement the Land Development Code that prevent clear cutting, protect native vegetative communities, and encourage the replacement of all stands of non-native, exotic vegetation such as Australian Pine, Brazilian Pepper, and Melaleuca trees.
- ) **Policy 7.5.6** Utilize drought tolerant native vegetation species for local reforestation and/or beautification efforts in City parks and other City rights-of-way. Place particular emphasis on creating or improving understory conditions in those areas where none currently exist.

- ) **Policy 7.5.7** Identify and invest in salt-tolerant tree species that can withstand hurricanes and provide multiple ecosystem services, such as habitat for other native species, as outlined in the Joint Climate Action Plan.
- ) **Policy 7.5.8** Implement a tree protection ordinance which also protects native vegetative communities.
- ) **Policy 7.5.9** Prioritize equitable conservation and expansion of the tree canopy by prioritizing planting efforts in low-income areas and communities where the existing tree canopy is disproportionately sparse.
- ) **Policy 7.5.10** Strive to remove all nuisance exotic vegetation from publicly owned areas by adopting and funding on-going management efforts. Special attention will be given to eliminating Brazilian pepper from shoreline areas.
- ) **Policy 7.5.11** Complete a survey of existing wildlife habitat areas and develop appropriate policies and land regulations that encourage the provision of additional wildlife habitat areas on both publicly and privately-owned property. The Florida Fish and Wildlife Conservation Commission's Habitat Species Conservation Program should be utilized as a source for the guidelines to promote viable habitats for nongame wildlife populations.
- ) **Policy 7.5.12** Assist in a countywide predictive assessment of current and potential invasive species ranges and impacts. Determine potential invasive species' ranges and impacts on biodiversity and society through partnerships between universities and local government agencies.
- ) **Policy 7.5.13** Work with Broward County to explore the designation of Estuarine Areas known to be habitats for juvenile marine fishes for protective status as LAPCs or UWAs. These areas shall include, but will not be limited to, mangroves forests, tidal marshes, and sea grass beds.

## *Chapter 8*

# Sustainability and Resiliency



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# SUSTAINABILITY AND RESILIENCY

The Sustainability and Resiliency Element provides a framework for implementing strategies that support building a sustainable and resilient community. The two disciplines of sustainability and resilience are exclusive, yet compatible. Sustainability is 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 maximizes the essential functions of a community without sacrificing the quality and availability of resources. Resilience can be described as the ability of a system to respond and adapt to a change in conditions, i.e., planning for an uncertain future. Resilience aims to strengthen a system, while sustainability aims for permanence. As [climate change impacts](#) have become increasingly evident in Florida, addressing such concepts is crucial for long-term planning. Societal concerns, such as sea level rise and public health crises, emphasize the need for plans relating to climate change mitigation and adaptation.

This Element supports 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.



## GOAL 8

To achieve a sustainable and resilient community by protecting natural systems and adapting public infrastructure while promoting resilient building practices and encouraging energy efficiency.

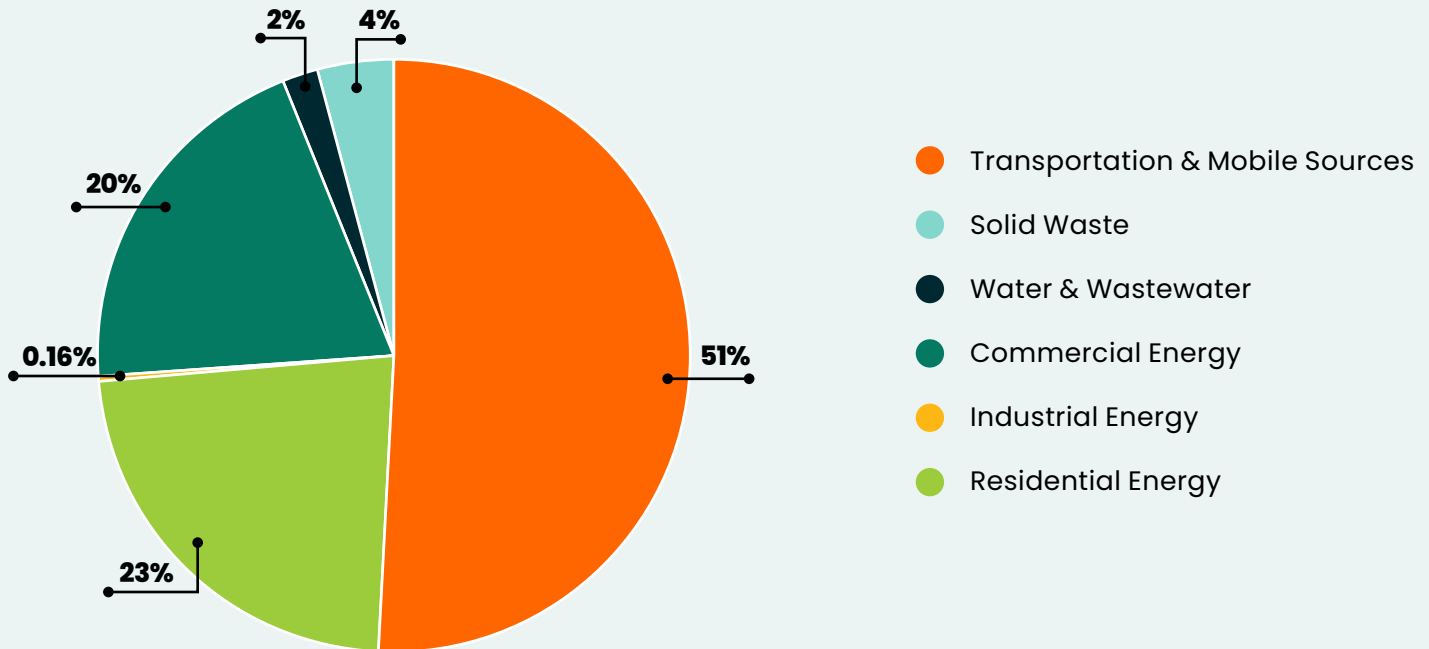


### Objective 8.1

Reduce greenhouse gas emissions by encouraging renewable energy solutions that provide cleaner, more efficient alternatives.

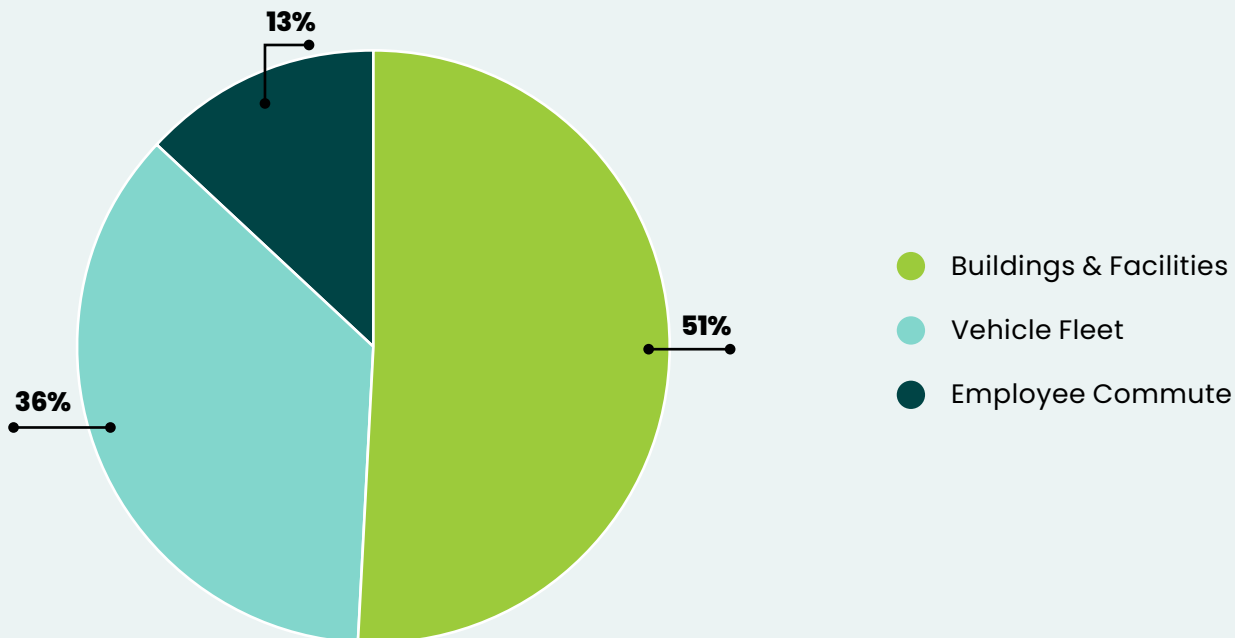
- ) **Policy 8.1.1** Set target reductions and regularly update the Greenhouse Gas emissions inventory for both municipal services and citywide. These target reductions and emissions inventory shall be consistent with the Joint Climate Action plan with Wilton Manors.
- ) **Policy 8.1.2** Implement strategies that support reducing countywide greenhouse gas (GHG) emissions consistent with aforementioned target reductions established for citywide and municipal service. The City will regularly monitor programs/initiatives that aim to achieve GHG emission reduction targets.
- ) **Policy 8.1.3** Consider increasing average fuel efficiency and alternate sources, where feasible, during fleet assessments.
- ) **Policy 8.1.4** Promote the use of renewable energy on residential, commercial, and government property through incentives, cooperative installations, and public-private partnerships.
- ) **Policy 8.1.5** Encourage the development of infrastructure that provides public access to electric vehicle charging stations and incentivize parking for alternative fuel vehicles.
- ) **Policy 8.1.6** Encourage land use decisions that advance a reduction in GHG emissions.
- ) **Policy 8.1.7** Promote mixed-use development, walkable design, and sustainable development patterns to reduce GHG emissions by providing flexibility in development review and updating the Land Development Code.

**Figure 8-1: Oakland Park Community-wide Emissions by Sector, 2015**



Source: 201 Inventory of Community-wide and Government Operations Greenhouse Gas Emissions

**Figure 8-2: Government Operations Emissions by Sector, 2015**



Source: 2015 Inventory of Community-wide and Government Operations Greenhouse Gas Emissions



## Objective 8.2

Create a more sustainable community through intentional transportation development and planning.

- ) **Policy 8.2.1** Support the planning and implementation of transit-oriented developments (TOD) and ensure the equitable distribution of TOD and transit services through coordination with affordable and workforce housing.
- ) **Policy 8.2.2** Work to decrease fuel consumption through regional coordination, encouraging greater bicycle and pedestrian networks, and staying consistent with the Transportation Element.
- ) **Policy 8.2.3** Encourage carpooling and ride-sharing efforts and public transit use.
- ) **Policy 8.2.4** Prepare a mobility plan to prioritize mobility efforts while focusing on safety, availability, and connectivity to bicycle and pedestrian networks and other non-motorized mobility options. The mobility plan will act as a catalyst to shift to non-motorized modes of transportation.
- ) **Policy 8.2.5** Encourage the implementation of Complete Streets in a context-sensitive way that safely serves the transportation needs of users of all ages and abilities with policy, guidelines, and funding programs and with advancements in the design of transportation projects.
- ) **Policy 8.2.6** Ensure projects include urban heat island and/or urban tree canopy considerations to cool cyclists, pedestrians, and other transit system users.
- ) **Policy 8.2.7** Require through the Land Development Code that new development and redevelopment 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 in the region.





### Objective 8.3

Encourage resilient green development and infrastructure to create more sustainable places.

- ) **Policy 8.3.1** Consider a transition to form-based codes with physical form, the design of buildings and the public realm, and an emphasis on mixed and evolving land uses as organizing principles.
- ) **Policy 8.3.2** Maintain standards and regulations that require new construction to address runoff and incorporate low-impact design approaches.
- ) **Policy 8.3.3** Explore stormwater capture in the public right of way, which can include techniques in blue and green infrastructure or permeable surfaces.
- ) **Policy 8.3.4** Encourage green building and development practices, including promoting LEED development and design standards or similar.
- ) **Policy 8.3.5** Evaluate and amend the Land Development Code to address energy efficiency and sustainable building practices, such as the U.S. Green Building Council's LEED program or similar.
- ) **Policy 8.3.6** Initiate an energy audit to determine if existing city-owned and operated facilities require retrofitting such as energy efficient lighting and climate controls.
- ) **Policy 8.3.7** Evaluate opportunities to increase pump efficiency in water and wastewater systems.
- ) **Policy 8.3.8** Pursue developing a rain garden program, which utilizes a slightly depressed area for a landscaped garden that collects rainwater and captures stormwater runoff.
- ) **Policy 8.3.9** Promote sustainable, climate-resilient construction and floodplain management best practices, including LED lighting, elevation and floodproofing, protection of mechanical systems, onsite retention and pervious surfaces, green infrastructure or nature-based solutions.



### Objective 8.4

Educate the community of Oakland Park on opportunities for individual sustainability and resiliency.

- ) **Policy 8.4.1** Expand its program for distribution of educational materials to residents and businesses through existing and additional outreach sources, such as the City's website, community newsletters and social media.
- ) **Policy 8.4.2** Provide annual communication of relevant policies and sustainable practices that can reduce household energy waste and promote individual household contributions to sustainability.
- ) **Policy 8.4.3** Investigate best practices in financing mechanisms for current homeowners to invest in renewable energy and energy efficiency.
- ) **Policy 8.4.4** Develop and promote collective community action and individual behavior change for residents to address climate change strategy.



## Objective 8.5

Coordinate with regional partners to further sustainability and resiliency in the region.

- ) **Policy 8.5.1** Continue intergovernmental coordination to expand collaborative dialogue about programs and practices that advance sustainability in Oakland Park through current involvement including Local Governments for Sustainability (ICLEI), Southeast Regional Climate Compact, Broward County Water Advisory Board, and Broward County Climate Change Task Force.
- ) **Policy 8.5.2** Support coordination and collaboration regarding data and planning for resilience through participation in regional resilience groups and plans.
- ) **Policy 8.5.3** Collaborate with Broward County to support and encourage the provision of farm-to-table opportunities that support equitable food access including food redistribution programs and updating the Land Development Code to allow for urban agriculture.
- ) **Policy 8.5.4** Ensure environmental justice in land use policy and public infrastructure and services decisions by considering the impacts to vulnerable populations, including but not limited to, the economically disadvantaged, racial, and ethnic minorities, the uninsured, low-income children, the elderly, the homeless and those with chronic health conditions, including severe mental illness.





## Objective 8.6

Plan for and adapt to potential climate impacts and sea level rise by encouraging resilient infrastructure and development practices.

- ) **Policy 8.6.1** Consider the [Vulnerability to Sea Level Rise Assessment Report](#) and the Initial Seal Level Rise Risk Assessment results from 2021 when preparing plans, developing the capital improvement program, and conducting maintenance on public infrastructure.
- ) **Policy 8.6.2** Maintain a record of public infrastructure at risk of flooding and sea level rise and assess the conditions of public buildings and structures to determine if upgrades are warranted to address potential hazard conditions. The City will implement adaptation measures and resiliency improvements when financially feasible.
- ) **Policy 8.6.3** Facilitate sustainable development patterns in areas at risk of flooding, including discouraging development in flood-prone areas and increasing density in areas not at risk of flooding.
- ) **Policy 8.6.4** Advocate for the inclusion of potential sea level rise projections in planning for development and redevelopment projects.
- ) **Policy 13.6.5** Require development and redevelopment to be consistent with the flood construction requirements in the Florida Building Code, the Flood Damage Prevention ordinance, and floodplain management regulations set forth in 44 C.F.R. (Code of Federal Regulations) part 60.
- ) **Policy 8.6.6** Require the redevelopment of repetitive loss properties (as identified in the [Broward County Local Mitigation Strategy](#)) to meet current building codes.
- ) **Policy 8.6.7** Review and update the Land Development Codes to assess whether modifications are necessary to address hazard mitigation and resilience in the development review process.
- ) **Policy 8.6.8** Consider implementing a new program, or modifying an existing program, to assist residents and businesses in upgrading (or hardening) structures to meet revised building standards and encourage sheltering-in-place. Incentives to be considered include grant programs, zero-interest loans, and reduced permit fees for hardening upgrades, such as shutters.



## Objective 8.7

Coordinate on the implementation of the County's Emergency Preparedness Plan to maintain or reduce hurricane evacuation times.

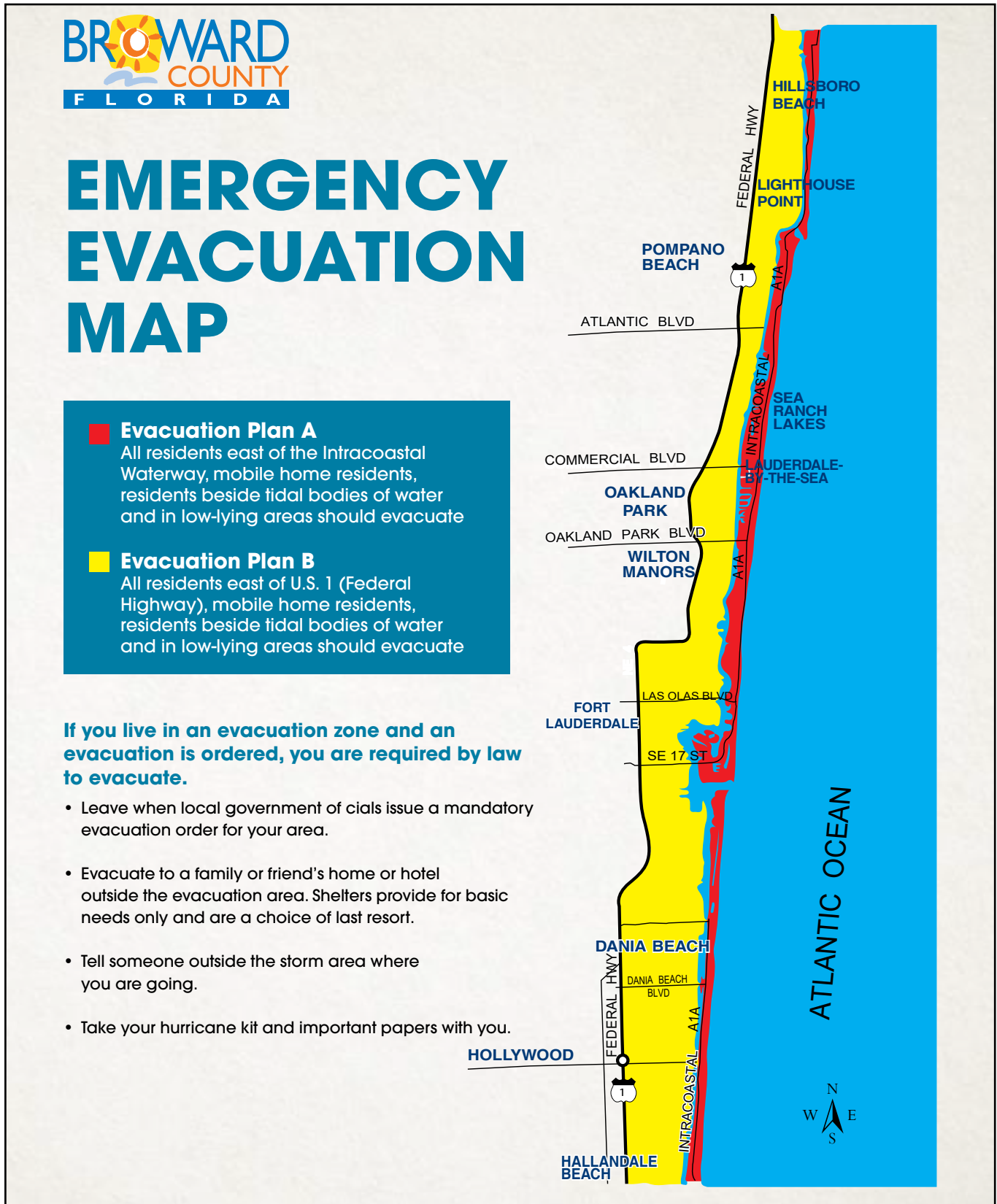
- ) **Policy 8.7.1** Schedule at least one training session on an annual basis to maintain local emergency services personnel familiarity with Broward County's adopted Emergency Preparedness Plan. Review with County Emergency Preparedness personnel the designation of controlled intersections or evacuation routes along City arterials and near designated evacuation centers.
- ) **Policy 8.7.2** Participate in countywide emergency preparedness preparation and practice sessions.
- ) **Policy 8.7.3** Annually update a database and action plan for notification and evacuation of the City's transit dependent population.
- ) **Policy 8.7.4** Ensure adequate planning for emergency management in the context of climate change by providing access to public structures, schools, hospitals, and other shelters and critical facilities.
- ) **Policy 8.7.5** Coordinate with Broward County and the South Florida Regional Planning Council to maintain the following hurricane evacuation times.

**Table 8-1: Evacuation Route**

Evacuation Route	Storm Category	Evacuation Time
<b>Commercial Boulevard</b>	Category 1, 2	7.31 Hours
	Category 3	7.31 Hours
	Category 4, 5	9.30 Hours
<b>Oakland Park Boulevard</b>	8.81 Hours	8.81 Hours
	8.81 Hours	8.81 Hours
	9.15 Hours	9.15 Hours

- ) **Policy 8.7.6** Support the efforts of Broward County and the South Florida Regional Planning Council to increase the capacities of designated hurricane shelters.
- ) **Policy 8.7.7** Use existing communication strategies, such as City newsletters and website, to inform the public and raise awareness regarding hurricane preparation, flood and thunderstorm mitigation strategies and other hazard mitigation techniques.
- ) **Policy 8.7.8** Use existing communication strategies, such as news releases and the CodeRED telecommunication system, to inform the public regarding emergency conditions.

Figure 8-3: Emergency Evacuation Map





## Objective 8.8

Coordinate with Broward County, municipalities in Broward County, and the South Florida Regional Planning Council in the implementation of hazard mitigation, pre-disaster planning, and post-disaster redevelopment.

- ) **Policy 8.8.1** Remain consistent with the plans, policies, and procedures in the Broward County Local Mitigation Strategy, Comprehensive Emergency Management Plan, Continuity of Operations Plan, and Post Disaster Redevelopment Plan. The City will coordinate with Broward County in the preparation and implementation of the Countywide Emergency Preparedness Plan. The City shall maintain a Post Disaster Redevelopment Plan including all or portions of Broward County's Plan.
- ) **Policy 8.8.2** Discourage land use plan amendments that negatively impact evaluation clearance times and emergency shelter capacity.
- ) **Policy 8.8.3** Follow the physical post disaster redevelopment plan of rebuilding the City of Oakland Park in the same manner which exists consistent with the adopted Future Land Use Map.
- ) **Policy 8.8.4** Require structures which are damaged in excess of fifty (50%) percent of their current replacement value to be rebuilt to meet current Land Development Codes and modified in accordance with the most recent Florida Building Code requirements.
- ) **Policy 8.8.5** Modify in accordance with the most recent Florida Building Code requirements and all current federal, state and local regulations, any structures existing within the City which suffer recurring damage in excess of 50% of cost of construction more.
- ) **Policy 8.8.6** Ensure that in planning post-disaster redevelopment activities, factors to be considered in order to protect the public health and safety are consistent with the direction the Oakland Park and Wilton Manors Climate Action Plan.
- ) **Policy 8.8.7** Ensure that the short-term recovery measures of repair and cleanup activities receive highest priority in determining the appropriateness of emergency building permits. Long term redevelopment activities shall be postponed until the Recovery Task Force has coordinated immediate repair and clean-up operations.
- ) **Policy 8.8.8** Ensure that immediate recovery actions needed to protect the public health and safety take priority following hurricane storm events or natural disasters. Such priority actions will include but are not limited to the following: debris removal; roadway and infrastructure repair; water use restrictions, if necessary; access restrictions, if required to protect lives or property, and other similar activities needed to assure the safe movement of people, goods and supplies within the impacted area. Long term repair or recovery actions, such as relocating infrastructure, rebuilding of damaged structures and the like, will be distinguished from the short-term actions herein described.

- ) **Policy 8.8.9** The applicable provisions of the Florida Building Code, as may be amended from time to time, relating to hurricane precautions, inspections and permitting are hereby adopted by reference. Please review Florida Building Code for full language related to provisions.
- ) **Policy 8.8.10** Notwithstanding the preceding policies, no regulation, permitting procedure or post disaster redevelopment planning shall result in a taking or limitation of private property inconsistent with the provisions of the Private Property Rights Protection Act, Chapter 95-181, Laws of Florida.
- ) **Policy 8.8.11** Recognize that certain vested development rights may exist for property within the City that may conflict with hazard mitigation and pre- and post-disaster planning, and will consider such claims after petition is made to the City.
- ) **Policy 8.8.12** Assess post-disaster redevelopment opportunities to include acquisition of land for public purposes, if financially feasible.



### Objective 8.9

Promote reduction of flood risk resulting from high-tide events, storm surge, flash floods, stormwater runoff, and intensifying sea level rise, in coastal areas, as well as areas connected to or influenced by coastal waters, through development and redevelopment principles, and strategic planning.

- ) **Policy 8.9.1** Use projections regarding rainfall, sea level rise, and storm surge to plan and develop strategies that reduce flood risk to municipal services and City infrastructure and facilities.
- ) **Policy 8.9.2** Ensure development and redevelopment projects are designed to ensure adequate surface water management that provides for water quality and flood protection, by applying the provisions of various City plans and codes.
- ) **Policy 8.9.3** Address the impacts of flood on the built environment through adaptive planning and shall collaborate with local, state, and regional partners to secure funding for adaptation projects.
- ) **Policy 8.9.4** Regularly assess and plan for public infrastructure, facilities and utilities as required by the Capital Improvements Element, including the impacts of potential intensifying floods and sea level rise.
- ) **Policy 8.9.5** Support the operation, management, and enhancement of drainage infrastructure to manage floods consistent with the Coastal Management and Conservation elements.
- ) **Policy 8.9.6** Limit capital investment in high-risk flood areas except for maintenance and enhancement of natural areas and resources.
- ) **Policy 8.9.7** Consider the potential impacts of floods when planning public infrastructure improvements.

- ) **Policy 8.9.8** Evaluate potential flood impacts that may result from intensifying hurricanes, rainfall patterns, and sea level rise upon public infrastructure, facilities, and utilities, and plan and implement mitigation strategies such as raising base finish floor standards and developing additional site design and stormwater management standards.
- ) **Policy 8.9.9** Assist state agencies, as requested, in the enforcement and monitoring of compliance with the Department of Environmental Protection Coastal Construction Control Line (CCCL) regulations in accordance with Florida Statutes where appropriate.
- ) **Policy 8.9.10** Continue to support the reduction of flood insurance premiums for County residents through the following strategies:
  1. Continue participation in the National Flood Insurance Program's Community Rating System (CRS) administered by the Federal Emergency Management Agency (FEMA) to reduce flood losses;
  2. Support programs and outreach which educate residents on the benefits of flood insurance, and their flood risk associated with high tide events, storm surge, flash floods, stormwater runoff, and the sea level rise;
  3. Review, develop, and enhance standards and programs to mitigate increasing flood;
  4. Develop resiliency policies and implementation of prioritized hazard mitigation projects; and
  5. Coordinate with Broward County regarding City projects on the enhanced Local Mitigation Strategy and local mitigation project lists.
- ) **Policy 8.9.11** Development or redevelopment in the coastal areas shall be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R part 60 and redevelopment shall require that any construction activities seaward of the coastal construction control lines established to be consistent with chapter 161.



## Objective 8.10

Enhance the protection of natural systems and water resources in conjunction with the Broward County Environmental Protection and Growth Management Department.

- ) **Policy 8.10.1** Ensure existing water sources, stormwater, water, and wastewater infrastructure can withstand the climate to protect future water quality while minimizing flood impacts, contamination, and water shortages.
- ) **Policy 8.10.2** Ensure that adaptation techniques do not negatively impact natural ecosystems and emphasize ecosystem preservation and adaptive capacity.
- ) **Policy 8.10.3** Identify, incorporate, and prioritize climate adaptation improvement projects pertaining to water supply, wastewater systems, stormwater management, and flood protection as part of capital improvement plans.

- ) **Policy 8.10.4** Update and implement the Land Development Code to require that all new drainage systems which discharge into coastal waterbodies include pollution control devices and comply with the standards of the Broward County Environmental Protection and Growth Management Department.
- ) **Policy 8.10.5** Evaluate the feasibility of priority improvement costs and cost-effectiveness of retrofitting existing canal or lake drainage systems with pollution control devices.
- ) **Policy 8.10.6** Utilize adopted local building threshold criteria such that major modifications to existing uses conform to local and regional storm drainage requirements. Redevelopment within identified floodplains will be required to address flooding impacts.
- ) **Policy 8.10.7** In conjunction with local beautification efforts, establish long-term programs to revegetate riparian zone vegetation on publicly owned waterbodies, enhance shoreline protection efforts to protect against erosion and enforce the management and elimination of non-native vegetation along these shorelines.
- ) **Policy 8.10.8** Improve stormwater management through the continued implementation of a regular maintenance program on storm drainage systems which outfall into the City's canals and estuaries.
- ) **Policy 8.10.9** Once the Florida Department of Environmental Protection establishes Total Maximum Daily Loads (TMDLs) for the Middle River, the City will coordinate with other stakeholders (Broward County, cities of Wilton Manors, Lauderdale Lakes, and Fort Lauderdale, and the Florida Department of Transportation) on creation of a Basin Management Plan.



## Chapter 9

# Coastal Management



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# COASTAL MANAGEMENT

While the City of Oakland Park is not located directly adjacent to the coast, its close proximity to the ocean and location in low-lying coastal zones requires protection of natural resources and management of development activities as appropriate. The City of Oakland Park hopes to develop and maintain the coastal area of the City in a way that mitigates damage from natural disasters while preserving natural resources. This element also provides some framework for coordination with partners as it relates to maintenance and regulation of coastal management and other related resources.



## GOAL 9

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 while best preserving local shoreline and tidewater resources.



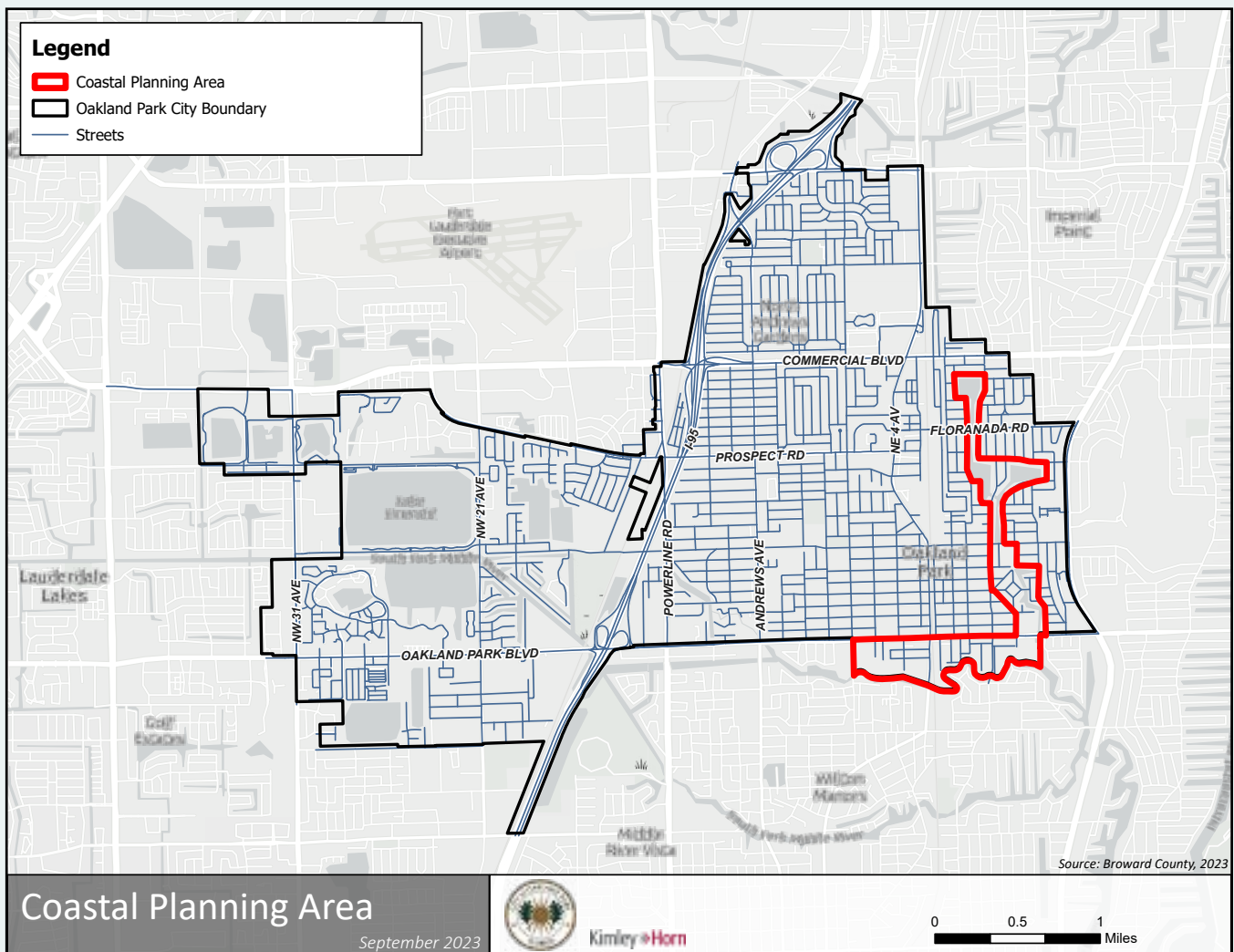
### Objective 9.1

Protect, conserve and/or enhance remaining coastal wetlands, living marine resources, coastal barriers, and wildlife habitat, especially those resources that are located in low-lying coastal zones that may experience coastal flooding due to high tides.

- ) **Policy 9.1.1** Continue to participate in, and locally enforce all existing coastal regulatory activities of the U. S. Environmental Protection Agency, Federal Emergency Management Administration, the Florida Department of Environmental Regulation and Natural Resources, South Florida Water Management District, Broward County Office of Natural Resource Protection and the Broward County Water Management Division.
- ) **Policy 9.1.2** Require building construction elevations consistent with minimum Federal Flood Insurance regulations.
- ) **Policy 9.1.3** Require building construction techniques in accord with the Florida Building Code.
- ) **Policy 9.1.4** Implement Section 24-117 of the adopted Land Development Code , entitled, "Natural Resources Overlay Zone" and the City's adopted Tree Preservation Ordinance and continue to coordinate with the South Florida Water Management District and Broward County Department of Natural Resource Protection during review of development and/or redevelopment in order to limit the cumulative impacts of development and redevelopment on wetlands, water quality, living marine resources and wildlife habitats.

- ) **Policy 9.1.5** Consider implementing an adaptation area designation for low-lying coastal zones that may experience coastal flooding due to high tides and storm surge to make specific improvements in areas that are vulnerable to the impacts of rising sea level to reduce flood risk.
- ) **Policy 9.1.6** If an Adaptation Plan is adopted, strive to be consistent or more stringent than the flood construction requirements in the Florida Building Code and federal Floodplain Management Regulations in the designated adaptation area.
- ) **Policy 9.1.7** Participate in the [National Flood Insurance Program Community Rating System](#) to achieve flood insurance premium discounts for residents.

**Figure 9-1: Coastal Planning Area**





## Objective 9.2

Improve water quality in the City's canals and estuaries by implementing a comprehensive program in conjunction with the Broward County Environmental Protection Department.

- ) **Policy 9.2.1** Implement the Land Development Code to require that all new drainage systems which discharge into coastal waterbodies include pollution control devices and comply with the standards of the Broward County Environmental Protection Department.
- ) **Policy 9.2.2** Implement the Land Development Code to require the construction of uniform and substantial seawalls, or other approved revetment, when it is determined that bank or shoreline stabilization is required.
- ) **Policy 9.2.3** Evaluate the feasibility of priority improvement costs and cost-effectiveness of retrofitting existing canal or lake drainage systems with pollution control devices.
- ) **Policy 9.2.4** Utilize adopted local building threshold criteria such that major modifications to existing uses conform to local and regional storm drainage requirements. Redevelopment within identified floodplains will be required to address flooding problems.
- ) **Policy 9.2.5** In conjunction with local beautification efforts, establish a long-term program to revegetate coastal public property with drought tolerant native vegetation.
- ) **Policy 9.2.6** Implement a regular maintenance program on storm drainage systems which outfall into the City's canals and estuaries. Maintenance shall be documented through Broward County's Joint Municipal National Pollution Discharge Elimination Systems (NPDES) annual permit update requirements.
- ) **Policy 9.2.7** Participate in Broward County's Joint Municipal National Pollution Discharge Elimination Systems (NPDES) Permit and coordinate water quality efforts with the adjacent jurisdictions of Fort Lauderdale, Wilton Manors, and Broward County.



### Objective 9.3

Restrict any facility siting or expansion/improvement of existing utilities in shoreline areas except for those necessary to serve existing development or improve environmental quality.

- ) **Policy 9.3.1** In the coastal area of the City, provide funding for utility and road maintenance primarily with respect to existing needs. Restrict nonrecreational capital improvements to those necessary to maintain adopted level of service standards for existing and planned designated uses or to improve local environmental quality.
- ) **Policy 9.3.2** Accept the definition of the Coastal High Hazard Area per F.S. Section 163.3178: "The coastal high-hazard area is 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. "
- ) **Policy 9.3.3** As required by state law, the City shall revise its Future Land Use and this Coastal Management Element to incorporate the new definition of coastal high-hazard area included herein and amend the Future Land Use Map to depict the coastal high-hazard area.





## Objective 9.4

Protect and preserve the identified historic and archaeologically significant structures and properties located in the City's coastal area as depicted on the Future Land Use Map Series from potential impacts caused by development and/or redevelopment activities.

- ) **Policy 9.4.1** Utilize the Land Development Code to require developers to submit documentation as to historic and archaeological structures which may potentially be impacted by new development and/or redevelopment activities as part of submittal requirements for development permit approval for properties located in the coastal area of the City.
- ) **Policy 9.4.2** Review the Florida Master File of Historic Places on an annual basis and coordinate with the City's historic committee to refine the inventory of historic properties located in the City and amend the Future Land Use Map Series, as necessary to indicate additional identified historic structures. Include the historic and archaeological maps in comprehensive plans and/or regional planning documents to guide municipal and county government climate adaptation planning efforts.
- ) **Policy 9.4.3** Upon the identification of potential impacts to potentially historic and archaeologically significant structures, evaluate the historical significance of impacted structures, and take necessary measures as deemed appropriate by the City Commission, to protect historically significant structures to minimize the impacts of new development and/or redevelopment within the City's Coastal Area.
- ) **Policy 9.4.4** In accordance with the Climate Action Plan, develop adaptive sustainable preservation strategies, including existing best-practice models available from national and state preservation authorities that are flexible and regularly evaluated and updated, including in-situ and mitigation alternatives.

## Chapter 10

# Economic Development



# ECONOMIC DEVELOPMENT

The Economic Development Element promotes a stable and growing local economy by prioritizing the support, retention, and expansion of existing businesses; attracting new businesses that align with local and regional target markets, and promoting 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.



## GOAL 10

Promote a healthy and diverse economy through retaining and expanding local businesses, building a dynamic workforce, fostering an entrepreneurial spirit, and strengthening the local tax base.



### Objective 10.1

Cultivate an economy that helps to attract and retain local businesses and employers.

- ) **Policy 10.1.1** Coordinate with local and regional economic development agencies to promote Oakland Park as an attractive location for business growth.
- ) **Policy 10.1.2** Create an economic development strategic plan to memorialize target industries for Oakland Park and determine specific strategies to achieve economic outcomes.
- ) **Policy 10.1.3** Maintain an inventory of available non-residential and commercial space and vacant land that could accommodate new business growth.
- ) **Policy 10.1.4** Establish thresholds for financial incentives to attract new target businesses and develop strategies to engage in public-private partnerships.
- ) **Policy 10.1.5** Monitor and report economic growth on a periodic basis regarding increases in employment and average wages in the community.
- ) **Policy 10.1.6** Enhance the City's website to include economic development information that would be relevant to new or expanding businesses (community assets, demographics, incentives, tax rates, links to local, regional, and statewide economic development partners, etc.).





## Objective 10.2

Spur local entrepreneurship and innovation by embracing creative strategies and financial incentives.

- ) **Policy 10.2.1** Inventory and promote available commercial spaces available to host small businesses.
- ) **Policy 10.2.2** Review future land use and zoning code to provide flexibility to accommodate mixed-use place creation that is attractive to young professionals.
- ) **Policy 10.2.3** Expand financial incentives to support small, local, and emerging businesses throughout the city.
- ) **Policy 10.2.4** Promote minority entrepreneurship through technical assistance, grants, or other incentives.
- ) **Policy 10.2.5** Collect and disseminate information on support for small businesses, as well as minority and women business enterprises.



## Objective 10.3

Support workforce development to attract and retain a diverse talent base.

- ) **Policy 10.3.1** Identify and grow relationships with local education partners to offer training opportunities.
- ) **Policy 10.3.2** Encourage housing diversity to accommodate a wide range of employees and support them in living in or near where they work.
- ) **Policy 10.3.3** Build relationships between local high schools and existing companies to identify workforce needs.
- ) **Policy 10.3.4** Develop strategies to attract and retain both college graduates and young professionals.

**Figure 10-1: Oakland Park Inflow-Outflow, 2019**



*\* Numbers are Approximate*



## Objective 10.4

Celebrate Downtown Oakland Park as a well-designed activity center that focuses on the culinary arts.

- ) **Policy 10.4.1** Support and identify redevelopment opportunities in Downtown Oakland Park such as the [Downtown Properties Development Project](#).
- ) **Policy 10.4.2** Create and enhance multi-modal connections to Downtown Oakland Park including Commuter Rail, Roadway Improvements, the Bike Path and Sidewalk Connectivity Project, and Elementary Sidewalks Project.
- ) **Policy 10.4.3** Create strategies to expand neighborhood programs in and around Downtown Oakland Park by expanding services that support neighborhoods including exploring funding opportunities that improve safety, character, health, leadership, emergency preparedness, or the environment.
- ) **Policy 10.4.4** Increase the availability of well-planned housing options in around Downtown Oakland Park by identifying opportunities for infill development and missing middle housing.
- ) **Policy 10.4.5** Increase the amount and the quality of greenspace and public space in Downtown Oakland Park by identifying under-utilized properties.
- ) **Policy 10.4.6** Promote Downtown Oakland Park as an entertainment destination, focusing on the expanding culinary arts and healthy living economies.

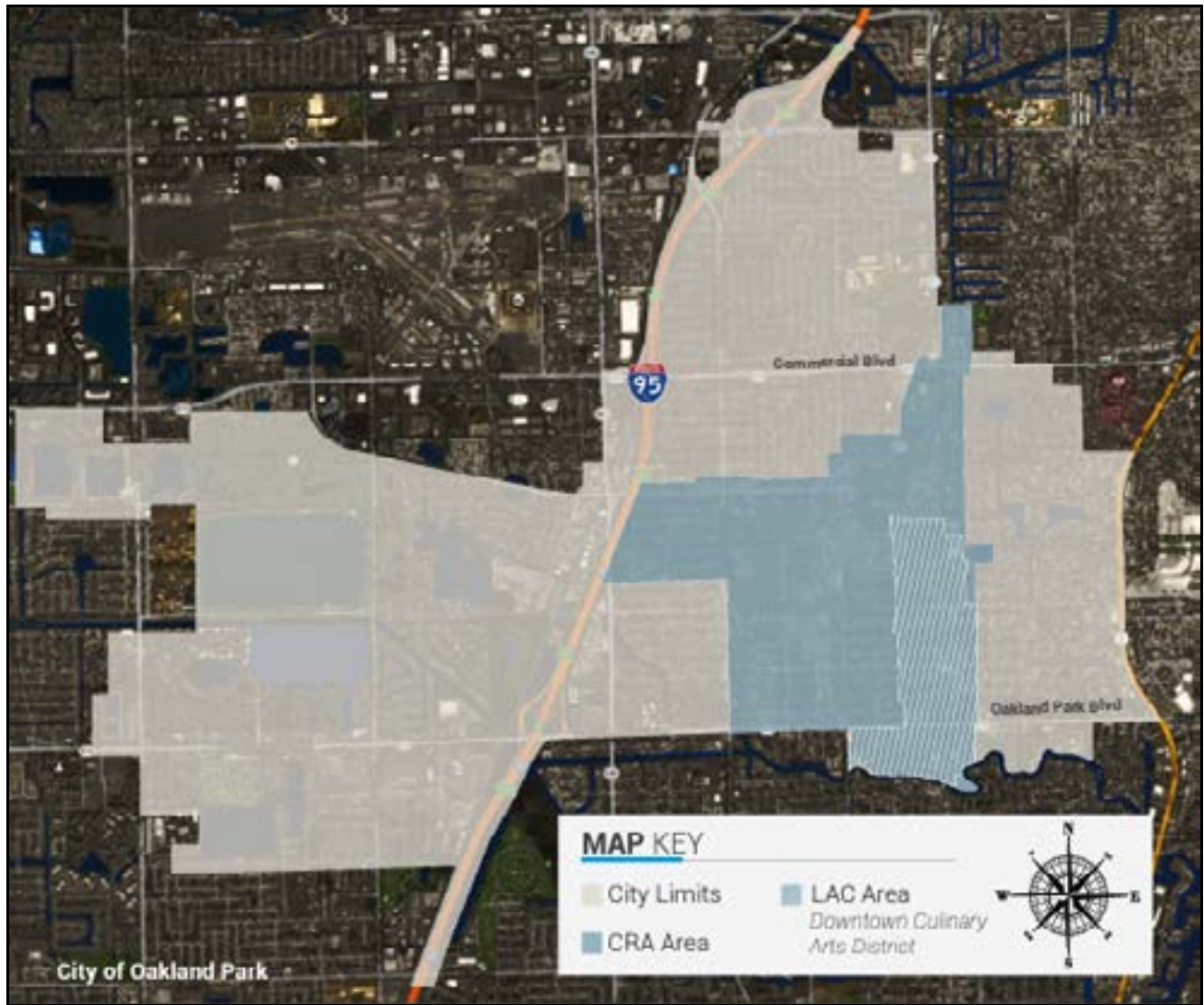


## Objective 10.5

Prioritize the redevelopment on the West Side of Oakland Park.

- ) **Policy 10.5.1** Identify catalytic sites to serve as community and economic anchors west of Powerline Road.
- ) **Policy 10.5.2** Encourage walkable, neighborhood-scale, commercial development west of Powerline Road by incentivizing developers and implementing the Land Development Code.
- ) **Policy 10.5.3** Identify strategies for redevelopment and revitalization on the West Side of Oakland Park by completing a focused area study.

**Figure 10-2: CRA Map**



### **Objective 10.6**

Continue to focus efforts and systematically lay the foundation for Community Redevelopment Areas outside of Downtown.

- ) **Policy 10.6.1** The [Community Redevelopment Agency \(CRA\)](#) shall prepare these emerging areas for the next step in the maturation of their redevelopment and ensure that the City and the CRA are well positioned to leverage opportunities for redevelopment in the emerging areas.
- ) **Policy 10.6.2** The CRA shall lay the foundation in other strategic locations in the district through investment in the streetscape improvements, drainage improvements, code compliance, and business incentive programs.



## Objective 10.7

Improve and diversify the local tax base.

- ) **Policy 10.7.1** Continue to support and encourage the redevelopment of underutilized properties.
- ) **Policy 10.7.2** Prepare and regularly update a cost-to-serve fiscal impact analysis to better understand and communicate the impacts of growth and development.
- ) **Policy 10.7.3** Conduct a study to determine a targeted industry list.



## Chapter 11

# Private Property Rights



# PRIVATE PROPERTY RIGHTS

The Private Property element is statutorily required to ensure that private property rights are considered in local decision-making processes.



## GOAL 11

To ensure that private property rights are protected and considered in the City's decision-making processes.



### Objective 11.1

The City shall protect and preserve private property rights.

- ) **Policy 11.1.1** Property Rights: The owner of real property shall have private property rights protected and preserved as follows in accordance with Florida Statutes:
  - a. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
  - b. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state and local ordinances.
  - c. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
  - d. The right of a property owner to dispose of his or her property through sale or gift.

## *Chapter 12*

# Capital Improvements



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# 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 relates to the availability of infrastructure to guide the location and timing of growth. 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.

The listing of capital improvements in this element is considered feasible within the five-year period based on current revenue projections. Additional funding sources will be explored to augment existing revenues and to fund additional desirable improvements consistent with the overall goals, objectives, and policies of the City's Comprehensive Plan.



## GOAL 12

To ensure the orderly and efficient provision of all public services and facilities necessary to serve existing and future local population needs.



### Objective 12.1

Retain a comprehensive and coordinated funding strategy for the implementation of existing or anticipated capital improvement needs identified in the adopted Capital Improvement Element, the Local Comprehensive Plan or through other local planning efforts.

- ) **Policy 12.1.1** Utilize the local capital project review criteria which, at a minimum, objectively prioritizes projects based on consistency with local comprehensive planning activities, cost feasibility and effectiveness, relative magnitude and term of need, intergovernmental commitments, the ability to take advantage of other jurisdictional capital improvements and overall budget impacts.
- ) **Policy 12.1.2** Recognize that capital expenditures necessary to maintain or improve existing facilities take precedent over expansion or anticipated future facility needs.
- ) **Policy 12.1.3** Utilize budget review procedures which recognize the need and priority criteria to fund capital improvement needs of the various Comprehensive Plan Elements.
- ) **Policy 12.1.4** Monitor, evaluate, and amend the Capital Improvements Element on an annual basis to incorporate the City's Capital Improvement Program in conjunction with annual budget deliberations and adoption.

- ) **Policy 12.1.5** The annual review of the Capital Improvements Element will be the joint responsibility of the City's Community and Economic Development and Engineering, Building Services, and Finance Departments along with the City Manager and his or her designee. A summary report with respect to the findings and modifications necessary as a result of this effort will be presented to the City Commission during a public meeting to occur at the approximate time of annual budget deliberations. The City Commission will direct staff to take the appropriate action as deemed necessary based upon findings and recommendations contained in the annual summary report. The following minimum activities shall occur:
- » Modifications necessary to the estimated date, costs and scope of specific projects currently listed in the Element;
  - » The inclusion of new priority projects due to unanticipated conditions and the respective modifications to other, already listed projects; justification of new projects to be provided;
  - » The inclusion of additional "fifth year" capital improvement projects based on project priority and justification;
  - » Project priority ranking criteria as refined and/or otherwise modified from that existing in the Capital Improvements Element;
  - » An assessment of the Capital Improvements Element and project listing in terms of its effectiveness of carrying out the goals, objectives and policies of the Comprehensive Plan;
  - » The City's ability to maintain the adopted level of service standards and to eliminate existing deficiencies or problem conditions;
  - » A status report with regard to grants received, pending or anticipate to be applied for as these relate to the City's Comprehensive Plan;
  - » A status report with regard to local capital improvements undertaken by other agencies and the private sector as these relate to the City's Comprehensive Plan; and
  - » Any additional information with regard to capital improvements and the City's Comprehensive Plan considered appropriate by the Committee.
- ) **Policy 12.1.6** Ensure that subdivision regulations provide for both the timely completion and regular maintenance of all required capital improvements and amenities.



## Objective 12.2

Implement a Concurrency Management System that ensures development or redevelopment proposals are approved consistent with the programmed provision of additional services at the adopted level of service standards and that meets existing and future facility needs.

- ) **Policy 12.2.1** Review development proposals cognizant of the City's adopted level of service standards, existing levels of service and where appropriate, the timeframe for implementation of additional facility improvements.
- ) **Policy 12.2.2** Approve proposed development or redevelopment projects conditioned on the basis of project related service needs being concurrently available at the adopted level of service standards. Transportation facilities needed to serve development or redevelopment projects shall be in place or under construction within three (3) years after the building permit, or functional equivalent, is approved.
- ) **Policy 12.2.3** Allow for phasing of development related infrastructure improvements concurrently with project impacts on public facilities.
- ) **Policy 12.2.4** The Level of Service (LOS) standards for capital facilities shall be:
  - » For sanitary sewer – 86 gallons per day (GPD) per person for average and peak flow;
  - » For potable water – 95 gallons per day per capita;
  - » For fire flow – as required by the Fire Marshall;
  - » For solid waste – 8.0 pounds per capita per day with bi-weekly pickup;
  - » For drainage (Roadway Crown) – 10-year, 1-day storm;
  - » For drainage (Finished Floor) – Floor elevation above 100-year, 3-day storm; finished floor shall be no lower than the highest of:
    1. One (1) foot above the FEMA Flood Insurance Rate Base Flood Elevation; or
    2. The 100-year flood elevation as determined by the Broward County 100-year Flood Criteria Map; or
    3. Twelve (12) inches above the adjacent road crown for residential development and six (6) inches above the adjacent road crown for nonresidential development.
      - For parks and recreation facilities – three (3) acres per 1,000 residents, with two (2) acres per 1,000 population provided by neighborhood parks or mini-parks and one (1) acre per 1,000 population provided by community parks; and
      - For transportation facilities:
        - I-95 (a Strategic Intermodal System (SIS) Corridor) – LOS F;
        - Cypress Creek Road from I-95 to Andrews Avenue and Andrews Avenue from Cypress Creek Road to the Tri-Rail station entrance (a SIS Connector) – LOS F; and

- As part of the Broward County Transportation Concurrency Management Area (TCMA) Central District, the transportation LOS standards, for the purpose of issuing development orders and permits, are to achieve and maintain the following:
  - Coordinate with the County to achieve 30 minute peak hour headways on or less on 80% of routes,
  - Establish at least one neighborhood transit center,
    - Establish at least two additional community bus routes,
    - Increase bus shelters at 1/3 of stop locations, and
    - Maintain the peak hour two-way maximum service volumes on arterial roads, as listed below:
      - **Two-lane arterials:** 2,800;
      - **Four-lane arterials:** 6,265;
      - **Six-lane arterials:** 9,433;
      - **Eight-lane arterials:** 12,618
- ) **Policy 12.2.5** Review and modify, as necessary, the Land Development Code to be consistent with the level of service standards in Policy 9.2.4 and the requirements of Florida Statutes regarding the timing of development and the provision of facilities and infrastructure following the annual update of the Capital Improvement plan.
- ) **Policy 12.2.6** Modify the Concurrency Management System to require approval from water suppliers regarding available capacity to support new development as described in the Future Land Use Element.





### Objective 12.3

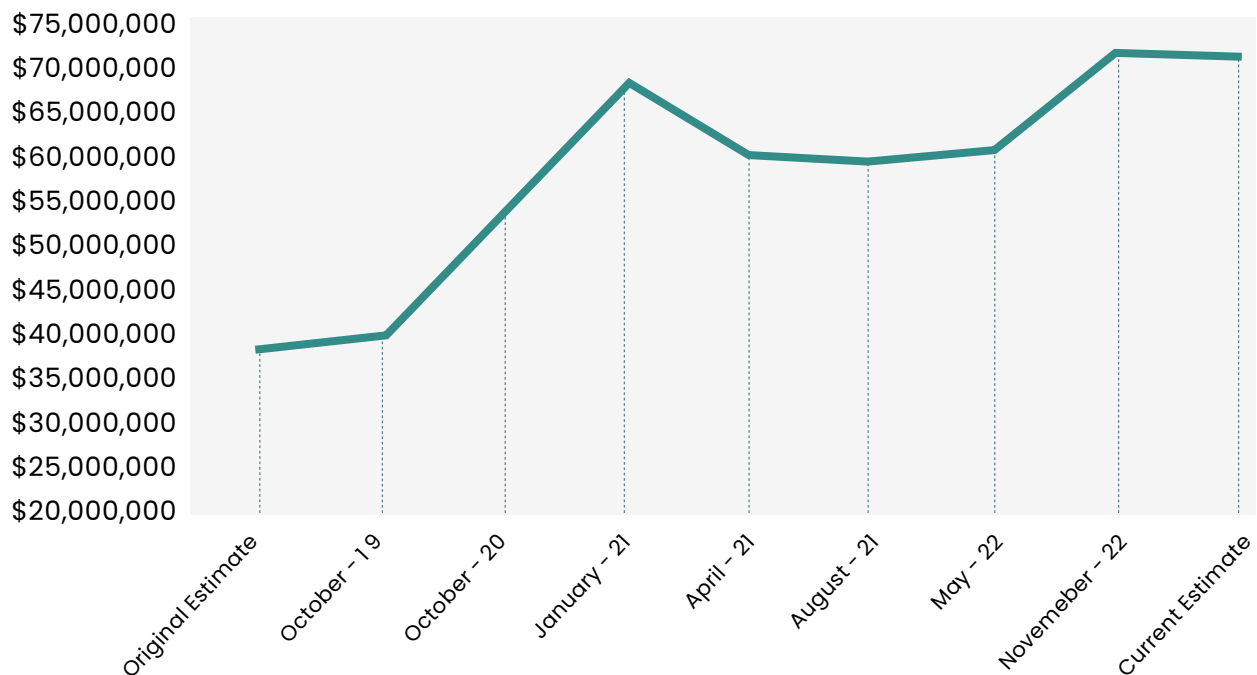
Provide that private developers participate on a proportionate share basis in any facility improvement costs necessary to maintain LOS Standards.

- ) **Policy 12.3.1** Require the performance bonding and an enforceable development agreement of project related utility or traffic circulation improvements necessary to accommodate the development of vacant parcels or substantial redevelopment of existing properties.
- ) **Policy 12.3.2** Give preference for the actual construction of adjacent site road improvements in lieu of impact fee payments.
- ) **Policy 12.3.3** Implement a process for assessing new development on a pro rata share of the costs necessary to finance public facility improvements in order to maintain the adopted level of service standards specified in Policy 9.2.4 through the implementation of the Land Development Code.

**Table 12-1: Bond Budget**

Funding Available	
<b>G.O. Bond</b>	\$40,000,000
<b>G.O. Bond Premium</b>	\$8,495,304
<b>Awarded Grants</b>	\$4,650.495
<b>TOTAL</b>	\$53,147,799

**Figure 12-1: Facilities Estimates**





## Objective 12.4

Provide a capital program that can be adequately accommodated by projected revenues or other available financial resources.

- ) **Policy 12.4.1** Consider a range of revenue and project cost projections based on varying assumptions with regard to the local property tax base, shared tax revenues, inflation, contingency costs and the level and sources of shared project funding commitment by other jurisdictions.
- ) **Policy 12.4.2** Establish and maintain a minimum debt service coverage ratio of 1:1 (110%) to guide the development and implementation of all future bond issues of the City.
- ) **Policy 12.4.3** Identify funding sources for specific projects or project categories through the City's Capital Improvement Program.
- ) **Policy 12.4.4** Capital projects scheduled in the first five years of the ten-year Work Plan shall be included in the Capital Improvements Element. This schedule shall be updated annually as necessary to maintain consistency with the capital projects listed in the Work Plan and within 18 months following updates to the Lower East Coast Water Supply Plan, the City of Fort Lauderdale Water Supply Plan, or the Broward County Water Supply Plan.
- ) **Policy 12.4.5** The Capital Improvement Schedule shall cover a 5-year period, and identify projects as either funded and unfunded and given a level of priority for funding.





## Objective 12.5

Amend the CIE annually to incorporate the updated [District Educational Facilities Plan \(DEFP\)](#) consistent with the provisions and procedures of the interlocal agreement (ILA) once the School Board adopts and transmits it.

- ) **Policy 12.5.1** Monitor the School District's Work Program in order to implement the requirements of F.S. Section 1013.33 and to ensure the provision of adequate Public School Facilities as new residential development occurs in the County/City.
- ) **Policy 12.5.2** Review, comment, and participate in the development of the School District's 5-Year Work Program with the County in accordance with the Public Schools' ILA. Provide input with respect to the Work Program's consistency with the City's Comprehensive Plan. The City by reference adopts the Broward County School District's DEFP as a part of the Comprehensive Plan, as amended. Considering the input of the County and the City, the School District shall amend the Work Program annually to include the immediately subsequent fifth year of Public School Facilities. Each annual update shall address the status of Public School Facilities, including, but not limited to the following:
  - » (i) The Available School Capacity by Concurrency Service Area;
  - » (ii) Anticipated increases in residential development within the County/City and the incorporated municipalities within the County;
  - » (iii) The existing and projected Level of Service for each Concurrency Service Area by year for the 5-year planning period;
  - » (iv) For each Concurrency Service Area and each year of the 5-year planning period, the needed school facilities to achieve and maintain the Level of Service Standard;
  - » (v) The current need for any Public School Facilities resulting from changes in population trends, employment growth, or other relevant factors;
  - » (vi) The rate and location of Exempt Development;
  - » (vii) Any amendments necessary to effectuate the purpose and intent of this Ordinance and state law, including any demand assumptions, need factors, and other matters recommended by the School District for reconsideration or revision; and
  - » (viii) The projected financing for any additional School Capacity resulting from the factors set forth in subsections (i) through (v), above.

**The tables below contain the City's Capital Improvements Program. As 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.** There are two improvements identified in Table 12-1 related to water supply. Both are projects being undertaken by the City's water suppliers, the City of Fort Lauderdale and Broward County, and are included as a separate table to comply with state law. Projects included in the capital improvements program are designed to ensure operational capacity and efficiency to maintain level of service standards.

**City of Oakland Park Capital Improvements Program – FY22 to FY27**

**Table 12–2: Capital Improvement Needs Identified in Comprehensive Plan**

Project Name	LOS Facility Type	Target Dates by FY		Estimated Cost (Five-year Program)	Source/Element (1)
Neighborhood and City-Wide					
Citywide Mast Arm Conversion (County Surtax)	Transportation	Begin:	2022	\$7,875,000	Transportation Element
		Finish:	2023		
Floranada Sidewalk Network (CSLIP)	Transportation	Begin:	2022	\$ 1,448,219	Transportation Element
		Finish:	2025		
Lloyd Estates Sidewalks – Safe Routes to School (LAP)	Transportation	Begin:	2022	\$922,749	Transportation Element
		Finish:	2023		
NE 12th Terrace Improvements	Transportation	Begin:	2026	\$2,400,211	Transportation Element
		Finish:	2026		
NE 13th Ave Infrastructure Improvements (LAP)	Transportation	Begin:	2025	\$6,219,009	Transportation Element
		Finish:	2025		
NW 21st Avenue Improvement – South of OPB	Transportation	Begin:	2022	\$2,492,809	Transportation Element
		Finish:	2024		
NE 34th Ct fr NE 12th Terr. To NE 16th Ave Rdway Imp (LAP)	Transportation	Begin:	2022	\$1,977,607	Transportation Element
		Finish:	2024		
Citywide Tree Canopy	Parks and Recreation	Begin:	2024	\$200,000	Transportation Element
		Finish:	2027		
Community Redevelopment Agency (CRA) Improvements West Dixie Sidestreets	Facilities	Begin:	2023	\$525,000	Transportation Element
		Finish:	2024		
Upgrade Decorative Street Lights to LED	Facilities	Begin:	2024	\$500,000	Transportation Element
		Finish:	2024		
City Entry/Welcome Signs	Facilities	Begin:	2022	\$300,000	Transportation Element
		Finish:	2027		
Neighborhood Monument Entrance Signs	Facilities	Begin:	2023	\$250,000	Transportation Element
		Finish:	2027		
Fire Station 20 Renovation	Facilities	Begin:	2024	\$1,600,000	Facilities Element
		Finish:	2024		

Project Name	LOS Facility Type	Target Dates by FY		Estimated Cost (Five-year Program)	Source/Element (1)
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 – Design	Facilities	Begin:	2023	\$8,200,000	Facilities Element
		Finish:	2025		
West Stevens Field – Operations Area	Facilities	Begin:	2022	\$1,500,000	Facilities Element
		Finish:	2026		
250 Building	Facilities	Begin:	2023	\$640,000	Facilities Element
		Finish:	2023		
Recreation and Cultural					
City park – Phase II (Bond Program)	Parks and Recreation	Begin:	2020	\$300,000	Recreation and Open Space Element
		Finish:	2023		
City Park Environmental Remediation (Bond Program)	Parks and Recreation	Begin:	2021	\$50,000	Recreation and Open Space Element
		Finish:	2023		
Dillon Tennis Center	Parks and Recreation	Begin:	2023	\$200,000	Recreation and Open Space Element
		Finish:	2023		
Carter G. Woodson Park Upgrades	Parks and Recreation	Begin:	2022	\$1,175,000	Recreation and Open Space Element
		Finish:	2023		
Stevens Field Park	Parks and Recreation	Begin:	2022	\$1,000,000	Recreation and Open Space Element
		Finish:	2024		
Royal Palm Park	Parks and Recreation	Begin:	2023	\$1,500,000	Recreation and Open Space Element
		Finish:	2023		
Wimberly Field	Parks and Recreation	Begin:	2024	\$680,000	Recreation and Open Space Element
		Finish:	2024		
Royal Palm Park Trail	Parks and Recreation	Begin:	2023	\$580,000	Recreation and Open Space Element
		Finish:	2024		
Dog Park Improvements	Parks and Recreation	Begin:	2023	\$30,000	Recreation and Open Space
		Finish:	2023		

Project Name	LOS Facility Type	Target Dates by FY		Estimated Cost (Five-year Program)	Source/Element (1)
Water & Sewer					
New Gate Valves	Potable Water/ Sewer	Begin:	2024	\$100,000	Infrastructure Element
		Finish:	2025		
Oakland Park Blvd Water Main Improvements	Potable Water/ Sewer	Begin:	2022	\$115,000	Infrastructure Element
		Finish:	2023		
Sewer System Grouting & Lining- Main Lines & Laterals (Inflow & Infiltration (I/I) Reduction)	Potable Water/ Sewer	Begin:	2018	\$2,300,000	Infrastructure Element
		Finish:	2027		
Water Main Improvements	Potable Water/ Sewer	Begin:	2020	\$675,000	Infrastructure Element
		Finish:	2027		
Water Main Interconnections with Broward County	Potable Water/ Sewer	Begin:	2024	\$325,000	Infrastructure Element
		Finish:	2024		
Lift Station Basin Upgrades	Potable Water/ Sewer	Begin:	2022	\$1,640,000	Infrastructure Element
		Finish:	2026		
Sewer Laterals Upgrade	Potable Water/ Sewer	Begin:	2022	\$500,000	Infrastructure Element
		Finish:	2027		
Sewer Laterals Upgrade	Potable Water/ Sewer	Begin:	2022	\$475,000	Infrastructure Element
		Finish:	2027		
Galvanized Water Services Upgrade	Potable Water/ Sewer	Begin:	2023	\$150,000	Infrastructure Element
		Finish:	2023		
Stormwater					
Lady Lake Trail	Drainage	Begin:	2024	\$230,000	Infrastructure Element
		Finish:	2025		
Storm Drain Pipe Lining	Drainage	Begin:	2023	\$200,000	Infrastructure Element
		Finish:	2025		
NE 6th Ave Stormwater Pump Station and Pipeline	Drainage	Begin:	2023	\$11,200,000	Transportation Element
		Finish:	2025		
SWMP CIP 3-Emerald Lakes Basin Drainage Improvements	Drainage	Begin:	2024	\$4,777,545	Infrastructure Element
		Finish:	2025		
SWMP CIP 5 - E Oakland Park Blvd Pump Stations	Drainage	Begin:	2024	\$4,378,914	Infrastructure Element
		Finish:	2025		

Project Name	LOS Facility Type	Target Dates by FY		Estimated Cost (Five-year Program)	Source/Element (1)
SWMP CIP 11A- West Coral Lake	Drainage	Begin:	2026	\$ 3,791,123	Infrastructure Element
		Finish:	2027		
SWMP CIP 11B-East Coral River	Drainage	Begin:	2026	\$ 3,098,763	Infrastructure Element
		Finish:	2027		
SWMP CIP 5C-North Andrews Garden Drainage (Surtax)	Drainage	Begin:	2022	\$2,072,800	Infrastructure Element
		Finish:	2023		
SWMP CIP 5C-North Andrews Garden Drainage (Surtax)	Drainage	Begin:	2023	\$ 1,500.000	Infrastructure Element
		Finish:	2027		
SWMP CIP 10-NE 48th St and NE 15th Way / NE 16th Ave	Drainage	Begin:	2027	\$1,432,000	Infrastructure Element
		Finish:	2027		
SWMP CIP 10-NE 48th St and NE 15th Way / NE 16th Ave	Drainage	Begin:	2026	\$431,550	Infrastructure Element
		Finish:	2027		
SWMP CIP 2-Floranada Business District Pump Stations and Drainage Wells	Drainage	Begin:	2024	\$272, 308	Infrastructure Element
		Finish:	2025		
(1) Source/Element Column-The City of Oakland Park is almost fully developed. No specific infrastructure improvements to achieve level of service standards are identified in the City's comprehensive plan.					
Projects included in the capital improvements program are designed to ensure operational capacity and efficiency to maintain level of service standards.					

Source: City of Oakland Park, Adopted FY23 Budget.

**Table 12-3: FDOT/MPO/Grant – Transportation Project List**

Project ID	Project Description	Target Dates		Estimated Project Cost	Source
City Roadways					
FDOT: 4381161	NE 34 Court from NE 12 Terrace to NE 16 Avenue Improvement Project	Begin:	2022	\$2,414,167.00	City CIP
		Finish:	2024		
TBD	Mainstreet Traffic Circulation	Begin:	TBD	\$300,000.00	City CIP
		Finish:	TBD		
FDOT: 4399901	Oakland Park Elementary School Sidewalk Network	Begin:	2020	\$3,434,487.00	City CIP
		Finish:	2022		
FDOT: 4399961	Lakeside Sidewalk Network	Begin:	2020	\$2,170,722.00	City CIP
		Finish:	2022		
FDOT: 441581-1	Floranada Sidewalk Network	Begin:	2022	\$2,068,720.00	City CIP
		Finish:	2025		
FDOT: 444998-1	NE 13th Avenue Improvements	Begin:	2022	\$6,819,000.00	City CIP
		Finish:	2025		
FDOT: 444240-1	Lloyd Estates Elementary School - Sidewalks	Begin:	2022	\$1,290,766.00	City CIP
		Finish:	2024		
TBD Surtax	Citywide Street Resurfacing (CountySurtax)	Begin:	2021	\$2,981,440.00	City CIP
		Finish:	2023		
TBD Surtax	Citywide Mast Arm Conversion (CountySurtxt)	Begin:	2022	\$945,000.00	City CIP
		Finish:	2025		

Project ID	Project Description	Target Dates		Estimated Project Cost	Source
Intersections					
FDOT: 4383811	Powerline Rd & W. Oakland Park Blvd.	Begin:	2020	\$13,285,943.00	FDOT 5-yr WP, MPO TIP Funded
		Finish:	TBD		
State Roadways					
FDOT: 4334271	Cypress Creek Mobility HUB – Transit & Landscape Improvements	Begin:	2018	\$10,000,000.00	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: 4331082	I-95 from N. of Sunrise Blvd. to S. of Cypress Creek Road – Bold landscaping within limits of manage lanes, Phase 3A	Begin:	2020	\$2,387,015.00	FDOT Unfunded
		Finish:	2023		
FDOT: 4295691	Oakland Park Blvd. from University Drive to US-1 – Urban Corridor Transit Improvements	Begin:	2020	\$1,547,528.00	FDOT 5-yr WP, MPO TIP Funded
		Finish:	TBD		
County Roadways					
Miscellaneous Projects					

Source: City of Oakland Park, Florida Department of Transportation

**Table 12-4: Oakland Park Local Government Revenue Sources**

Revenue Source	DOR Code (Department of Revenue)	FY 22-23
<b>External Sources</b>		
<b>Ad Valorem Taxes – Operating</b>	311	\$25,041,777
<b>Other Taxes</b>	31	\$8,092,916
<b>Intergovernmental</b>	33	\$5,030,303
<b>Program Revenues</b>		
<b>Charges for Services</b>	34	\$8,368,556*
<b>Permits, Fees &amp; Special Assessments</b>	32	\$3,081,791**
<b>Fines and Forfeitures</b>	35	\$285,000
<b>Miscellaneous</b>	36	\$513,454
<b>Enterprise Revenues</b>		
<b>Water and Sewer Charges for Service</b>	34	\$21,372,000
<b>Water and Sewer Intergovernmental</b>	37	\$-
<b>Water and Sewer Misc.</b>	36	\$67,500
<b>Stormwater Permit Fees &amp; Special Assessments</b>	32	\$4,737,961
<b>Stormwater Intergovernmental</b>	33	\$1,300,000
<b>Stormwater Misc.</b>	36	\$4,000
<b>CIP Revenues</b>		
<b>Grants / JPA</b>		\$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

**Table 12-5: Fund Accounts**

Revenue Source	DOR Code (Department of Revenue)	FY 22-23
<b>External Sources</b>		
<b>Grants / JPA / Other (1)</b>		\$18,617,994
<b>FUND TOTAL</b>		<b>\$18,617,994</b>
<b>Internal Sources</b>		
<b>CIP Fund Balance (2)</b>		\$-
<b>General Fund Transfer</b>		\$660,000
<b>Water/Sewer Fund Balance</b>		\$725,000
<b>Water/Sewer Operating</b>		\$190,000
<b>Stormwater Fund Balance</b>		\$-
<b>Stormwater Fund Operating</b>		\$-
<b>Special Revenue Operating</b>		\$-
<b>FUND TOTAL</b>		<b>\$1,575,000</b>
<b>Financing</b>		
<b>Stormwater Bonds</b>		\$250,000
<b>G.O. Bond Funding</b>		\$9,800,182
<b>FINANCING TOTAL</b>		<b>\$10,050,182</b>
<b>TOTAL</b>		<b>\$30,243,176</b>
(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 12-6: Revenue Projections Affection Capital Improvements**

Fund	DOR Code	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27
<b>External Sources</b>						
<b>Grants/JPA/Other (1)</b>		\$18,617,994	\$4,964,964	\$16,021,443	\$3,602,172	\$-
<b>FUND TOTAL</b>		<b>\$4,964,964</b>	<b>\$16,021,443</b>	<b>\$3,602,172</b>	<b>\$-</b>	<b>\$18,617,994</b>
<b>Internal Sources</b>						
<b>CIP Fund Balance (2) or Unfunded</b>		\$-	\$3,192,643	\$624,262	\$2,144,929	\$150,000
<b>General Fund Transfer</b>		\$660,000	\$-	\$-	\$243,288	\$-
<b>Water/Sewer Fund Balance</b>		\$725,000	\$1,375,000	\$3,316,543	\$1,150,000	\$650,000
<b>Water/Sewer Operating</b>		\$190,000	\$250,000	\$250,000	\$200,000	\$200,000
<b>Stormwater Fund Balance</b>		\$-	\$160,000	\$229,308	\$-	\$1,432,000
<b>Stormwater Operating</b>		\$-	\$-	\$-	\$-	\$-
<b>Other Funding Sources</b>		\$ -	\$ -	\$ -	\$ -	\$ -
<b>FUND TOTAL</b>		<b>\$1,575,000</b>	<b>\$4,977,643</b>	<b>\$4,420,113</b>	<b>\$3,738,217</b>	<b>\$2,432,000</b>
<b>Financing</b>						
<b>Stormwater Bonds</b>		\$250,000	\$1,066,400	\$15,643,043	\$1,536,900	\$6,484,536
<b>G.O. Bond Funding</b>		\$9,800,182	\$-	\$-	\$-	\$-
<b>FINANCING TOTAL</b>		<b>\$10,050,182</b>	<b>\$1,066,400</b>	<b>\$15,643,043</b>	<b>\$1,536,900</b>	<b>\$6,484,536</b>
<b>TOTAL</b>		<b>\$30,243,176</b>	<b>\$11,009,007</b>	<b>\$36,084,599</b>	<b>\$8,877,289</b>	<b>\$8,916,536</b>
(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

**Table 12-7: Expenditure Projections for Scheduled Capital Improvements**

Fund	FY 2022-23	FY 2023-24	FY 2024-25	FY 2024-26	FY 2025-27
<b>Grants / JPA / Other</b>					
<b>Neighborhood &amp; City-Wide</b>					
<b>Fire Station 9 – New (Bond Program)</b>	\$3,449,818	\$-	\$-	\$-	\$-
<b>250 Building</b>	\$640,000	\$-	\$-	\$-	\$-
<b>Fire Station 20 Renovation</b>	\$-	\$904,872	\$-	\$-	\$-
<b>Lloyd Estates Sidewalks – Safe Routes to School (LAP)</b>	\$922,749	\$-	\$-	\$-	\$-
<b>NE 13th Ave Infrastructure Improvements (LAP)</b>	\$-	\$-	\$2,998,220	\$-	\$-
<b>Community Redevelopment Agency (CRA) Improvements West Dixie Sidestreets</b>	\$525,000	\$-	\$-	\$-	\$-
<b>NE 34th Ct fr NE 12th Terr. To NE 16th Ave Rdway Imp (LAP)</b>	\$-	\$1,695,092	\$-	\$-	\$-
<b>TOTAL</b>	<b>\$5,537,567</b>	<b>\$2,599,964</b>	<b>\$2,998,220</b>	<b>\$-</b>	<b>\$-</b>
<b>Recreation and Cultural</b>					
<b>Carter G. Woodson Park Upgrades</b>	\$1,175,000	\$-	\$-	\$-	\$-
<b>Royal Palm Park</b>	\$-	\$615,000	\$-	\$-	\$-
<b>Royal Palm Park Trail</b>	\$-	\$500,000	\$-	\$-	\$-
<b>Stevens Field Park</b>	\$-	\$1,000,000	\$-	\$-	\$-
<b>TOTAL</b>	<b>\$1,175,000</b>	<b>\$2,115,000</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>

Fund	FY 2022-23	FY 2023-24	FY 2024-25	FY 2024-26	FY 2025-27
<b>Stormwater</b>					
<b>Lady Lake Trail</b>	\$-	\$200,000	\$30,000	\$-	\$-
<b>NE 6th Ave Stormwater Pump Station and Pipeline Improvements</b>	\$1,300,000	\$-	\$3,700,000	\$-	\$-
<b>TOTAL</b>	<b>\$1,300,000</b>	<b>\$200,000</b>	<b>\$3,730,000</b>	<b>\$-</b>	<b>\$-</b>
<b>External Financing</b>					
<b>Neighborhood &amp; City-Wide</b>					
<b>Fire Station 9 – New (Bond Program)</b>	\$9,450,182	\$-	\$-	\$-	\$-
<b>TOTAL</b>	<b>\$9,450,182</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>Recreation and Cultural</b>					
<b>City Park Environmental Remediation (Bond Program)</b>	\$50,000	\$-	\$-	\$-	\$-
<b>City Park – Phase II (Bond Program)</b>	\$300,000	\$-	\$-	\$-	\$-
<b>TOTAL</b>	<b>\$350,000</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>Stormwater</b>					
<b>NE13th Ave Infrastructure Improvements (LAP)</b>	\$-	\$-	\$719,984	\$-	\$-
<b>NE 6th Ave Stormwater Pump Station and Pipeline Improvements</b>	\$-	\$-	\$6,200,000	\$-	\$-
<b>Storm Drain Pipe Lining</b>	\$50,000	\$50,000	\$50,000	\$50,000	\$-
<b>SWMP CIP 10-NE 48th St and NE 15th Way / NE16th Ave</b>	\$-	\$-	\$-	\$74,000	\$357,550

Fund	FY 2022-23	FY 2023-24	FY 2024-25	FY 2024-26	FY 2025-27
<b>SWMP CIP 11A–West Coral Lake</b>	\$–	\$–	\$–	\$598,600	\$3,192,523
<b>SWMP CIP 11B–East Coral River</b>	\$–	\$–	\$–	\$489,300	\$2,609,463
<b>SWMP CIP 3–Emerald Lakes Basin Drainage Improvements</b>	\$–	\$–	\$4,660,545	\$–	\$–
<b>SWMP CIP 5 – E Oakland Park Blvd Pump Stations</b>	\$–	\$691,400	\$3,687,514	\$–	\$–
<b>SWMP CIP 7 – Raising and Replacing Flood Barriers</b>	\$200,000	\$325,000	\$325,000	\$325,000	\$325,000
<b>TOTAL</b>	<b>\$250,000</b>	<b>\$1,066,400</b>	<b>\$15,643,043</b>	<b>\$1,536,900</b>	<b>\$6,484,536</b>
<b>General Fund Transfer – Funded</b>					
<b>Neighborhood &amp; City-Wide</b>					
<b>Sky Building: Interior Build-out of New City Hall – Design</b>	\$200,000	\$–	\$–	\$–	\$–
<b>City Entry/ Welcome Signs</b>	\$100,000	\$–	\$–	\$–	\$–
<b>Neighborhood Monument Entrance Signs</b>	\$50,000	\$–	\$–	\$–	\$–
<b>NW 21st Avenue Improvement – South of OPB (CSLIP)</b>	\$–	\$–	\$–	\$243,288	\$–
<b>Dillon Tennis Center</b>	\$200,000	\$–	\$–	\$–	\$–
<b>TOTAL</b>	<b>\$550,000</b>	<b>\$–</b>	<b>\$–</b>	<b>\$243,288</b>	<b>\$–</b>
<b>Recreation and Cultural</b>					
<b>Dog Park Improvements</b>	\$30,000	\$–	\$–	\$–	\$–

Fund	FY 2022-23	FY 2023-24	FY 2024-25	FY 2024-26	FY 2025-27
<b>Royal Palm Park Trail</b>	\$80,000	\$-	\$-	\$-	\$-
<b>TOTAL:</b>	<b>\$110,000</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>Operating Revenues</b>					
<b>Water &amp; Sewer</b>					
<b>New Gate Valves</b>	\$-	\$50,000	\$50,000	\$-	\$-
<b>Oakland Park Blvd Water Main Improvements</b>	\$15,000	\$-	\$-	\$-	\$-
<b>Galvanized Water Services Upgrade</b>	\$75,000	\$100,000	\$100,000	\$100,000	\$100,000
<b>Sewer Laterals Upgrade</b>	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
<b>TOTAL</b>	<b>\$190,000</b>	<b>\$250,000</b>	<b>\$250,000</b>	<b>\$200,000</b>	<b>\$200,000</b>
<b>Fund Balance (1) - Unfunded</b>					
<b>Neighborhood &amp; City-Wide</b>					
<b>Sky Building: Interior Build-out of New City Hall - Design</b>	\$-	\$-	\$8,000,000	\$-	\$-
<b>Fire Station 20 Renovation</b>	\$-	\$695,128	\$-	\$-	\$-
<b>West Stevens Field - Operations Area</b>	\$-	\$-	\$-	\$1,500,000	\$-
<b>NE 13th Ave Infrastructure Improvements (LAP)</b>	\$-	\$-	\$474,262	\$-	\$-
<b>City Entry/Welcome Signs</b>	\$-	\$50,000	\$50,000	\$50,000	\$50,000
<b>NE 12th Terrace Improvements</b>	\$-	\$-	\$-	\$494,929	\$-
<b>NE 34th Ct fr NE 12th Terr. To NE 16th Ave Rdway Imp (LAP)</b>	\$-	\$282,515	\$-	\$-	\$-
<b>Neighborhood Monument Entrance Signs</b>	\$-	\$50,000	\$50,000	\$50,000	\$50,000

Fund	FY 2022-23	FY 2023-24	FY 2024-25	FY 2024-26	FY 2025-27
<b>Citywide Tree Canopy</b>	\$-	\$50,000	\$50,000	\$50,000	\$50,000
<b>Upgrade Decorative Street Lights to LED</b>	\$-	\$500,000	\$-	\$-	\$-
<b>TOTAL</b>	<b>\$-</b>	<b>\$1,627,643</b>	<b>\$8,624,262</b>	<b>\$2,144,929</b>	<b>\$150,000</b>
<b>Recreation and Cultural</b>					
<b>Royal Palm Park</b>	\$-	\$885,000	\$-	\$-	\$-
<b>Wimberly Field</b>	\$-	\$680,000	\$-	\$-	\$-
<b>TOTAL</b>	<b>\$-</b>	<b>\$1,565,000</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>Water &amp; Sewer</b>					
<b>NE 13th Ave Infrastructure Improvements (LAP)</b>	\$-	\$-	\$2,026,543	\$-	\$-
<b>Oakland Park Blvd Water Main Improvements</b>	\$100,000	\$-	\$-	\$-	\$-
<b>Sewer System Grouting &amp; Lining- Main Lines &amp; Laterals (Inflow &amp; Infiltration (I/I) Reduction)</b>	\$300,000	\$500,000	\$500,000	\$500,000	\$500,000
<b>Water Main Improvements</b>	\$75,000	\$150,000	\$150,000	\$150,000	\$150,000
<b>Water Main Interconnections with Broward County</b>	\$-	\$325,000	\$-	\$-	\$-
<b>Lift Station B-1 Relocation and Force Main Rerouting Design</b>	\$150,000	\$-	\$-	\$-	\$-
<b>Lift Station Basin Upgrades</b>	\$100,000	\$400,000	\$640,000	\$500,000	\$-
<b>TOTAL</b>	<b>\$725,000</b>	<b>\$1,375,000</b>	<b>\$3,316,543</b>	<b>\$1,150,000</b>	<b>\$650,000</b>

Fund	FY 2022-23	FY 2023-24	FY 2024-25	FY 2024-26	FY 2025-27
<b>Water &amp; Sewer</b>					
<b>SWMP CIP 2-Florana Business District Pump Stations and Drainage Wells</b>	\$-	\$43,000	\$229,308	\$-	\$-
<b>SWMP CIP 3-Emerald Lakes Basin Drainage Improvements</b>	\$-	\$117,000	\$-	\$-	\$-
<b>SWMP CIP 6 - Tidal Valves</b>	\$-	\$-	\$-	\$-	\$1,432,000
<b>TOTAL</b>	<b>\$-</b>	<b>\$160,000</b>	<b>\$229,308</b>	<b>\$-</b>	<b>\$1,432,000</b>
<b>Special Revenue &amp; Other Funding</b>					
<b>Neighborhood &amp; City-Wide</b>					
<b>Florana Sidewalk Network (CSLIP)</b>	\$104,996	\$50,000	\$1,293,223	\$-	\$-
<b>NE 12th Terrace Improvements</b>	\$-	\$-	\$-	\$1,905,282	\$-
<b>NW 21st Avenue Improvement - South of OPB (CSLIP)</b>	\$552,631	\$-	\$-	\$1,696,890	\$-
<b>Citywide Mast Arm Conversion (County Surtax)</b>	\$7,875,000	\$-	\$-	\$-	\$-
<b>TOTAL</b>	<b>\$8,532,627</b>	<b>\$50,000</b>	<b>\$1,293,223</b>	<b>\$3,602,172</b>	<b>\$-</b>
<b>Stormwater</b>					
<b>SWMP CIP 5C-North Andrews Garden Drainage (Surtax)</b>	\$2,072,800	\$-	\$-	\$-	\$-
<b>TOTAL</b>	<b>\$2,072,800</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>GRAND TOTAL</b>	<b>\$30,243,176</b>	<b>\$11,009,007</b>	<b>\$36,084,599</b>	<b>\$8,877,289</b>	<b>\$8,916,536</b>
(1) CIP Fund Balance Funds carried over from prior years for current year projects.					

Source: City of Oakland Park, Adopted FY23 Budget

**Table 12- 8: 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
<b>Water &amp; Sewer</b>						
<b>Bonds, Series 2010</b>	Principal	\$50,000	\$50,000	\$50,000	\$-	\$-
	Interest	\$6,000	\$4,000	\$2,000	\$-	\$-
<b>Bonds, Series 2012</b>	Principal	\$310,000	\$330,000	\$345,000	\$415,000	\$440,000
	Interest	\$526,075	\$515,225	\$505,325	\$494,975	\$480,450
<b>Suntrust, 2014 (Ref)</b>	Principal	\$100,000	\$105,000	\$110,000	\$110,000	\$115,000
	Interest	\$25,730	\$22,410	\$18,924	\$15,272	\$11,620
<b>Chase, Series 2018</b>	Principal	\$408,444	\$416,694	\$425,112	\$433,699	\$442,460
	Interest	\$96,376	\$88,042	\$79,540	\$70,866	\$62,017
<b>Bonds, Series 2019</b>	Principal	\$370,000	\$390,000	\$410,000	\$430,000	\$455,000
	Interest	\$408,100	\$389,600	\$370,100	\$349,600	\$328,100
<b>Webster, Series 2022</b>	Principal	\$454,987	\$465,361	\$475,971	\$486,823	\$497,923
	Interest	\$183,071	\$172,697	\$162,087	\$151,234	\$140,135
<b>General Fund</b>						
<b>Capital One, 2007</b>	Principal	\$235,419	\$245,943	\$256,936	\$268,421	\$280,420
	Interest	\$79,407	\$36,508	\$59,661	\$38,422	\$24,927
<b>Wells Fargo, 2021</b>	Principal	\$629,665	\$641,146	\$651,093	\$659,483	\$669,810
	Interest	\$82,762	\$73,549	\$64,180	\$54,679	\$45,041
<b>G.O. Bonds, 2020</b>	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
<b>G.O. Bonds, 2022</b>	Principal	\$400,000	\$450,000	\$470,000	\$495,000	\$520,000
	Interest	\$602,622	\$623,750	\$601,250	\$577,750	\$553,000
<b>Webster, Series 2022</b>	Principal	\$177,308	\$181,351	\$185,486	\$189,715	\$194,040
	Interest	\$71,343	\$67,300	\$63,165	\$58,936	\$54,611

Source of Funds to Pay for Debt Service		FY 2022-23	FY 2023-24	FY 2024-25	FY 2024-26	FY 2025-27
<b>Stormwater</b>						
<b>Loan Note, Series 2015</b>	Principal	\$142,260	\$146,020	\$149,870	\$153,830	\$157,890
	Interest	\$32,973	\$29,218	\$25,363	\$21,406	\$17,345
<b>Wells Fargo, 2021</b>	Principal	\$266,018	\$270,868	\$275,070	\$278,615	\$282,978
	Interest	\$34,965	\$31,073	\$27,115	\$23,100	\$19,029
<b>Ref Loan Note, Series 2021</b>	Principal	\$188,425	\$192,520	\$196,236	\$199,889	\$202,767
	Interest	\$95,052	\$90,926	\$86,710	\$82,412	\$78,035
<b>Webster, Series 2022</b>	Principal	\$122,743	\$125,542	\$128,404	\$131,332	\$134,326
	Interest	\$49,388	\$46,589	\$43,727	\$40,799	\$37,805
<b>Webster, Series 2022</b>	Principal	\$316,622	\$323,841	\$331,225	\$338,777	\$346,501
	Interest	\$127,397	\$120,178	\$112,795	\$105,243	\$97,519
<b>TOTAL</b>		<b>\$8,572,402</b>	<b>\$8,623,975</b>	<b>\$8,658,094</b>	<b>\$8,650,778</b>	<b>\$8,680,525</b>

Source: City of Oakland Park, FY 23 Adopted Budget

\*Includes only debt related to CIP projects; total debt may be reviewed in City CAFR

**Table 12-9: Needed Capital Improvements**

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

Source: City of Oakland Park, Adopted FY23 Budget.

**Table 12-10: 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
<b>Transportation</b>	N/A	\$-	\$-	\$5,000	\$10,000
<b>Recreation &amp; Neighborhood</b>	N/A	N/A	N/A	N/A	N/A
<b>Potable Water</b>	N/A	N/A	N/A	N/A	N/A
<b>Drainage</b>	\$10,000	N/A	N/A	N/A	\$50,000
<b>Sanitary Sewer</b>	N/A	N/A	N/A	N/A	N/A
<b>TOTAL</b>	<b>\$10,000</b>	<b>\$-</b>	<b>\$-</b>	<b>\$5,000</b>	<b>\$60,000</b>
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.

**Table 12-11: Fiscal Assessment**

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

<b>Capital Improvements</b>	\$190,000	\$250,000	\$250,000	\$200,000	\$200,000
<b>BALANCE</b>	\$-	\$-	\$-	\$-	\$-
<b>Water/Sewer Fund Balance</b>					
<b>Revenues</b>	\$725,000	\$1,375,000	\$3,316,543	\$1,150,000	\$650,000
<b>Non-Capital Expenses</b>					
<b>Debt Payments</b>					
<b>Operating Cost Increase</b>					
<b>Capital Improvements</b>	\$725,000	\$1,375,000	\$3,316,543	\$1,150,000	\$650,000
<b>BALANCE</b>	\$-	\$-	\$-	\$-	\$-
<b>Stormwater Fund Balance</b>					
<b>Revenues</b>	\$-	\$160,000	\$229,308	\$-	\$1,432,000
<b>Non-Capital Expenses</b>					
<b>Debt Payments</b>					
<b>Operating Cost Increase</b>					
<b>Capital Improvements</b>	\$-	\$160,000	\$229,308	\$-	\$1,432,000
<b>BALANCE</b>	\$-	\$-	\$-	\$-	\$-
<b>General Fund CIP Fund Balance</b>					
<b>Revenues</b>	\$-	\$3,192,643	\$8,624,262	\$2,144,929	\$150,000
<b>Non-Capital Expenses</b>					
<b>Debt Payments</b>					
<b>Operating Cost Increase</b>					
<b>Capital Improvements</b>	\$-	\$3,192,643	\$8,624,262	\$2,144,929	\$150,000
<b>BALANCE</b>	\$-	\$-	\$-	\$-	\$-

Financing – G.O. Bond					
<b>Revenues</b>	\$9,800,182	\$-	\$-	\$-	\$-
<b>Non-Capital Expenses</b>					
<b>Debt Payments</b>					
<b>Operating Cost Increase</b>					
<b>Capital Improvements</b>	\$9,800,182	\$-	\$-	\$-	\$-
<b>BALANCE</b>	\$-	\$-	\$-	\$-	\$-
Financing – Stormwater Bond					
<b>Revenues</b>	\$250,000	\$1,066,400	\$15,643,043	\$1,536,900	\$6,484,536
<b>Non-Capital Expenses</b>					
<b>Debt Payments</b>					
<b>Operating Cost Increase</b>					
<b>Capital Improvements</b>	\$250,000	\$1,066,400	\$15,643,043	\$1,536,900	\$6,484,536
<b>BALANCE</b>	\$-	\$-	\$-	\$-	\$-
Other Special Revenue (CSLIP)					
<b>Revenues</b>	\$8,532,627	\$50,000	\$1,293,223	\$3,602,172	\$-
<b>Non-Capital Expenses</b>					
<b>Debt Payments</b>					
<b>Operating Cost Increase</b>					
<b>Capital Improvements</b>	\$8,532,627	\$50,000	\$1,293,223	\$3,602,172	\$-
<b>BALANCE</b>	\$-	\$-	\$-	\$-	\$-

Other Special Revenue (Surtax)					
<b>Revenues</b>	\$2,072,800	\$-	\$-	\$-	\$-
<b>Non-Capital Expenses</b>					
<b>Debt Payments</b>					
<b>Operating Cost Increase</b>					
<b>Capital Improvements</b>	\$2,072,800	\$-	\$-	\$-	\$-
<b>BALANCE</b>	\$-	\$-	\$-	\$-	\$-
<b>FINAL BALANCE</b>	\$-	\$-	\$-	\$-	\$-
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 12-12: 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
<b>Neighborhood and City-Wide</b>							
<b>1</b>	<b>Citywide Mast Arm Conversion (County Surtax)</b>	\$7,875,000	\$-	\$-	\$-	\$-	\$7,875,000
<b>2</b>	<b>Floranada Sidewalk Network (CSLIP)</b>	\$104,996	\$50,000	\$1,293,223	\$-	\$-	\$1,448,219
<b>3</b>	<b>Lloyd Estates Sidewalks - Safe Routes to School (LAP)</b>	\$922,749	\$-	\$-	\$-	\$-	\$922,749
<b>4</b>	<b>NE 13th Ave Infrastructure Improvements (LAP)</b>	\$-	\$-	\$6,219,009	\$-	\$-	\$6,219,009
<b>5</b>	<b>NE 6th Ave Stormwater Pump Station and Pipeline Improvements</b>	\$1,300,000	\$-	\$9,900,000	\$-	\$-	\$11,200,000
<b>6</b>	<b>NW 21st Avenue Improvement - South of OPB (CSLIP)</b>	\$552,631	\$-	\$-	\$1,940,178	\$-	\$2,492,809
<b>7</b>	<b>NE 12th Terrace Improvements</b>	\$-	\$-	\$-	\$2,400,211	\$-	\$2,400,211
<b>8</b>	<b>NE 34th Ct fr NE 12th Terr. To NE 16th Ave Rdway Imp (LAP)</b>	\$-	\$1,977,607	\$-	\$-	\$-	\$1,977,607
<b>9</b>	<b>Community Redevelopment Agency (CRA) Improvements West Dixie Sidestreets</b>	\$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	<b>Upgrade Decorative Street Lights to LED</b>	\$-	\$500,000	\$-	\$-	\$-	\$500,000
11	<b>City Entry/Welcome Signs</b>	\$100,000	\$50,000	\$50,000	\$50,000	\$50,000	\$300,000
12	<b>Neighborhood Monument Entrance Signs</b>	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
13	<b>City Park – Phase II (Bond Program)</b>	\$300,000	\$-	\$-	\$-	\$-	\$300,000
14	<b>Fire Station 9 – New (Bond Program)</b>	\$12,900,000	\$-	\$-	\$-	\$-	\$12,900,000
15	<b>Sky Building: Interior Build-out of New City Hall – Design</b>	\$200,000	\$-	\$8,000,000	\$-	\$-	\$8,200,000
16	<b>West Stevens Field – Operations Area</b>	\$-	\$-	\$-	\$1,500,000	\$-	\$1,500,000
17	<b>Fire Station 20 Renovation</b>	\$-	\$1,600,000	\$-	\$-	\$-	\$1,600,000
18	<b>250 Building</b>	\$640,000	\$-	\$-	\$-	\$-	\$640,000
	<b>Sub-total</b>	<b>25,470,376</b>	<b>4,227,607</b>	<b>\$25,512,232</b>	<b>\$5,940,389</b>	<b>\$100,000</b>	<b>\$61,250,604</b>

Project Number	Project Name	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total Project Cost
<b>Recreation and Cultural</b>							
<b>1</b>	<b>City Park Environmental Remediation (Bond Program)</b>	\$50,000	\$-	\$-	\$-	\$-	\$50,000
<b>2</b>	<b>Citywide Tree Canopy</b>	\$-	\$50,000	\$50,000	\$50,000	\$50,000	\$200,000
<b>3</b>	<b>Carter G. Woodson Park Upgrades</b>	\$1,175,000	\$-	\$-	\$-	\$-	\$1,175,000
<b>4</b>	<b>Stevens Field Park</b>	\$-	\$1,000,000	\$-	\$-	\$-	\$1,000,000
<b>5</b>	<b>Royal Palm Park</b>	\$-	\$1,500,000	\$-	\$-	\$-	\$1,500,000
<b>6</b>	<b>Wimberly Field</b>	\$-	\$680,000	\$-	\$-	\$-	\$680,000
<b>7</b>	<b>Royal Palm Park Trail</b>	\$80,000	\$500,000	\$-	\$-	\$-	\$580,000
<b>8</b>	<b>Dillon Tennis Center</b>	\$200,000	\$-	\$-	\$-	\$-	\$200,000
<b>9</b>	<b>Dog Park Improvements</b>	\$30,000	\$-	\$-	\$-	\$-	\$30,000
	<b>Sub-Total</b>	<b>\$1,535,000</b>	<b>3,730,000</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$5,415,000</b>

Project Number	Project Name	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total Project Cost
<b>Water &amp; Sewer</b>							
<b>1</b>	<b>New Gate Valves</b>	\$-	\$50,000	\$50,000	\$-	\$-	\$100,000
<b>2</b>	<b>Oakland Park Blvd Water Main Improvements</b>	\$115,000	\$-	\$-	\$-	\$-	\$115,000
<b>3</b>	<b>Sewer System Grouting &amp; Lining- Main Lines &amp; Laterals (Inflow &amp; Infiltration (I/I) Reduction)</b>	\$300,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,300,000
<b>4</b>	<b>Water Main Improvements</b>	\$75,000	\$150,000	\$150,000	\$150,000	\$150,000	\$675,000
<b>5</b>	<b>Water Main Interconnections with Broward County</b>	\$-	\$325,000	\$-	\$-	\$-	\$325,000
<b>6</b>	<b>Lift Station Basin Upgrades</b>	\$100,000	\$400,000	\$640,000	\$500,000	\$-	\$1,640,000
<b>7</b>	<b>Sewer Laterals Upgrade</b>	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
<b>8</b>	<b>Galvanized Water Services Upgrade</b>	\$75,000	\$100,000	\$100,000	\$100,000	\$100,000	\$475,000
<b>9</b>	<b>Lift Station B-1 Relocation and Force Main Rerouting Design</b>	\$150,000	\$-	\$-	\$-	\$-	\$150,000
	<b>Sub-Total</b>	<b>\$915,000</b>	<b>\$1,625,000</b>	<b>\$1,540,000</b>	<b>\$1,350,000</b>	<b>\$850,000</b>	<b>\$6,280,000</b>

Project Number	Project Name	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total Project Cost
<b>Stormwater</b>							
<b>1</b>	<b>Lady Lake Trail</b>	\$-	\$200,000	\$30,000	\$-	\$-	\$230,000
<b>2</b>	<b>Storm Drain Pipe Lining</b>	\$50,000	\$50,000	\$50,000	\$50,000	\$-	\$200,000
<b>3</b>	<b>SWMP CIP 3-Emerald Lakes Basin Drainage Improvements</b>	\$-	\$117,000	\$4,660,545	\$-	\$-	\$4,777,545
<b>4</b>	<b>SWMP CIP 5 - E Oakland Park Blvd Pump Stations</b>	\$-	\$691,400	\$3,687,514	\$-	\$-	\$4,378,914
<b>5</b>	<b>SWMP CIP 11A-West Coral Lake</b>	\$-	\$-	\$-	\$598,600	\$3,192,523	\$3,791,123
<b>6</b>	<b>SWMP CIP 11B-East Coral River</b>	\$-	\$-	\$-	\$489,300	\$2,609,463	\$3,098,763
<b>7</b>	<b>SWMP CIP 5C-North Andrews Garden Drainage (Surtax)</b>	\$2,072,800	\$-	\$-	\$-	\$-	\$2,072,800
<b>8</b>	<b>SWMP CIP 7 - Raising and Replacing Flood Barriers</b>	\$200,000	\$325,000	\$325,000	\$325,000	\$325,000	\$1,500,000
<b>9</b>	<b>SWMP CIP 6 - Tidal Valves</b>	\$-	\$-	\$-	\$-	\$1,432,000	\$1,432,000
<b>10</b>	<b>SWMP CIP 10-NE 48th St and NE 15th Way / NE 16th Ave</b>	\$-	\$-	\$-	\$74,000	\$357,550	\$431,550
<b>11</b>	<b>SWMP CIP 2-Floranada Business District Pump Stations and Drainage Wells</b>	\$-	\$43,000	\$229,308	\$-	\$-	\$272,308
	<b>Sub-Total</b>	<b>\$2,322,800</b>	<b>\$1,426,400</b>	<b>\$8,982,367</b>	<b>\$1,536,900</b>	<b>\$7,916,536</b>	<b>\$22,185,003</b>

**Table 12- 13: 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	\$45,107,144	\$5,596,393	\$45,031,827	\$45,134,728	\$235,100,725
<p><b>Note:</b> 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 FY23-26 Community Investment Plan.</p> <p><b>Note:</b> 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.</p> <p><b>Note:</b> 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 documents in place for Floridan wells and 6 mgd RO WTP since 2008.</p>					
Provider: Broward County – FY 2020 –2024 Water/Alternative Water Supply Capital Improvement Plan					
FY 22	FY 23	FY 24	FY 25	FY 26	FY 21 – FY 25
\$108,963,800	\$126,684,000	\$108,973,100	\$ 44,892,600	\$ 65,750,000	\$ 432,300,800
<p><b>Note:</b> 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</p> <p><b>Note:</b> 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.</p> <p><b>Note:</b> 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 though the City does not have any immediate need, so expenditure will be made to benefit the transmission and distribution system.</p> <p><b>Note:</b> 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 though the City does not have any immediate need, so expenditure will be made to benefit the transmission and distribution system.</p>					

## Chapter 13

# Public Schools Facilities



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# PUBLIC SCHOOLS FACILITIES

The Public Schools Facilities Element (PSFE) is related to the availability of facilities for current and future students that are consistent with available financial resources and adopted level of service. The provision of adequate facilities contributes positively to the quality of life for residents of Oakland Park and supports the public school system and its offerings. The City of Oakland Park strives to provide opportunities that support its youth and emphasizes education as a major pillar of the community.



## GOAL 13A

To work with Broward County and the School Board to create and maintain public school facilities for current and future students consistent with available financial resources and adopted level of service standards (LOS).



### Objective 13A.1

Participate in the annual update of the Five-Year District Educational Facilities Plan (DEFP) in accordance with the ILA to ensure it is financially feasible, addresses existing deficiencies, and achieves and maintains the adopted level of service in all Concurrency Service Areas (CSAs).

- ) **Policy 13A.1.1** Work with Broward County and the School Board to ensure that the DEFP shall include a financially feasible schedule of capacity additions to existing schools and construction of new schools to eliminate existing level of service deficiencies and meet the needs of projected growth for the five-year planning period. This financially feasible schedule shall be annually adopted into the Broward County Comprehensive Plan Capital Improvements Element (CIE) and the capital improvement elements of the municipalities. This adoption may either be by reference or by restatement of the relevant portions of the adopted DEFP, but in no event shall the County or municipality attempt to modify the adopted DEFP.
- ) **Policy 13A.1.2** The DEFP shall provide year-by-year projections of the capacity needed to achieve and maintain the adopted LOS within the CSA for each school for the five-year planning period. These projections are included in the supporting documents of the PSFE.
- ) **Policy 13A.1.3** The DEFP's five-year financially feasible schedule shall provide for the remodeling/renovation of existing schools to meet the identified needs of aging schools and replace worn facilities.
- ) **Policy 13A.1.4** The DEFP shall be amended on an annual basis to: 1) add a new fifth year; 2) reflect changes in estimated capital revenues, planned capital appropriations costs, planned capital facilities projects, CSAs and school usage; and, 3) ensure the DEFP continues to be financially feasible for the five-year planning period.
- ) **Policy 13A.1.5** Coordinate any affected amendments to the Comprehensive Plan with the annually adopted updates to the DEFP and CSA maps, and any amendments to the CIE of the Broward County Comprehensive Plan. The annual plan amendments shall ensure that the schedule of capital improvements within the CIE continues to be financially feasible and the LOS will be achieved and maintained.



## Objective 13A.2

Work with Broward County to adopt a county-wide public school facilities Concurrency Management System for implementation of public school concurrency to ensure that public school facilities are available at the adopted level of service standard concurrent with the impact of proposed residential development.

- ) **Policy 13A.2.1** Collaborate with Broward County and the School Board to implement Concurrency Management Systems consistent with the policies included here within and in the Broward County public school facility elements, procedures and requirements included within the ILA, Broward County's LDC, and the City of Oakland Park's LDC.
- ) **Policy 13A.2.2** The CSAs shall be the annually adopted school attendance boundaries for each elementary, middle and high school. The maps of the CSAs are maintained in the data and analysis section of the PSFE.
- ) **Policy 13A.2.3** The Level of Service standard shall be the higher of 100% gross capacity (including relocatable) or 110% of the permanent Florida Inventory of School Housing (FISH) capacity for the purpose of establishing uniform, district-wide level of service standards for public schools, as outlined in the adopted Third Amended and Restated Interlocal Agreement for Public School Facility Planning. The LOS shall be achieved and maintained within the period covered by the five-year schedule of capital improvements contained in the DEFP.



- ) **Policy 13A.2.4** If adequate capacity is not available in a CSA for a proposed residential development, but capacity exists in one or more contiguous CSAs, the development may proceed consistent with the provisions and procedures in the ILA, County, and municipal LDRs.
- ) **Policy 13A.2.5** If adequate capacity is not currently available in a CSA or contiguous CSA, for a proposed residential development, but capacity is scheduled in the DEFP to be available within 3 years after the issuance of final subdivision or site plan approval (or functional equivalent), development of the project may proceed in accordance with the provisions and procedures in the ILA, County LDC, and the City of Oakland Park's LDC.
- ) **Policy 13A.2.6** Broward County and the municipalities shall not approve a residential plat or site plan (or functional equivalent) until the School Board has reported that the school concurrency requirement has been satisfied consistent with the provisions and procedures in the ILA and County and municipal LDRs.
- ) **Policy 13A.2.7** The CSAs shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with the level of service standards and the permanent capacity, taking into account special considerations such as core capacity, special programs, transportation costs, geographic impediments, diversity programs, and class size reduction requirements to prevent disparate enrollment levels between schools of the same type (elementary, middle, high) and provide an equitable distribution of student enrollment district-wide.
- ) **Policy 13A.2.8** The projected student impact of a proposed residential development shall be determined using the student generation rates approved by the School Board and adopted within the Broward County Land Development Code. The student generation rates shall be reviewed and updated at least every 3 years.
- ) **Policy 13A.2.9** The public school concurrency approval for residential plats shall expire if development within the plat does not commence within 5 years following the date of County Commission approval.





### Objective 13A.3

Work with the School Board, pursuant to F.S. Section 163.3180 and the ILA, to adopt proportionate share mitigation alternatives which provide an option for residential developments unable to meet the public school concurrency requirement. Upon approval of a proportionate share mitigation alternative by the School Board and completion of necessary binding agreements, a development will be deemed to have met the public school concurrency requirement and may proceed.

- ) **Policy 13A.3.1** A residential development's proportionate share mitigation value shall be determined by multiplying the number of additional student stations needed to mitigate the impact of the proposed development on schools within the affected CSA(s) not meeting the adopted LOS standards by the State cost per student station for each school type plus a land impact cost share, if any. Pursuant to F.S. Section 163.3180(6)(h)(2), the applicant's proportionate share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.
- ) **Policy 13A.3.2** Proportionate share mitigation shall enhance the capacity of the schools (or provide for the construction of new schools) serving the proposed residential development. The mitigation shall equate to at least one permanent classroom, which may be funded by one or more residential developments, or other identified funding sources. Mitigation that results in the need for school site(s) shall primarily be the dedication of land. Proportionate share mitigation shall include the following options, as further defined and subject to, procedures and requirements in the ILA;
  1. Purchase or dedication of needed elementary, middle or high school sites.
  2. Construction of capacity improvements identified in years four (4) or five (5) of the DEFP, including advancement of such improvements into the first three years of the DEFP.
  3. Construction of previously unplanned schools, classroom additions, modular classrooms or similar facilities. Such facility capacity shall be included in the first three years of the DEFP through an amendment approved by the School Board.
  4. Construction of the needed capacity at one or more charter schools.
  5. Other mitigation options approved by the School Board on a case-by-case basis contingent upon a School Board finding that the option mitigates the impact of the proposed development.
- ) **Policy 13A.3.3** Mitigation shall be assured by a legally binding agreement between the School Board, the applicant and the County or municipality (as applicable), which shall be executed prior to the issuance of the final subdivision plat or the final site plan approval (or functional equivalent). If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in the first three (3) years of the DEFP.



## GOAL 13B

Maximize collaboration and coordination between Broward County, the School Board and nearby municipalities, to effectively plan for public elementary and secondary school facilities to meet the current and future needs of Broward County's public school population. Pursuant to F.S. Sections 163.3180(6)(a) and 163.3177, Broward County and all non-exempt municipalities within the County, shall coordinate and cooperate to ensure the adopted public school facilities elements are consistent with each other.



### Objective 13B.1

Establish coordination mechanisms with Broward County and the School Board to ensure that the locations of existing and proposed school sites are compatible with and proximate to the existing and planned land uses they serve. Such coordination shall also ensure there is adequate public infrastructure available to serve existing and planned school sites including infrastructure which provides safe access to schools.

- ) **Policy 13B.1.1** Ensure that existing and proposed public school facility sites are consistent and compatible with the land use categories, future land use maps and policies of the County and municipal comprehensive plans and enable a close integration between existing and planned schools and surrounding land uses.

- ) **Policy 13B.1.2** Prepare projections, with Broward County and the School Board, of future development and public school enrollment growth and ensure such projections are consistent with the Broward County and municipal future land use maps and the School Board's Long-Range Public School Facilities Map consistent with the procedures and requirements identified in the ILA.
- ) **Policy 13B.1.3** Coordinate with the School Board and Broward County to identify inconsistencies in comprehensive plans and plan amendments with the DEFP and Long-Range School Facilities Plan.
- ) **Policy 13B.1.4** Collaborate with the School Board and Broward County on plat review and site plan review processes, the Development of Regional Impact (DRI) process, the land use plan amendment process and other development order/permit processes that may have an impact on current or planned public educational facilities in Broward County.
- ) **Policy 13B.1.5** Share information with Broward County and the School Board through the plat, site plan and school siting processes and procedures identified in the ILA to ensure the location, phasing, and development of public school facilities, including additions to existing facilities, is coordinated with the provision of necessary public infrastructure, including water and sewer, roads, drainage, sidewalks, mass transit and other infrastructure required to support the public school facilities.
- ) **Policy 13B.1.6** Work with Broward County to ensure the Broward County PSFE includes future conditions maps showing existing and anticipated school facilities for the short-term (5 year) and long-term (10 year) planning time frames. Maps PSF-A through PSF-I of the Broward County PSFE depict the short and long term existing and anticipated public school facilities and ancillary plants.
- ) **Policy 13B.1.7** Broward County shall coordinate with the School Board and the municipalities through the school siting process identified in the ILA and Broward County and municipal platting and site plan approval processes to implement strategies, consistent with Florida's Safe Ways to School Program, which reduce hazardous conditions and provide direct, unobstructed and safe access for pedestrian travel (including sidewalks, bicycle paths, signage and signalization) to existing and new school facilities.
- ) **Policy 13B.1.8** Utilize the procedures identified within the ILA, including the Staff Working Group and Oversight Committee established by the ILA, to coordinate the annual review of school enrollment projections in addition to the preparation and annual reviews of public school facilities elements and ensure that the elements are consistent with each other.



## Objective 13B.2

Strive to coordinate the location of public school facilities relative to the location of other public facilities such as parks, libraries, and community centers to promote schools as focal points within the community.

- ) **Policy 13B.2.1** Work with School Board of Broward County to collocate new public schools with public facilities, such as parks, libraries, and community centers, to the extent financially feasible and practical. The following criteria shall be considered for collocating public schools and public facilities:
  - a. Availability of vacant land of suitable size and dimensions for the collocated public uses;
  - b. Compatibility of the collocated public uses with the adjacent land uses and the compatibility of the collocated public uses' future land use designation with the future land use designation of adjacent areas;
  - c. Concurrency and utility availability;
  - d. Environmental limitations;
  - e. Access approaches, including roadways, public transit, bikeways and pedestrian ways;
  - f. Proximity to urban residential areas, including a range of housing types; and
  - g. Demographic base for purposes of encouraging diversity.
- ) **Policy 13B.2.2** Coordinate with the School Board, Broward County, and nearby municipalities when planning, siting, acquiring land for, permitting, and developing a new school facility or significant renovation or expansion in order to ensure the availability of public facilities, services and grounds; especially for the purposes of collocating parks, libraries, ball fields, community centers, public safety facilities, parking facilities, drainage facilities and other appropriate facilities.
- ) **Policy 13B.2.3** Pursue shared-use agreements and the collocation of school sites with Broward County, the School Board, and nearby municipalities to better locate similar facility needs, such as libraries, parks, ball fields, other recreation facilities. At a minimum, per the ILA, Broward County will look for opportunities to collocate and share use of County facilities when preparing updates to the Schedule of Capital Improvements within the Comprehensive Plan and planning and designing new or renovated facilities.
- ) **Policy 13B.2.4** Encourage public school facilities to serve as focal points of the community through the design of school facilities, establishment of school siting standards and pursuit of collocation opportunities.
- ) **Policy 13B.2.5** Work with Broward County to coordinate with the School Board and nearby municipalities on efforts to build new school facilities, which are designed to serve as emergency shelters as required by F.S. Section 1013.372, Broward County will also collaborate and coordinate with the School Board and the municipalities on emergency preparedness issues through the County's Emergency Operating Center.

## Chapter 14

# Land Use Implementation



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# LAND USE IMPLEMENTATION

## Land Use Plan Certification

Each local government within Broward County may prepare, in conformance with the requirements of the [Broward County Land Use Plan](#) and the Florida Local Government Comprehensive Planning and Land Development Regulation Act, a local land use plan for submittal to the Broward County Planning Council. The local land use plan shall be certified by the Broward County Planning Council prior to its final adoption by the local government, in this case the City of Oakland Park.

Pursuant to the Broward County Charter, and consistent with the Broward County Land Use Plan, the Broward County Planning Council shall adopt, within its “Administrative Rules Document,” rules and regulations as may be necessary to provide for the certification, decertification and re-certification of local land use plans.

Every local land use plan submitted for review and certification by the Broward County Planning Council shall include the following:

2. A land use plan map, drawn to scale, with legend reflecting proposed land uses and residential densities;
3. Goals, objectives and policies consistent with and furthering those contained within the Broward County Land Use Plan;
4. Implementation provisions which establish a land use and density classification system including a detailed listing of permitted land uses and densities allowed within each local land use classification.
  - a. A land use permitted within a land use category by the Broward County Land Use Plan may be prohibited or limited by a local land use plan.
  - b. A local land use plan may propose other permitted land uses and land use categories not specifically identified within the Broward County Land Use Plan, if consistent with the policies and requirements of the Broward County Land Use Plan;
5. A listing of Community level parks acreage counted by the local government to fulfill the parks requirements and consistent with the “Regional and Community Parks” subsections of this Plan;
  - a. The local land use plan map shall reflect, conceptually or at specific locations, existing and proposed park and recreational facility sites of sufficient size and quantity to provide Community level parks acreage consistent with the requirements of this plan;
6. Other implementation provisions consistent with the policies and requirements of the Broward County Land Use Plan which will implement the local land use plan.

### **BrowardNext Land Use Plan**

BrowardNext sought to comprehensively update the County’s land use planning program within the context of meeting the challenges of Broward County’s future and anticipated population growth of 235,000 new residents by the 2040.

## Public Hearing Procedures

Certification requires one (1) public hearing by the Planning Council. The public hearing shall require publication of the time, place, and purpose of such hearing in a local newspaper of general circulation, with the publication not less than 10 days prior to the date of the hearing. The Planning Council may, at this public hearing, or at a subsequent public hearing, adopt or reject a certification request.

The public hearing on certification of a local land use plan will be scheduled when the Council Executive Director determines the certification application is complete. The applicant shall be responsible for providing accurate information and sufficient data and analysis to enable the Planning Council staff to process the application. However, the acceptance of the application for processing shall not constitute an affirmation of the accuracy or completeness of the application.

The Executive Director's decision regarding scheduling a public hearing may be appealed to the Planning Council Executive Committee. The Executive Director will provide the affected local government with at least one (1) week notice of the time, date, and place of the public hearing on the certification of the local land use plan.

## Substantial Conformity Determination

The Planning Council shall certify each local land use plan which is in substantial conformity with the Broward County Land Use Plan. Certification of a local land use plan shall be effective when it has successfully completed the F.S. Chapter 163, local comprehensive plan review process and the Planning Council determines that the following requirements of the Broward County Land Use Plan are satisfied:

1. The maximum number of dwelling units permitted in the municipality by the local land use plan does not exceed the maximum number of dwelling units permitted by the Broward County Land Use Plan and that residential densities are distributed in a manner consistent with the policies of the Broward County Land Use Plan. The local government shall demonstrate to the Broward County Planning Council that the distribution of land uses by the local land use plan does not result in an increase in the number of permitted dwelling units as compared to the number of dwelling units permitted by the Broward County Land Use Plan;
2. The arrangement of land uses on the local land use plan map bears a reasonable relationship to the arrangement of land uses on the Broward County Land Use Plan Map (Series) and permitted uses fall within the parameters for permitted uses established by the Broward County Land Use Plan;
3. The goals, objectives and policies of the local land use plan are consistent with and further those of the Broward County Land Use Plan;
4. The implementation provisions meet or exceed the requirements of the Broward County Land Use Plan.

Each local government is encouraged to develop innovative methods to regulate the development of land through its local land use plan and other Land Development Codes which may be proposed within its local land use plan.

During the certification process, the Broward County Planning Council shall review and may approve such innovative methods which are consistent with the policies of the Broward County Land Use Plan and are in substantial conformity with the Broward County Land Use Plan.

Each local government shall comply with Section 8.05 of the Broward County Charter and shall make every reasonable effort to prepare a local land use plan which will be in substantial conformity with the Broward County Land Use Plan. If the Broward County Planning Council determines that a local land use plan includes proposed land uses which are not in conformity with the Broward County Land Use Plan, then it shall not certify the local land use plan unless the Broward County Commission:

1. Determines, within sixty days after receipt of a written request by a local government, that the proposed land uses which are not in substantial conformity with the Broward County Land Use Plan must be permitted for the local government to comply with Section 8.05 of the Broward County Charter, or
2. Finds that a final judicial decision has been rendered which requires a local government to permit the proposed land uses. The Broward County Commission shall make its finding at the request of any party to the litigation after the Broward County Commission has given at least thirty days' notice by certified mail to all other parties to the litigation, or
3. Adopts an amendment to the Broward County Land Use Plan which brings the proposed land uses into substantial conformity to the Broward County Land Use Plan.

## Recertification Of Local Land Use Plans

All amendments to certified local land use plans must be recertified by the Planning Council in accordance with the following procedures:

1. Requests for recertification shall be made by resolution or motion of a local governing body to the Executive Director of the Planning Council. Requests shall comply with the Planning Council's plan amendment requirements and procedures.
2. The Planning Council shall hold at least one (1) public hearing on recertification requests. The Executive Director shall schedule the public hearing at the earliest possible date following receipt of a complete application for recertification. The applicant shall be responsible for providing accurate information and sufficient data and analysis to enable the Planning Council staff to process the application. However, the acceptance of the application for processing shall not constitute an affirmation of the accuracy or completeness of the application. The Executive Director's decision regarding the scheduling of a public hearing may be appealed to the Planning Council's Executive Committee.

3. In making its decision regarding whether the amended local land use plan remains in substantial conformity with the Broward County Land Use Plan, the Planning Council shall utilize Article 2.3 of the Administrative Rules document.
4. After the public hearing, the Planning Council may, by simple majority, adopt or reject a recertification request. The Planning Council Executive Director shall notify the requesting local government of the Council's action. In the case of modification or rejection, the Planning Council's reasons for such shall be stated in writing.
5. To complete the recertification process, a local government must adopt the amendment in accordance with F.S. Chapter 163, and notify the Planning Council of its action.

## Future Land Use Map

The City's Future Land Use Plan is in the Map Series.

The municipal boundaries of the City of Oakland Park make up a "unified flexibility zone" for the purpose of determining the amount of flexibility available for use within the unified area on the Broward County Flexibility Zones Map of the Broward County Land Use Plan, known as Broward Next. The city thus has citywide flexibility in the rearrangement of land uses and distribution of residential densities while remaining in conformance with the County Land Use Plan. The Land Use Plan also includes, by reference, right-of-way reservation provisions of the Transportation Element. The City will preserve these right-of-way widths as according to the requirements of the Broward County Trafficways Plan.

The Comprehensive Plan must include natural resources on either the Future Land Use Map or in a Map Series. The City has included natural resources within the Map Series included with the plan. With the closure of the Prospect wellfield, there are no existing or planned water wells and cones of influence located within the City and hence a map is not provided.

There are no beaches, bay, harbors, or shores in the City. There are, however, several man-made canals and lakes and the North Fork of the Middle River is in the City. Figure A2 in Volume III, the Map Series, depicts the man-made canals, waterways, lakes, natural rivers, and major drainage features of the City.

According to the Federal Emergency Management Agency (FEMA), a major portion of the City has topographic elevations that would be subject to a 100-year flood. Figure A3 highlights the FEMA flood zones within the City.

Because the City is almost completely developed, there are no longer any areas outside of recreation, conservation, and open spaces sites with unique vegetation. Wetlands and groundwater recharge areas within the City are shown in Figure A4 in Volume III, the Map Series. In addition, there is one (1) historical site, The Oakland Park Elementary School, within the City, which is shown in Figure A7 in Volume III, the Map Series.

Most of the City's soils are those associated with man's alteration of soils to support development. The soils and elevation contours within the City are shown in Figures A5 and A6 in Volume III, the Map Series, respectively.

## Land Development Regulations and Procedures

The Land Use Plan shall be implemented by the adoption and enforcement of appropriate land development regulations and no development shall be permitted within the City's jurisdiction unless the development is consistent with the Land Use Plan.

The City shall initiate and actively process the adoption of a land development code or amendments thereto, and the rezoning of all parcels of land within the City's jurisdiction as to permitted uses and densities as may be necessary to comply with the Land Use Plan within a reasonable time after its adoption.

Following the effective date of the Land Use Plan, the City may not grant a development permit unless:

1. The proposed development would be consistent with the Land Use Plan;
2. The proposed development would follow applicable City land development regulations, which are consistent with the Land Use Plan; and
3. The development permit is granted in compliance with the requirements of Section 4 of this chapter (Development Review Requirements).

The platting requirements shall not apply to an application for a building permit which meets any of the following criteria, subject to the requirement that any land within the lot or parcel which is necessary to comply with the Broward County Trafficways Plan has been conveyed to the public by deed or grant of easement:

- a. Exemption for two (2) or fewer residential dwelling units Policy 2.13.1 does not require (re)platting for construction of two (2) or fewer residential dwelling units. Applications for two (2) or fewer residential dwelling units on property under the same ownership, within 500 feet of property exempted within the past twelve (12) months, shall not be exempt.
- b. Exemption for small parcels platted on or before June 4, 1953, Policy 2.13.1 does not require (re)platting for construction on any unified residential or non-residential lot or parcel which is smaller than 10 acres in size, the majority of which has been specifically delineated on a plat recorded on or before June 4, 1953, and is unrelated to any adjacent development.

It is noted that lands dedicated for right-of-way purposes do not negatively impact the determination of whether a subject property meets the specifically delineated requirement.

- c. Exemption for parcels platted after June 4, 1953, Policy 2.13.1 does not require (re) platting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. (This is the date the Broward County Commission began approving plats prior to recordation.) Land platted after June 4, 1953 (which commences at Plat Book 32, Page 15), may be divided by metes and bounds and developed in accordance with local regulations and the effective land use plan, unless local regulations are more restrictive and would require platting.

- d. Exemption for combined parcels Policy 2.13.1 does not require (re)platting of combined parcels which are smaller than 10 acres in size, when:
  - 1. The majority of the combined parcel is included in a plat that has been approved by the Broward County Commission and recorded after June 4, 1953; and/or
  - 2. The majority of the combined parcel is specifically delineated in a plat recorded on or before June 4, 1953. It is noted that the minority of the combined parcel may be comprised of unplotted land, vacated right-of-way and/or land included in a plat recorded on or before June 4, 1953, but not specifically delineated.
- e. Exemption for replacement buildings Policy 2.13.1 does not require (re)platting for construction of a replacement building in which the proposed reconstruction will be utilized for the same general use, is equal to or less than the gross area of the original principal building and will be located within the same general footprint.
- f. Exemption for infill development Policy 2.13.1 does not require (re)platting for construction of single-family or duplex, infill development that is deed-restricted to affordable housing for a period of at least thirty (30) years.

## Development Review Requirements

Following the effective date of the Land Use Plan, the City shall not grant a development permit for a proposed development unless the City has determined that public facilities are adequate to serve the needs of the proposed development or unless the developer agrees in writing that no certificate of occupancy shall be issued for the proposed development until public facilities are adequate to serve its needs.

Public facilities may be determined to be adequate to serve the needs of a proposed development when the following conditions are met:

- 1. Traffic circulation, drainage and flood protection, potable water, solid waste and sanitary sewer public facilities and services will be available to meet established level of service standards, consistent with F.S. Section 163.3202(g), and the Concurrency Management Systems included within this Plan.
- 2. Local streets and roads will provide safe, adequate access between buildings within the proposed development and the trafficways identified on the Broward County Trafficways Plan prior to occupancy.
- 3. Fire protection service will be adequate to protect people and property in the proposed development.
- 4. Police protection will be adequate to protect people and property in the proposed development.
- 5. School sites and school buildings will be adequate to serve the proposed development.

6. Parks and recreation facilities will be adequate to serve the proposed development. In determining the adequacy of parks and recreation facilities, the City shall apply a standard of three (3) acres of public or private property for neighborhood, community, and urban parks and recreational facilities for each one thousand (1,000) residents of the City projected by the Land Use Plan.
7. Development does not include a structure, or alteration thereof, that is subject to the notice requirements of Federal Aviation Regulations (FAR), Part 77, Subpart B, unless the Federal Aviation Administration issues, or has issued within ninety (90) days, a written acknowledgment that said structure or alteration would not constitute a hazard to air navigation and does not require increases to minimum instrument flight altitudes within a terminal area, increases to minimum obstruction clearance altitudes, or other operational modifications at any existing airport or heliport or any planned or proposed airport as described in FAR Part 77.21(c)(2).

## Reporting Requirements

By January 31 of each year, an official of each local government shall transmit to the Planning Council an annual report providing tables reflecting bonus density units allocated.

Pursuant to Section 2 of the Broward County Land Use Plan, units of local government shall prepare and transmit to the Planning Council the following information within the time periods specified. This information may be transmitted in any form approved by the Planning Council Executive Director.

- a. By January 31 of each year, an official of each local government shall transmit to the Planning Council an annual report providing updated information regarding the utilization of the Residential and Non-Residential Flexibility Rules of the Broward County Land Use Plan. The report shall include the following information, as applicable:
  1. Total number of acres designated residential, commercial, industrial and employment center within the municipal boundary.
  2. Total number of residential, industrial and employment center acres allocated for commercial use through assignment of flexibility in the previous calendar year.
  3. Total number of residential, industrial and employment center acres allocated for commercial use through assignment of flexibility which includes all previous yearly allocations.
  4. Total number of flexibility units and redevelopment units allocated in the previous calendar year to residential or non-residential designated lands which did not require an amendment to the local land use plan map.

5. Total number of flexibility units and redevelopment units allocated, including all previous yearly allocations to residential or non-residential designated lands which did not require an amendment to the local land use plan map.
- b. Upon determination by the Planning Council that a local government has failed to comply with the requirements of this Article, the Planning Council may decertify the local land use element or applicable portions thereof, in accordance with the provisions of Article 2 of this document.

## Plan Monitoring and Review

The City shall provide for periodic updates between Evaluation and Appraisal Report (EAR) cycles and monitor the Plan's progress for consistency with the Fast Forward Fort Lauderdale Vision Plan as required by Florida Statutes.

At least once every 7 years, the City shall evaluate the Comprehensive Plan through an Evaluation and Appraisal Report. These plans shall be evaluated and, as necessary, updated to reflect changes in local conditions.

The Department shall use a professionally acceptable and replicable methodology for generating population estimates and projections and assigning the population.

Manage policies and capital projects through the Capital Improvement Program which shall be automatically updated annually and adopted by resolution.

## Definitions

- 01.01 "Accessory Dwelling Unit (ADU)" means an ancillary or secondary living unit, that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary single-family dwelling unit.
- 01.02 "Accessory use" shall mean a use naturally and customarily incidental, subservient or subordinate to the principal use.
- 01.03 "Accommodations" means any apartment, condominium or cooperative unit, cabin, lodge, hotel or motel room, campground, or other private or commercial structure which is situated on real property and designed for occupancy or use by one or more individuals.
- 01.04 "Adaptation Action Areas" means a designation in the coastal management element of a local government's comprehensive plan which identifies one or more areas that experience coastal flooding due to extreme high tides and storm surge, and that are vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning.
- 01.05 "Administration Commission" means the Governor and the Cabinet of the State of Florida.

- 01.06 "Administrative Rules Document" means a publication containing rules, guidelines, procedures, and methodologies reviewed, revised, adopted and amended by the Broward County Planning Council and Board of County Commissioners for the purpose of providing assistance and guidance to local governmental entities and providing direction to Council staff in implementing the Broward County Land Use Plan.
- 01.07 "Affected Persons" includes the affected local government; persons owning property, residing, or owning or operating a business within the boundaries of the local government whose plan is the subject of the review; and adjoining local governments that can demonstrate that adoption of the plan as proposed would produce substantial impacts on the increased need for publicly funded infrastructure or substantial impacts on areas designated for protection or special treatment within their jurisdictions. Each person, other than an adjoining local government, in order to qualify under this definition, shall also have submitted oral or written objections during the local government review and adoption proceedings.
- 01.08 "Affordable Housing" means housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent (30%) of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median income limits adjusted for family size for the households.
- 01.09 "Agricultural Uses" means activities within land areas which are predominantly used for the cultivation of crops and livestock including: cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture areas, groves, confined feeding operations, specialty farms, and silviculture areas.
- 01.10 "Airport Clear Zone" means a designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations.
- 01.11 "Airport Facility" means any area of land or water improved, maintained or operated by a governmental agency for the landing and takeoff of aircraft, or privately-owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings, or other airport facilities or rights-of-way.
- 01.12 "Airport Obstruction" means any structure, object of natural growth, existing condition, or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or which otherwise increases the risk of danger to aircraft operations.
- 01.13 "Alley" means a right-of-way providing a secondary means of access and service to abutting property.
- 01.14 "Amendment" means any change to an adopted comprehensive plan, except corrections, updates and modifications of the Capital Improvements Chapter concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan as provided in F.S. Subsection 163.3177(3)(b), and corrections, updates or modifications of current costs in other elements, as provided in F.S. Section 163.3187(4).

- 01.15 "Annexation" means the adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality.
- 01.16 "Aquatic Vegetation" means a plant characteristically growing wholly or partly submerged in water.
- 01.17 "Area or Area of Jurisdiction" means the total area within Broward County including all of the lands lying within the limits of an incorporated municipality and the unincorporated lands within the county.
- 01.18 "Areas Subject to Coastal Flooding" see "hurricane vulnerability zone".
- 01.19 "Arterial Road" means a roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.
- 01.20 "Attainable Housing" means housing that is within the reach of those making around the Miami-Fort Lauderdale-Pompano Beach Metropolitan Statistical Area Median Income.
- 01.21 "Beach" means the zone of unconsolidated material that extends landward from the mean low water line to the place where there is marked change in material or physiographic form, or to line of permanent vegetation, usually the effective limit of storm waves. "Beach", as used in the Coastal Management Chapter requirements, is limited to oceanic and estuarine shorelines.
- 01.22 "Bicycle and Pedestrian Ways" means any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.
- 01.23 "Broward Complete Streets Guidelines 2.0" means a document endorsed by the Broward Metropolitan Planning Organization in November 2019.
- 01.24 "Broward County Coastal Area" means the land and water eastward of U.S. Highway 1 to the Atlantic Ocean.
- 01.25 "Broward County Coastal High Hazard Area" means the land and water eastward of the Atlantic Intracoastal Waterway to the Atlantic Ocean including any coastal protection structures.
- 01.26 "Broward County Land Use Plan" means the future land use plan element for all of Broward County adopted by the Broward County Commission in conformance with the requirements of the Broward County Charter and the Local Government Comprehensive Planning and Land Development Regulation Act.
- 01.27 "Broward County Trafficways Plan" means the plan promulgated by the Broward County Planning Council pursuant to Chapter 59-1154, Laws of Florida, as amended, and the Broward County Charter, which depicts a network of trafficways for Broward County (also known as the Broward County Planning Council Trafficways Plan).

- 01.28 “Building” means any structure having a roof and used or built for the shelter or enclosure of persons, animals, chattels, or property of any kind.
- 01.29 “Building Permit” means:
- a. Any permit for the erection or construction of a new building required by Section 105 of the Florida Building Code, 2004 Edition, as amended.
  - b. Any permit for an addition to an existing building which would:
    - i. Create one or more additional dwelling units, or
    - ii. Involve a change in the occupancy of a building as described in Chapter 3 of the Florida Building Code, 2004, Edition as amended
  - c. Any permit which would be required for the nonresidential operations included in Section 105 of the South Florida Building Code, 1999 2004, Broward Edition, as amended.
- 01.30 “Capital Budget” means the portion of the City’s annual budget which reflects capital improvements scheduled for a fiscal year.
- 01.31 “Capital Improvement” means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purpose of this rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan chapters shall be considered capital improvements.
- 01.32 “Certified Land Use Plan” means the City of Oakland Park land use plan which has been certified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan and which has been adopted by the City in conformance with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.
- 01.33 “Certified Local Government” means municipal and county governments which have made historic preservation a public policy through the passage of a historic preservation ordinance consistent with State Statutes, and the creation of a historic preservation advisory board, making them eligible for state- and federally-funded historic preservation grants to assist their historic preservation programs.
- 01.34 “City” means the City of Oakland Park, Florida.
- 01.35 “Climate Change” means a change in global or regional climate patterns, in particular a change apparent from the mid to late 20th century onwards and attributed largely to the increased levels of atmospheric carbon dioxide produced by the use of fossil fuels.

- 01.36 "Coastal Construction Control Line" means the line established by the Florida Department of Environmental Protection after a determination, through comprehensive engineering study and topographic survey, that the establishment of such control line is necessary for the protection of upland properties and the control of beach erosion, pursuant to F.S. Section 161.053.
- 01.37 "Coastal High Hazard Area" means 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, as provided in Section 163.3178, Florida Statutes.
- 01.38 "Coastal Planning Area" means all land and water eastward of the westward right-of-way of Federal Highway/U.S. 1.
- 01.39 "Collector Road" means a roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.
- 01.40 "Commercial Uses" means activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.
- 01.41 "Community Cultural Facility" means a facility that is readily accessible to all segments of the community for cultural activities (performing, visual and literary arts). Includes classroom, workshop, exhibit and performance space and cultural programming by professional artists for all age groups.
- 01.42 "Community Park" means acreage listed in the "Community and Regional Parks" subsection of the Plan Implementation Requirements Section of the Broward County Land Use Plan that is utilized by local governments to meet the community level parks requirement of the Broward County Land Use Plan.
- 01.43 "Community Redevelopment Area" – see Designated Redevelopment Area.
- 01.44 "Community Shopping Center" means a shopping center which typically ranges from approximately 100,000 to 300,000 square feet of gross leasable area and is generally built around a junior department store or variety store and supermarket as the major tenants. Community shopping centers typically range in area from approximately 10 acres to 30 acres and serve trade areas ranging from roughly 40,000 people to 150,000 people.
- 01.45 "Compatibility" means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.
- 01.46 "Complete Street" means a street where the entire right-of-way is planned, designed, and operated for all modes of transportation and all users regardless of age or ability. Pedestrians, bicyclists, transit riders, and motorists of all ages and abilities must be able to safely move along and across a Complete Street. Complete Streets make it easy to cross the street, walk to shops, catch the bus, bike to work, and enjoy many other healthy activities.

- 01.47 “Comprehensive Plan” means a plan that meets the requirements of F.S. Sections 163.3177 and 163.3178.
- 01.48 “Concurrency” means public facilities and services needed to support development shall be available consistent with concurrency requirements as per F.S. Section 163.3180 (1993).
- 01.49 “Concurrency Management System” means the provisions in the local government comprehensive plan including implementation regulations, encompassing the restrictions, methods, resources, timing and solutions intended to be compatible with and further compliance with the statutory requirement to provide public facilities and services needed to support development consistent with concurrency requirements and F.S. Section 163.3180 (1993).
- 01.50 “Cone of Influence” (Zone of Influence) means an area around one or more major water wells the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on ground water travel or drawdown depth.
- 01.51 “Conservation Uses” means activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.
- 01.52 “Consistent” means compatible with and furthers. “Compatible with” means not in conflict with. “Furthers” means to take action in the direction of realizing the goals and policies. As applied to the local plan, a local plan shall be consistent with the state plan and the regional plan.
- 01.53 “Context Sensitive Roadways” means roadways that are planned and developed with improvements that are considerate of the character and built and natural environment of the corridor and the surrounding neighborhood, are responsive to multiple transportation modes, and maintain safety and mobility.
- 01.54 “Contiguous” means in close proximity, touching or adjacent.
- 01.55 “Contraction” means the reversion of real property within municipality boundaries to an unincorporated status.
- 01.56 “Cost Burdened” means the extent to which gross housing costs, including utility costs, exceed 30 percent but less than 50 percent of gross income, based on data available from the U.S. Census Bureau.
- 01.57 “County Commission” means the Board of County Commissioners of Broward County, Florida.

- 01.58 “County Land Planning Agency” means the agency designated to prepare the comprehensive plan for the County or in case of Chartered Counties, the agency which has the planning responsibility between the County and the municipalities as stipulated in the Charter.
- 01.59 “County Land Use Plan” means the Broward County Land Use Plan originally adopted by the County Commission on November 9, 1977 and subsequently amended.
- 01.60 “Dashed-Line Area” means an area on the Oakland Park Future Land Use Plan Map bordered by a dashed line and designated as having a particular maximum overall density of dwelling units for all land and land uses within the area, and/or a particular total number of dwelling units permitted within the area.
- 01.61 “Deepwater Ports” as defined in Chapter 9J-5, Florida Administrative Code, including Port Everglades.
- 01.62 “Designated Redevelopment Area” means those areas depicted within the Future Broward County Land Use Plan Map (Series) which have been determined to be redevelopment areas by the Broward County Board of County Commissioners. Criteria for designated redevelopment areas are contained within Section IV.D. of the Broward County Land Use Plan. Policies which encourage redevelopment within designated redevelopment areas are located under Objective 14.03.00 of the Broward County Land Use Plan.
- 01.63 “Developer” means any person, including a governmental agency, undertaking development.
- 01.64 “Development” means:
- a. The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into two or more parcels.
  - b. The following activities or uses shall be taken for the purposes of this chapter to involve “development”, as defined in this section:
    - i. A reconstruction, alteration of the size or material change in the external appearance of a structure or land;
    - ii. A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land;
    - iii. Alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any “coastal constructure” as defined in F.S. Section 161.021;
    - iv. Commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land;
    - v. Demolition of a structure;

- vi.** Clearing of land as an adjunct of construction; or
- vii.** Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

**c.** The following operations or uses shall not be taken for the purpose of this chapter to involve “development” as defined herein:

- i.** Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad track, if the work is carried out on land within the boundaries or the right-of-way.
- ii.** Work by any utility and other persons engaged in the distribution or transmission of gas or water, for the purposes of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, powerlines, towers, poles, tracks, or the like.
- iii.** Work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure.
- iv.** The use of any structure on or land devoted to dwelling uses for any purpose customarily incidental to enjoyment of the dwelling.
- v.** The use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products; raising livestock; or for other agricultural purposes.
- vi.** A change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class.
- vii.** A change in the ownership or form of ownership of any parcel or structure.
- viii.** The creation or termination of rights of access, apurtenant rights, easements, covenants concerning development of land, or other rights in land.

**d.** “Development,” as designated in an ordinance, rule, or development rule includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, “development” refers to the act of developing to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities is not development. Reference to particular operations is not intended to limit the generality of subsection (a).

01.65 “Development Order” means any order granting, denying, or granting with conditions an application for a development permit.

01.66 “Development Permit” includes any building permit, zoning permit, plat approval, or rezoning, certification, variance, or other action having the effect of permitting development.

01.67 “Disaster” means any natural, technological or civil emergency that causes damage of sufficient severity and magnitude to result in a declaration of a state of emergency by a county, the Governor or the President of the United States.

- 01.68 "Downtown Development Authority" means a local governmental agency established under Part III of Chapter 163 or created with similar powers and responsibilities by special act for the purpose of planning, coordinating, and assisting in the implementation, revitalization, and redevelopment of a specific downtown area of a city.
- 01.69 "Downtown Revitalization" means the physical and economic renewal of a central business district of a community as designated by local government and includes both downtown development and redevelopment.
- 01.70 "Drainage Basin" means the area defined by topographic boundaries which contributes stormwater to a drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.
- 01.71 "Drainage Facilities" means a system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and include stormwater sewers, canals, detention structures, and retention structures.
- 01.72 "Dune" means a mound or ridge of loose sediments, usually sand-sized sediments, lying landward of the beach and extending inland to the landward toe of the dune which intercepts the 100-year storm surge.
- 01.73 "Dwelling unit" means any building, structure or portion thereof which is designed, occupied or intended for occupancy as complete independent living facilities for one (1) or more persons, with direct access from the outside of the building or through a common hall and with permanent provisions for living, sleeping, eating, cooking and sanitation, including non-transient rental units contained in a multi-unit structure or complex or live-aboard vessels located in multi-family "Residential" designated areas which are required to hookup to marine sanitation systems.
- 01.74 "Easement" means any strip of land created by a subdivider for public or private utilities, drainage, sanitation, or other specified uses having limitations, the title to which shall remain in the name of the property owner, subject to the right of use designated in the reservation of the servitude.
- 01.75 "Ecological Community" means a distinctive combination of two or more ecologically related species, living together and interacting with each other in a characteristic natural habitat.
- 01.76 "Educational Uses" means activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.
- 01.77 "Electrical Power Plant" means an electrical generating facility where electricity is produced for the purpose of supplying twenty-five (25) megawatts (MW) or more to utility power systems.
- 01.78 "Enhancement" shall mean the alteration of an existing wetland to increase the functional value.

- 01.79 “Environmental Justice” means the fair treatment and meaningful involvement of all people regardless of race, color, national origin or income with respect to the development, implementation and enforcement of environmental laws, regulations and policies to avoid, minimize, or mitigate disproportionately high and adverse human health and environmental effects, including interrelated social and economic effects, on vulnerable populations.
- 01.80 “Environmentally Sensitive Land” means those areas containing Natural Resources, as depicted in the Natural Resource Map Series of the Broward County Land Use Plan, which have been determined to be environmentally sensitive by the Broward County Board of County Commissioners. The criteria for designation of Environmentally Sensitive Land are contained within the Plan Implementation section of the Broward County Land Use Plan. Policies which ensure the protection of Environmentally Sensitive Lands, consistent with the requirements of F.S. Section 163.3202, are located under Objective 9.01.00 of the Broward County Land Use Plan.
- 01.81 “Estuary” means a semi-enclosed, naturally existing coastal body of water in which saltwater is naturally diluted by freshwater and which has an open connection with oceanic waters. “Estuaries” include bays, embayments, lagoons, sounds and tidal streams.
- 01.82 “Evacuation Routes” means routes designated by county civil defense authorities or the regional evacuation plan, for the movement of persons to safety, in the event of a hurricane.
- 01.83 “Fabrication and Assembly” means the manufacturing from standardized parts of a distinct object differing from the individual components involving raw materials with form and substance (as opposed to liquid or gas), with a physical, as opposed to chemical, mating or joining of the individual parts.
- 01.84 “Flexibility Zone” means a geographic area, as delineated on the flexibility zone boundary maps in the Administrative Rules Document of the Broward County Planning Council, within which residential densities and land uses may be redistributed through the plan certification process.
- 01.85 “Flexibility Units” means the difference between the number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map and the number of dwelling units permitted within the flexibility zone by a City’s certified future land use plan map.
- 01.86 “Floodplains” means areas inundated during an identified flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps
- 01.87 “Floor Area” generally means the total square footage of all floors measured to the outside surface of the building or portion of the building. This may include hallways, stairways, elevators, storage and mechanical rooms whether internal or external to the structure. Floor area may also be limited to what is considered leasable space.

- 01.88 "Floor Area Ratio" (FAR) means the square footage of the floor area of a building divided by the square footage of the lot (net site area) on which the building is located. FAR of 1.0 can be achieved several ways. The first is a one-story building covering the entire lot; the second is a two-story building covering 50% of the lot and the third, a four-story building covering 25% of the lot.
- 01.89 "Freshwater Marsh" means a wetland having more than 25 percent vegetative cover by terrestrial herbs but 40 percent or less cover by woody plants, occasionally or regularly flooded by fresh water (e.g., sawgrass).
- 01.90 "Freshwater Swamp" means a wetland having more than 40 percent cover by woody plants and that is occasionally or regular flooded by freshwater (e.g., cypress swamp).
- 01.91 "Future Broward County Land Use Plan Map (Series)" means the series of maps adopted by the Broward County Board of County Commissioners as part of the Broward County Land Use Plan. These include the Broward County Land Use Plan Map, Historic District and Historically Significant Properties Map, Natural Resources Map Series- Eastern Broward County and Natural Resources Map Series-Western Broward County.
- 01.92 "Goal" means the long-term end toward which programs and activities are ultimately directed.
- 01.93 "Governing Body" means the City Commission of Oakland Park, Florida.
- 01.94 "Governmental Agency" means:
- a. The United States or any department, commission, agency, or other instrumentality thereof;
  - b. The State of Florida or any department, commission, agency, or other instrumentality thereof;
  - c. Any local government, or any department, commission, agency, or other instrumentality thereof;
  - d. Any school board or other special district, authority, or other governmental entity.
- 01.95 "Greenhouse Gas Emissions" means any of the atmospheric gases that contribute to the greenhouse effect by absorbing infrared radiation produced by solar warming of the Earth's surface. They include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (NO<sub>2</sub>), and water vapor.
- 01.96 "Gross Acre" means the total number of acres within a parcel of land, including acreage used or proposed for streets, lakes, and waterways (excluding waterways under the responsibility of the South Florida Water Management District).

- 01.97 "Gross Density" means the number of dwelling units constructed or proposed to be constructed within a parcel of land, divided by the gross acreage of the parcel of land. In determining the gross acreage of the parcel, the area encompassed by an extension of the parcel's boundaries to the centerline of adjacent public rights-of-way such as streets, roadways, alleys, canals and waterways (exclusive of expressways and the primary drainage system) can be added to the parcel area.
- 01.98 "Group Home" means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes or emergency shelters.
- 01.99 "Hammock" means a dense growth of broad-leaved trees on a slight elevation, not considered wet enough to be a swamp.
- 01.100 "Hardwood" means a broad-leaved angiosperm (flowering) tree having wood characterized by the presence of specialized cells called vessels.
- 01.101 "Hazardous Liquid Pipeline" means a pipeline, a right-of-way, or a facility, used or intended to be used in transporting petroleum or petroleum products.
- 01.102 "Hazardous Waste" means solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.
- 01.103 "High-rise units" are defined as four (4) stories or more, consistent with the effective Broward County Land Development Code definition at the time of the adoption of the Broward County Land Use Plan amendment.
- 01.104 "Historic Resources" means all areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.
- 01.105 "Historic Trees" includes trees designated by the Broward County Board of County Commission pursuant to Chapter 27 of the Broward County Code which are (1) located on historically significant property and related to an historic event; (2) uniquely related to the heritage of Broward County; or (3) at least seventy-five (75) years old. Requests for designation can be made by State, County, Municipality, Historical Preservation Group, or by the Property Owner. Removal of a tree designated as "Historic" requires the approval of the County Commission. (Chapter 27-4 12 Broward County Code)

- 01.106 “Hurricane Shelter” means a structure designated by local officials as a place of safe refuge during a storm or hurricane.
- 01.107 “Hurricane Vulnerability Zone” (also “areas subject to coastal flooding”) means the areas delineated by the regional or local hurricane evacuation plan as requiring evacuation. The hurricane vulnerability zone shall include areas requiring evacuation in the event of a 100-year storm or Category 3 storm event.
- 01.108 “Improvements” may include, but are not limited to street pavements, curbs and gutters, sidewalks, alley pavements, walkway pavements, water mains, sanitary sewers, storm sewers or drains, street names, signs, landscaping, permanent reference monuments, permanent control points, or any other improvement required by a governing body.
- 01.109 “Industrial Uses” means the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.
- 01.110 “Infrastructure” means those man-made structures which serve the common needs of the population, such as: sewage disposal systems, potable water systems, potable water wells serving a system, solid waste disposal sites or retention areas, stormwater systems, utilities, piers, docks, wharves, breakwaters, bulkheads, seawalls, bulwarks, revetments, causeways, marinas, navigation channels, bridges, and roadways.
- 01.111 “Lake” means a natural depression fed by one or more streams and from which a stream may flow; occurs due to widening or natural blockage of a river or stream or occurs in an isolated natural depression that is not part of a surface river or stream; usually too deep to permit the growth of rooted plants from shore to shore.
- 01.112 “Land” means the earth, water, and air, above, below, or on the surface, and includes any improvements or structures customarily regarded as land.
- 01.113 “Land Development Code” means various types of regulations relating to development within the City when combined in a single document.
- 01.114 “Land Development Regulation” means ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land.
- 01.115 “Land Development Regulation Commission” means a commission designated by a local government to develop and recommend, to the local governing body, land development regulations which implement the adopted comprehensive plan and to review land development regulations, or amendments thereto, for consistency with the adopted plan and report to the governing body regarding its findings. The responsibilities of the land development regulation commission may be performed by the Local Planning Agency.
- 01.116 “Land Use” means the development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or chapter or portion thereof, land development regulations, or a land development code, as the context may indicate.

- 01.117 "Land Use Plan" means the Land Use Plan for the City of Oakland Park, Florida, adopted as the Future Land Use Plan Chapter of the Local Government Comprehensive Planning Act of 1975, F.S. Sections 163.3161 – 163.3211, and certified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan pursuant to Article VI of the Broward County Charter.
- 01.118 "Level of Service" means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.
- 01.119 "Light Manufacturing" means a use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing.
- 01.120 "Limited Access Facility" means a roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other person have no greater than a limited right or easement of access.
- 01.121 "Littoral" means that portion of a body of water extending from shoreline toward the middle of the water to the limit of occupancy by rooted plants.
- 01.122 "Live-Aboard Vessel" means any vessel which is a habitable vessel on which habitation is occurring and which is used as a person's primary legal residence or temporary or seasonal residence even though it is not used solely as a residence but is also used for other purposes. A person's primary legal residence is a vessel where a person is presently living with the present intention of making it his or her permanent abode. A temporary or seasonal residence means habitation aboard a floating home or a vessel occupied by one (1) or more persons, while the home or vessel is moored or docked. Habitable vessel means a vessel that is equipped with an on-board toilet. The term live- aboard vessel shall not include commercial fishing boats. Nothing within this definition shall be construed to prohibit or regulate the anchorage of non-live-aboard vessels engaged in the exercise of rights of navigation.
- 01.123 "Local Area of Particular Concern" means an area designated on the Natural Resource Map Series of the Broward County Land Use Plan which has been declared to be environmentally sensitive. Those areas are subject to environmental impact report provisions of the Broward County Land Development Code and policies under Broward County Land Use Plan Objective 9.01.00. The criteria for Local Areas of Particular Concern are contained in the Plan Implementation Requirements section of the Broward County Land Use Plan.
- 01.124 "Local Comprehensive Plan" means any or all local comprehensive plans or chapters or portions thereof prepared, adopted, or amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.

- 01.125 "Local Government" means a unit of government or any officially designated public agency or authority of a unit of government with less than statewide jurisdiction, or any officially designated public agency or authority of such a governmental entity. The term includes a county, an incorporated municipality, a consolidated city-county government, a metropolitan planning organization, an expressway or transportation authority, a turnpike project, a regional planning council, or a school board or other special district.
- 01.126 "Local Planning Agency" means the agency designated to prepare the comprehensive plan required by F.S. Chapter 163.
- 01.127 "Local Road" means a roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high-volume land access for abutting property.
- 01.128 "Lot" includes tract or parcel - means the least fractional part of subdivided lands having limited fixed boundaries, and an assigned number, letter, or other name through which it may be identified.
- 01.129 "Lot or Parcel of Record" means a quantity of real property as a single unit described and identified in a deed and/or plat recorded in the public records of a county in the State of Florida.
- 01.130 "Low Income Families" means "lower income families" as defined under the Section 8 Assisted Housing Program or families whose annual income does not exceed 80 percent of the median income for the area. The term "families" includes "households".
- 01.131 "Low-Income Person" means one (1) or more natural persons or a family, not including students, that has a total annual anticipated income for the household that does not exceed 80 percent of the median annual income adjusted for family size for the county. While occupying a rental unit, a Low-Income Person's annual anticipated gross income may increase to an amount not to exceed 140 percent of 80 percent of the applicable median income adjusted for family size.
- 01.132 "Major Trip Generators or Attractors" means concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.
- 01.133 "Manufactured Home" means a home built in the controlled environment of a manufacturing plant and transported in one (1) or more sections on a permanent chassis. Each section bears a red U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standards.
- 01.134 "Marine Habitat" means areas where living marine resources naturally occur, such as mangroves, seagrass beds, algae beds, salt marshes, transitional wetlands, marine wetlands, rocky shore communities, hard bottom communities, oyster bars or flats, mud flats, coral reefs, worm reefs, artificial reefs, offshore springs, nearshore mineral deposits, and offshore sand deposits.

- 01.135 "Marine Resources" means living oceanic or estuarine plants or animals, such as mangroves, seagrasses, algae, coral reefs, and living marine habitat; fish, shellfish, crustacea and fisheries; and sea turtles and marine mammals.
- 01.136 "Marine Wetlands" means areas with a water regime determined primarily by tides and the dominant vegetation is salt tolerant plant species including those species listed in Subsection 17-4.02(17), Florida Administrative Code, "Submerged Marine Species".
- 01.137 "Mass Transit" means passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.
- 01.138 "Mean High Water" means the average height of the high waters over a 19-year period. For shorter periods of observation, "mean high water" means the average height of the high waters after corrections are applied to eliminate known variations and to reduce the result to the equivalent of mean 19-year value.
- 01.139 "Mean High-Water Line" means the intersection of the tidal plane of mean high water with the shore.
- 01.140 "Mean Low Water" means the average height of the low waters over a 19-year period. For shorter periods of observation, "mean low water" means the average height of low waters after corrections are applied to eliminate known variations and to reduce the result to the equivalent of mean 19-year value.
- 01.141 "Mean Low Water Line" means the intersection of the tidal plane of mean low water with the shore.
- 01.142 "Minerals" means all solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.
- 01.143 "Minimization" shall mean to reduce the wetland impacts of development by considering all aspects of a proposed development so that wetland impacts are reduced to the smallest possible amount, extent, size or degree consistent with Article XI, Chapter 27- 335 of the Broward County Code of Ordinances enacted December 18, 1990.
- 01.144 "Mining" means the removal of minerals from their site, solely for commercial purposes which may include crushing, batching, mixing and forming of mined materials.
- 01.145 "Mobile Home" means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, and which is built on a metal frame and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained herein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standards.

- 01.146 "Moderate-Income Person" means one (1) or more natural persons or a family, not including students, that has a total annual anticipated income for the household that does not exceed 120 percent of the median annual income adjusted for family size for households within the county. While occupying a rental unit, a Moderate-Income Person's annual anticipated gross income may increase to an amount not to exceed 140 percent of 120 percent of the applicable median income adjusted for family size.
- 01.147 "Municipality" means any incorporated city, town, or village.
- 01.148 "Native Vegetative Communities" means those areas which contain ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, native vegetation and animals.
- 01.149 "Natural Drainage Features" means the naturally occurring features of an area which accommodate the flow of stormwater, such as streams, rivers, lakes and wetlands.
- 01.150 "Natural Reservations" means areas designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters.
- 01.151 "Natural Resources" means those natural resources identified in Section 9J-5.006(4)(b) Florida Administrative Code: existing and planned water wells and cones of influence; beaches and shores, including estuarine systems; rivers, bays, lakes, floodplains, and harbors; wetlands; minerals and soils.
- 01.152 "Neighborhood Park" means a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.
- 01.153 "Neighborhood Shopping Center" means a shopping center typically ranging from 30,000 to 100,000 square feet of gross leasable area for the sale of convenience goods (food, drugs and sundries) and personal services which meet the daily needs of an immediate neighborhood. Neighborhood shopping centers range in area from approximately 3 acres to 10 acres and generally require a minimum market support population ranging from 2,500 to 40,000 people.
- 01.154 "Net Site Area" means the entire acreage of the site located inside the parcel boundary, less existing and future right-of-way.
- 01.155 "Newspaper of General Circulation" means a newspaper published at least on a weekly basis and printed in the language most commonly spoken in the area within which it circulates, but does not include a newspaper intended primarily for members of a particular professional or occupational group, a newspaper whose primary function is to carry legal notices, or a newspaper that is given away primarily to distribute advertising.

- 01.156 "Nonpoint Source Pollution" means any source of water pollution that is not a point source.
- 01.157 "Objective" means a specific, measurable, intermediate end that is achievable and marks progress towards a goal.
- 01.158 "Ocean Waters" means waters of the Atlantic Ocean, Gulf of Mexico, or Straits of Florida, but does not include bays, lagoons, or harbors.
- 01.159 "Open Spaces" means undeveloped lands suitable for passive recreation or conservation uses.
- 01.160 "Parcel of Land" means any quantity of land capable of being described with such definiteness that its location and boundaries may be established which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit.
- 01.161 "Park" means a community or regional park.
- 01.162 "Parties Affected" means any persons or firms owning property in, or residing in, either a municipality proposing annexation or contraction or owning property that is proposed for annexation to a municipality or any governmental unit with jurisdiction over such area.
- 01.163 "Peat" means a dark-brown or black substrate produced by the partial decomposition and disintegration of mosses, sedges, trees and other plants growing in areas of its deposition; peat characteristically is deposited in certain wetland types.
- 01.164 "Person" means an individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity.
- 01.165 "Phase 1 Environmental Assessment" means a thorough evaluation of the present and past uses and environmental condition of a property. It includes a database search, review of property history, site inspection and comprehensive report (no collection of physical samples).
- 01.166 "Phase 2 Environmental Assessment" a thorough evaluation and report of the present environmental condition of a property based on physical samples used for various evaluations. This may include evaluation of soil, ground water, underground tanks, and material samples that can be used to check for asbestos, lead, hazardous chemicals and biological agents, such as bird droppings, mold and bacteria.
- 01.167 "Planning Act" means the Local Government Comprehensive Planning and Land Development Regulation Act, F.S. Sections 163.3161 et seq.
- 01.168 "Planning Council" means the Broward County Planning Council.
- 01.169 "Plat" means a map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of all applicable sections of this chapter and of any local ordinances, and may include the terms "replat", "amended Plat", or "revised Plat".
- 01.170 "Playground" means a recreation area with play apparatus.

- 01.171 "Point Source Pollution" means any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.
- 01.172 "Policy" means the way in which programs and activities are conducted to achieve an identified goal.
- 01.173 "Pollution" is the presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.
- 01.174 "Pond" means a small, quiet body of standing water, usually sufficiently shallow to permit the potential growth of rooted plants from shore to shore.
- 01.175 "Port Facility" means harbor or shipping improvements used predominantly for commercial purposes including channels, turning basins, jetties, breakwaters, landings, wharves, docks, markets, structures, buildings, piers, storage facilities, plazas, anchorages, utilities, bridges, tunnels, roads, causeways, and all other property or facilities necessary or useful in connection with commercial shipping.
- 01.176 "Potable Water Facilities" means a system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.
- 01.177 "Principal Building" means a building which is occupied by, or devoted to, a principal use or an addition to an existing principal building which is larger than the original existing building. In determining whether a building is of primary importance, the use of the entire parcel shall be considered. There may be more than one principal building on a parcel.
- 01.178 "Principal Use" means the primary or main use of a parcel of land as distinguished from an accessory use. There may be more than one principal or main use on a parcel of land.
- 01.179 "Private Recreation Sites" means sites owned by private, commercial or non-profit entities available to the public for purposes of recreational use.
- 01.180 "Protected Potable Water System" means a community water supply which has been given a consumptive use permit by the South Florida Water Management District and which is protected by the Broward County wellfield protection program.
- 01.181 "Public Access" means the ability of the public to physically reach, enter or use recreation sites including beaches and shores.
- 01.182 "Public Building and Grounds" means structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.

- 01.183 "Public Facilities" means major capital improvements, including, but not limited to, transportation, sanitation, solid waste, drainage, potable water, educational, parks and recreational, and health systems and facilities.
- 01.184 "Public Notice or Due Public Notice" as used in connection with the phrase "public hearing" or "hearing to be held after due public notice" means publication of notice of the time, place, and purpose of such hearing at least twice in a newspaper of general circulation in the area, with the first publication not less than 14 days prior to the date of the hearing and the second to be at least 5 days prior to the date of the hearing.
- 01.185 "Public Recreation Sites" means sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.
- 01.186 "Public Utility" includes any public or private utility, such as, but not limited to, storm drainage, sanitary sewers, electric power, water service, gas service, or telephone line, whether underground or overhead.
- 01.187 "Recertification" means a local land use plan which has previously been certified by the Broward County Planning Council, but because of amendments, decertification, or amendments to the Broward County Land Use Plan, is no longer in conformity, and must be recertified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan.
- 01.188 "Recreation" means the pursuit of leisure time activities occurring in an indoor or outdoor setting.
- 01.189 "Recreation Facility" means a component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.
- 01.190 "Recreational Uses" means activities within areas where recreation occurs.
- 01.191 "Recreational Vehicle Park" means a place set aside and offered by a person or public body, for either direct or indirect remuneration of the owner, lessor or operator of such place, for the parking and accommodation of six or more recreational vehicles (as defined in F.S. Section 320.01(1)(b)) or tents utilized for sleeping or eating; and the term also includes buildings and sites set aside for group camping and similar recreational facilities.
- 01.192 "Regional Park" means acreage listed in the "Community and Regional Parks" subsection of the Plan Implementation Requirements Section of the Broward County Land Use Plan that is utilized by the Broward County Board of County Commissioners to meet the regional level parks requirement of the Broward County Land Use Plan.
- 01.193 "Regional Plan for South Florida" means the plan prepared and adopted by the South Florida Regional Planning Council, pursuant to the provisions of F.S. Section 185.507 governing comprehensive regional policy plans.
- 01.194 "Regional Planning Agency" means the regional planning council created pursuant to F.S. Sections 186.501-186.515 to exercise responsibilities under Sections 186.001-186.031 and 186.801-186.911, in a particular region of the state.

- 01.195 "Regional Roadway Network" means the roads contained within the Broward County Metropolitan Planning Organization's adopted Year 2030 Highway Network, except for those roads functionally classified as city collector roads.
- 01.196 "Regional Shopping Center" means a shopping center which typically ranges from approximately 300,000 square feet to 1,000,000 square feet or more of gross leasable area and provides a full range of shopping goods, general merchandise, apparel, furniture, and home furnishings. Such center is usually built around a full-line department store as the major drawing power. Regional shopping centers are approximately 30 acres in size or larger and generally require a minimum market support population in excess of 150,000 people and a trade area extending 10 to 15 miles or more modified by such factors as competitive facilities and travel time over access highways.
- 01.197 "Regulated Plant Index" means the total number of species native to the State of Florida that are listed as commercially exploited plants, endangered plants, and threatened plants.
- 01.198 "Remnant Natural River" means a naturally occurring watercourse or riverine system, or a portion or segment thereof, whose channel has remained unaltered over time as evidenced by historical surveys or other appropriate documentation. Examples of remnant natural rivers in Broward County include portions of the following: South Fork of the Middle River, North Fork of the New River, New River, Tarpon Creek, South Fork of the New River and Whiskey Creek.
- 01.199 "Repetitive Loss Property" means any insurable property for which two or more claims of more than \$1,000 were paid by the National Flood Insurance Program (NFIP) within any rolling ten-year period, since 1978.
- 01.200 "Reserve units" mean additional permitted dwelling units equal up to two percent (2%) of the total number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map.
- 01.201 "Resident Population" means inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.
- 01.202 "Residential Uses" means activities within land areas used predominantly for housing.
- 01.203 "Resource Planning and Management Committee" means a committee appointed pursuant to F.S. Section 380.045.
- 01.204 "Retail Shopping Area" means a miscellaneous collection of individual stores which stand on separate lot parcels along streets and highways, or which are clustered as a concentrated business district, with or without incidental off-street parking (as distinguished from a shopping center).
- 01.205 "Research Laboratory" means an establishment or other facility for carrying on investigation in the natural, physical, or social sciences, which may include engineering and product development.

- 01.206 "Revetment" means a facing of resistant material such as stone or concrete that is built to protect a scarp, embankment, or other shoreline feature against erosion.
- 01.207 "Right-of-Way" means land dedicated, deeded, used, or to be used for a street, alley, walkway, boulevard, drainage facility, access or ingress and egress, or other purpose by the public, certain designated individuals, or governing bodies.
- 01.208 "Roadway Capacity" means the maximum sustainable flow rate at which persons or vehicles can reasonably be expected to traverse a point or a uniform section of roadway during a given time period under prevailing conditions.
- 01.209 "Roadway Functional Classification" means the assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.
- 01.210 "Rural Character" means an area that is characterized by natural, agricultural, equestrian, pastoral or rustic uses.
- 01.211 "Rural Purposes" means that land which is used as a resource for agricultural, equestrian, managed forests or mining uses, or maintained in a natural state as wetlands, fields or forests.
- 01.212 "Saltwater Marsh" means a wetland having saline (including brackish) soils with 40 percent or less cover by woody plants and 25 percent or more cover by terrestrial herbs that is occasionally or regularly flooded by brackish or saline water (e.g., smooth cordgrass marshes).
- 01.213 "Saltwater Swamp" means a wetland having saline (including brackish) soils with 40 percent or more cover by woody plants and occasionally or regularly flooded by brackish or saline water (e.g., mangrove swamps).
- 01.214 "Sanitary Sewer Facilities" means structures or systems designed for the collection, transmission, treatment, or disposal of sanitary sewage, and includes trunk mains, interceptors, treatment plants and disposal systems.
- 01.215 "Seasonal Population" means part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farm workers, and other short-term and long-term visitors.
- 01.216 "Septic Tank" means an on-site sanitary sewage disposal system, consisting of a watertight receptacle constructed to promote separation of solid and liquid components of wastewater, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal in a soil absorption system.
- 01.217 "Services" means the program and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law.

- 01.218 "Severely Cost Burdened" means the extent to which housing costs, including utility costs, exceed 50 percent of income, based on data available from the U.S. Census Bureau.
- 01.219 "Shopping Center" means a group of architecturally unified commercial establishments built on a site which is planned, developed, owned, and managed as an operating unit related in its location, size, and type of shops to the trade area that the unit serves. The unit provides on-site parking in definite relationship to the types and total size of the stores.
- 01.220 "Shoreline or Shore" means the interface of land and water and, as used in the coastal management chapter requirements, is limited to oceanic and estuarine interfaces.
- 01.221 "Solid Waste" means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.
- 01.222 "Solid Waste Facilities" means structures or systems designed for the collection, processing, or disposal of solid wastes, including hazardous wastes and includes transfer stations, processing plants, recycling plants, and disposal systems.
- 01.223 "Solid Waste Processing Plant" means a facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal.
- 01.224 "State Comprehensive Plan" means the goals and policies contained within the state comprehensive plan, F.S. Section 187.201.
- 01.225 "State Land Planning Agency" means the Department of Economic Opportunity and may be referred to in this part as "DCA."
- 01.226 "Stormwater" means the flow of water which results from a rainfall event.
- 01.227 "Stream" means any mass of water with a unidirectional flow.
- 01.228 "Street" includes any access way such as a street, road, lane, highway, avenue, boulevard, alley, parkway, viaduct, circle, court, terrace, place, or cul-de-sac, and also includes all of the land lying between the right-of-way lines as delineated on a plat showing such streets, whether improved or unimproved, but shall not include those access ways such as easements and rights-of-way intended solely for limited utility purposes, such as for electric power lines, gas lines, telephone lines, water lines, drainage and sanitary sewers, and easements of ingress and egress.
- 01.229 "Structure" means anything constructed, installed or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. "Structure" also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and advertising signs.

- 01.230 "Studio or efficiency unit" also known as a studio flat, means a self-contained apartment, or efficiency apartment, a studio housing unit is a small apartment which combines living room, bedroom, and kitchenette into a single room intended for occupancy in which an individual unit is no greater than 500 square feet. A studio housing unit or efficiency housing unit shall be counted as 0.5 dwelling units for all purposes of residential density calculations in a designated Planned Redevelopment Area (PRD) in the Land Development Code. Studio/efficiency housing may otherwise be provided as 1 dwelling unit for the purposes of residential density calculations in areas not designated PRD.
- 01.231 "Subdivision" means the platting of real property into two or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land, and includes establishment of new streets and alleys, additions, and resubdivisions and, when appropriate to the context, relates to the process of subdividing or to the lands or area subdivided.
- 01.232 "Substantial Conformity" refers to the Broward County Charter requirement contained in Article VI, Section 6.05, Paragraphs D & E that local governmental future land use plans shall be materially and pertinently compatible with and further the Broward County Land Use Plan in order to be certified or recertified.
- 01.233 "Support Documents" means any surveys, studies, inventory maps, data, inventories, listings or analyses used as bases for or in developing the local comprehensive plan.
- 01.234 "Surface Waters" means lakes or ponds excavated to generate fill material for a development and/or to provide recreational and aesthetic amenities. Other water upon the surface of the earth, contained in bounds created naturally or diffused, including water from natural springs, is defined as "lake", "pond" or "stream".
- 01.235 "Threatened Species" means any species of fish and wildlife naturally occurring in Florida which may not be in immediate danger of extinction, but which exists in such small populations as to become endangered if it is subjected to increased stress as a result of further modification of its environment.
- 01.236 "Tidally-Influenced Areas" means a waterway with water level changes in response to the daily tide.
- 01.237 "Tide" means the periodic rising and falling of the waters of the earth that result from the gravitational attraction of the moon and the sun acting upon the rotating earth.
- 01.238 "Time-Share Period" means that period of time when a purchaser of a time-share plan is entitled to the possession and use of the accommodations or facilities, or both, of a time-share plan.

- 01.239 "Time-Share Plan" means any arrangement, plan, scheme, or similar device, other than an exchange program, whether by membership, agreement, tenancy in common, sale, lease, deed, rental agreement, license, or right-to-use agreement or by any other means, whereby a purchaser, in exchange for a consideration, receives ownership rights in or a right to use accommodations or facilities, or both, for a period of time less than a full year during any given year, but not necessarily for consecutive years, and which extends for a period of more than 3 years.
- 01.240 "Time-Share Property" means one or more time-share units subject to the same time-share instrument, together with any other property or rights to property appurtenant to those units.
- 01.241 "Time-Share Unit" means an accommodation of a time-share plan which is divided into time-share periods.
- 01.242 "Tourist Unit" means a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as a separate living quarter which is licensed or intended for license as a "hotel" or "motel" by the State Department of Business Regulation, Division of Hotels and Restaurants.
- 01.243 "Transfer of Development Rights" means a program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts.
- 01.244 "Transit corridor" means the walkable areas around a transit line, including light rail, bus, and bus rapid transit that is designed in a manner to provide high-quality transit service while fostering a pedestrian scale in which walking and biking actively complement public transit.
- 01.245 "Urban Agriculture" urban agriculture or urban farming means the production of fruits and vegetables, raising of animals, and cultivation of fish for local sale and consumption. Urban agriculture can also involve home vegetable gardens, community gardens, hydroponics, community supported agriculture, fish farming, farm to school, farmer's markets, animal husbandry, aquaculture, agroforestry, and urban beekeeping. It does not include marijuana cultivation.
- 01.246 "Urban Character" means an area used intensively for residential, urban recreational, commercial, industrial, institutional, or governmental purposes or an area undergoing development for any of these purposes.
- 01.247 "Urban Infill" means the development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place and the average residential density is at least five (5) dwelling units per acre, the average nonresidential intensity is at least a floor area ratio (FAR) of 1.0 and vacant, developable land does not constitute more than 10 percent of the area.

- 01.248 “Urban Purposes” means that land is used intensively for residential, commercial, industrial, institutional, and governmental purposes, including any parcels of land retained in their natural state or kept free of development as dedicated greenbelt areas.
- 01.249 “Urban Redevelopment” means the demolition and reconstruction or substantial renovation of existing buildings or infrastructure within urban infill or existing urban service areas.
- 01.250 “Urban Services” means services offered by a municipality, either directly or by contract, to any of its present residents.
- 01.251 “Vegetative Communities” means ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, vegetation and animals.
- 01.252 “Very Low-Income Person” means one (1) or more natural persons or a family, not including students, that has a total annual anticipated income for the household that does not exceed 50 percent of the median annual income adjusted for family size for households within the county. While occupying a rental unit, a Very Low-Income Person’s annual anticipated gross income may increase to an amount not to exceed 140 percent of 50 percent of the applicable median income adjusted for family size.
- 01.253 “Vested Rights” means rights which have so completely and definitely accrued to or settled in a person, to the extent that it is right and equitable that government should recognize and protect, as being lawful in themselves, and settled according to then current law.
- 01.254 “Vulnerable Populations” means populations including but not limited to disabled individuals, immigrants, the elderly, unemployed people, and those surviving on low incomes.
- 01.255 “Water Conservation Area” means designated conservation areas on the Future Broward County Land Use Map (Series) including reserve water supply areas such as the 790 square miles of Broward County west of Levees 33, 35A, 36, L-37 and L-35 and includes the natural reservations.
- 01.256 “Water Dependent Uses” means activities which can be carried out only on, in or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas, recreation, electrical generating facilities, or water supply.
- 01.257 “Water Recharge Areas” means land or water areas through which groundwater is replenished.
- 01.258 “Water-Related Uses” means activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses.
- 01.259 “Water Wells” means wells excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption.

01.260 “Wetlands” means those areas that are inundated by water, with sufficient frequency to support, and normally do support an assemblage of organisms that is adapted to saturated or seasonally saturated soil conditions for growth and reproduction including, but not necessarily limited to swamps, marshes, bogs, sloughs, potholes, wet meadows, river flood plains, mud flats and wet prairies.

01.261 “Workforce-Income Person” means one or more natural persons or a family, that has a total annual household income that does not exceed 140 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.



## *Chapter 13*

# Capital Improvements Implementation



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# CAPITAL IMPROVEMENTS IMPLEMENTATION

The City of Oakland Park has used a variety of financing strategies to implement local capital improvements. Historical financing efforts have included direct expenditures of local tax revenue, long term revenue and general obligation bonding, revenue funds, Florida League of Cities loans, grants, and special assessments, and the use of impact fees or other developer exactions. All these financing mechanisms have been considered and to some extent may be utilized in funding strategies for future capital improvements.

An individual project listing of proposed Capital Improvements considered feasible within the five-year period based on current revenue projections is provided in the Capital Improvements Element of this Plan. The City annually reviews the needed and proposed Capital Improvements to ensure financial feasibility and address changing needs. While the listing of Capital Improvements is considered feasible within the five (5) year time horizon, additional funding sources will be explored to augment existing revenues and to fund additional desirable improvements consistent with the overall goals, objectives, and policies of the City's Comprehensive Plan.

## Level of Service Standards

The minimum criteria for Comprehensive Plans require that Level of Service Standards be included for public facilities described in the Plan. The Level of Service Standards for the City of Oakland Park are provided in the Capital Improvements Element. After the adoption of this Comprehensive Plan, all future development approvals will be conditioned upon the provision of services at the local level of service standards.



## Monitoring and Evaluation

Along with level of service standards, the minimum criteria for Comprehensive Plans require that procedures for the monitoring and evaluation of necessary and/or desirable capital improvements be identified. In this respect, the Capital Improvements Element, and other relevant portions of the Plan, will be reviewed on an annual basis to assess projected revenues, to modify and otherwise update data regarding listed improvements, and to provide for the inclusion of additional “fifth year” capital improvements projects.

According to associated policies in the Capital Improvements Element, the annual review will be the joint responsibility of the City’s Development Services, Engineering and Construction Management, and Finance Departments along with the City Manager and his or her designee. A summary report with respect to the findings and modifications necessary because of this effort will be presented to the City Commission during a public meeting to occur at the approximate time of annual budget deliberations. The City Commission will direct staff to take the appropriate action as deemed necessary based upon findings and recommendations contained in the annual summary report. The following minimum activities will be included in the review:

- ) Modifications necessary to the estimated date, costs and scope of specific projects currently listed in the Element;
- ) The inclusion of new priority projects due to unanticipated conditions and the respective modifications to other, already listed projects; justification of new projects to be provided;
- ) The inclusion of additional “fifth year” capital improvement projects based on project priority and justification;
- ) Project priority ranking criteria as refined and/or otherwise modified from that existing in the Capital Improvements Element;
- ) An assessment of the Capital Improvements Element and project listing in terms of its effectiveness of carrying out the goals, objectives, and policies of the Comprehensive Plan;
- ) The City’s ability to maintain the adopted level of service standards and to eliminate existing deficiencies or problem conditions;
- ) A status report regarding grants received, pending or anticipate being applied for as these relate to the City’s Comprehensive Plan;
- ) A status report regarding local capital improvements undertaken by other agencies and the private sector as these relate to the City’s Comprehensive Plan; and
- ) Any additional information regarding capital improvements and the City’s Comprehensive Plan considered appropriate by the Committee.

## Chapter 16

# Monitoring and Evaluation



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# MONITORING AND EVALUATION

As part of the ongoing nature of comprehensive planning, the City has developed procedures for monitoring, updating, and evaluating the progress of the Comprehensive Plan. The purpose of this section of the Comprehensive Plan is to ensure that the Plan remains timely and current. The required Evaluation and Appraisal Report will be prepared every seven (7) years. The City shall determine if amendments are necessary to reflect changes in state requirements (only) since the last update and notify the state land planning agency by letter as to its determination. If needed, these amendments shall be prepared and transmitted within 1 year of this determination for review. On an annual basis, the reporting requirements provided to the Broward County Planning Council on development approvals and the annual assessment of Capital Improvements will be performed.

## Evaluation and Appraisal Report

Every seven (7) years, or sooner if conditions dictate, the City will prepare an Evaluation and Appraisal of the Comprehensive Plan. This written report will assess the following items:

- ) Resident participation in the planning process;
- ) Need and/or requirement for updating baseline data in the Comprehensive Plan supporting documentation;
- ) Update, if necessary, short- and long-term Plan objectives;
- ) Identification of major local issues, the ability of the Comprehensive Plan to address these issues, and/or the identification of necessary modifications to the Comprehensive Plan to address the identified local issues;
- ) Accomplishments or progress made in implementation of the Plan's goals, objectives, and policies;
- ) Unanticipated problems or obstacles which have hindered implementation of the Plan's goals, objectives, and policies;
- ) Changes in legislative requirements, the State Comprehensive Plan, the Broward County Land Use Plan (Broward Next), Broward MPO Long Range Transportation Plan, or relevant water supply plans that cause needed amendments to the City's plan;
- ) Reformulated goals, objectives, and policies for the Comprehensive Plan; and
- ) A means for ensuring continuous monitoring and evaluation of the Plan during the seven (7) year period.