



Urban League of Broward County

City Project # CD22-29P/LUPA/RZ/PUD

Village @ Oakland Park Planned Unit Development PUD Agreement City of Oakland Park, Florida December 15, 2023



Submitted to:

City of Oakland Park
Engineering and Community Development
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List of Applicants/Consultants

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Section I: PUD Justification:

A. Introduction & Proposed Application

This application, for rezoning to Planned Unit Development (“PUD”), including Master Development Plan (“MDP”) is filed on behalf of the Urban League of Broward County, Inc. (“ULBC”) for the redevelopment of the Village @ Oakland Park property (“Property”), located on the northwest corner of the intersection of N.W. 21st Avenue and N.W. 26th Street. The boundaries of the PUD 19.43 acres are outlined in the diagram below. See Exhibit 1 Legal Description.



The Property has two (2) existing zoning designations which are CF – Community Facilities & R-1 Single Family Residential. This application seeks approval to rezone the Property to PUD. The Applicant’s redevelopment plan proposes to demolish existing structures on the current School Board of Broward County property and to develop the subject property into a new residential community. The new community will be a mix of single family attached townhomes and midrise residences, a community center, early learning center and recreation/open space. A maximum number of 469 residential units will be constructed within this community.

The Urban League of Broward County, Inc. (“Applicant”) will comply with the Code of Ordinances, Oakland Park, Florida (“Code”), including all applicable provisions of Chapter 24, Land Development Code (“LDC”). The PUD application serves the public interest because it incorporates many of the recognized planning principles described in Article IV, Section 24-54, Planned Unit Development District of the City of Oakland Park Land Development Code (“LDC”) including:

- Allowing diversification of uses, structures and open spaces when not in conflict with existing and permitted land uses on abutting properties.
- Reducing improvement costs through a more efficient use of land and a smaller network of utilities and streets than is possible through application of standards contained in conventional land development regulations.
- Conserving the natural amenities of the land by encouraging the preservation and improvement of scenic and functional open space.
- Providing maximum opportunity for application of innovative site planning concepts to the creation of aesthetically pleasing environments for living on properties of adequate size, shape, and location.
- Ensuring that development will occur according to limitations of land use, site design, population density, building coverage, improvement standards and construction phasing authorized through the approval of a master development plan.

- Ensuring that development will occur within the guidelines and intent of the Oakland Park Comprehensive Plan. Planned unit developments are equally adaptable to new development, redevelopment and conservation of land, water, and other City resources.

Additional details illustrating how each of the above principles is addressed are provided within the Justification Statement Section of this document. The Applicant is also filing separate but co-pending applications seeking approval of development orders for the following:

- A small-scale amendment to the City and County Future Land Use Plan Maps
- Plat/Replat Approval

The Applicant has requested that each of its applications be heard concurrently on the same public hearing schedule, with the application for a Land Use Plan Amendment being the first item on the agenda, followed by the application for Rezoning to PUD coupled with the Master Development Plan (“MDP”) approval and the application for Plat/Replat. The MDP, which is filed with this Rezoning application, is the result of the Applicant’s significant effort in community outreach and engagement. The overall design concepts encompassed in the MDP, as well as the total number of residential units has been revised on several occasions primarily because of the ideas and feedback from the diverse array of residents from neighboring homeowners’ associations, community stakeholders, business owners, as well as from past and potential residents.

B. Surrounding Properties & Compatibility

The proposed Village @ Oakland Park PUD is compatible and consistent in character with the existing residential uses which surround the proposed PUD. The PUD is a needed “infill” and “redevelopment” initiative that is intended to both enhance and strengthen the long-term viability of the Oakland Park community west of the I-95 corridor. The proposed 25 unit per acre density cap serves as the appropriate density of land uses and conditions appropriately balanced to achieve the purpose and intent of the PUD, while at the same time existing in relative harmony with current surrounding uses and conditions.

Landscape buffers and well thought out open space are proposed along the perimeter of the PUD to further serve as transitions and buffering to the adjacent communities and neighborhoods. Large open space tracts which achieve 37.6% of the PUD (318,346 sq. ft.) or 7.3 acres designed into the PUD. Active uses such as community gardens, courtyards, playgrounds, performance/community space, green linear space, recreational areas, and children play area.

A summary of zoning and land uses of surrounding properties is provided below:

	Land Use Designation	Zoning Designation	Existing Uses
NORTH	L-5 (Low Density Residential)	R-1 (SF Residential)	Residential
SOUTH	Irregular & Park / Open Space City of Ft. Lauderdale	RD-10-C & S-2-C City of Ft. Lauderdale	Mix of Uses
EAST	L-5 (Low Density Residential)	R-1 (SF Residential)	Residential
WEST	L-5 (Low Density Residential)	R-1 (SF Residential)	Residential

C. Planned Development Application Requirements

The Applicant for the Village @ Oakland Park PUD offers that the proposed PUD rezoning amendment serves the public interest and should be encouraged because it achieves each of the City’s long-established land use and zoning principles stated in Article IV, Sec. 24-54(A) and (B):

1. Allow diversification of uses, structures and open spaces when not in conflict with existing and permitted land uses on abutting properties.

Response: Complies with PUD standard. The Village @ Oakland Park PUD has been designed to create a community with a critically needed mix of residential housing types that are, at the same time, equally compatible with the adjacent properties. The Village @ Oakland Park is proposing single family attached townhomes along the north portion of the property and will serve as a transition from the single family detached homes in the Lakeside Estates community. The remaining townhomes/villas will be centered in the property while the mid-rise multi-family buildings will be on the property's perimeters. By proposing greater efficiency of space within the development area, larger areas of usable open space can be allocated within the community. The PUD zoning designation, in concert with the co-pending applications for land use amendment and plat/replat, allows for diversification of uses, structures and open spaces through a more efficient use of land and a smaller network of utilities and streets. This allows the project to meet the PUD minimum open space requirements of thirty-five percent (35%). The community is designed so that there is density transition from south to north on the property. This efficiency in design is the mechanism, which allows the project to meet the design needs and fulfill the PUD's purpose and intent.

2. Reduce improvement costs through a more efficient use of land and a smaller network of utilities and streets than is possible through application of standards contained in conventional land development regulations.

Response: Complies with PUD standard. The Village @ Oakland Park PUD has been designed to incorporate land use efficiencies. Efficient 24' Residential Access Street tracts are utilized for internal private vehicular access ways. Pavement designs and widths will meet the minimum requirements of the City of Oakland Park Fire Department. Pedestrian friendly circulation is proposed within the entire PUD with five-foot sidewalks proposed. Pedestrian connectivity is paramount to maximize large open space areas and to encourage neighborhood interaction.

3. Conserve the natural amenities of the land by encouraging the preservation and improvement of scenic and functional open space.

Response: Complies with PUD standard. There are no natural habitats on the property, due to past land uses. Open space areas and amenities will be created and programed for use by the community. Any significant native vegetation existing will be addressed, per the City code requirements. A tree inventory has been conducted and has been used in the PUD design efforts. Native plant species that are healthy enough to be relocated into buffers and open space will be relocated, if possible and financially feasible. Nonnative trees will not be mitigated for. There were no historical trees onsite.

The northwestern quadrant of the property will preserve, as reasonably practicable, the last remains of mango groves in the area with the intention of creating a natural park area with passive amenities. This area is approximately 1.9 acres, approximately 82,099 square feet. The open space parcel in the northwest quadrant of the property will be programmed for passive and active recreational opportunities for residents of the surrounding community. Centrally located, a green linear park of .45 acres, approximately 19,574 square feet will serve as an outdoor community gathering space for active and recreational programming. Throughout the community, there are other green open spaces, such as courtyards, which can be programmed for community activities, which equates to approximately 1.2 acres . Refer to the Landscape Engineering Set, L9.5.

4. Provide maximum opportunity for application of innovative site planning concepts to the creation of aesthetically pleasing environments for living on properties of adequate size, shape, and location.

Response: Complies with PUD standard. The Village @ Oakland Park PUD has incorporated innovative site planning concepts to provide public benefit to the City of Oakland Park. Based upon the efficient design of the development areas and the internal road network, large areas of open space have been designed into the PUD, particularly through the central spine of the site plan and the western portion of the development area. The strategic use of locating and designing open space tracts establish passive and active recreational opportunities for the residents living in Northwest Oakland Park. Open space/recreational area is proposed in the northwest quadrant of the development area. In collaboration with the City of Oakland Park, this open space/recreational area will provide amenities for the surrounding area. Seating areas and walking paths will provide passive and active recreational areas. In addition, there is a linear park and courtyards throughout the development area to promote outdoor engagement and are aesthetically pleasing environment.

5. Ensure that development will occur according to limitations of land use, site design, population density, building coverage, improvement standards and construction phasing authorized through the approval of a master development plan.

Response: Complies with PUD standard. The Applicant is proposing a land use plan amendment to Medium-High Density Residential with a cap of 25 dwelling units per acre. This proposed density cap is entirely compatible and complimentary to surrounding densities that include single-family, duplex, and multi-family residential properties, public schools, parks, and other community facilities that are contiguous to the four sides in near proximity to the Property. The PUD proposed with this application requires a minimum of 35% open space, which the proposed Site Plan meets. The utilization of a variety of higher density residential housing types provides the opportunity to have less development area and to allocate more land for open space. It further supports several of the City's and Broward County's long and short-term comprehensive planning objectives for addressing critical needs for affordable and workforce housing.

6. Ensure that development will occur within the guidelines and intent of the Oakland Park Comprehensive Plan. Planned unit developments are equally adaptable to new development, redevelopment and conservation of land, water and other city resources.

Response: Complies with PUD standard. The Master Development Plan, submitted as part of the PUD application, will meet all guidelines and intent of the Oakland Park Comprehensive Plan and Land Development Code. Some of the items, within the Comprehensive Plan, that will be addressed with this application include how the community will meet City concurrency requirements, indicate how the property will be consistent with the minimum Federal Flood Insurance regulations and provide quality and safety of housing and neighborhoods that are equitable, secure, and affordable. In addition, the Planned Unit Development Zoning District allows for flexibility, in which the applicant can propose Land Development Regulations that are site specific for this residential community. The PUD provides the opportunity to redevelop this property, utilizing efficient design which provides the opportunity to create a value-added project to the City of Oakland Park.

Adjustment/waivers were granted pursuant to the Development Review Committee's authority based on Parking Demand Analysis provided by Kimley-Horne and reviewed by the City of Oakland Park's traffic engineer consultant. The following is a summary of the approvals with the referenced code sections and approval dates:

Increase the amount of PUD adjusted parking spaces to 60% (490 adjusted spaces) from the maximum permitted percent of 25% (201 parking spaces) pursuant to Section 24-80 and Section 24-245(68). The PUD adjusted parking spaces are proposed to measure at eight and one-half (8.5) feet by eighteen (18) feet for both 45° and 90° parking spaces). The applicant is not requesting the use of any grass or open space parking. Section 24-54(F)(8)(a). (Approved by the DRC on 11-09-23)

Reduce the number of required PUD parking spaces from 804 PUD parking spaces to 795 PUD parking spaces. Section 24-54(F)(8)(a). **(Approved by the DRC on 11-09-23).**

Reduce the number of Electric Vehicle ("EV") Charging stations for the entire PUD to 5% (excludes the Townhouse Type I EV parking spaces) of the required PUD parking. This will provide 37 EV (5 %) charging stations for the overall PUD in lieu of 74 EV (10%) charging stations. The location of the EV PUD parking spaces will be determined at final site review by the DRC. Section 24-74.1. **(Approved by the DRC on 11-09-23).**

Reduce the number of grassed parking spaces to zero (0). **(Approved by the DRC on 11-09-23).**

Based on the Parking Demand Analysis, The Village @ Oakland Park will function and operate efficiently and effectively with 821 parking spaces. The requested reduction of PUD parking spaces is a de-minimis impact to the PUD's overall function. The requested PUD adjustment complies with the purpose and intent of the City's PUD standards, will not negatively impact the surrounding. The adjustment request is a fair and reasonable reduction to provide for an attainable housing project meeting the housing needs of the City to provide equitable, secure, affordable housing. In addition, to maintain the quality use of green space, the Applicant will not utilize the .5 parking space allowable for green parking spaces and instead utilize overflow parking spaces in other aspects of the

development community.

Based on the Parking Demand Analysis and architectural design, following chart is a summary of the parking:

Overflow Parking Spaces	109
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Overflow parking will not be allowed on landscaped green areas in the development. Based on the Parking Demand Analysis, the overflow parking spaces located within the area of the Early Learning Center and Harris Chapel & Life Center (Zone G) are expected to have minimal uses during the overnight hours which is the typical peak demand of the residential uses. Therefore, the spaces can be utilized by residents/visitors during the overnight hours, further increasing the residential parking supply of the site during the peak period. The overnight parking hours may range from 9PM to 6AM. Proper signage of the hours will be posted in the parking areas, included in lease agreements, and enforced by the property management firm.

D. Land Use and Design Regulations

1. Land uses and Design Regulations of PUD

1. Minimum size of planned unit development: All planned unit developments shall contain a minimum of ten (10) acres of contiguous land.

Response: Complies with PUD standard. The subject property exceeds the minimum acreage requirement since it is approximately 20 gross acres.

2. Maximum density: The total number of dwelling units permitted in a planned unit development shall not exceed the total number of units permitted by the Oakland Park Future Land Use Map for the subject area.

Response: Complies with PUD standard. The Applicant has a concurrent Land Use Plan Amendment application being reviewed, by the City of Oakland Park, which proposes to cap the density at 25 dwelling units per acre under the Medium-High Density Residential (MH) land use classification. The Applicant's PUD and Master Development Plan application is consistent with this density cap. See Exhibit 2 for the Proposed Future Land Use Map.

3. No minimum lot size shall be required within a PUD.

Response: Complies with PUD standard. The Applicant is proposing a mix of residential housing unit styles, including single family attached townhomes, villas, and mid-rise multi-family. Land Development Regulations are proposed within this PUD document that regulates the site locations for each dwelling type. The Applicant is proposing a wide range of housing opportunities for many income levels of prospective residents coming to Oakland Park as new or existing residents with keen focus on housing affordability.

For the fee simple, Townhome Type 1, the Applicant proposes:

The lot size is 3,124 Square Feet. Dimensions are 88' x 35'-6".

Building Footprint (excluding covered Parking) = 1,161 Square Feet

Lot Coverage (House and covered parking) = 1,411 Square Feet

Total lot coverage (Including building, all impervious surfaces, driveway, walkway, A/C slab etc.)

=1,986 Square Feet

4. No minimum distance between structures shall be required within a planned unit development. The appropriate distance between structures shall be evaluated on an individual development basis, after considering the type of character of the current structure types within a development by the City commission upon recommendation of the planning and zoning board.

Response: Complies with PUD standard. The Applicant is proposing land development regulations within this PUD application package, which are tailored to the PUD and generally conform to the Land Development Code. The proposed Land Development Regulations provide for

lot designs that are attractive to today's residents and offer minimal maintenance to match an active lifestyle.

5. Each dwelling unit or other permitted use shall have access to a public street either directly or indirectly via an approach, private road, pedestrian way, court or other area dedicated to public or private use of common easement guaranteeing access. Permitted uses are not required to front on a dedicated road. The City shall be allowed access on privately owned roads, easements, and common open space to ensure the police and fire protection of the area, to meet emergency needs, to conduct City services and to insure the health and safety of the residents of the planned unit development.

Response: Complies with PUD standard. The Applicant is proposing internal private streets, which will be the maintenance responsibility of the future master property ownership association. The design of the vehicular access ways will meet certain City of Oakland Park minimum required design criteria for vehicular access.

The private entrance ways will be designed to ensure safe access to surrounding public access ways. Proper stacking will be incorporated into designs to ensure safe vehicular access. The site also considers the required right-of-way dedications along the south and east property lines, as required and shown by the Broward County Trafficways Plan. Plan designs will adhere to the requirements of the City code, except as explicitly indicated within the PUD document submitted with this application.

6. Internal streets: There shall be a setback of not less than twenty-five (25) feet in depth abutting all public road rights-of-way within a planned unit development district.

Response: Complies with PUD standard. No public roads are proposed within the PUD.

7. External streets or boundaries: There shall be a peripheral landscaped setback from boundary lines of the planned unit development of not less than twenty-five (25) feet in depth.

Response: Complies with PUD standard. The required minimum for a peripheral landscape setback, adjacent to all boundaries and public rights of way is met.

8. Maximum length of structures: No maximum length of structures shall be required within a planned unit development district.

Response: Complies with PUD standard. The Applicant is proposing a mix of residential housing unit types, including single family attached townhomes and townhome/villas. The single family attached townhomes are in configurations of 2-unit residential buildings. The townhome/villas are in configuration of 4–6-unit residential buildings.

9. Maximum height of structures: No maximum height of structures shall be required within a planned unit development. The City Commission upon recommendation of the Planning and Zoning Board shall determine the appropriate height limitations on an individual development basis after considering the character of the surrounding area, the character of the proposed development, and the goals for community development as stated in the Oakland Park Comprehensive Plan.

Response: Complies with PUD standard. The Applicant is proposing a mix of residential housing types. Maximum height for all housing types will not exceed five (5) stories.

10. Minimum floor area requirements: The minimum floor area per dwelling unit shall be as follows: Single-family unit = 1,100 square feet Two (2) bedroom, multifamily = 750 square feet Each additional bedroom = 125 square feet

Response: Complies with PUD standard. The proposed residential units will meet the minimum floor areas required. Data tables (PUD Data Sheet 002) in the master development plan set provide a detail sheet, which provides a summary of the residential unit types and square footage information for each type.

11. Building site coverage: The combined ground area occupied by all principal and accessory buildings shall not exceed the following: Single and two story = 30%. Where buildings of different height are to be constructed on the same building site the combined ground area occupied by all principal and accessory buildings shall not exceed the weighted average of the applicable building site coverages indicated. If the developer/applicant demonstrates to the satisfaction of the City that greater building site coverage is desirable due to the character of the proposed development, the character of the area surrounding the proposed development, and the City goals and objectives for growth and development, the City may allow greater building site coverage than that permitted above.

Response: Complies with PUD standard. The stated purpose of the PUD District is to permit larger tracts of land under unified control and developed with greater flexibility by removing some of the detailed restrictions of conventional zoning. In this case, the Village @ Oakland Party PUD has been designed for the Property that is 19.43 gross acres and is planned with open space and pedestrian friendly walkable pathways easily within walking distance of each structure. Some of the open space areas are used to accommodate the storm water drainage for PUD. The total percentage of open space is 37.6% and the total building site coverage is 26%. This data is included in the PUD Set – Data Sheet 002.

12. Off-street parking and loading requirements: Off-street parking and loading requirements shall meet all the requirements of article VI, except as provided in this section.

Response: Complies with PUD standard. Adjustment/waivers were granted pursuant to the Development Review Committee’s authority based on Parking Demand Analysis dated 12-12-2023 provided by Kimley-Horne and reviewed by the City of Oakland Park’s traffic engineer consultant. The following is a summary of the approvals with the referenced code sections and approval dates:

Increase the amount of PUD adjusted parking spaces to 60% (490 adjusted spaces) from the maximum permitted percent of 25% (201 parking spaces) pursuant to Section 24-80 and Section 24-245(68). The PUD adjusted parking spaces are proposed to measure at eight and one-half (8.5) feet by eighteen (18) feet for both 45° and 90° parking spaces). The applicant is not requesting the use of any grass or open space parking. Section 24-54(F)(8)(a). (Approved by the DRC on 11-09-23)

Reduce the number of required PUD parking spaces from 804 PUD parking spaces to 795 PUD parking spaces. Section 24-54(F)(8)(a). **(Approved by the DRC on 11-09-23).**

Reduce the number of Electric Vehicle (“EV”) Charging stations for the entire PUD to 5% (excludes the Townhouse Type I EV parking spaces) of the required PUD parking. This will provide 37 EV (5 %) charging stations for the overall PUD in lieu of 74 EV (10%) charging stations. The location of the EV PUD parking spaces will be determined at final site review by the DRC. Section 24-74.1. **(Approved by the DRC on 11-09-23).**

Reduce the number of grassed parking spaces to zero (0). **(Approved by the DRC on 11-09-23).**

Based on the Parking Demand Analysis, The Village @ Oakland Park will function and operate efficiently and effectively with 821 parking spaces. The requested reduction of PUD parking spaces is a de-minimis impact to the PUD’s overall function. The requested PUD adjustment complies with the purpose and intent of the City’s PUD standards, will not negatively impact the surrounding. The adjustment request is a fair and reasonable reduction to provide for an attainable housing project meeting the housing needs of the City to provide equitable, secure, affordable housing. In addition, to maintain the quality use of green space, the Applicant will not utilize the .5 parking space allowable for green parking spaces and instead utilize overflow parking spaces in other aspects of the development community.

Based on the Parking Demand Analysis and architectural design, following chart is a summary of the parking:

# Required Parking Provided	795
Regular Parking Spaces (9’x18’ head in and 9’x23’ parallel)	331
Adjusted – Compact Parking Spaces (8.5’x18’)	490
ADA Spaces	23

EV Spaces, including Townhomes Type 1	63
Tandem Spaces (Townhomes Type 1)	26
Overflow Parking Spaces	109

Overflow parking will not be allowed on landscaped green areas in the development. Based on the Parking Demand Analysis, the overflow parking spaces located within the area of the Early Learning Center and Harris Chapel & Life Center (Zone G) are expected to have minimal uses during the overnight hours which is the typical peak demand of the residential uses. Therefore, the spaces can be utilized by residents/visitors during the overnight hours, further increasing the residential parking supply of the site during the peak period. The overnight parking hours may range from 9PM to 6AM. Proper signage of the hours will be posted in the parking areas, included in lease agreements, and enforced by the property management firm.

The property management firm will manage the process of moving in and out of residents in an orderly and safe manner. Designated Loading zones, including the primary loading zone on the northside of the parking garage, will serve the moving in and out process for the denser populated buildings, A and B. As directed by the property management firm, designated pick up and parking spaces may be used for the moving in and out process for the less dense multi-family buildings. The property management firm will outline these processes for the residents and enforce the policies and procedures.

13. Landscaping: All landscaping shall meet the requirements of Article VIII.

Response: Complies with PUD standard. The landscape plans submitted with this application will meet the requirements of the Oakland Park Code, Article VIII at the time of adoption of the Village @ Oakland Park PUD, except as provided herein.

14. Underground utilities: Within the planned unit development, all utilities including telephone, television cable and electrical systems shall be installed underground.

Response: Complies with PUD standard All proposed internal utilities within the proposed residential community will be underground.

15. Open space requirements: A planned unit development shall provide and maintain open space at least equal to thirty-five percent (35%) of the gross area of the planned unit development exclusive of lakes, lagoons or other waterways. In calculating open space, land areas for structures, public and private street rights-of-way, driveways, off-street parking and loading zones, alleys, fire protection vehicular access and yards and spaces between single-family residential buildings shall not be included. Depending upon the characteristics of a planned unit development, the City may allow credit for lakes, lagoons or other waterways, such credit not to exceed forty (40) percent of the required open space.

The required open space shall be designed for both active and passive recreational needs acceptable to the City. In planning active recreational facilities consideration should be given for the inclusion of swimming pools, tennis courts, baseball fields, playgrounds, tot lots, etc.

Response: Complies with PUD standard. The proposed Master Development Plan meets the minimum required 35% open space. The data table in the Master Development Plan set (PUD Set – Data Sheet 002) provides for details and tabulation of the open space calculations, which is 37.6%.

The northwestern quadrant of the property will preserve, as reasonably practicable, the last remains of mango groves in the area. This area is approximately 1.9 acres, approximately 82,099 square feet. The open space parcel in the northwest quadrant of the property will be programmed for passive and active recreational opportunities for residents of the surrounding community. Centrally located, a green linear park of .45 acres, approximately 19,574 square feet will serve as an outdoor community gathering space. Throughout the community, there are other green open spaces, such as courtyards, which can be programmed for community activities, which equates to approximately 1.2 acres. Refer to the Landscape Engineering Set, L9.5.

16. Internal circulation: An internal pedestrian and bicycle circulation system shall be provided within the planned unit development separate from each other and from vehicular circulation systems and at a distance sufficient to ensure safety. Such pedestrian and bicycle ways shall be surfaced with a durable and dustless material. The City may waive this requirement at the request of the applicant for design, safety or other good reasons.

Response: Complies with PUD standard. The Applicant is proposing 5' sidewalks which will provide for safe connections throughout the community. Crosswalks will be provided internally so that residents have safe connectivity to surrounding public walkways. Residents will use both the street and adjacent walkways for bicycle access. A circulation connectivity plan, including pedestrian connectivity, is provided within the Master Development Plan set.

17. Energy conservation measures in its site design in accordance with Chapter 13, Florida Building Code. Such measures shall include, but need not be limited to, the directional orientation of buildings conservation: A planned unit development shall incorporate passive, the location of windows, minimization of radiant heat absorption and the inclusion of energy-efficient landscaping.

Response: Complies with PUD standard. The Village @ Oakland Park PUD will adhere to the requirements of the Florida Building Code. Residential units will be constructed with appliances that meet the Energy Star ratings for efficiency as required by Federal Government regulation. Window treatments and insulation will also meet the applicable regulations. In addition, landscaping material will be provided to shade residential buildings from heat impacts. Native plant material will be incorporated into landscape designs to utilize sustainable design elements and limited maintenance. Radiant heat absorption is addressed with the use of less pavement, within the community. Less pavement reduces heat reflection and provides more opportunity for water recharge.

18. Professional services required: Any plans submitted as a part of a petition for a planned unit development shall certify that the services of competent professionals were utilized in the designing or planning process and shall state their names and businesses and addresses. Plans submitted as part of a petition for a planned unit development must be prepared by either a planner who by reason of his education and experience is qualified to become or is a full member of the American Institute of Certified Planners, or an architect licensed by the State of Florida, together with a professional engineer registered by the State of Florida and trained in the field of civil engineering, and/or a land surveyor registered by the State of Florida.

Response: Complies with PUD standard. The design team that has submitted all relevant plans are professionals with the necessary experience to file this application. Team members are either members of relevant professional organizations or licensed for their relevant disciplines.

Section II: Urban League and Public Interest Statement:

A. About the Urban League

The Urban League of Broward County, Inc., founded in 1975 as an affiliate of the National Urban League, is a community based not-for-profit organization that is dedicated to empowering communities and changing the lives of the Broward County community in the areas of education, entrepreneurship, jobs, justice, housing, and health. The mission of the ULBC movement is to empower African Americans and other historically underserved residents and communities to secure economic self-reliance, parity, power, and civil rights.

It is the vision of the ULBC to be a catalyst for change in Broward County and one of the best human service organizations in the State of Florida; the provider of choice for our customers; the employer of choice for our co-workers; the investment of choice for our corporate, government and philanthropic partners; and a model of integrity and excellence for a community-based organization.

The core ULBC values are integrity, innovation, impact, passion, commitment, empowerment, and excellence.

The ULBC is advancing the lives of nearly 14,000 individuals annually through six verticals of service: education, entrepreneurship, jobs, community justice, housing, and health. Our transformation solutions have life-changing effects that create equity and parity, facilitating economic opportunity and stability and uplifting individuals.

B. ULBC Development Intentions

The ULBC's Village @ Oakland Park PUD development project is intended to be the prestigious catalyst for inspiring and promoting the long-term social and economic benefits that result from leveraging real estate assets and private social enterprise with the City of Oakland Park's ("City") key public policy objectives of expanding and improving the supply of single-family and multi-family housing as a direct means of protecting and revitalizing neighborhoods.

The Village @ Oakland Park PUD, a significant private public partnership (P3) development initiative, introduces a pivotal shift in the City's historical development pattern. The success of the ULBC's proposed residential development carries with it the significant potential for spurring future private sector development in the areas of healthcare, neighborhood retail and commerce, education, and other suitable uses/solutions to the northwest community.

The ULBC has made a momentous commitment in choosing the City of Oakland Park as the municipality to make its largest investment of its brand, human, and financial capital. The ULBC's Board of Directors, executive leadership, staff, and volunteers view this investment as a living embodiment of the many solutions Urban League has piloted over the years.

The Village @ Oakland Park encompasses the following key elements:

- A co-created master development plan of the 19.43 acres, including a vision and conceptual plan that honors the traditions and legacy of the Black community, such as community gathering, neighborly supports, sense of belonging, wealth creation, and culture while encouraging growth without the stigma or displacement; thereby, creating a planned community that compliments and protects the existing neighborhood and surrounding community in a stable and sustained fashion over time, as well as challenges existing urban development norms.
- A community of residential units that attract mixed-incomes, mixed-ages, mixed ownerships, and are affordably constructed and maintained residences, including homeownership and rental; intentionally considering elders on fixed income; thereby adding to the housing stock in Broward County that is affordable for all ages and family configurations.
- A multi-generational urban design that features amenities that support the social and economic determinants of health for families and elders (i.e., walkable pedestrian pathways, gardens, green and open space, community gathering space); thereby creating a destination community that current and future residents can engage and be proud.
- A commitment to prioritizing and engaging racially minority owned businesses and firms in the process of planning, design, development, and construction; thereby creating business opportunities for minority businesses to increase assets, wealth, and experience.
- A community that is constructed, stabilized, and maintained at high quality standards; thereby, having a master association and a ripple effect of positive development along the major corridor of 21st Avenue and surrounding neighborhood, residences and businesses.

Section III: PUD – Planned Unit Development Program:

A. Community Vision:

The community vision for the Village @ Oakland Park is multilayered and comprehensive. A synopsis of the the community vision many inherent aspects of the ULBC's public interest value-added benefits that come with the introduction of the Village @ Oakland Park PUD to the City's northwest community include the following:

Neighborhood Revitalization:

Transforming approximately 20 acres of an overlooked and blighted area of the City of Oakland Park into areas of opportunity and vibrant, safe places to live by adding infrastructure that focuses on increasing the mix of quality housing options, community amenities, economic opportunities, transportation, beautification, resiliency, safety, and broadband access.

Affordable Housing:

Constructing and financing affordable homeownership options for moderate income families and affordable rental residences for low to moderate income adults, including attainable and workforce housing, and providing the

financial literacy, first-time home buyer education, etc. to access and maintain quality living.

Healthy Communities:

Establishing and maintaining effective strategies to achieve health equity in neighborhoods such as walking paths in open green space, passive and active recreational areas, community gardens and investing in community health supports and education outreach to dismantle barriers to inequities in health care.

Education and Childcare:

Providing education and childcare supports by reimagining existing spaces for a new state of the art early learning center modeled after National Program Standards, improving the quality of educational services and facilities, and offering broad based youth development and workforce programs that will have a beneficial impact on the social and academic learning of adults and students in the Life Enrichment Center.

Poverty Alleviation:

This area's census tract is now federally designated as a qualified census tract due to scoring below national averages in several factors; embedding ULBC and partner programs to help families in the neighborhood address the pervasive issues of poverty such as employment, education, and asset/wealth building.

Transit:

Through design elements highlighting ways to create vibrant, livable, and sustainable community through the integration of walkable, pedestrian-oriented mixed-use communities, and encouraging the upgrade of transportation options for the surrounding community.

Resiliency and Environment:

Black middle neighborhoods, such as this, have been overlooked in infrastructure improvements for decades; providing opportunity for this development to highlight ways to prepare communities to be resiliency hubs through public area building hardening, improved underground infrastructure grids, and promoting sustainability in programming that empower all people to protect our planet.

Arts and Culture:

Throughout the external and interior facades, engaging the visual, performing, design, literary and other art-related works is an imperative to demonstrate the vibrancy of the community and the recognition of Black culture.

Economic Inclusion:

The intention of mixed incomes provides a significant opportunity to assist and support adults and families in the process of moving closer to the economic mainstream and capital markets through affordable rents and mortgages, financial literacy training, small business and first-time homebuyer education and loans, etc.

Seniors and Intergenerational:

Elders aging in place with dignity is a test of a society's humanity and offering affordable living options for seniors and being intentional in design, such as continuous walkways, adaptable home spaces, etc. as well as programming supports that promote intergenerational family activities.

B. Energy and Renewable Elements:

The Village @ Oakland Park PUD embraces the following energy conscience improvements into the PUD:

- Support use of native plant material
- Maximize open and green space opportunities
- Create active people spaces (wellness)
- Pedestrian connectivity pathways throughout the PUD connecting all open spaces and public transportation hubs
- Offering shaded tree canopy sidewalks
- Light colored roofing systems for heat reduction
- Natural lighting for all public & private spaces
- Bicycle Storage and Electrical Vehicle Charging Stations throughout development area

C. Proposed Development Use:

The Village @ Oakland Park PUD consists of residential housing types tailored to meet the needs of the City of Oakland Park. A maximum of 469 units, including single family attached townhomes, townhome/villas, and midrise multifamily, are proposed for the community, at an overall density not to exceed 25 DU/AC. These residential housing types will address and meet the projected population increase to the area. Both active and passive recreational opportunities are programed within the community. Community center, early learning center and meeting spaces are also incorporated in the overall PUD.

D. Site Information:

The Village @ Oakland Park is intended to be designed and operated as an affordable, workforce housing community targeting a range of area median incomes (AMI), from 30 percent AMI to 120 percent AMI. The Applicant can create the appropriate mix of AMI targets and residential units to achieve the development goals.

- Proposed Total Units: 469 residential units
- Proposed Fee Simple/For Sale: 114 residential units
- Proposed Rental: 355 residential units

The following is a summary of the character and intended uses within the PUD:

- PUD Lot Size: 19.43 acres
- Site Gross Area: 907,289.14 SF (20.82 acres) (including 60,542.14 SF of R/W)
- Site Net Area: 846,747 SF (19.43 acres)
- Proposed Total Units: 469 residential units
- Proposed Gross Density: 25 DU/AC (24.16 DU/AC)
- Proposed Open Space: 37.6%
- Proposed Site Coverage: 26%
- Parking Spaces Provided: 821 parking spaces

# Required Parking Provided	795
Regular Parking Spaces (9'x18' head in and 9'x23' parallel)	331
Adjusted Compact Parking Spaces (8.5'x18')	490
ADA Spaces	23
EV Spaces, including Townhomes Type 1	63
Tandem Spaces (Townhomes Type 1)	26
Overflow Parking Spaces (Zone G)	109

- Parking Space Size: 8.5' x 18' (409 parking spaces)
- Parking Space Size: 9' x 18' (230 parking spaces)
- Parking Space Size: 9' x 23' (78 parking spaces)
- Maximum Building Height: 5 stories
- Proposed Land Uses:
 - Townhomes Type 1: 26 units
 - Townhomes Type 2/Villas: 88 units
 - Multi-Family: 355 units
 - Multi-Purpose Space*: 3,042 sq. ft.
 - Life Center*: 11,162 sq. ft.
 - Early Learning: 7,638 sq. ft.
 - Harris Chapel*: 3,753 sq. ft.
 - Parking Garage: 137,716 sq. ft.

*Indicates existing structures

E. Drainage Statement

See Exhibit 5

Section IV: Design Guidelines and Land Development Regulations:

A. Purpose and Intent:

The design guidelines set forth in this section are the standards, to be utilized for the planning and design of the Village @ Oakland Park Planned Unit Development. Where conflicts exist between the requirements of the City's 2018 Land Development Regulations, other applicable City codes, and the standards of the Village @ Oakland Park PUD design guidelines, these PUD standards shall govern.

B. Implementation:

1. All land included in the Village @ Oakland Park Residential PUD shall be subject to a document recorded in the public records of Broward County, which shall provide, among other things, restrictive covenants, unified control, reciprocal easement agreements, and for formation of a master association and automatic membership by any party holding title to any portion of the Property. The master association will be created to manage, operate and maintain the common areas, private roadways, and amenities, within the community. Private roadways will have public access easements to provide the City access for emergency purposes and to access City owned utilities for maintenance purposes via separate instrument recorded in the public records.
2. The Applicant/Developer reserves the right under this development order to modify any of the design criteria established, and to modify housing residential types within the established density cap 25 DU/AC, upon approval by the City's DRC for minor changes and with approval by the City Commission for major changes.
3. Minor changes: The Development Review Committee may approve changes and deviations from the approved master development plan if it meets criteria below:
 - There shall be no substantial increase in traffic impact approved by the City Commission
 - Additions or modifications that are consistent with intensity and density approved by City Commission
 - A 10% deviation of any standard contained within this PUD, exclusions to this deviation include setbacks, maximum height, and the total number of units
 - Recreational parcel revisions/amendments
 - Community entry monument design revisions
4. Phase Construction: The Village @ Oakland Park will be a phased construction. As reflected in the Master Development Plan Set and Phasing Sheet, it is anticipated to be a two-phase construction process. The first phase is intended to include structured parking garage, multi-family buildings, A & B, and Townhomes Type 2, and the early learning center building. The remaining development phase will include the multi-family buildings G, H, and J, Townhomes Types 1 and Townhomes Type 2 located in C, D, E, F, and I. The overall development timeline will be developed by the Applicant based on the completion of the entitlement process approval at the City and County level and will remain in compliance with current City of Oakland Park code to seek permit construction approvals within designated time period.

C. Waiver Approvals for PUD Adjustments:

The Applicant applied for and secured PUD adjustments from the City's Development Review Committee ("DRC"). The approved PUD adjustments are as follows:

1. Increase the amount of PUD adjusted parking spaces to 60% (490 adjusted spaces) from the maximum permitted percent of 25% (201 parking spaces) pursuant to Section 24-80 and Section 24-245(68). The PUD adjusted parking spaces are proposed to measure at eight and one-half (8.5) feet by eighteen (18) feet for both 45° and 90° parking spaces). The applicant is not requesting the use of any grass or open space parking. Section 24-54(F)(8)(a). (Approved by the DRC on 11-09-23).
2. Landscape buffer around trash pick-up area. Remove the five (5) landscaped buffers between parking spaces (with D Curb) and trash pickup areas as referenced within the Master Plan. Section 24-54, Article VIII & Section 1(A)(11). (Approved by DRC on 10-26-23).
3. Allow for up to 15 (fifteen) terminal landscape islands to provide internal (inside of curb to inside of curb) dimensions of a minimum of four (4) feet in width by nine (9) feet in length. Section 24-54, Article VIII & Section 1 (A)(11). (Approved by DRC on 10-26-23).

4. Reduce the number of required PUD parking spaces from 804 PUD parking spaces to 795 PUD parking spaces. Section 24-54(F)(8)(a). (Approved by the DRC on 11-09-23).
5. Reduce the number of Electric Vehicle (“EV”) Charging stations for the entire PUD to 5% (excludes the Townhouse Type I EV parking spaces) of the required PUD parking. This will provide 37 EV (5 %) charging stations for the overall PUD in lieu of 74 EV (10%) charging stations. The location of the EV PUD parking spaces will be determined at final site review by the DRC. Section 24-74.1. (Approved by the DRC on 11-09-23).
6. Reduce the number of grassed parking spaces to zero (0). (Approved by the DRC on 11-09-23)
Overflow parking will not be allowed on landscaped green areas in the development. Based on the Parking Demand Analysis, the overflow parking spaces located within the area of the Early Learning Center and Harris Chapel & Life Center (Zone G) are expected to have minimal uses during the overnight hours which is the typical peak demand of the residential uses. Therefore, the spaces can be utilized by residents/visitors during the overnight hours, further increasing the residential parking supply of the site during the peak period. The proposed overnight parking hours could be 9PM-6AM, and the property management firm may adjust as needed to meet the development goal.

D. Principal Uses & Structures:

1. Residential
 - a. Townhome Type I & Townhome Type II. Examples of these two (2) types of units are attached to this document as the Urban League PUD Submission (Zyscovich & Design2Form). See Exhibit 6.
 - b. Model Units: Model Units are allowed within the PUD as part of the Village @ Oakland Park PUD project. A temporary road and parking lot to serve and access the models will be provided. Upon completion of leasing & sales efforts the temporary parking lot and access will be removed. A Tri-Party Agreement with the City of Oakland Park and Broward County, which will allow for building permit issuance for models prior to plat recordation may be necessary. Temporary construction trailers will also be located within the community, as part of construction efforts. No additional site plan review is required for model homes, sales and design centers or construction trailers.
 - c. The Village @ Oakland Park is intended to be designed and operated as an affordable, workforce housing community targeting a range of area median incomes (AMI), from 30 percent AMI to 120 percent AMI. The Applicant can create the appropriate mix of AMI targets and residential units to achieve the development goals.
 - d.
 - i. Proposed Total Units: 469 residential units
 - ii. Proposed Fee Simple/For Sale: 114 residential units (Townhomes Type 1 and Townhomes Type 2/Villas)
 - iii. Proposed Rental: 355 residential units
2. Site Amenities:
 - Linear Green Area – centralized in the development is .45 acres of open green area that connects to the northwestern quadrant of the property; this linear green area may be used by residents as open green space area for recreation, community gathering space, community sponsored activities, etc. In addition, there are courtyard green space connecting to the linear park.
 - Community garden – proposed in areas of the development are community gardens that may be maintained by residents for the enjoyment of the community; these areas may be in ground, above ground beds, or green walls.
 - Kids play area/playground - there will be a dedicated playground recreation area for children located in the community; this does not include the dedicated playground area associated with the early learning center.
 - Park Area – the northwestern quadrant of the property will be designed as an open green space area considering the existing tree canopy to provide passive recreational and fitness opportunities for residents in the community. These may include walking paths, meditation areas, etc.
 - Community meeting space – in the signature Building A, there are residential amenities which include lobbies and community meeting spaces.

- On-Property Early Learning Center & Community Center – these amenities will be available to residents of the Village @ Oakland Park and the surrounding residents; in these amenities, quality childcare will be available, and the community center will be available to service the social, spiritual, and economic needs of the community through various programmatic strategies.

3. General Site

- a. Water management facilities and related structures may be located on the property.
- b. Temporary construction, sales, and administrative offices for the Developer and the Developer's authorized contractors and consultants, including necessary access ways, parking areas and related uses.
- c. Structured Parking will provide parking options for the residents of the community. It is intended to be 4 floors of parking with the fourth floor as an open roof deck. The structure will be buffered with appropriate landscaping and the façade will at minimum include installation of decorative artistic murals with screening to camouflage its effects. The Architectural Site Plan Set and Architectural Guidelines Standards provide further delineation of the structured parking.
- d. Landscape features such as landscape buffers, berms and fences to buffer the adjacent properties. The Architectural Guideline Standards provide details on the types of fencing and wall structures allowed on the property. The detached single-family homes to the north of the property will be buffered by a wall as outlined in the Architectural Guideline Standards and the Architectural Site Plan Set.
- e. The methodology to be utilized for the storm drainage calculations involves the use of a berm at the 100 year 3-day storm elevation which has been calculated preliminarily at 7.78 NAVD. This berm will be used on the eastern portion of the site and will be a combination of earth (landscape), sidewalk, and a retaining wall. Details of the berm and the calculations will be submitted for approval by the Broward County Surface Water Management Licensing Department and the City of Oakland Park.

4. Pedestrian Circulation

Pedestrian and ADA-compliant circulation extends throughout the development. The plan strategically positions sidewalks and crosswalks to facilitate pedestrian movement within the development and prioritize safety. These pathways establish connections to all nearby bus stations located on NW 21st Avenue, enhancing accessibility and connectivity for residents and visitors alike. The introduction of shared lanes contributes to the increased visibility and awareness among all road users. This approach promotes a traffic-calming effect while encouraging a sustainable mode of transportation.

5. Traffic Calming Components

To ensure a pedestrian friendly and multimodal environment, raised speed tables at midblock pedestrian crossings will be installed and maintained. The master site plan also includes narrowing and alignment of internal streets to slow traffic in the internal streets. Other traffic calming options include wider sidewalks, landscaped trees, and building placement. Other tools for traffic calming options may include signage and warning lightings.

6. Parking Management System

Parking is an important part of a community's operation and will be reviewed periodically by the property management firm to ensure best practices. Allowing for open, first come, first serve parking for residents reduces conflict. Spaces for the USPS, Leasing Gallery Parking (future residents) and easily identifiable areas where guests can park may be reserved. If so, these reserved spaces will be marked with proper community signage. Another tool that may be used by the property management firm is the use of technology to manage the parking systems through digital resident and guest registrations and a lot monitoring service that monitors that the parked vehicles are all in compliance.

Proper signage and communication are key to a successful parking program, including unambiguous language written into the lease agreements and provided prior to, at move in and post move in. This language may limit the number of parking spaces assigned to each unit, cost for additional spaces, fees for violations, indications for zone parking etc. The nonresidential uses will be parked in the areas designated for the mixed uses of the early learning center and the church and signage will be installed to ensure the appropriate parking designations.

7. Public Transportation

Public transportation through Broward County Transit System is available in close proximity to the subject property. The Applicant will work collaboratively with Broward County Department of Transportation and the City of Oakland Park to improve upon the current transportation amenities, including but not limited to installing bus shelters, and the use of community shuttles.

Bus Route	Days of Service	Service Span (AM – PM)	Service Frequency
11	Week Day	4:48AM - 12:21AM	52 minutes
	Saturday	4:50AM – 11:58PM	50 minutes
	Sunday	6:55AM – 10:07AM	51 minutes

According to the issued Service Letter from Broward County Mass Transit, “BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site. As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops”.

E. Maximum Residential Density

The Village @ Oakland Park PUD narrative on development standards are noted below:

MAX. DENSITY ALLOWED		25.00 du/ac
Dwelling Types	Total Units	Density
Mid-Rise	355 Units	18.27 du/ac
Townhouses Type 2	88 Units	4.53 du/ac
Townhouses Type 1	26 Units	1.34 du/ac
TOTAL DENSITY PROVIDED	469 Units	24.14 du/ac

Building Type	# Floors	Gross SF	FAR
Dwelling Types			
Mid-Rise - 5 stories	5 FL	189,068 SF	
Mid-Rise - 4 stories	4 FL	213,305 SF	
Townhouses Type 2	3 FL	117,480 SF	
Townhouses Type 1	2 FL	53,820 SF	
Other Permitted Uses			
Early Learning Center	1 FL	7,638 SF	
(*) Harris Chapel	1 FL	3,753 SF	
(*) Life Center	1 FL	11,162 SF	
(*) Multipurpose Community Facility	1 FL	3,042 SF	
TOTAL FLOOR AREA		599,268 SF	0.71

(*) Existing uses to remain.

Summary	# Floors	FFE	Gross SF	Units
Building A	5	8.5' NAVD	189,068 SF	177 Units
Building B	4	8.5' NAVD	69,529 SF	59 Units
Building C	3	8.5' NAVD	21,360 SF	16 Units
Building D	3	8.5' NAVD	24,030 SF	18 Units
Building E	3	8.5' NAVD	21,360 SF	16 Units
Building F	3	8.5' NAVD	24,030 SF	18 Units
Building G	4	8.5' NAVD	52,788 SF	44 Units
Building H	4	8.5' NAVD	52,788 SF	44 Units
Building I	3	8.5' NAVD	26,700 SF	20 Units
Building J	4	8.5' NAVD	38,200 SF	31 Units
Townhomes Type 1	2	8.5' NAVD	53,820 SF	26 Units
Early Learning Center	1	8.5' NAVD	7,638 SF	
(*) Harris Chapel	1	9.19' NAVD	3,753 SF	
(*) Life Center	1	7.54' NAVD	11,162 SF	
(*) Multipurpose Community Facility	1	7.37' NAVD	3,042 SF	
Garage	4	7.5' NAVD	137,716 SF	

(*) Existing uses to remain.

F. General Development Standards:

1. Roadways

- a. All road tracts within the development will be private and be maintained by the property ownership association.

Street	ROW Width	Pavement Width	Design	Sidewalks
Local	NW 21st Ave – 80' ROW NW 26th St – 60' ROW	+/- 54' Varies 24' (min.) 41' (max.)	Curb and Gutter	5'

2. Finished Floor Elevation:

- a. The minimum finished floor elevations will be located at elevation designated on the FEMA Flood Insurance Rate Map.
- b. The project is located within Flood Zones AH 7 and "X" as delineated on the property survey. FEMA FIRM panel # 12011C0366H. The Base Flood Elevation (BFE) for the project is 7.0 NAVD. All finished floor elevations for new buildings will be 8.50 which is above the Design Flood Elevation (DFE) of 8.0' NAVD and is minimum 1' above the BFE.

3. Pedestrian Connections:

- a. The Village @ Oakland Park PUD shall have safe pedestrian connections to all parcels within the PUD and to surrounding areas.
- b. Walkways, within vehicular road tracts, are to be a minimum of (5) five feet in width.
- c. Pedestrian crossings at vehicular non-stop locations shall be clearly delineated by the use of striping, or decorative concrete pavers. Curb cuts are to be provided at all vehicular areas. In addition, raised speed tables will also serve as a traffic calming strategy.
- d. Areas shall be designated for bicycle parking.

4. Sign Standards:

- a. All signs shall comply with the sign standards set forth by the City's LDRs., except as provided herein.
- b. Two (2) permanent community monument signs shall be permitted at each the primary and secondary entrance to be a maximum height of 10.' Sign face area maximum to be 100 square feet.

- c. Smaller community identifier monument signs shall be permitted within the medians of both entrances as well. These signs are to be a maximum height of eight (8) feet.
- d. Permanent community signs will be provided at property corners as well. Community signs will either be incorporated within the perimeter walls or freestanding. If community signs are freestanding, they will adhere to the requirements indicated below.
 - i. Maximum height is 8.'
 - ii. Sign face area maximum to be 64 square feet.
- e. Temporary project signs, during construction and sales, are allowed.
 - i. 6 per street frontage.
 - ii. Maximum height 10.'
 - iii. Sign face area maximum to be 60 square feet each.
 - iv. Signs to be installed after site plan approval and removed within 1 month after building permit is issued for last house unit type in development.
- f. Art and Mural Design & Installation: The intention of the Applicant is to include art and culture as a signature aspect of the development design. At minimum, it is proposed that Building A and the parking structure be selected as areas for mural installations. The artist and the design will be a community driven process and will be maintained by the Applicant. It is anticipated that these mural designs will iterate over time in the development community. Additionally, the art installations will be considered throughout the property, and at minimum art installation, driven via community engagement process, will be prioritized for corner of the NW 26th Street and NW 21st Avenue.

G. Landscape Design Standards:

- 1. General Landscape Requirements:
 - a. All landscaping shall conform to the City of Oakland Park Land Development Regulations Article VIII / City Landscape & Streetscape Design Standards, except as provided herein.
 - b. All internal private roadway intersections will have a 20' x 20' vision clearance triangle where no landscaping is to be located other than low shrubs no taller than 30 inches.
 - c. Street trees will be planted on residential lots and not within vehicular rights of ways to avoid conflicts with utilities, as well as long term issues with pavement.

H. Building Architectural Design Standards:

- a. Refer to Architectural Standards as included in this document. See Exhibit 7.

I. Drainage and Utilities

- 1. The Village @ Oakland Park is comprised of 19.43 gross acres located in the City Oakland Park, within the South Florid Water Management District (SFWMD).
- 2. Historical drainage where possible, will be preserved and the drainage will be incorporated within the Residential PUD.
- 3. The City of Oakland Park Utility Systems Department has water plant capacity available to serve the above referenced proposed project.
- 4. All construction shall be in accordance with the City of Oakland Park Utility Systems Department's Technical

Specifications and Construction Standards, latest revision, and with all applicable Florida Department of Environmental Protection rules and regulations.

5. The City of Oakland Park issued a Water and Waste Capacity Availability Letter that supports the City of Oakland Park's capacity to service the development. Conditional approval was granted on 12/14/2023. The Condition will be removed upon the approval of the City of Fort Lauderdale.
6. The City of Oakland Park issued a Fire Service Currency Letter that supports the City of Oakland Park's capacity to service the needs of the development.

J. Internal Private Streets

1. The Applicant is respectfully requesting that the Oakland Park City Commission permit the internal street system within the Village @ Oakland Park PUD to operate, function and be maintained as private streets in accordance with Sec. 24-96 (B) of the City's LDC. Permitting the Applicant's internal street system as private streets will remove the obligation and recurring expenditures of public monies by the City for the required maintenance and repairs of the internal streets. Permitting the streets as private will also create a greater sense of place and community identity for the owners and residents of Village @ Oakland Park.
2. For good cause, the Applicant acknowledges and agrees to design, construct, and maintain the internal private street system in a manner that will comply with Sections 24-96 (B) & (E) of the City's LDC, as well as conform to the Broward County Trafficways Plan and the City Traffic Circulation Plan, meet the minimum design criteria specified in the Florida Building Code, and comply with all other City standards. The City's Fire Rescue Department has provided written confirmation the Applicants' internal private street system meets the criteria necessary to safely provide vehicular access for fire and rescue services to the PUD.
3. As such, the internal private street system will be arranged to discourage through traffic and will not connect any local, county, or state roads, in accordance with the City's applicable design guidelines to ensure public safety. The Applicant also intends to design the arrangement of its private street system in a manner that will facilitate and coordinate with the desirable future platting and thus, has submitted a co-pending application to plat the entire PUD for the proposed development. The Applicants' PUD is consistent with the required right of way dedications along the east and south property line of the Property, as required by way of the proposed plat.
4. The Applicants' internal private street system will also be designed in a manner that will ensure safe access to surrounding public access ways and provide for delivery of public services such as fire, refuse, sewer, water, cable, and others. The Applicant will provide an access easement and declaration agreement, acceptable to the City Attorney, which will specify the obligation of the owners, homeowners associations or other applicable legal entities, for the maintenance of the internal private street system on the Property.
5. The Applicant will further provide the City with, and record an access agreement for all properties abutting the internal private streets in a format acceptable to the City Attorney, and in a format that is acceptable to the City Attorney, will also provide the City, with and record a hold harmless and access agreement from all abutting property owners to the City of Oakland Park for public service vehicle access to all properties abutting the internal private streets.

Exhibit 1: Legal Description

A portion of the South one-half (S 1/2) of the Northeast one-quarter (NE 1/4) of Section 29, Township 49 South, Range 42 East, Broward County, Florida; AND Lots 18 and 41, Block "A" and portions of Lots 3, 4 and 6, Block "E", ZILADEN PROPERTIES, according to the Tax Assessor's Map thereof, as recorded in Miscellaneous Map Book 2, Page 20, of the public records of Broward County, Florida; AND ALSO Parcel "A", HARRIS CHAPEL UNITED METHODIST CHURCH, according to the plat thereof, as recorded in Plat Book 133, Page 17, of the public records of Broward County, Florida, all being more fully described as follows:

Commencing at the Southeast corner of the Northeast one-quarter (NE 1/4), of said Section 29-49-42; thence South 88°17'22" West, on the South line of said Northeast one-quarter (NE 1/4), a distance of 331.98 feet; thence North 01°37'09" West, a distance of 30.00 feet to a point on the East line of APOSTOLIC CHURCH OF GOD SEVENTH DAY PLAT, according to the plat thereof as recorded in Plat Book 136, Page 16, of the public records of Broward County, Florida, and to the POINT OF BEGINNING; thence continuing North 01°37'09" West and on the East line of said APOSTOLIC CHURCH OF GOD SEVENTH DAY PLAT, a distance of 213.73 feet; thence North 88°17'22" West and on the North line of Parcel "A" of said APOSTOLIC CHURCH OF GOD SEVENTH DAY PLAT, a distance of 199.11 feet; thence South 01°35'54" East, on the West line of said APOSTOLIC CHURCH OF GOD SEVENTH DAY PLAT, a distance of 218.73 feet; thence South 88°17'22" West, on a line 25.00 feet North of and parallel with the said South line of the Northeast one-quarter (NE 1/4) of Section 29, a distance of 566.70 feet; thence North 01°29'13" West, on the Southerly extension of the East line of said Parcel "A", HARRIS CHAPEL UNITED METHODIST CHURCH, a distance of 15.00 feet; thence South 88°17'22" West on the South line of said Parcel "A" and Westerly extension thereof, being a line 40.00 feet North of and parallel with the said South line of the Northeast one-quarter (NE 1/4) of Section 29, a distance of 330.11 feet; thence North 01°29'13" West, a distance of 160.00 feet; thence South 88°17'22" West, a distance of 48.25 feet; thence North 01°29'13" West, a distance of 454.25 feet; thence South 88°18'54" West, on the South line of said Lot 41, Block "A", being the South line of the South one-half (S 1/2) of the South one-half of the Northeast one-quarter (NE 1/4) of Section 29, a distance of 13.52 feet; thence North 01°28'51" West, on the West line of said Lot 41, a distance of 140.01 feet; thence North 88°22'39" East, on the North line of said Lot 41, a distance of 75.00 feet; thence South 01°28'51" East, on the East line of said Lot 41, a distance of 139.92 feet; thence North 88°18'54" East, South line of said Block "A", being the South line of the South one-half (S 1/2) of the South one-half of the Northeast one-quarter (NE 1/4) of Section 29, a distance of 361.87 feet; thence North 01°39'28" West, on the West line of said Lot 16, a distance of 139.53 feet; thence North 88°22'39" East, on the North line of said Lot 16, a distance of 75.00 feet; thence South 01°39'28" East, on the East line of said Lot 16, a distance of 139.45 feet; thence North 88°18'54" East, South line of said Block "A", being the South line of the South one-half (S 1/2) of the South one-half of the Northeast one-quarter (NE 1/4) of Section 29, a distance of 805.30 feet; thence South 01°39'30" East, a distance of 140.47 feet; thence North 88°17'22" East to a point on the West Right-of-Way of N.W. 21st Avenue, a distance of 130.70 feet; thence South 01°39'28" East, on the said West Right-of-Way line, and also on a line 40.00 feet West of and parallel with the East line of said Section 29, a distance of 458.27 feet to a point of curve; thence Southwesterly on said curve to the right, with a radius of 25.00 feet, a central angle of 89°56'50", an arc distance of 39.25 feet to a point 30.00 feet North of and parallel with the said South line of the Northeast one-quarter (N.E. 1/4) Section 29-42-49; thence North 89°12'50" West, on said parallel line a distance of 266.98 feet to the Point of Beginning. Said lands situate, lying and being in the City of Oakland Park, Broward County, Florida and containing 846,747 square feet or 19.4386 acres more or less.

Exhibit 2: Proposed Future Land Use Map

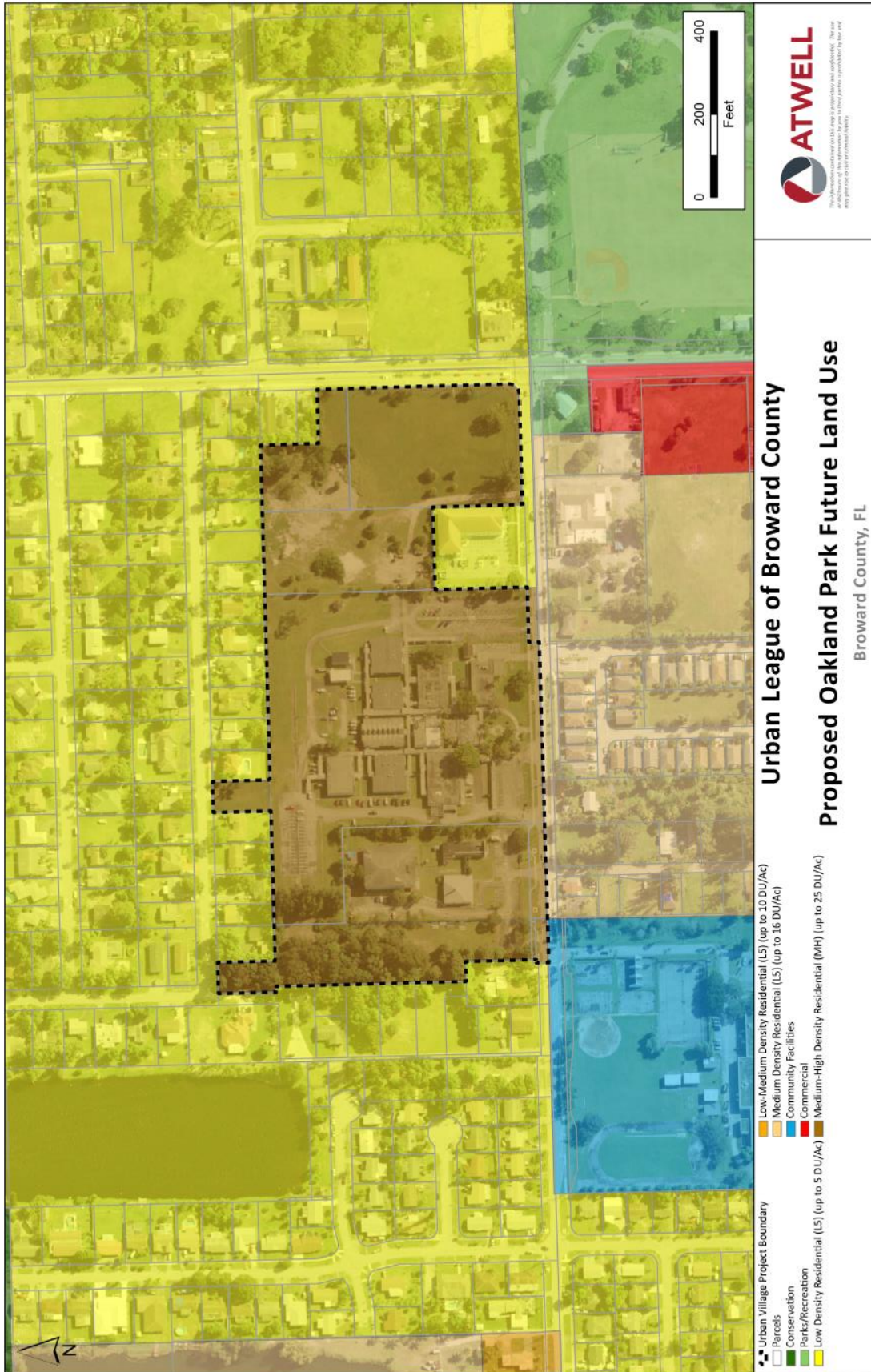


Exhibit 3: Proposed Zoning Map



Exhibit 4: Proposed Master Development Plan

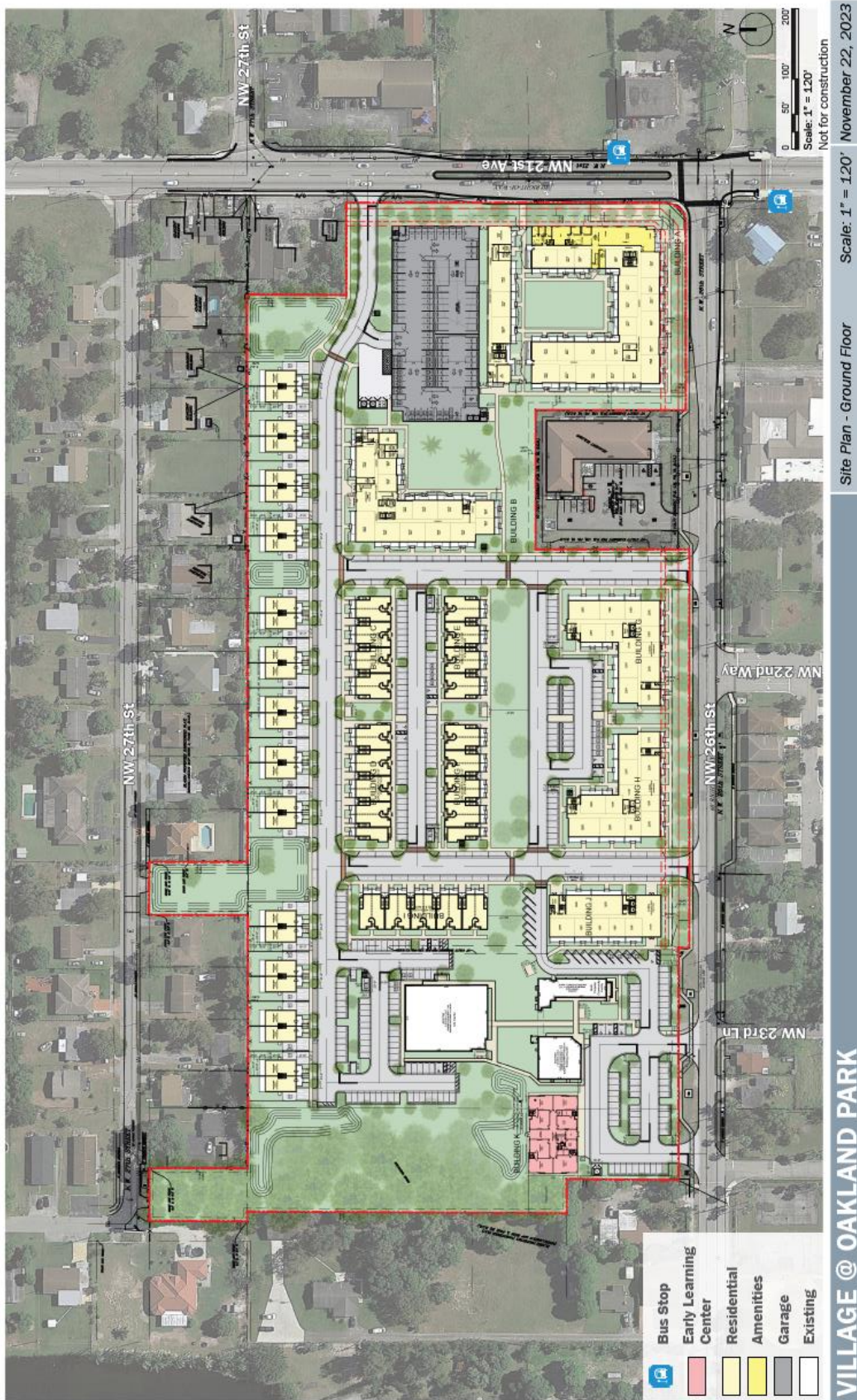
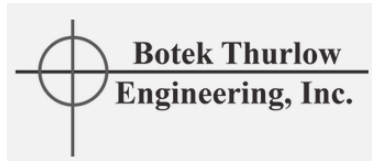


Exhibit 5: Drainage Calculations



The Village @ Oakland Park is the redevelopment of 19.43 acres in Oakland Park. The project will be residential use with an existing worship complex to remain and a new Early Learning Center.

The methodology used for the drainage analysis is a combination of a pre vs post and a 100 year perimeter berm. The site will be separated into two parts – “West” which will be the western 13.82 acres and “East” which will be the eastern 5.62 acres.

0.47 Ac Ft of water quality will be required for the East site and 1.83 Ac Ft of water quality will be required for the West site. All water quality will be provided in exfiltration trench, 540 and 2100 LF respectively.

Water quantity will be provided in a combination of surface storage, underground stormwater management system (RTank or Storm Brixx or equivalent) and dry retention.

Pre Development Flood Routings – Summary (West)

25 year 3 day – Peak Stage – 7.35’ NAVD

100 year 3 day – Peak Stage – 7.64’ NAVD

Post Development Flood Routings – Summary (West)

25 year 3 day – Peak Stage – 7.39’ NAVD

Perimeter berm elevation

100 year 3 day – Peak Stage – 7.74’ NAVD

Post Development Flood Routings – Summary (East)

10 year 1 day – Peak Stage – 6.17’ NAVD

25 year 3 day – Peak Stage – 7.38’ NAVD

100 year 3 day – Peak Stage – 7.78’ NAVD

(100 Year berm)

Exhibit 6: Proposed Unit Types Townhomes Type II and I

Townhouse Type II

TOWNHOUSES TYPE 2



Front Elevation



Side Elevation



Side Elevation



Rear Elevation

TOWNHOUSES TYPE 2

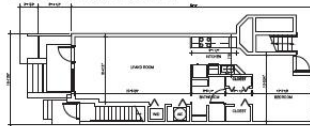


TOWNHOMES TYPE 2 - Unit Mix

Type	SF/Unit (avg)	Percentage	TOTAL
1 bedroom	890 SF	50%	44 Units
2 bedroom	1,780 SF	50%	44 Units
TOTAL TOWNHOMES TYPE 2			88 Units

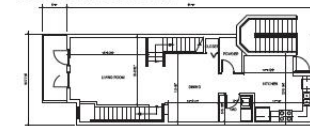
UNIT PROTOTYPES

One - Bedroom Unit

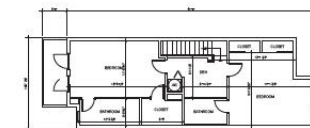


Ground Level Plan
Scale: 1/16" = 1'

Two - Bedroom Unit



Level 2 Plan
Scale: 1/16" = 1'



Level 3 Plan
Scale: 1/16" = 1'

Note: All front facades facing primary streets and internal drives shall have a minimum 25% transparent window area on the front elevation wall face. The calculation shall exclude the garage or carport face area (up to 20 feet of width and 9 feet of height). All other street facing facades shall have a minimum 15% transparent window area, excluding the garage or carport face area (up to 20 feet of width and 9 feet of height) from the calculation. Front doors with at least 5 square feet of transparent glass area per door leaf can be fully included as transparent window area. For Non-street or Internal Drives - Facing Walls, a minimum of 20% of each facade shall consist of transparent glazing, or shall meet fire safety requirements.

Townhouse Type I



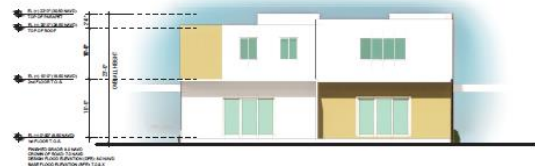
4 PROPOSED SOUTH ELEVATION - BUILDING STYLE 1 & 2
SCALE: 1/8" = 1'-0"



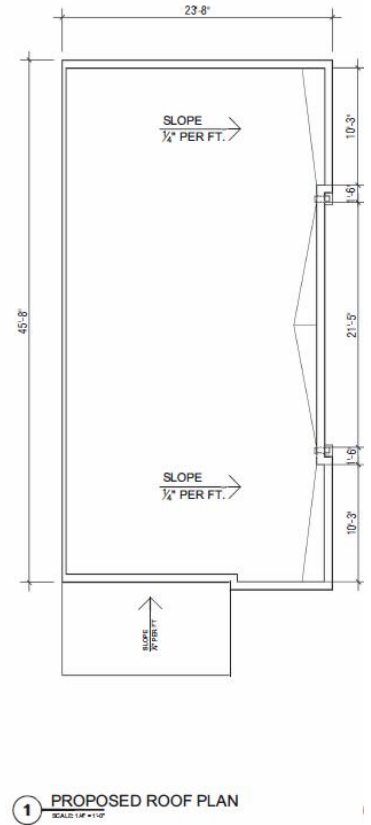
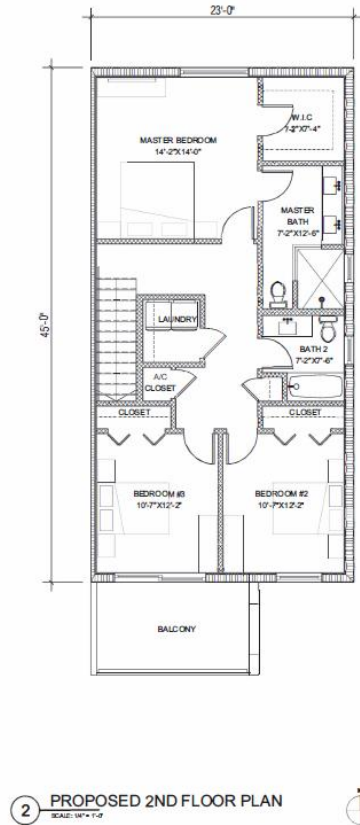
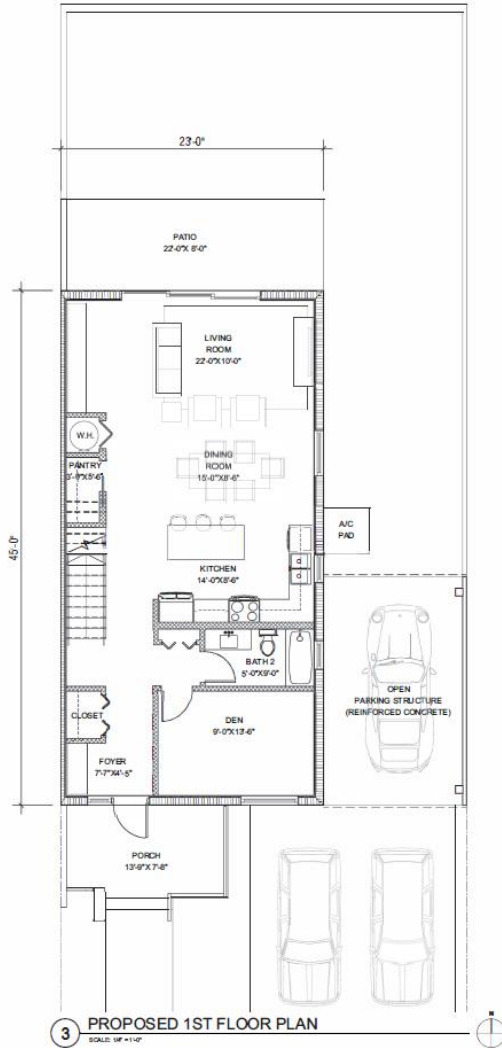
3 PROPOSED SOUTH ELEVATION - BUILDING STYLE 3 & 4
SCALE: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION (EAST ELEVATION MIRRORED) - TYPICAL
SCALE: 1/8" = 1'-0"

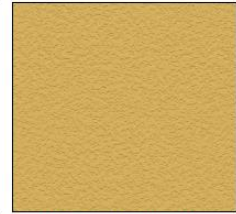


1 PROPOSED NORTH ELEVATION - TYPICAL
SCALE: 1/8" = 1'-0"





1. WHITE PAINTED STUCCO



2. YELLOW PAINTED STUCCO



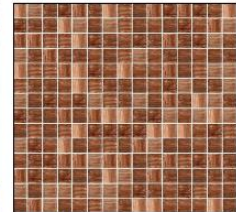
3. WHITE ALUM. GUARD RAILING



4. WHITE ALUM. WINDOW FRAME



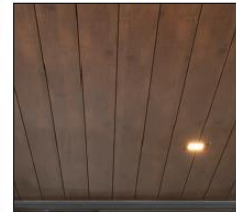
5. BRAZILIAN BLEND VINYL PRIVACY FENCE



6. BROWN MOSIAC TILE



7. DARK PECAN
PARKING DIVIDER



8. WOOD FINISH ALUMINUM
SOFFIT

Exhibit 7: Architectural Design Guidelines



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3.	Garage Screening	5
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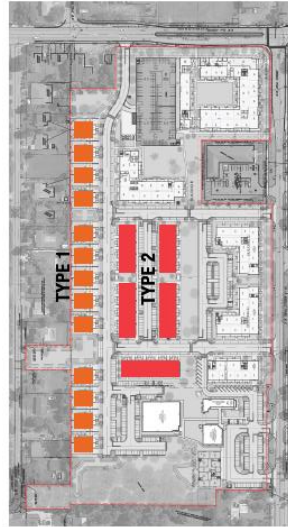
ARCHITECTURAL DEVELOPMENT STANDARDS 2. TOWNHOUSES TYPE 1 AND TYPE 2

The proposed developments should share a consistent scale with the existing building stock and shall be predominantly two-story and three-story structures.

The ground floor of every building should promote pedestrian activity and a low scale residential character.

Facades are encouraged to have varied treatments of surfaces on the exterior with color materials, balconies, etc. to articulate the building volume.

Screen trash facilities with a decorative wall, fence or landscaping. Townhouses type 2 corral dumpsters shall be screened.



The Village at Oakland Park: Architectural Design Guidelines



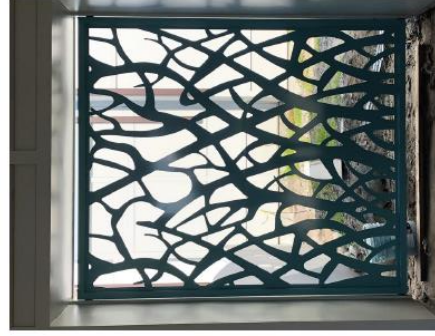
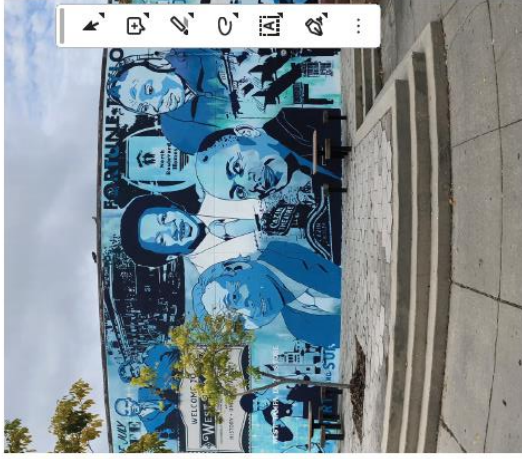
ARCHITECTURAL DEVELOPMENT STANDARDS 3. GARAGE SCREENING

Parking garage façades shall be screened from view on all levels, using decorative screens, louvers, overhangs, ART work, and/or built form on primary streets.

The building articulation shall maintain a naturally ventilated garage typology. Art can be provided where solid walls are in place.

For security reasons, the ground floor should be screened and landscaped to the maximum extent feasible. The screen on the east facade facing NW 21st Avenue should feature decorative patterns to enrich the vibrancy and liveliness of the street.

Above the ground floor, the garage facade can have designed patterns of open screen materials.



The Village at Oakland Park Architectural Design Guidelines

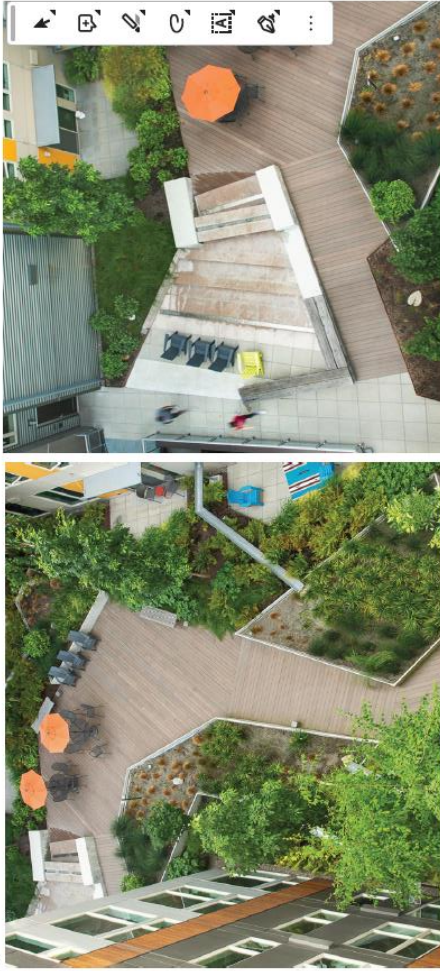


ARCHITECTURAL DEVELOPMENT STANDARDS 4. OUTDOOR RESIDENTIAL AMENITIES

A comprehensive network of varied open spaces that includes passive and active areas, should be developed to facilitate both formal and informal interactions.

To the extent possible, the residential amenities should be in line with the below passive energy conservation measures:

- Support native planting
- Maximize open spaces
- Create active spaces (Wellness)
- Pedestrian connectivity throughout the development connecting all open spaces and public transportation
- Shaded sidewalks
- Light colored roofing systems
- Natural lighting for all public & private spaces



LANDSCAPED PLAZAS

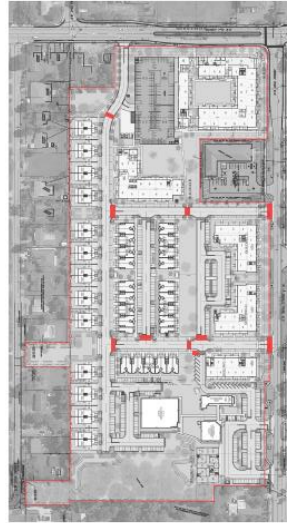
POCKET PARKS



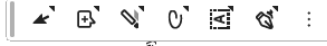
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ARCHITECTURAL DEVELOPMENT STANDARDS 6. STREET CROSSINGS

Street crossings are vital elements that encourage pedestrian circulation, safety, and creativity. The vibrant intersections serve as visual cues, encouraging pedestrians to use designated crossing points, thereby enhancing safety. By integrating artistry and aesthetics, the crosswalks introduce a sense of creativity and playfulness into daily routines, enhancing the pedestrian experience.



The Village at Oakland Park: Architectural Design Guidelines



ARCHITECTURAL DEVELOPMENT STANDARDS 7. OVERALL ARCHITECTURAL STANDARDS

Building Frontage

The percentage of building facade fronting a main street and placed within the build-to-line shall be a minimum of 50%. All other building facades fronting internal streets or drives would require a minimum of 25%.

Minimum Transparent Glazing On Facades

Street-facing Walls at Exclusively Residential Buildings:

All front facades facing primary streets and internal drives shall have a minimum 23% transparent window area on the front elevation wall face. The calculation shall exclude the garage or carport face area (up to 20 feet of width and 9 feet of height).

All other street facing facades shall have a minimum 15% transparent window area, excluding the garage or carport face area (up to 20 feet of width and 9 feet of height) from the calculation.

Front doors with at least 5 square feet of transparent glass area per door leaf can be fully included as transparent window area.

Non-street or Internal Drives - Facing Walls:

A minimum of 20% of each facade shall consist of transparent glazing, or shall meet the safety requirements.

Windows & Doors

Storefront windows can be placed at the ground level and may reach to the underside of the ceiling slab. Floor to ceiling glass windows are permitted.

Storefronts shall be made of painted metal, or anodized aluminum and clear or lightly tinted glass, not dark or reflective.

Solid metal security gates or solid roll-down windows should be avoided.

Windows shall be sliding, single or double-hung, or operable casements.

Walls

Walls may be finished in cast stone, stucco, brick, cementitious siding, metal, or stone.

Stoops shall be finished in concrete pavers, brick, cast stone, or painted.

Details

Front entrances can be either brick, stone, concrete pavers, or concrete.

Covered entries shall be a minimum of 2'-0" deep.

Driveways of building frontages are allowed for properties without alley access and can be wider than the door being served. Alley driveways may be wider than the garage doors they serve.

Balconies may cantilever.

Awnings should not be internally lit.

Awnings can be composed of light metal armature with a canvas membrane.

Porches are encouraged at ground floor units.

Porches may not be enclosed by glass at frontages and must remain open on three sides.

Porches and loggias shall be made of aluminum, wood, cast stone, or stucco.

Porch screen frames shall be made of aluminum painted to match the framework it is placed in.

Signs attached to buildings shall be designed so that they are incorporated into the style of the architecture.

Signs shall be made of painted wood, metal, ceramic, plastic, or composite thereof.

Decks can be made of wood and located within rear yards only.

Frontage walls may be finished in stone, cast stone, stucco, brick, cementitious siding, wood siding, or wood.

Retaining walls shall be finished in stone, cast stone, stucco, or brick.

While the use of hedges at side yards is preferred, fences may be provided and can be made of masonry, wood, trellis, lattice, hedge, building walls, decorative metal, or some combination thereof. If walls, fences, and hedges are provided on side and rear walls they can be approximately 3'-0" in height.

Blank walls or service areas should be avoided at frontages on all building types, whenever possible.

Roofs

Materials

Roofs, if sloped, shall be painted metal standing seam roofing, concrete tile, or shingles. Roof colors may vary, depending on the material.

Gutters, downspouts, and projecting drainpipes shall be made of galvanized metal and shall be painted to match the color of each building or to become an element to separate the townhomes.

Configuration

Principal roofs shall be flat, secondary, decorative roof features may be sloped, angled between 3:12 and 8:12. Flat roofs must be surrounded by a continuous horizontal parapet.

Ancillary roofs, if provided attached to walls of the principal building may be sloped, angled no less than 3:12.

Flat roof overhangs may be incorporated.

Roof penetrations, including vent stacks, shall be placed back from the principal frontage of the roofs. Accessory structures included.

Mechanical Equipment

Equipment, including HVAC, utility meters, satellite dishes, play equipment, hot tubs, and the like should be located at rear yards, if possible. Rooftop mechanical equipment and appurtenances such as cooling towers, vent stacks, and antennas should be architecturally screened from view at street level and integrated into the overall building design.