



Urban League of  
Broward County

## **VILLAGE @ OAKLAND PARK**

### **APPLICATION FOR LAND USE PLAN MAP AMENDMENT TO BROWARD COUNTY**

February 21, 2024



## Property Owner/Petitioner and Consultant Team

### Owner/Petitioner:

#### Urban League of Broward County, Inc.

Representative: Germaine Smith Baugh,  
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### Architect

#### Zyscovich

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### Owner/Petitioner:

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### Land Use Counsel

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Representative: Sidney C. Calloway, Esq, B.C.S.  
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### Architect

#### Design2Form LLC

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**Civil Engineer**

**Botek Thurlow Engineering, Inc.**

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**Traffic Engineer**

**Kimley-Horn**

Representative: John McWilliams  
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**Survey and Mapping**

**McLaughlin Engineering Co.**

Representative: James McLaughlin  
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**Environmental**

**E W Consultants**

Representative: Mary Lindren  
601 Heritage Drive, Suite 108  
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**EXHIBITS**

Exhibit A	Location Map
Exhibit B	Survey and Legal Description of Subject Property
Exhibit C	Existing Land Use Plan Designation, City of Oakland Park
Exhibit D	Proposed Land Use Plan Designation, City of Oakland Park
Exhibit E	Public Interest Statement
Exhibit F	Existing Land Use Plan Designation, Broward County
Exhibit G	Proposed Land Use Designation, Broward County
Exhibit H	Conceptual Master Development Plan
Exhibit I	Sanitary Sewer Service Provider Correspondence
Exhibit J	Potable Water Service Provider Correspondence
Exhibit K	Drainage Service District Correspondence
Exhibit L	Solid Waste Service Provider Correspondence
Exhibit M	Traffic Circulation Analysis and Studies
Exhibit N	Transit Service Provider Letter
Exhibit O	Public School Facilities Analysis
Exhibit P	Drainage Analysis
Exhibit Q	Geotech Report
Exhibit R	Phase I Environmental Report
Exhibit S	Wetlands Report
Exhibit T	County Wetlands Determination
Exhibit U	Arborist Report
Exhibit V	Tree Survey

**1. TRANSMITTAL INFORMATION**

- A. **Letter of transmittal from municipal mayor or manager documenting that the local government took, by motion, resolution or ordinance, transmitted a proposed amendment to the Broward County Land Use Plan, including the date that the local governing body held the transmittal public hearing. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.**

To be provided by the City of Oakland Park. The City's transmittal date was February 7, 2024.

- B. **Name, title, address, telephone number and e-mail address of the local government contact person.**

- a. Craig Southern, CFM  
Planning Supervisor  
City of Oakland Park  
5399 N. Dixie Highway, Suite #3  
Oakland Park, FL 33334  
Telephone: (954) 630-4423  
[Email:craig.southern@oaklandparkfl.com](mailto:craig.southern@oaklandparkfl.com) **Summary minutes from both the local planning agency and the local government public hearings of the transmittal of the Broward County Land Use Plan Amendment.**

To be provided upon meeting completion and availability. The Planning and Zoning meeting was held on January 8, 2024, and the Local Planning Agency meeting was held on January 10, 2024. The City Commission's first reading (transmittal) was held on February 7, 2024.

- C. **Description of public notification procedures followed for the amendment by the local government, including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.**

Pursuant to Oakland Park City Code Sec. 24-163(E), a neighborhood participation meeting was held on May 6, 2022, July 28, 2022, and November 20, 2023, prior to the initial submittal of the amendment to the City of Oakland Park. The City Code requires notification of the neighborhood meeting to be sent to all homeowner's associations within 750 feet of the subject property, or if there are none, the five

nearest homeowners associations. Letters were mailed by the City of Oakland Park to owners within 750 feet of the subject property. The date and time of the meeting was also posted on the City's website on the event calendar. Signs (5) were posted at the proposed site by the Owner

Confirmation with the City will be provided.

**D. Whether the amendment is one of the following:**

**\*Development of Regional Impact**

**\*Small-scale development (per Chapter 163.3187 Florida Statutes)**

**\*Emergency (please describe on separate page)**

The amendment is a small-scale development as it is below the 50-acre threshold and does not intend to modify the text of any City or County document.

**2. APPLICANT INFORMATION**

**A. Property Owner and Petitioner Information.**

**Urban League of Broward County, Inc.**

Germaine Smith-Baugh, E.D.,  
President/CEO  
560 NW 27<sup>th</sup> Avenue  
Fort Lauderdale, FL 33334  
T: (954) 584-0777  
E: [gsbaugh@ulbcfl.org](mailto:gsbaugh@ulbcfl.org)

**Harris Chapel, Inc.**

Representatives: Vernon E. Hargray,  
President  
John Davis, Vice President  
2351 NW 26<sup>th</sup> Street  
Oakland Park, FL 33311  
O: (954) 731-0520  
E: [vernhargray@gmail.com](mailto:vernhargray@gmail.com);

**B. Authorized Agent Information.**

**Atwell LLC**

Chuck Millar, Senior Project Manager  
1770 US-1, Suite E308  
Palm Beach Gardens, FL 33408  
T: 954-527-2409  
E: [cmillar@atwell-group.com](mailto:cmillar@atwell-group.com)

**C. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs).**

The 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. For many years, the City's redevelopment and infill housing initiatives were largely focused on neighborhoods east of the I-95 corridor. 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's Village @ Oakland Park offers a profound solution that will, in many respects, prove to be the most significant delivery of quality housing affordability options in Broward County's history.

The Subject Property is designated either Low Density Residential (5DU/Ac) or Community Facility/Community on both the City and County land use maps. The proposed small-scale land use plan map amendment is to Medium-High Density Residential (MH)/ (up to 25 DU/Ac) on the City of Oakland Park Future Land Use Map and Medium-High (25) Residential on the Broward County Future Land Use Map. Because the Subject Property is surrounded on all quadrants by low density residential and community uses, as shown in the applicable exhibits. The proposed Village @ Oakland Park Residential Community has been planned for a maximum of 469 units (Townhomes & Midrise) on 19.43 gross acre area with an emphasis on walkability, affordability, and housing variety and at an overall density not to exceed 25 DU/Ac. It is intended to be a mixed-ages, mixed income, mixed ownership community with an array of residential housing types tailored to meet the needs of the City of Oakland Park current and future residents.

### **3. SUBJECT PROPERTY AND AMENDMENT SITE DESCRIPTION**

#### **A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.**

The Amendment Site is identified by the Broward County Tax and Property Appraiser folio numbers:

- 4942 29 00 0182
- 4942 29 00 0181
- 4942 29 00 0170
- 4942 29 00 0150
- 4942 29 41 0010

The entire amendment site is situated on the north side of NW 26<sup>th</sup> Street at its intersection with the west side of NW 21<sup>st</sup> Avenue in the City of Oakland Park and

encompasses approximately of 19.43 gross acres<sup>1</sup> of an assembled real property tract that includes (a) three (3) vacant parcels totaling about 5.6 acres, all located at the northwest corner of NW 26<sup>th</sup> Street and 21<sup>st</sup> Avenue, (b) a 9.6-acre parcel whose street address is 2301 NW 26<sup>th</sup> Street, Oakland Park, FL 33311, and (c) a 4.5-acre parcel whose street address is 2351 NW 26<sup>th</sup> Street, Oakland Park, FL 33311.

B. Legal Description and Sealed survey, including legal description of the area proposed to be amended.

A survey of the Amendment Site, including legal description is provided as **Exhibit B**.

C. Map at a scale clearly indicating the amendment’s location, boundaries and proposed land uses.

A Location Map is provided as **Exhibit A**. The proposed use of the Project Site is mixed-use residential.

4. **EXISTING AND PROPOSED FUTURE LAND USE DESIGNATIONS**

A. See Table 1 below for current and proposed local and Broward County Land Use Plan designation(s) for the amendment site.

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TABLE 1  
Existing and Proposed Future and Use Designation

	Broward County	City of Oakland Park
Current	Low (5) Residential (5.6 ac); Community (14.1 ac)	Low Density Residential (L5) (5.6 ac); Community Facility (14.1 ac)
Proposed	Medium-High (25) Residential	Medium-High Density Residential (MH) (up to 25 DU/Ac)

The existing and proposed Broward County land use plan designations for the Amendment Site are depicted in **Exhibits F & G**. The existing and proposed City of Oakland Park land use plan designations for the Amendment Site are depicted in **Exhibits C & D**.

B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for the amendment site or adjacent areas.

No flex units are applicable.

<sup>1</sup> Gross acreage refers to the property inclusive of the adjacent right-of-way to the centerline of the road. All references to acreage in this LUPA refer to gross acreage, unless noted otherwise.



**C. Current Use of Amendment Site and Adjacent Areas.**

The Amendment Site is a 19.43-acre parent tract that includes 5.6-acres of vacant, undeveloped property, a 9.6-acre parcel that is currently improved with a public-school facility, known as the Rock Island Annex that has ten (10) classroom buildings and one utility building and a 4.5-acre parcel that is currently improved with several religious church facilities owned by the Harris Chapel, Inc. The improvements on this parcel include a church sanctuary, a multi-purpose community facility, a life enrichment building, and an early learning center. See **Exhibit H**.

The current uses of adjacent areas are described in Table 2 below.

<b>TABLE 2 ADJACENT AREAS USES</b>	
North	(L-5 Residential)- single family and duplex residential units (4.5 acres combined)
South	(L-5 Residential) -single family residential; (Community) - church facilities, elementary public schools (4.5 acres combined)
East	(L-5 Residential) – single family, multifamily (duplex); (Community) church facilities, recreational open space, public park (4.0 acres combined)
West	(L-5 Residential) single family; (Community), church facilities, public schools (2.5 acres combined)

The surrounding uses are a mix of single family, duplex, church and recreational facilities. The value -added of this project from an adjacent use view is that the ULBC has a solution that would be the most significant delivery of quality housing affordability options in Broward County's history, to date:

- 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 of displacement; thereby, creating a planned community that compliments the existing neighborhood and broader community, as well as challenges existing urban development norms.
- A community that is mixed-income, mixed-ages, mixed ownership, but also includes affordably constructed and maintained residences, including homeownership and rental; intentionally considering those on fixed incomes i.e., seniors to workforce; thereby adding to the affordable housing stock in Broward County

- A multi-generational urban design that features amenities that support the social and economic determinants of health for families and elders (i.e., walkable, green space, meeting 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 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, occupied and maintained at high quality standards; thereby having a master association and having ripple effect of positive development along the major corridor of 21<sup>st</sup> Avenue and the existing residences and businesses.

#### **Current and Proposed Zoning District Designations.**

The current and proposed zoning district designation for the Amendment site is described in [Table 3](#) below

<b>TABLE 3 CURRENT AND PROPOSED ZONING DISTRICT DESIGNATIONS</b>	
Current	R-1 Single Family Residential (5.6 acres); Community Facility (14.1 acres)
Proposed	Planned Unit Development (PUD) (19.43 acres)

#### **D. Identification of Proposed Uses of Amendment Site**

The proposed use of the Amendment Site is anticipated to be developed with 355 Mid-Rise units, 114 Townhouse units, and the following non-residential uses:

- Parking Garage: ~~(08)~~ 34,429 sq. ft.
- Early Learning Center: 7,638 sq. ft.
- Religious/Church Sanctuary 3,753 sq. ft.
- Life Enrichment Center 11,162 sq. ft.
- Multipurpose Community Facility 3,042 sq. ft.
- Open Space 449,508 sq. ft.

See **Exhibit H**, Conceptual Master Development Plan.

#### **E. Maximum Allowable Development**

The maximum allowable density is 25 DU/AC or 485 residential units.

F. **Land Use Compatibility**

**Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.**

To ensure land use compatibility, the PUD provides a design with respect to the specific project, the Village @ Oakland Park PUD intends to incorporate the following public interest design features:

- **Density and intensity:**  
The PUD will not exceed the density and intensity limits for the Future Land Use designation of the property as set forth in the Future Land Use Element of the Comprehensive Plan.
- **Buffers:**  
The PUD will provide landscaped separation strip along all property lines abutting a residential use or zone or as needed by the PUD.
- **Recreation:**  
The PUD will provide internal recreation and amenity areas in accordance with the applicable Code requirements.
- **Design:**  
The PUD designs the residential units to be away from busy roadways or shielded from traffic noise by buffering, fencing and landscaping.
- **Resident Safety:**  
The PUD design and site layout and landscaping provides for the safety and privacy of residents.
- **Resident Outdoor Space:**  
The PUD outdoor space is located conveniently for the use of residents and provides facilities for their enjoyment.
- **Circulation:**  
The PUD is easily accessible to vehicles, bicycles, and pedestrians.
- **Unified Concept:**  
The PUD is designed as one (1) concept and is not isolated from the surrounding community but is an integral part of the community.

**5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES****A. Potable Water Analysis.**

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**1. Provide the potable water level of service per the adopted and certified local land use plan, including the adoption of the 10-Year Water Supply Facilities Plan.**

The adopted LOS standard for potable water is 148 gallons per day per resident. For the 2006 population estimate, 6.56 MGD of potable water supply was required to maintain this LOS standard. Based on the City of Oakland Park's (City) population projections, an additional 0.78 MGD will be needed in 2015 (at 49,752 residents) and an additional 2.28 MGD will be needed by 2030 (at 60,121 residents).<sup>2</sup>

The City's 10 Year Water Supply Facilities Plan was adopted in January 2015. However, the city does not own or operate any water supply, treatment, or storage facilities. In the project area, potable water is supplied by the City of Fort Lauderdale. Therefore, the relevant plan is Fort Lauderdale's 10 Year Water Supply Facilities Plan, which was updated on February 26, 2015.

**2. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.**

As noted above, water to the city is provided by the City of Fort Lauderdale. Fort Lauderdale does not allocate plant capacity to the City but agrees to meet the City's water demand. Fort Lauderdale has two water treatment plants (WTPs) treating water from two wellfields. The Peele-Dixie WTP treats water from the Dixie wellfield and the Fiveash WTP treats water from the Prospect wellfield. Both well fields are permitted by SFWMD under Consumptive Use Permit No. 06-00123-W. The permit was issued September 11, 2008, with an expiration date of September 11, 2028.<sup>3</sup>

**Table 6****Plant Capacity & Permitted Withdrawal  
Peele-Dixie WTP and Dixie Wellfield**

<sup>2</sup> City of Oakland Park Comprehensive Plan, Volume II. Adopted December 2007, revised February 2009. Page 1-15.

<sup>3</sup> City of Fort Lauderdale, 2015. City of Fort Lauderdale 10-Year Water Supply Facilities Work Plan, February 26.

Current Plant Capacity	12.0 MGD
SFWMD Permitted Withdrawal	15 MGD

Table __ Plant Capacity & Permitted Withdrawal Fiveash WTP and Prospect Wellfield	
Current Plant Capacity	70.0 MGD*
SFWMD Permitted Withdrawal	43.43 MGD

**Notes:** \*The Water Supply Plan notes that plant staff indicated the capacity may actually be limited to 60 MGD.

Table 7 Current and Projected Demand and Capacity Both WTPs and Wellfields	
Combined Plant Capacity	82.0 MGD*
Biscayne Aquifer Withdrawal Limit	52.55 MGD
Projected Demand, 2015	42.4 MGD**
Projected Demand, 2035	47.0 MGD**
Projected Maximum Day Demand, 2035	57.65 MGD

**Notes:**

\*If Fiveash WTP's capacity is 60 MGD, then the combined plant capacity would be 72 MGD.

\*\*This number is for raw water demand, not finished water demand.

As shown in [Table 4](#), the combined plant capacity of either 72 MGD or 82 MGD would be sufficient to meet the maximum projected day demand of 57.65 MGD in 2035. The Biscayne Aquifer withdrawal limit is sufficient to meet the projected raw water demand of 47.0 MGD in 2035.

Fort Lauderdale anticipates implementing six million gallons per day of reverse osmosis treatment at the Peele-Dixie WTP by the year 2030, expanding its capacity from 12 to 18 MGD. This project would draw from the Floridan Aquifer, which is separate from the 52.55 MGD Biscayne Aquifer limit noted in [Table 4, \(b\)\(1\)](#).

- 3. Identify the net impact on potable water demand, based on the adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.**

Two separate analysis tables are provided below, one for the city re-designation and one for the County re-designation. Potable water served for the existing PUD uses to remain will be provided by the City of Ft. Lauderdale. The balance of the site

<b>TABLE 8</b>					
<b>POTABLE WATER IMPACT - City</b>					
	<i>Land Use</i>	<i>Acreage</i>	<i>Maximum Development</i>	<i>Generation Rate</i>	<i>Demand (gpd)</i>
Current	Vacant/Res	16.9	0	185	0
Proposed	Residential	16.9	331.58	185	61342
<b>Net Change</b>					61342

<b>TABLE 9</b>					
<b>POTABLE WATER IMPACT – Ft. Lauderdale</b>					
	<i>Land Use</i>	<i>Acreage</i>	<i>Maximum Development</i>	<i>Generation Rate</i>	<i>Demand (gpd)</i>
Current	Irregular (14.6) Residential	2.5	4.76	185	880.6
Proposed	Commerce	2.5	9.61	185	1777.9
<b>Net Change</b>					897.3

Notes:

Gpd = gallons per day; sf = square feet Maximum development for the Irregular Residential land use designation is based upon the permitted units per acre (14.6). Maximum development for Industrial and Commerce is based upon 10,000 sf of building floor area per acre.

Generation rates are per City of Oakland Park Development Permit Application Package, Table I, Potable Water Design Flows. 'Warehouse' use was assumed for the Industrial designation and 'Shopping Center' use was assumed for the Commerce designation.

**4. Correspondence from potable water provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

See **Exhibit J**. Information confirmed by:

Name: Igor Vassiliev, P.E.

Position: Project Manager II

Agency: City of Fort Lauderdale Public Works Department

Phone: (954) 828-5772

Address: 100 N. Andrews Ave, Fort Lauderdale, FL, 33301

**B. Sanitary Sewer Analysis**

1. **Provide the sanitary sewer level of service per the adopted and certified local land use plan.**

The adopted Level of Service (LOS) for sanitary sewers in Oakland Park is 150 gallons per resident per day. It should be noted that for the 2004 fiscal year, the actual wastewater generated was 172 gallons, exceeding this LOS. ~~666~~ The city is working towards reducing wastewater generation.

2. **Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources.**

The referenced development's wastewater will be treated by Broward County Water and Wastewater Services at North Regional Wastewater Treatment Plant (NRWWTP).

As of June 30, 2022, the one-year average day flow for the NRWWTP was 68.0 MGD and committed capacity was 3.76 MGD average day flow, for a total of 71.76 MGD. Committed capacity means capacity for which construction permits have already been signed but the development is not yet generating demand.

The NRWWTPs permitted capacity is 95.00 MGD. Current available treatment plant capacity is 23.64 MGD (95.00 – 71.36). No expansion of the treatment plant is contemplated as projections indicate it will be sufficient beyond the year 2035.

3. **Identify the net impact on sanitary sewer demand, based on the adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot\* or dwelling unit.**

Two separate analysis tables are provided below, one for the city re-designation and one for the County re-designation. Sanitary sewer service will be from the City of Ft. Lauderdale for the existing uses and the balance of the new PUD will be served by the City of Oakland Park.

<b>TABLE 4</b>					
<b>SANITARY SEWER IMPACT - CITY</b>					
	<i>Land Use</i>	<i>Acreage</i>	<i>Maximum Development</i>	<i>Generation Rate</i>	<i>Demand (gpd)</i>

Current	Vacant/Res	16.9	0	185	0
Proposed	Residential	16.9	331.58	185	61342
				<b>Net Change</b>	61342

<b>TABLE 5</b>					
<b>SANITARY SEWER IMPACT - COUNTY</b>					
	<i>Land Use</i>	<i>Acreage</i>	<i>Maximum Development</i>	<i>Generation Rate</i>	<i>Demand (gpd)</i>
Current	Worship	2.5	4.76	185	880.6
Proposed	Worship	2.5	9.61	185	1777.9
				<b>Net Change</b>	897.3

**Notes:**

Generation of 185 GPD/ERC used for demand calculations, Using Broward County WWS ERC calculation; Townhouse/Apartment @ 0.707 ERC/Unit  
ERC = Equivalent Residential Connection.

4. **Correspondence from potable water provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

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Information confirmed by (see Exhibit I):

Chris Lips, Assistant Public Works Director City of Oakland Park 1101 N.E. 40th Court Oakland Park, FL 33334 O:954-630-4441 E: <a href="mailto:chrisl@oaklandparkfl.gov">chrisl@oaklandparkfl.gov</a>	Daniel Rey, P.E., Land Development Manager/City Engineer City of Fort Lauderdale Development Services Department Building Services Division 700 NW 19 Avenue Fort Lauderdale, FL 33311 O: 954-828-4653 E: <a href="mailto:Drey@fortlauderdale.gov">Drey@fortlauderdale.gov</a>
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C. **Solid Waste Analysis**

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1. Provide the solid waste level of service per the adopted and certified local land use plan.

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The adopted level of service for solid waste is eight pounds per capita per day with bi-weekly pickup, per Policy 4.1.1 of the City's Comprehensive Plan. ~~(b)(2)~~



2. **Identify the solid waste facility serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.**

The City of Oakland Park currently provides its own solid waste collection services and contracts with Waste Connections for disposal of all the City’s Municipal Solid Waste.

The solid waste is hauled to Waste Connections’ Deerfield Beach Recycling and Transfer Station, located at 1751 SW 43rd Terrace, Deerfield Beach. This site is currently permitted to receive 6000 cubic yards per day of Class 1 material. In addition, Waste Connections is in the process of permitting the site adjacent to its current location. Once finalized, this new site will be permitted to receive 10,113 cu yards per day of Class 1 material. The original site at that point will remain a licensed Class 1 facility, but will only be receiving bulk, construction & demolition, clean concrete, and vegetative waste.

Currently the inbound material received from the City of Oakland Park is being hauled from Deerfield to Waste Connections JED Landfill located at 1501 Omni Way, St. Cloud, Florida. This is a fully permitted Class 1 landfill.

3. **Identify the net impact on solid waste demand, based on the adopted level of service resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot\* or dwelling unit.**

Two separate analysis tables are provided below, one for the city re-designation and one for the County re-designation.

TABLE 10 SOLID WASTE IMPACT - CITY					
	<i>Land Use</i>	<i>Acreage</i>	<i>Maximum Development</i>	<i>Generation Rate</i>	<i>Demand (lbs. per day)</i>
Current	Institutional	19.4	17900 sf	2lbs per 100 sf	358
Proposed	Residential	19.4	469	16 lbs. per unit	7504
				<b>Net Change</b>	7504

Notes:

TABLE III  
SOLID WASTE GENERATION RATES

Facility Type	Generation Per day
Residential	16.0 lbs. per unit
Industrial & Commercial	
Factory/Warehouse	2 lbs. per 100 square feet
Office Buildings	1 lb. per 100 square feet
Department Store	4 lbs. per 100 square feet
Supermarket	5 lbs. per 100 square feet
Restaurant	2 lbs. per meal per day
Drug Store	5 lbs. per 100 square feet
School	
Grade School	10 lbs. per room & 1/4 lb. per pupil
High School	8 lbs. per room & 1/4 lb. per pupil
Institution	
Hospital	8 lbs. per bed
Nurse or Intern Home	3 lbs. per person
Home for Aged	3 lbs. per person
Rest Home	3 lbs. per person

4. Correspondence from the solid waste provider verifying the information submitted as part of the application in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

See **Exhibit L**. Information confirmed by:

Mr. Jason Pepitone  
Site Manager  
Deerfield Beach Recycling and Transfer Station  
Waste Connections  
(954) 574-1311

#### D. Drainage Analysis

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##### 1. Provide the drainage level of service per the adopted and certified local land use plan.

Roadway crown – sufficient drainage for a 10-year 3-day storm;

Buildings – finished floor elevation above 100 yr. 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.

D. **2. Identify the drainage district and drainage systems serving the amendment area.**

The project is not located in any special drainage district.

**3. Identify any planned drainage improvements, including year, funding sources and other relevant information.**

There are no planned drainage improvements as part of this project.

**4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.**

Plans and calculations will be submitted to SFWMD and Broward County for Surface Water Permit.

1. **If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties.**

**The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one-hundred-year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.**

The proposed project location meets the adopted level of service and there is no improvement planned by local government or drainage improvements. The proposed stormwater management system consists of exfiltration trench for water quality and storage for storm water runoff up to the 3-day 25-year storm events. The stormwater management system also includes inlets and a series of pipes to convey run-off into the exfiltration trench and dry retention areas.

The wet season water table for the project location is 2.50 NAVD. The finished floor for the proposed buildings will be 9.50 NAVD which is 1 foot above the Broward County and FEMA 100-year flood elevations. The road crowns will be protected by the 10-year 1-day storm event maximum stage. The perimeter berms will set at the 25-year 3-day storm maximum stage.

2. **Correspondence from local drainage district verifying the information submitted in items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.**

See **Exhibit J**. Information confirmed.

Name: Mr. Chris Lips  
Agency: City of Oakland Park Public Works  
Title: Public Works Assistant Director  
Phone: 954-630-4441

**E. Recreation and Open Space Analysis**

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- 1. Provide the recreation and open space level of service per the adopted and certified local land use plan.**

The City's overall level of service standard for parks and recreational facilities is 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. (b)(6)

- 2. For amendments which will result in an increased demand for "community parks" acreage, as required by the Broward County Land Use Plan.**

The amendment is consistent and in compliance with Broward Next 2.0

- 3. Identify the net impact on demand for "community parks" acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.**

The amendment inconsistent and in compliance with Broward Next 2.0

3. **Identify the projected "community parks" acreage needs based on the local government's projected build-out population.**

Per the Broward County Land Use Plan Policy 2.5.1, local governments shall provide for three (3) acres of community parks per 1,000 residents. As of 2007, the city provided 182.37 acres of parks, resulting in 4.17 acres per 1,000 residents. (b)(6) As shown in Table 11 below, even with substantial projected population growth, the City of Oakland Park is anticipated to exceed this threshold at build-out.

<b>TABLE 11</b>			
<b>2006, 2015, and 2030 Local Park Acreage Need and Surplus</b>			
Total Acreage of Parks in Oakland Park in 2005		182.37 acres	
Total Acreage of Parks in Oakland Park in 2015		183.74 acres	
<b>Year</b>	<b>Population</b>	<b>Need (in acres)</b>	<b>Surplus (in acres)</b>
2006	43,739	131.22	51.15

2015	49,752	149.26	34.48
2030	60,121	180.36	2.01

Source: City of Oakland Park Comprehensive Plan, Volume II. Table 7-3.

4. **As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.**

Policy 2.5.4 strongly discourages “amendments (...) which would result in the loss of open space” and requires to “address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.” Policy 2.5.5 pertains to golf courses. The proposed amendment would not result in a loss of open space and the Amendment Site is not a golf course; both policies are inapplicable.

**F. Traffic Circulation Analysis**

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0. **Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.**

Refer to traffic analysis provided as **Exhibit M** for more detail.

1. **Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward Metropolitan Planning Organization (MPO) plans and projections.**

See Exhibit M as provided by Kimley-Horn for compliance with the level of service.

2. **Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant can provide a traffic impact analysis for the amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizon.**

Refer to traffic analysis provided as Exhibit M.

A trip generation comparison analysis was undertaken between the potential development under the current land use designation and the potential development under the proposed land use designation. The trip

generation comparison analysis was based on the following assumptions:

MAXIMUM LAND USE AND INTENSITY (COUNTY) – Existing Land Use Designation

- 355 Residential Units (Mid-Rise)
- 114 Residential Units (Townhomes)

MAXIMUM LAND USE AND INTENSITY (COUNTY) – Proposed Land Use Designation 25 DU/AC

MAXIMUM LAND USE AND INTENSITY (CITY) – Existing Land Use Designation See existing maps

MAXIMUM LAND USE AND INTENSITY (CITY) – Proposed Land Use Designation 25 DU/AC

4. Provide any transportation studies relating to this amendment, as applicable.

A transportation analysis is presented as **Exhibit M**.

G. Mass Transit Analysis

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1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.

According to the Broward County Transit Division, BCT Route 11 & 72 and are located close to the site. Please refer to the following table for detailed information:

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT 11	Weekday	5:28a – 11:49p	30 Minutes
	Saturday	5:28a – 11:46p	30 Minutes
	Sunday	6:50a – 10:06p	53 Minutes
BCT 72	Weekday	5:00a – 12:48x	19 Minutes
	Saturday	5:13a – 12:46x	20 Minutes
	Sunday	7:45a – 10:08p	25 Minutes

2. Describe how the proposed amendment furthers or supports mass transit use.

The proposed amendment supports the utilization of mass transit by adding residential and mixed-use opportunities to an area already served by mass-transit routes, which will effectively generate additional ridership for the routes adjacent to the Amendment Site.

BCT is able to accommodate the additional transit demand resulting from the proposed amendment to the Subject Property. As part of the 30 year, one-cent surtax, BCT will be implementing a number of fixed route bus improvements including shorter headways and increased span of service on weekdays and weekends for BCT routes.

**3. Correspondence from transit provider verifying the information submitted in items 1 and 2 above. Correspondence must contain name, position and contact information of party providing verification.**

See Information provided by:

Luis F. Rodriguez  
Service and Strategic Planning  
Broward County Transit Division  
1 North University Drive, Suite 3100A  
Plantation, FL 33324  
Telephone: (954) 357-8300

**H. Public School Facilities Analysis**

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**1 Public School Impact Application.**

The School Board of Broward County issued a School Capacity Availability Determination (SCAD) Letter for the Owner's Plat application that preliminarily vest the project for public school concurrency 114 townhouse units and 355 midrise units, which were anticipated to generate 46 students (18 elementary, eight middle, and 20 high school) students into Broward County Public schools. The school Concurrency Service Areas serving the project site in the 2022/23 school year included Rock Island Elementary, William Dandy Middle, and Boyd H. Anderson-School. The same schools are serving the site in the 2023/2024 school year. The Project was determined to meet the public-school concurrency requirements because adequate school capacity was projected to be available to support the project.

The preliminary determination was due to expire on November 27, 2023, however the Owner requested an extension prior to its expiration date. As such the district issued an extension of the preliminary determination for an additional 180 days from the original expiration date (November 27, 2023) and shall expire on May 25, 2024.

**ANALYSIS OF HISTORIC AND ENVIRONMENTAL RESOURCES**

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

**Historic sites or districts on the National Register of Historic Places or locally designated historic sites.**

The Florida Department of State, Division of Historical Resources searched the Master Site File in a 250-foot radius around the Project Site. The Project Site does not contain any historic sites or districts on the National Register of Historic Places or locally designated historical sites. In addition, no National Register historic sites are located adjacent to the Project Site.

**A. Archaeological sites listed on the Florida Master Site File.**

Based upon a review of information on file with the Florida Department of State, Division of Historical Resources, there are no previously recorded cultural resources within the Subject Property.

**B. Wetlands.**

According to the Broward County Wetlands Map dated December 31, 2017, there are no wetlands on the Subject Property.

**C. Local Areas of Particular Concern as identified within the Broward County Land Use Plan.**

The amendment site is not identified as a Local Area of Particular Concern.

**D. Priority Planning Area Map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.**

According to the map published by Broward County dated June 1, 2013, the amendment site is not located in a Priority Planning Area.

**E. “Endangered” or “threatened species” or “species of special concern” or “commercially exploited” as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.**

A biological assessment was performed for the amendment site and no listed species were found with the exception of an owl which will be mitigated.

**F. Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.**

A biological assessment was performed for the amendment site and no listed



species were found.

- G. **Wellfields – Indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 “Wellfield Protection.” If so, specify the affected zone and any provisions which will be made to protect the well field.**

The amendment site is not located in or adjacent to a Wellfield Protection Zone.

- H. **Soils – Describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area’s natural features.**

Development resulting from this amendment will not require the alteration of soil conditions or topography other than typical construction activity. No special soil conditions exist on site that would affect the land development activity.

- I. **Beach Access – Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.**

The Subject Property is not an oceanfront property. Thus, the proposed development will not affect any beach access.

## 7. **AFFORDABLE HOUSING ANALYSIS**

- A. **Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2, consistent with Article 5 of this Document.**

See *An Affordable Housing Market Assessment in the City of Oakland Park, Florida*, Munilytics, September 19, 2017; see also *City of Oakland Park, Comprehensive Housing Study*, Steven Chapman Inc., April 20, 2018; *An Overview of Affordable Housing*, Daniel A. Rosemond, September 22, 2020; *An Overview of Affordable Housing*, Daniel A. Rosemond, October 6, 2023.

## 8. **LAND USE COMPATIBILITY**

- A. **City of Oakland Park’s Existing Land Development Regulations**

The City of Oakland Park has existing Land Development Code (LCD) that promote the availability of affordable housing within the BSMD, which include without limit, regulations providing for a flexibility, reserve and affordable housing unit procedure (see

Sec. 24-72, whose principal purpose is to establish procedures so that the number of dwelling units permitted on a lot for a parcel of land may be increased, upon City Commission approval, above the normal authorized densities in certain specific situations concerning affordable housing. Under Sec. 24-164 of the LCD, site plan development review for affordable housing developments must be administered in an expeditious and timely manner in order to meet the need for new affordable housing within the city. LCD also includes a bonus provision program (see Sec. 24-270) which provides for increases in floor area ratio, density and height for developments that satisfy the certain conditions that demonstrate public benefits associated with the development including the provision of affordable housing. Also, Sec. 5-4 of the LCD provides for waiver of certain permitting fees and financial assistance for workforce for affordable housing developments that meet certain other conditions.

**9. HURRICANE EVACUATION ANALYSIS**

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

**Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.**

According to the Broward County Emergency Evacuation Map, the amendment site is not located within an evacuation zone.

**10. REDEVELOPMENT ANALYSIS**

**Indicate if the amendment is located in an identified redevelopment area (i.e., Community Redevelopment Agency, Community Development Block Grant). If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.**

The amendment site is not located within a Community Redevelopment Area.

**11. INTERGOVERNMENTAL COORDINATION ANALYSIS**

**Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.**

The amendment site borders the City of Lauderdale Lakes to the west. The City of Oakland Park will notify the City of Lauderdale Lakes of the proposed amendment.

**12. PUBLIC OUTREACH**

Neighborhood Participation Meeting: Following are dates of the Neighborhood Participation Meetings being held in accordance with the requirements of Section 24-163(E) of the Land Development Code associated with the rezoning:

- January 21, 2021
- May 5, 2022
- July 28, 2022
- November 20, 2023

**13. CONSISTENCY WITH GOAL, OBJECTIVES AND POLICIES OF THE BROWARD COUNTY COMPREHENSIVE PLAN**

**POLICY 2.1.2 – General** The land use categories depicted on the Broward County Land Use Plan Map are intended to protect established residential areas and encourage economic development and redevelopment.

**Explanation:** Multi-family residential uses on the site are appropriate given the proximity of like neighborhoods and residential housing needs for attainable housing uses.

**POLICY 2.10.2 – Compatibility** The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

**Explanation:** The proposed land use designation of MF-25 is consistent with the housing needs and demands of the western reaches of the City of Oakland Park.

**POLICY 2.10.3 – Compatibility** In order to prevent future incompatible land uses, the

established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.

**Explanation:** Along NW 31<sup>st</sup> Avenue, the site is adjacent to various light industrial uses to the north (auto repair, cold storage facility) and a flea market to the south. The proposed industrial land use would be compatible with the established character of the area.

#### **BROWARD COUNTY HOUSING GOALS:**

Support the provision and maintenance of quality, healthy, affordable, and safe homes in a variety of types, sizes, and locations throughout the County at affordable costs to meet the needs of the current and future residents, businesses, and visitors of Broward County.

**OBJECTIVE H1:** Provide, preserve and maintain affordable housing. Preserve and extend the life of existing rental and owner-occupied housing and eliminate substandard housing.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**POLICY H4.2:** Broward County shall promote housing projects that contain compact building design principles, mixed use, and medium to high densities, promote pedestrian activity, enable access to healthy foods through Urban Farming and Food Waste Recycling programs, and support multi-modal transportation options, in coordination with other local municipalities and/or governmental agencies, which use energy conservation principles.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**OBJECTIVE H5:** Enhance Public/Private Partnerships. The County shall continue to facilitate a regional approach, through enhanced local government relationships with the public and private sectors, to formulate housing implementation programs and to increase the supply of affordable housing for the needs of present and future residents.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**POLICY H5.1:** Broward County shall provide incentives to developers and not-for-profit groups to construct and rehabilitate housing units for very low, low, and moderate-income households, such as waivers of impact and/or concurrency fees for certain income levels and expedited review of all applications submitted for development review.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**POLICY H5.2:** Broward County shall further housing opportunities for very low, low and moderate-income households by pursuing and supporting private and public partnerships with lenders, builders, developers, real estate professionals, advocates for low income and special needs persons, and community groups.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**OBJECTIVE H6:** Develop Strategies to Help Residents Achieve and Maintain Access to Home Ownership. Broward County shall develop a comprehensive strategy to assist residents seeking home ownership and housing stability. A wrap-around approach is an intensive, holistic method of engaging with individuals with a range of life issues so that they can live and thrive in their homes and communities and realize their hopes and dreams.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**POLICY H6.2:** Broward County shall address the gap between income and housing costs through workforce training, apprenticeship and/or mentorship programs for those neighborhoods with significant concentrations of high unemployment and maintain and expand partnerships with the economic development community and private sector.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**14. CONSISTENCY WITH GOALS, OBJECTIVES AND POLICIES OF THE CITY OF OAKLAND PARK LAND USE PLAN**

**Land Use Element Policy 1.7.5** Proposed amendments to the Future Land Use Map shall provide data and analysis demonstrating that adequate water supply and associated public facilities will be available to meet projected growth demands.

**Explanation.** The provided analysis demonstrates that adequate water supply and treatment capacity is available to serve the proposed use.

**Transportation Element Policy 2.14.5** 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 roadways.

**Explanation:** The analysis provided demonstrates that adequate transportation network capacity is available to serve the proposed use.

**Transportation Element Policy 2.14.6** Support the overall public provision of vegetation along major roadways for visual and noise buffering purposes. Species should be appropriate to their location without invasive roots or brittle characteristics.

**Explanation:** The analysis provided demonstrates that adequate transportation network capacity is available to serve the proposed use.

**CITY OF OAKLAND PARK HOUSING GOALS:**

To maintain, improve and expand the existing single-family and multiple-family housing supply in a way that assures a desirable mix of a variety of housing types, protects sound

neighborhoods and contributes to the revitalization of neighborhoods which have experienced decline.

**OBJECTIVE 3.1:** Affordable housing opportunities for very low, low- and moderate-income households exists in the City of Oakland Park, and the City shall continue to encourage and assist, as appropriate, property owners in the preservation and maintenance of such housing units. The City shall establish a housing program to assist in providing “in-fill” housing. “In-fill” is new housing on scattered vacant lots in neighborhoods which are largely developed. The City’s program shall address a variety of housing types and encourage owner occupied units.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**POLICY 3.1.4:** The City shall continue its infrastructure modernization program to support the private development of in-fill housing and multi-family housing, particularly in the community redevelopment area.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**OBJECTIVE 3.2:** The City shall enhance its existing affordable/workforce housing programs to increase the supply of affordable housing for very low, low and moderate-income households by working with the public and private sectors. Furthermore, the City shall continue to encourage a diversification of housing types, including single-family and multi-family renter and owner-occupied units for all income levels. The City’s target is a balance of units and occupants similar to the general demographics of Broward County as a whole, with at least 25 new dwelling units for very low- or low-income households by 2015 and one-fifth (20 percent) of new dwelling units for very low, low- and moderate-income households throughout the City, and predominately in the CRA, through 2030.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**POLICY 3.2.4:** The City shall evaluate its land development regulations to assess if there are impediments to the provision of affordable housing and whether additional incentives should be provided, such as expedited or streamlined permitting, reduced impact fees, set-back and lot size restrictions, energy saving requirements, and accessory dwelling unit restrictions.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**POLICY 3.2.8:** The provision of affordable/workforce housing is a regional issue, and the City shall continue to participate in Broward County programs and committees designed to study, plan for and implement housing solutions.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

### **Objective 2.1**

Enhance community vibrancy by ensuring neighborhood stabilization and vitality.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**Policy 2.1.4** Continue to include residents' needs and perspectives into the development process beyond the utilization of neighborhood or community associations.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**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.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**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.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**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.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**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.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**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.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**Policy 2.2.3** Consider decreasing and/or waiving fees associated with permitting and development reviews for affordable and attainable housing developments.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**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).

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**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.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**Policy 2.3.1** Expand options to better support moderate-income level residents in pursuing homeownership.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**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.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**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.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**Policy 2.3.4** Partner with organizations to develop tax relief programs that would preserve affordability and reduce involuntary displacement.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**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.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.



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.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

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.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

#### **Objective 2.5**

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

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**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.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**Policy 2.5.2** Continue to participate in Broward County programs designed to study, plan and/or implement housing solutions.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**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.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**Policy 2.5.8** Encourage the supply of more compact, conventionally attainable housing, such as efficient and studio occupancy apartments.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

#### **Objective 2.6**

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

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**Policy 2.6.1** Continue to pursue a housing-first continuum of care approach to housing vulnerable populations.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**Policy 2.6.2** Continue to ensure equity in affordable housing programs and provide for underserved and vulnerable populations.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**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.

**Explanation:** The proposed Amendment Site complies and furthers such Objective.

**Policy 2.6.4** Partner with organizations to develop permanent and transitional affordable housing to very low-income populations.

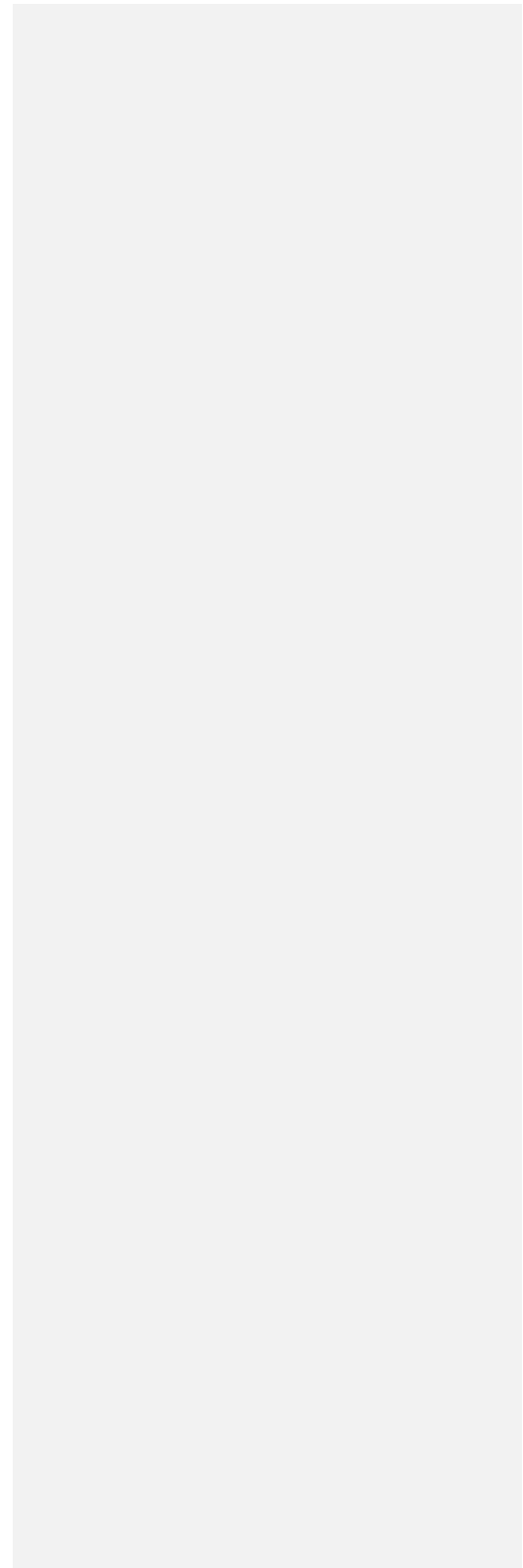
**Explanation:** The proposed Amendment Site complies and furthers such Objective.

15. ADDITIONAL SUPPORT DOCUMENTS

See exhibit list for all additional support documents.

16. PLAN AMENDMENT COPIES

- A. **3 hard copies and 3 digital copies (6 copies total) for the BCPC**  
To be provided with transmittal to Broward County Planning Council.



Return to: (enclose self-addressed stamped envelope)  
Sidney C. Calloway, Esq.  
Shutts & Bowen LLP  
201 E. Las Olas Blvd, Suite 2200  
Fort Lauderdale, FL 33432

This Instrument Prepared By:  
Sidney C. Calloway, Esq.  
Shutts & Bowen LLP  
201 E. Las Olas Blvd, Suite 2200  
Fort Lauderdale, FL 33432

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SPACE ABOVE THIS LINE FOR PROCESSING DATA

### **DECLARATION OF RESTRICTIVE COVENANTS**

**THIS DECLARATION OF RESTRICTIVE COVENANTS** ("Declaration") made this \_\_\_\_ of \_\_\_, 2024, by, URBAN LEAGUE OF BROWARD COUNTY, INC, a Florida Not For Profit Corporation, having an address of 560 NW 27th Avenue, Fort Lauderdale, FL 33311 and HARRIS CHAPEL, INC., a Florida Not For Profit Corporation having an address of 2351 NW 26th Street Oakland Park, FL 33311 (collectively the "Declarants"), shall be for the benefit of BROWARD COUNTY, a political subdivision of the State of Florida, with a post office address at 115 South Andrews Avenue, Fort Lauderdale, FL 33301 ("County"), its successors and assigns, and the City of Oakland Park, with a post office address at 3650 NE 12th Avenue, Oakland Park, FL 33334 ("City")

### **WITNESSETH:**

WHEREAS, Declarants are the fee simple owners of approximately 19.43 gross acres of land, generally located on the north side of NW 26<sup>th</sup> Street between NW 21<sup>st</sup> Avenue 2<sup>nd</sup> Street and NW 24<sup>th</sup> Avenue, within the corporate limits of the City and Broward County, Florida ("County"), and more particularly described in **Exhibit "A"** attached hereto (the "Property"); and

WHEREAS, Declarants, have submitted their application to the City (Application No. CD22-31CP and to the County (Broward County Planning Council Application No. 24\_\_\_\_) for a land use plan amendment, to change the existing land use designations for the Property from Low Density Residential (L-5) and Community Facilities (CF) to Medium-High Density Residential (RM-25) in conjunction with the redevelopment of the Property ("Amendment"); and

WHEREAS, the City and the County have approved the Amendment which will allow residential uses on the Property; and

WHEREAS, Declarants voluntarily agrees to make certain designations for affordable housing for the period of time provided herein.

NOW, THEREFORE, in consideration of the promises and covenants herein contained, Declarants hereby declares that the Property shall be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions, and regulations hereinafter set forth, all of which shall run with such Property and any part thereof and which shall be binding upon all parties having any right, title or interest in such Property or any part thereof, their heirs, successors and assigns.

1. Recitations. The recitations set forth above are true and correct and are incorporated into this Declaration by this reference.
2. Property Development. Declarants hereby declares the following:
  - (a) There shall be no more than 469 residential units constructed on the Property, along with associated parking and related amenities ("Project");
  - (b) Fifteen (15) percent of the residential units to be constructed on the Property (as set forth on the final master development plan approved by the City) shall be affordable as defined in the Broward County Comprehensive Plan and as further restricted by this Declaration ("Affordable Housing Units"). If fifteen (15) percent of the actual residential units to be constructed on the Property does not yield a whole number of Affordable Housing Units, the partial number of Affordable Housing Units yielded shall be rounded up to the next whole number;
  - (c) Upon issuance of each final certificate of occupancy for any structure containing residential units, Declarants shall record a Notice of Designation of Affordable Housing Units (an "Affordable Housing Notice") corresponding to such Affordable Housing Units located within the building covered by such certificate of occupancy, the form of which Affordable Housing Notice is set forth on **Exhibit "B"** attached hereto and incorporated herein; provided, however, with respect to Affordable Housing Units offered for rent, Declarants shall retain the right to modify which units within any structure shall be an Affordable Housing Unit so long as at all times following issuance of a final certificate of occupancy for any structure containing residential units there is a minimum of fifteen (15) percent of Affordable Housing Units designated and a revised Affordable Housing Notice is recorded identifying all then designated Affordable Housing Units.
3. Affordable Housing Units Offered for Rent. Declarants hereby declares all Affordable Housing Units offered for rent shall be rented in accordance with the following:
  - (a) All Affordable Housing Units constructed on the Property shall be used solely as each renter's principal residence and shall be used solely for residential purposes. No Affordable Housing Unit may be used for any non-residential purpose, other than the homes offices when permitted by applicable zoning regulations; and

(b) All Affordable Housing Units shall be rented by persons who meet the following criteria at the time of lease:

1) One or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income for Broward County, adjusted for family size. Said limits to be published annually by Broward County or other appropriate governmental entity designated by Broward County. For the purposes of this provision, the term "adjusted gross income" shall mean all wages, assets, regular cash or noncash contributions or gifts from persons outside the household and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under section 62 of the Internal Revenue Code. For the purposes of this provision, the term "adjusted for family size" means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, based upon a formula as established by the United States Department of Housing and Urban Development; and

0) The renter of an Affordable Housing Unit shall have monthly rental payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income.

(c) On an annual basis, beginning no later than 12 months after the Effective Date of this Declaration, the owner of an Affordable Housing Unit offered for rent shall request written certification that the criteria in 3(b) has been satisfied from the City of Oakland Park or from an agent designated by the City for the purpose of providing such certifications. Said owner of an Affordable Housing Unit offered for rent shall not be required to comply with this provision if the City does not approve or deny the request within thirty (30) days of said owner's request.

4. Recordation and Effective Date.

(a) This Declaration shall not become effective (the "Effective Date") until the latter of (i) Final Approval and (ii) recordation amongst the Public Records of Broward County, Florida; however, as to each Affordable Housing Unit, the Effective Date of this Declaration shall be the date of recording of the Affordable Housing Notice corresponding to such Affordable Housing Unit.

(b) Once recorded, this Declaration shall run with the Property for the sole benefit of County and City and does not operate as a restriction in favor of any Property owner and shall bind all successors and assigns to the title of the Property. As used herein, "Final Approval" shall mean final approval and adoption of the County Application, and the expiration of any appeal periods applicable thereto without an appeal having been taken or, if taken, when finally dismissed with no further appeal permitted.

(c) From and after such time as any Affordable Housing Unit is conveyed by Declarants to a third-party purchaser, Declarants shall have no further obligations under this Declaration with respect to that particular Affordable Housing Unit and such third-party purchaser shall be obligated to comply with all of the provisions of this Declaration with respect to said Affordable Housing Unit.

5. Term, Release and Termination. The restrictions, covenants, rights and privileges granted, made and conveyed herein ("Affordable Housing Restrictions") shall be valid in perpetuity unless terminated by the Declarants and the City and the County as evidenced by a termination easement recorded in the Public Records of Broward County.

0. Amendments. This Declaration shall not be modified or amended as to any portion of the Property except by written instrument, executed by the then owner or owners of the portion of the Property affected by such modification, amendment, terminate or release and approved in writing by the County and City. Any modification or amendment of this Declaration shall be recorded in the Public Records of Broward County, Florida.

1. Remedies for Violation. In the event the Declarants, their successors or assigns, violate any of the covenants and restrictions contained herein, Declarants hereby acknowledge and agrees that the County and/or City (upon a written request from the County and/or City, as applicable) may withhold further permits and approvals with respect to the Property. The County and the City are the beneficiaries of these covenants and restrictions, and as such, the County and the City may enforce these covenants and restrictions by action at law or in equity, including without limitation; a decree of specific performance or mandatory or prohibitory injunction, against any person or persons, entity or entities, violating or attempting to violate the terms of these covenants and restrictions.

2. Waiver. Any failure of the County or City to enforce these restrictive covenants shall not be deemed a waiver of the right to do so thereafter. This document shall be construed in accordance with the laws of Florida and venue shall be Broward County, Florida.

3. Severability. If any court of competent jurisdiction shall declare any section, paragraph or part thereof invalid or unenforceable, then such judgment or decree

shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect.

10. Captions, Headings and Titles. Articles and paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Declaration.

11. Context. Whenever the context requires or admits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns or pronouns herein may be deemed to mean the corresponding plural form thereof and vice versa.

IN WITNESS WHEREOF, Declarants have executed this Declaration of Restrictive Covenants on the day first above written.

STATE OF \_\_\_\_\_ )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me, by means of \_\_\_\_ physical presence or \_\_\_\_ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, as \_\_\_\_\_, of \_\_\_\_\_, on behalf of the corporation/partnership. He or she is:  
\_\_\_\_ personally known to me, or  
\_\_\_\_ produced identification. Type of identification produced \_\_\_\_\_.

NOTARY PUBLIC:

(Seal)

My commission expires:

Print Name:



**EXHIBIT "A"**

*[Legal Description of Property]*

**EXHIBIT "B"**

Return recorded copy to:

Document prepared by:

---

Notice of Designation of Affordable Housing Unit

By recordation of this Notice, \_\_\_\_\_ hereby designates for the Restriction Period, as hereinafter defined, the following unit as an "Affordable Housing Unit," as defined by that certain Declaration of Restrictive Covenants recorded in Official Records Book , Page of the public records of Broward County, Florida, which requires that Affordable Housing Units be rented or sold only to persons who meet the following criteria at the time of lease or sale: (a) one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 120 percent of the median annual adjusted gross income from Broward County, adjusted for family size; and (b) the renter or purchaser of the Affordable Housing Unit shall have monthly rental or mortgage payments (including taxes and insurance) that do not exceed thirty (30) percent of their monthly adjusted gross income; and (c) if the Affordable Housing Unit is sold, excluding government subsidies, the down payment, if any, for the purchase of the Property must not exceed twenty (20) percent of the purchase price.

Unit Address: \_\_\_\_\_ .  
and/or Unit Number: \_\_\_\_\_ .

The restriction period of the foregoing designation is thirty (30) years unless modified by a subsequent document from the recordation of this Notice against the applicable Affordable Housing Unit ("Restriction Period").

WITNESSES:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
By:

STATE OF \_\_\_\_\_ )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me, **by means of** \_\_\_\_ **physical presence or** \_\_\_\_ **online notarization**, this \_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, as \_\_\_\_\_, of \_\_\_\_\_, on behalf of the corporation/partnership. He or she is:  
\_\_\_\_ personally known to me, or  
\_\_\_\_ produced identification. Type of identification produced \_\_\_\_\_.

NOTARY PUBLIC:

(Seal)

My commission expires:

Print Name:



February 28, 2024



Barbara Blake-Boy, Executive Director  
Broward County Planning Council  
115 S. Andrews Avenue Suite 307  
Fort Lauderdale, FL 33301

Subject: Transmittal of Proposed Amendment to the Broward County Land Use Plan (BCLUP) for  
The Village at Oakland Park | City Case #CD22-31CP

Dear Ms. Blake-Boy,

The City of Oakland Park is pleased to transmit the above-captioned small scale Land Use Plan Amendment (LUPA) application to the Broward County Planning Council. The amendment would change the existing Future Land Use Map designation from Low Density Residential (L-5) and Community Facilities (CF) designations to a Medium-High Density Residential (MH-25) for the subject property containing 19.43 gross acres, generally located at the northwest corner of NW 21st Avenue and NW 26th Street within Lakeside Estates neighborhood, currently identified with five (5) separate parcel identification numbers: 494229000150; 494229000170; 494229000181; 494229000182; 494229410010.

In accordance with the applicable policies of the BCLUP, fifteen (15) percent of the proposed residential units to be developed within The Village at Oakland Park are to be affordable and suitably treated as workforce housing in alignment with the income limits set forth by the Florida Housing Finance Corporation and the Broward County Housing Finance guidelines for persons meeting affordable housing income categories defined as "very-low income person", "low-income person" and "moderate income person" and shall be dedicated as such for a minimum of thirty (30) years.

- On February 7, 2024, after conducting a duly noticed public hearing, the City of Oakland Park City Commission unanimously (5-0) approved the ordinance adopting the above-captioned Land Use Plan Amendment on first reading.
- On January 10, 2024, after conducting a duly noticed public hearing, the City of Oakland Park Local Planning agency (LPA) unanimously (5-0) recommended approval of the ordinance adopting the above-captioned Land Use Plan Amendment on first reading.
- On January 8, 2024, after conducting a duly noticed public hearing, the City of Oakland Park Planning & Zoning Board (4-0) recommended approval of the ordinance adopting the above-captioned Land Use Plan Amendment on first reading.

Enclosed for your review are the required documents in support of the small scale BCLUP amendment, consisting of the proposed ordinance and small scale LUPA application case #CD22-31CP.



Should you or your staff have any questions, please feel free to contact Craig Southern, Planning and Zoning Supervisor, at 954-630-4339 or via email [craig.southern@oaklandparkfl.gov](mailto:craig.southern@oaklandparkfl.gov)

Thank you for your assistance in processing this request.

Sincerely,

David Hebert  
City Manager

Enclosures

Cc:

Allyson Love, Assistant City Manager  
Ana Alvarez, Chief Planning Officer  
Sierra Marrero, Director of Engineering and Community Development  
Craig Southern, CFM, Planning and Zoning Supervisor

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**WHEREAS,** the City Commission deems it to be in the best interests of the City to amend the City's Future Land Use Map by changing the existing Future Land Use Designations from Low Density Residential (L-5) And Community Facilities (CF) to a proposed Medium High Density Residential (MH-25) for the property generally located at the northwest corner of NW 21<sup>st</sup> Avenue and NW 26<sup>th</sup> Street as more particularly described in Exhibit A and containing 19.43 net acres.

**SECTION 1.** The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

**SECTION 3.** If any section, subsection, sentence, clause or provision of this Ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

1           **SECTION 4.** That all ordinances or parts of ordinances and all resolutions or parts  
2 of resolutions in conflict with this Ordinance are repealed to the extent of such conflict.

3  
4           **SECTION 5.** This Ordinance shall be effective immediately upon its passage and  
5 adoption by the City Commission of the City of Oakland Park.

6  
7 **PASSED BY THE CITY COMMISSION OF THE CITY OF OAKLAND PARK,**  
8 **FLORIDA, ON FIRST READING, THIS 7<sup>th</sup> DAY OF FEBRUARY 2024.**

9  
10                                   T. LONERGAN                   YES  
11                                   S. ARNST                   YES  
12                                   L. NEWBOLD               YES  
13                                   A. GORDON               YES  
14                                   M. ROSENWALD           YES

15  
16 **PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF**  
17 **OAKLAND PARK, FLORIDA, ON SECOND READING, THIS \_\_, DAY OF**  
18 **\_\_\_\_\_, 2024.**

19  
20                                   CITY OF OAKLAND PARK, FLORIDA

21  
22  
23                                   \_\_\_\_\_  
24                                   MAYOR MITCH ROSENWALD

25  
26                                   T. LONERGAN                   \_\_\_\_\_  
27                                   S. ARNST                   \_\_\_\_\_  
28                                   L. NEWBOLD               \_\_\_\_\_  
29                                   A. GORDON               \_\_\_\_\_  
30                                   M. ROSENWALD           \_\_\_\_\_

31 ATTEST:

32  
33  
34                                   \_\_\_\_\_  
35                                   RENEE M. SHROUT, CMC, CITY CLERK

36  
37 LEGAL NOTE:

38 I hereby certify that I have approved the form of this Ordinance (O-2024-XXX):

39  
40  
41                                   \_\_\_\_\_  
42                                   DONALD J. DOODY, CITY ATTORNEY



CONSULTING. ENGINEERING. CONSTRUCTION.

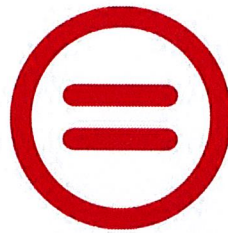
# EXHIBIT “A”



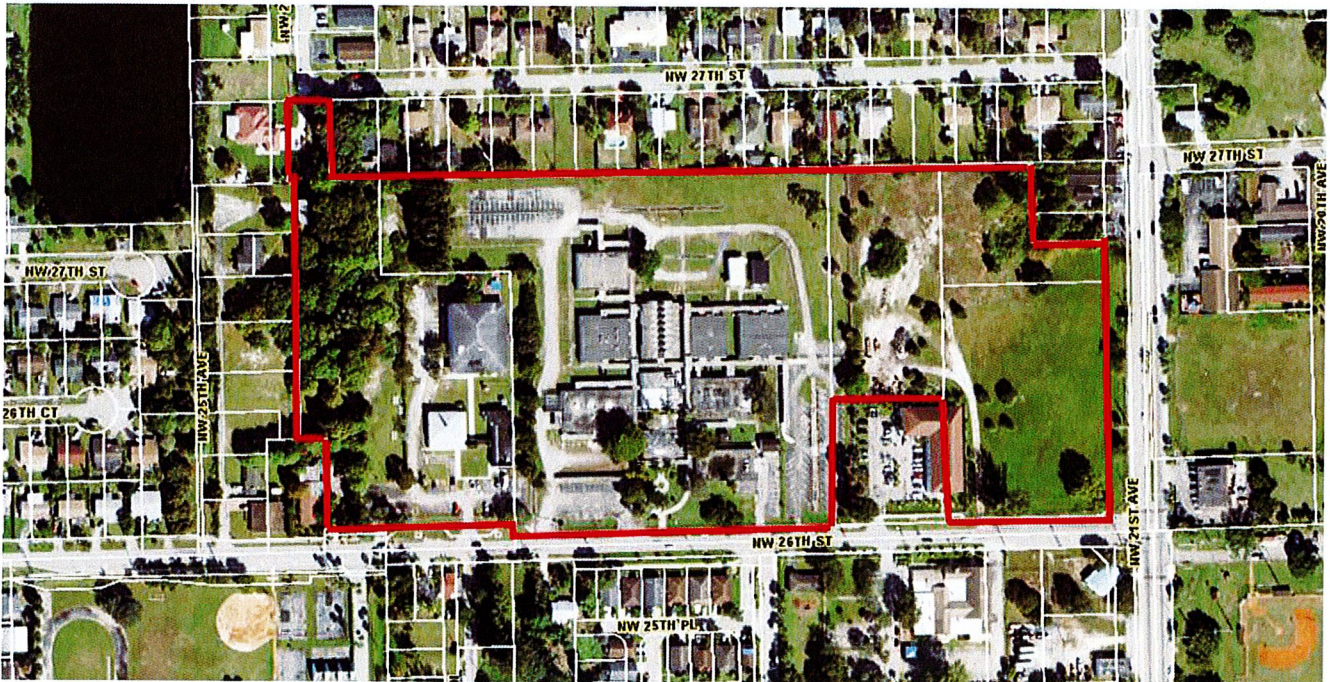


CONSULTING. ENGINEERING. CONSTRUCTION.

## Location Aerial



Urban League of  
Broward County







The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$652,960		\$652,960	\$262,360	
2022	\$489,720		\$489,720	\$238,510	\$741.00
2021	\$367,290		\$367,290	\$216,830	\$546.00

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$652,960	\$652,960	\$652,960	\$652,960
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$262,360	\$652,960	\$262,360	\$262,360
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$262,360	\$652,960	\$262,360	\$262,360

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page or CIN</b>
10/15/2003	WD*	\$448,000	<b>36260 / 1380</b>
6/5/1985	WD*	\$125,000	<b>12606 / 563</b>

Price	Factor	Type
\$8.00	81,620	SF
Adj. Bldg. S.F.		

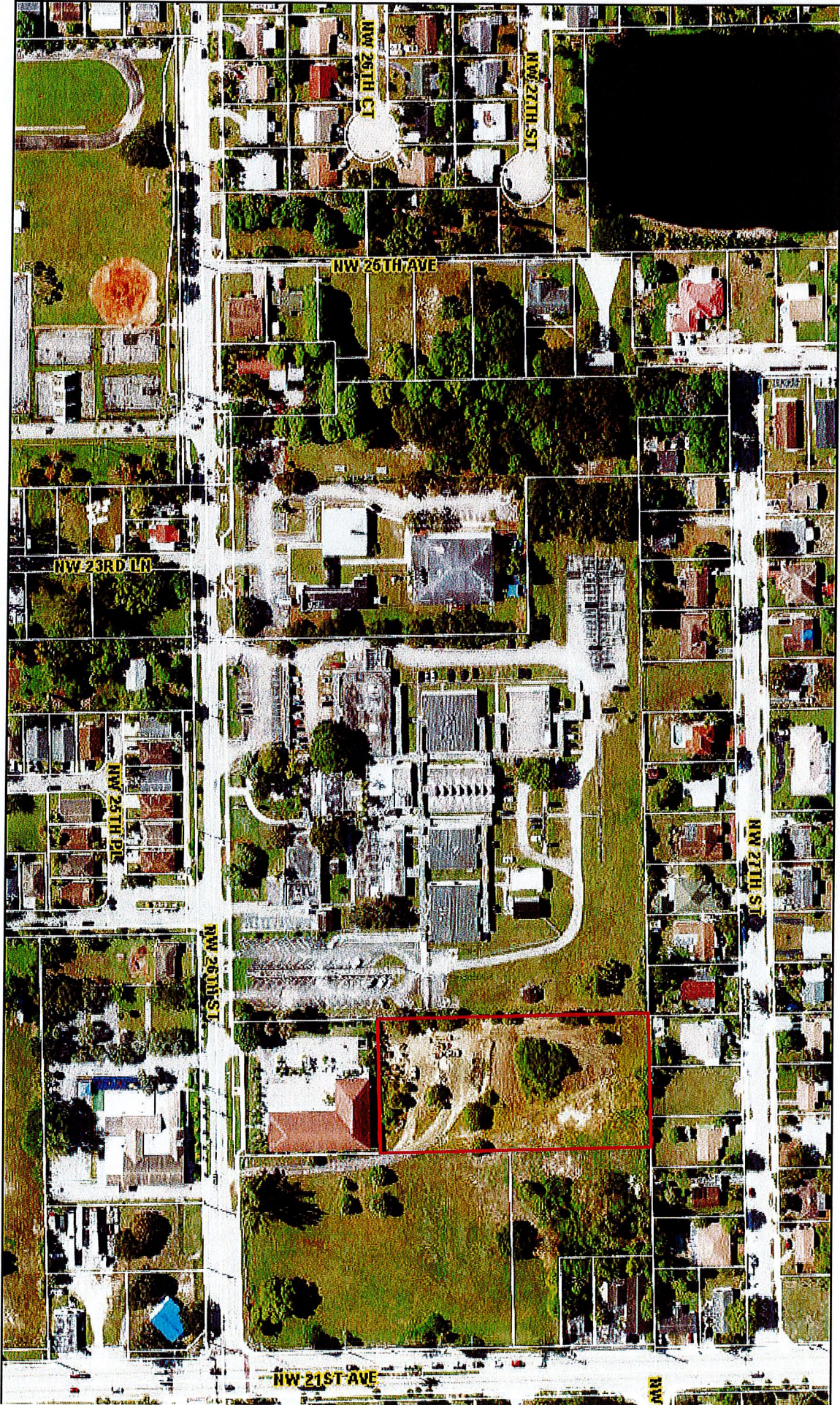
\* Denotes Multi-Parcel Sale (See Deed)

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17						OP		
L								
1						6.5		

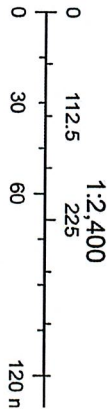


Property Id: 494229000170

\*\*Please see map disclaimer



July 26, 2023







The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

## Property Assessment Values

### 2023\* Exemptions and Taxable Values by Taxing Authority

### Sales History

## Land Calculations

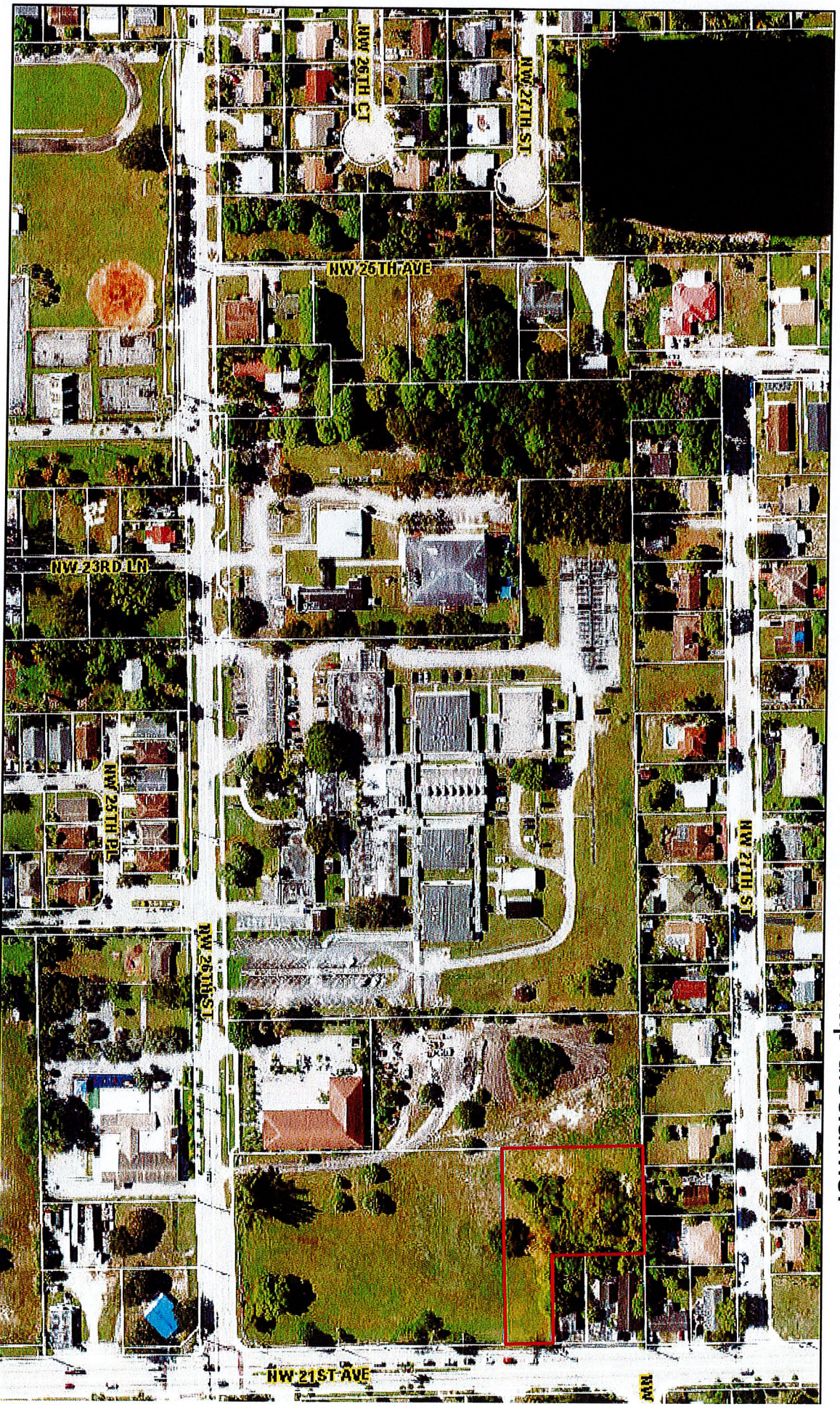
\* Denotes Multi-Parcel Sale (See Deed)

## Special Assessments

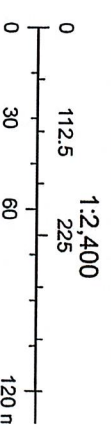


Property Id: 494229000181

\*\*Please see map disclaimer



July 26, 2023







The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

## Property Assessment Values

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$958,740	\$958,740	\$958,740	\$958,740
Portability	0	0	0	0
Assessed/SOH	\$385,810	\$958,740	\$385,810	\$385,810
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$385,810	\$958,740	\$385,810	\$385,810

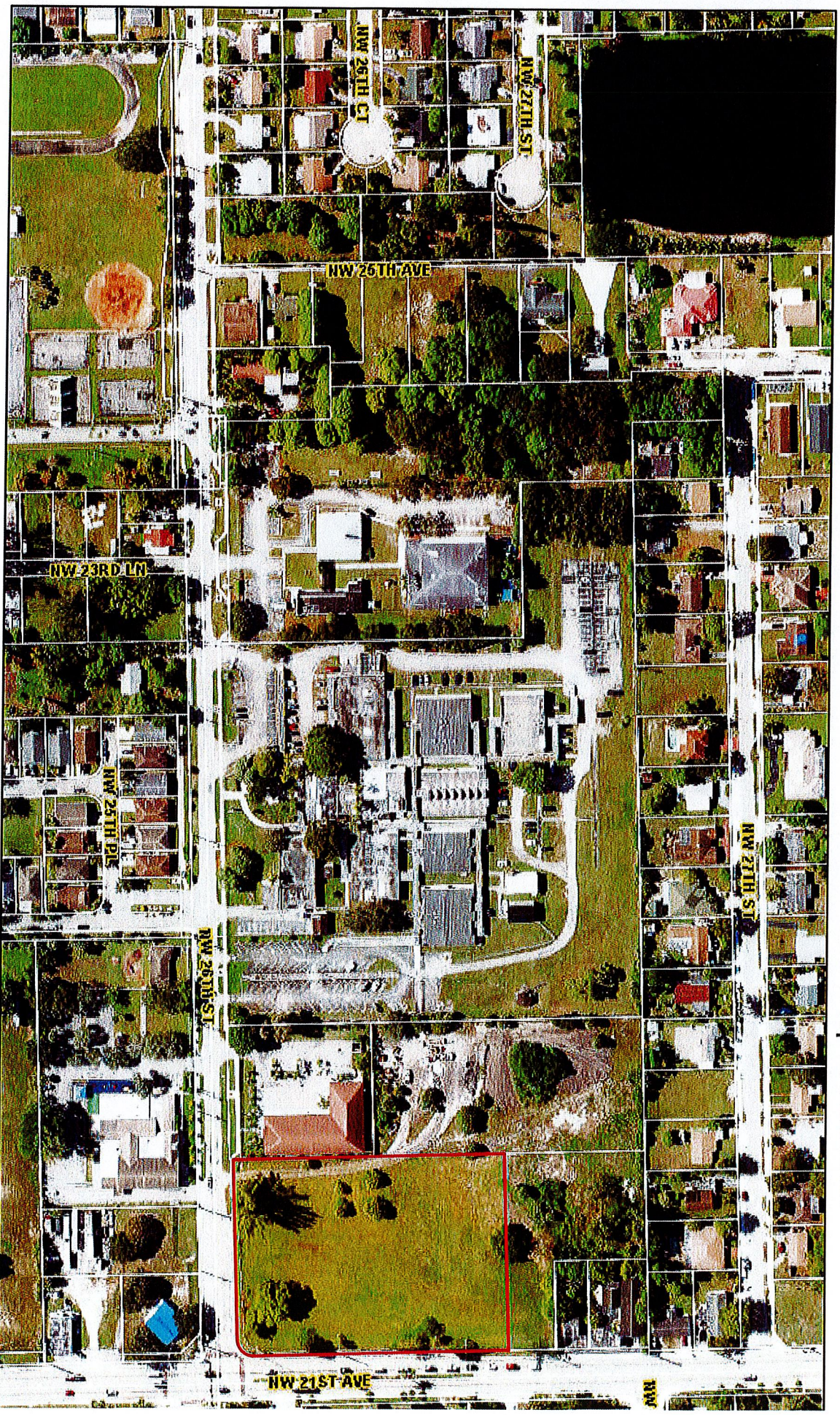
\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17						OP		
L								
1						9.54		

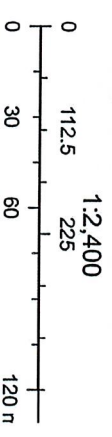


Property Id: 494229000182

\*\*Please see map disclaimer



July 26, 2023







**MARTY KIARD**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Site Address</b>	2301 NW 26 STREET, OAKLAND PARK FL 33311	<b>ID #</b>	4942 29 00 0150
<b>Property Owner</b>	SCHOOL BOARD OF BROWARD COUNTY ATTN:FACILITY MANAGEMENT	<b>Millage</b>	1712
<b>Mailing Address</b>	600 SE 3 AVE FORT LAUDERDALE FL 33301-3125	<b>Use</b>	83-01
<b>Abbr Legal Description</b>	29-49-42 SW1/4 OF SE1/4 OF NE1/4 LESS W 230 OF S 485 TOGETHER WITH W 132.78 M/L OF SE1/4 OF SE1/4 OF NE1/4 LESS S 25, TOG WITH ZILADEN PROPERTIES TAX ASSESSORS MAP MISC PB 2 PG 20 LOT 16 BLK AKA: ROCK ISLAND ANNEX		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

\* 2023 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$1,075,950	\$8,039,210	\$9,115,160	\$9,115,160	
2022	\$1,075,950	\$8,039,210	\$9,115,160	\$9,089,350	
2021	\$1,075,950	\$8,039,210	\$9,115,160	\$8,263,050	

**2023\* Exemptions and Taxable Values by Taxing Authority**

	County	School Board	Municipal	Independent
<b>Just Value</b>	\$9,115,160	\$9,115,160	\$9,115,160	\$9,115,160
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$9,115,160	\$9,115,160	\$9,115,160	\$9,115,160
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type 05</b>	\$9,115,160	\$9,115,160	\$9,115,160	\$9,115,160
<b>Taxable</b>	0	0	0	0

**Sales History**

Date	Type	Price	Book/Page or CIN

**Land Calculations**

Price	Factor	Type
\$112,429	9.57	AC
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		64565
<b>Eff./Act. Year Built: 1978/1968</b>		

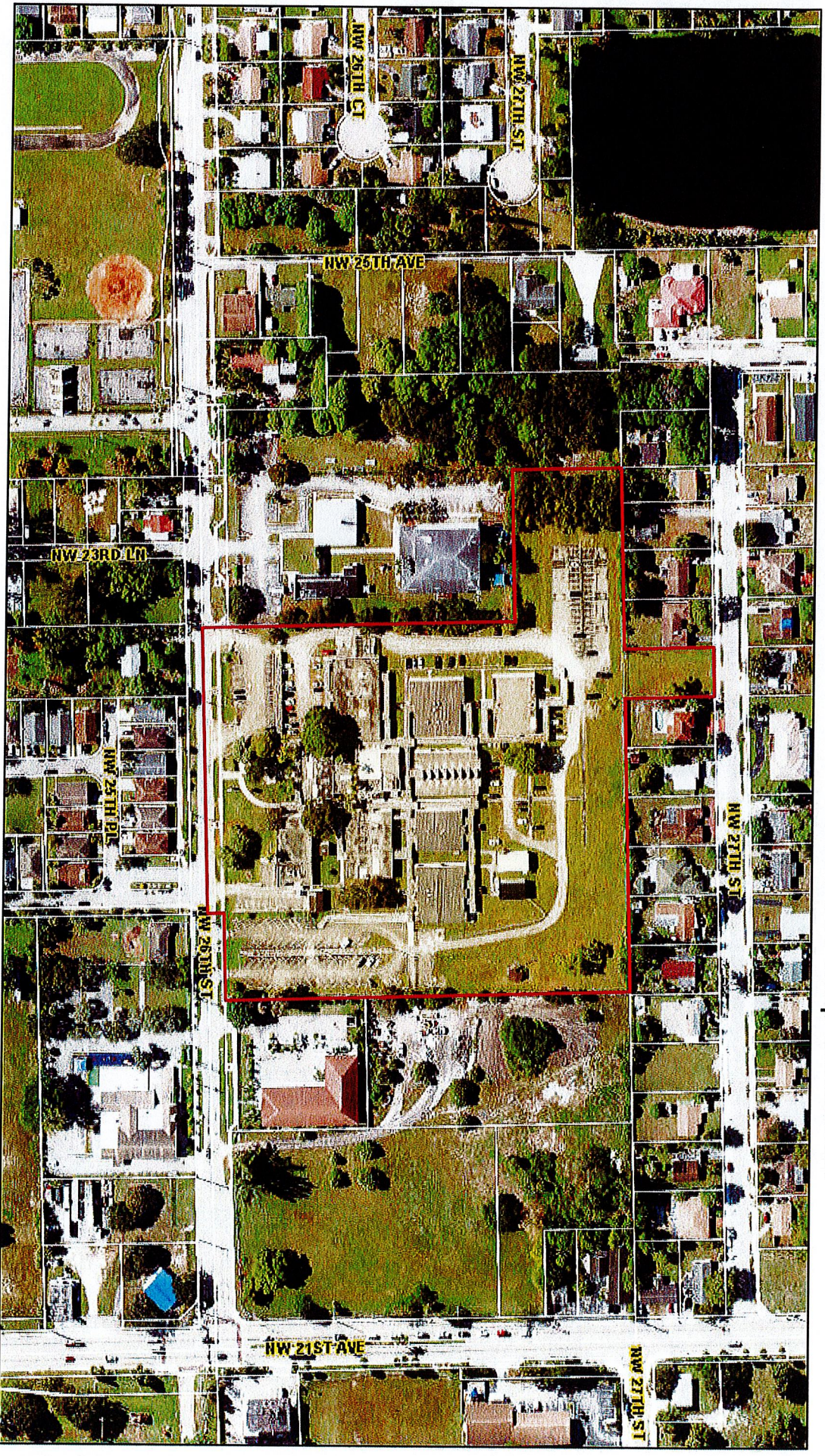
**Special Assessments**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
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X								
64565								

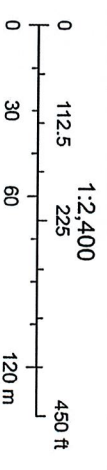


Property Id: 494229000150

\*\*Please see map disclaimer



July 26, 2023







The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$980,460	\$2,329,520	\$3,309,980	\$3,309,980	
2022	\$980,460	\$2,369,170	\$3,349,630	\$3,349,630	\$4,896.30
2021	\$980,460	\$2,369,170	\$3,349,630	\$3,349,630	\$3,607.80

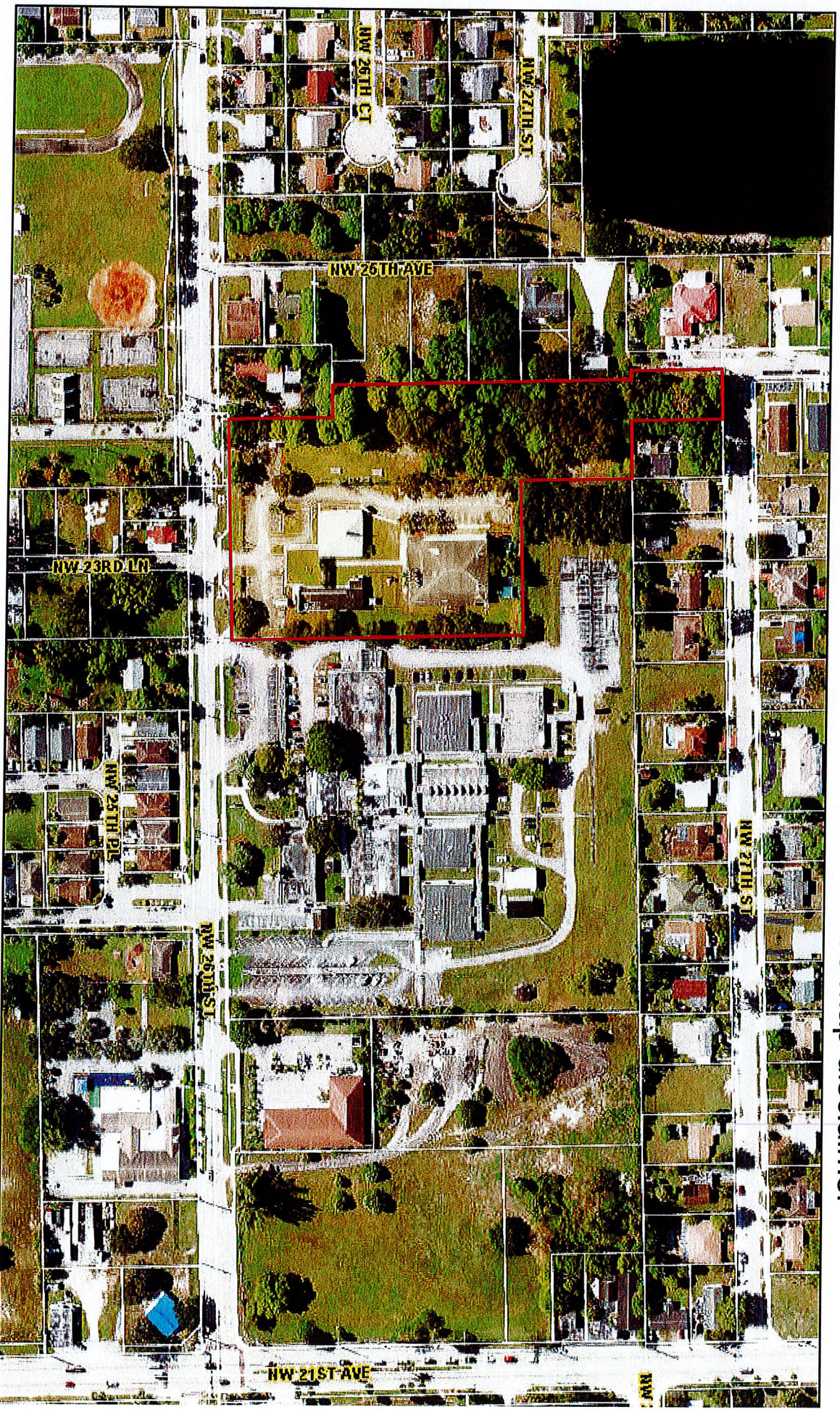
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
				\$5.00	196,091	SF
				Adj. Bldg. S.F. (Card, Sketch)		18610
				Eff./Act. Year Built: 1987/1957		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17						OP		
Y								
18610						42.95		

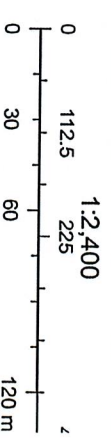


Property Id: 494229410010

\*\*Please see map disclaimer



July 26, 2023







CONSULTING. ENGINEERING. CONSTRUCTION.

# EXHIBIT “B”





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# EXHIBIT “C”





- Urban Village Project Boundary
- Parcels
- Conservation
- Parks/Recreation
- Low Density Residential (L5) (up to 5 DU/Ac)
- Low-Medium Density Residential (L5) (up to 10 DU/Ac)
- Medium Density Residential (L5) (up to 16 DU/Ac)
- Community Facilities
- Commercial

## Urban League of Broward County Urban Village Exiting Oakland Park Future Land Use Broward County, FL



The information contained on this map is proprietary and confidential. The use of this information for any other purpose without the express written consent of ATWELL, LLC is prohibited. This map may vary from the actual conditions on the ground.





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# EXHIBIT “D”

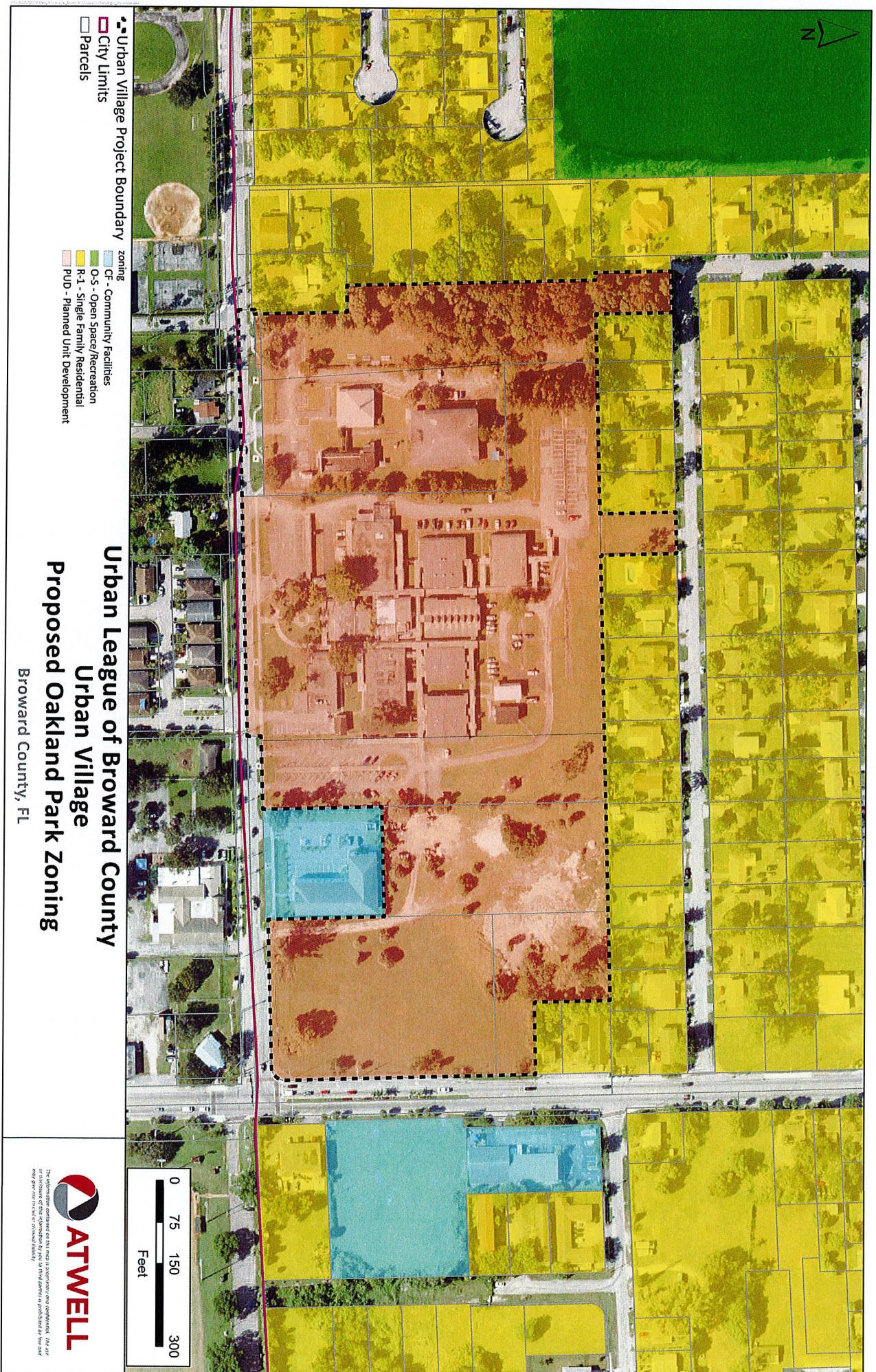
















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# EXHIBIT “E”

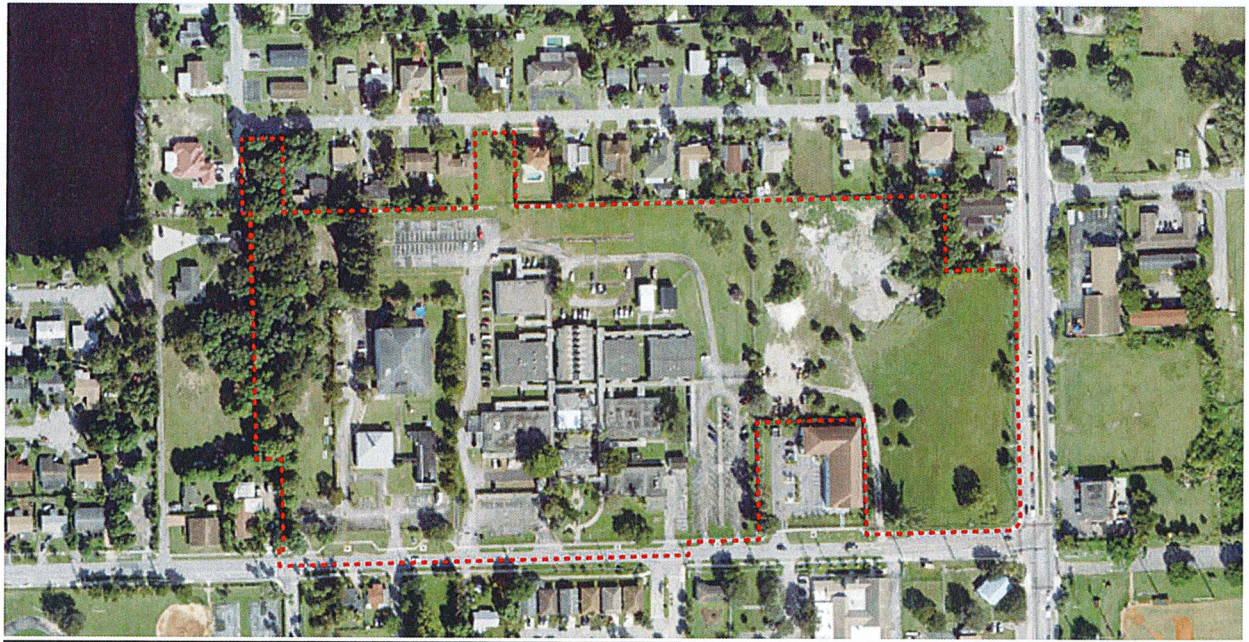


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**URBAN LEAGUE OF BROWARD COUNTY, INC.  
VILLAGE @ OAKLAND PARK PUD  
PUBLIC INTEREST / JUSTIFICATION STATEMENT  
LETTER OF INTENT**

**December 1, 2023**

**VILLAGE @ OAKLAND PARK PUD LOCATION:**





**Clients/Applicants & Professional Consultants**

- 1. Clients /Applicants:**

**Urban League of Broward County, Inc.**  
Representative: Germaine Smith Baugh, Pres./CEO  
560 NW. 27<sup>th</sup> Ave.  
Fort Lauderdale, FL 33311  
O: 954-625-2502  
E: gsbaugh@ulbcfl.org

**Harris Chapel, Inc.**  
Representatives: Vernon E. Hargray, President  
John Davis, Vice President  
2351 NW 26<sup>th</sup> Street  
Oakland Park, FL 33311  
O: (954) 731-0520  
E: vernhargray@gmail.com
- 2. Land Use Counsel:**

**Shutts & Bowen LLP**  
Representative: Sidney C. Calloway, Esq, B.C.S. 200  
East Broward Blvd. Suite 2100  
Fort Lauderdale, FL 33301  
O: 954-847-3833  
E: scalloway@shutts.com
- 3. Architects**

**Zyscovich**  
Representative: Suria Yaffar  
100 N. Biscayne Blvd., 27<sup>th</sup> Floor  
Miami, FL 33132  
O: (305) 372-522  
E: suria@zyscovich.com

**Design2Form LLC**  
Representative: Zamarr Brown, RA  
2001 Tyler Street, Suite 2  
Hollywood, FL 33020  
O: 954-885-7885  
E: zbrown@design2form.com
- 4. Land Planning / Landscape Architect: Atwell, LLC**

Representative: Charles W. Millar, AICP  
Oakbrook Center  
11770 North US Highway 1 / Suite 308 East  
Palm Beach Gardens, FL 33408  
O: 561-593-1900  
E: cmillar@atwell-group.com
- 5. Civil Engineering:**

**Botek Thurlow Engineering, Inc.**  
Representative: Stephen Botek, PE.  
3409 NW 9<sup>th</sup> Ave. Suite 1102  
Fort Lauderdale, FL 33309  
O: 954-568-0888  
E: sfb@botekthurlow-eng.com

**6. Community Outreach**

**Dickey Consulting Services**

Representative: Sheryl Dickey, President/CEO  
1033 NW 6<sup>th</sup> Street, Suite 206  
Fort Lauderdale, FL 33311  
O: (954) 467-6822  
E: [sdickey@dickeyinc.com](mailto:sdickey@dickeyinc.com)

**7. Traffic Engineer:**

**Kimley-Horn**

Representative: John McWilliams, P.E.  
8201 Peters Rd., Suite 2200  
Plantation FL 333240  
O: 954-535-5106  
E: [john.mcwilliams@kimley-horn.com](mailto:john.mcwilliams@kimley-horn.com)

**8. Surveyor/ Plat:**

**McLaughlin Engineering Company**

Representative: James A. McLaughlin, P.S.M  
1700 NW. 64<sup>th</sup> St., Suite 400  
Fort Lauderdale, FL 33309  
O: 954-763-7611  
E: [jimmclaughlin@cpasurvey.com](mailto:jimmclaughlin@cpasurvey.com)

## **URBAN LEAGUE OF BROWARD COUNTY PURPOSE AND INTENT:**

The Urban League of Broward County, Inc. ("ULBC") will comply with the Code of I 24, Land Development Code ("LDC").

## **DEVELOPMENT PERMIT APPLICATION REQUESTS:**

The ULBC intends to submit the required development permit applications and all supporting materials seeking the following development orders:

- A small-scale amendment to the City of Oakland Park and Broward County Future Land Use Plan Maps.
- A Rezoning from R-1 Single-Family Residential and Community Facilities (CF) to Planned Unit Development ("PUD") including site plan.
- Master Development Plan.
- Plat/Replat.

## **ABOUT THE URBAN LEAGUE OF BROWARD COUNTY:**

### **The ULBC:**

- The Urban League of Broward County, Inc., which was 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.

### **ULBC Mission:**

- 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.

### **ULBC Vision:**

- The ULBC will be a catalyst for change in Broward County and one of the best human service organizations in the State of Florida. We will be 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.

### **ULBC Values**

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



## **ULBC DEVELOPMENT INTENTIONS:**

The ULBC's Village @ Oakland Park PUD residential development is intended to be the prestigious catalyst for inspiring and promoting the long-term social and economic benefits that result from leveraging its private social enterprise with the City of Oakland Park's ("City") key public policy objectives of expanding and improving the supply of affordable single-family and multi-family housing as a direct means of revitalizing and ensuring the long-term sustainability of the quality of life and growth of the neighborhood directly adjacent to and surrounding ULBC development site. For many years, the City's redevelopment and infill housing initiatives were largely focused on neighborhoods east of the I-95 corridor. 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 residential and business community.

ULBC is an established, respected nonprofit, community-based organization in the Broward County community, inclusive of the City of Oakland Park since 1975. ULBC advances the lives of nearly 14,000 individuals annually through six (6) vertical pillars of service:

1. Education
2. Entrepreneurship
3. Jobs
4. Community Justice
5. Housing
6. Health

Our transformation solutions have life-changing effects that create equity and parity, facilitating economic opportunity and stability and uplifting individuals. The City of Oakland Park residents have benefitted from the services and programs of the ULBC. The ULBC has made a momentous commitment in choosing the City of Oakland Park as the geography 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 PUD will mark the largest investment of Urban League resources to conduct place-based transformation in the organization's history. In 1995, the Urban League was the catalytic organization to sound the alarm of the plight of children living in the 33311-zip code area. Annie E. Casey Foundation in its annual Kids Count Report (1994) named the top ten worst census tracts for children to thrive. Three of top ten census tracts were located in Broward County and had the highest concentration of Black residents living at poverty level. The ULBC restructured its



resources to address this issue and relocated all of its resources to the 33311 Zip Code area for significant period of time.

Once again, in the midst of a regionally and statewide declared housing affordability crisis, the ULBC will use its assets to be a change agent in this community. Our community has a challenge of available affordable housing types, and the ULBC has a solution that would be the most significant delivery of quality housing affordability options in Broward County's history, to date:

- 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 of displacement; thereby, creating a planned community that compliments the existing neighborhood and broader community, as well as challenges existing urban development norms.
- A community that is mixed-income, mixed-ages, mixed ownership, but also includes affordably constructed and maintained residences, including homeownership and rental; intentionally considering those on fixed incomes i.e., seniors to workforce; thereby adding to the affordable housing stock in Broward County
- A multi-generational urban design that features amenities that support the social and economic determinants of health for families and elders (i.e., walkable, green space, meeting 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 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, occupied and maintained at high quality standards; thereby having a master association and having ripple effect of positive development along the major corridor of 21<sup>st</sup> Avenue and the existing residences and businesses.

## VALUE-ADDED IMPROVEMENTS:

A synopsis of the many inherent aspects of the ULBC's public interest value-added improvements that come with the introduction of the Village @ Oakland Park PUD to the City's northwest community include the following:

### ➤ **Advancing Lives:**

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.

### ➤ **Education:**

The ULBC values education as a key component for living a healthier and more prosperous life. Our education and youth development programs provide young people with the critical skills they need to excel academically, avoid at-risk behavior and become engaged members of their communities. Tutoring, after school and summer programs, college preparation, and leadership development are some of the many educational advancement tools offered.

### ➤ **Entrepreneurship:**

The ULBC is committed to building community wealth through business ownership. Our Entrepreneurship Center's M3 Model (Money, Market, & Management) helps small business owners access the tools needed to grow and develop their business. ULBC provide technical assistance, business management training, and lending solutions.

### ➤ **Health:**

ULBC believes that health and wellness education is the key to optimal growth for our children and families. ULBC's health programs are designed to ensure that preventative care advances and vital health resources reach those who need them most. Examples of these initiatives include chronic disease prevention and intervention, health care navigators, community health outreach and maternal health.

### ➤ **Justice:**

The ULBC strives to build a stronger, safer community for the children and families we serve. Through our community justice programs, our youth learn the value of



social responsibility. ULBC uses a variety of methods including the restorative justice model to engage youth and community in critical conversations regarding our day-to-day interactions with law enforcement and other authority figures. Services include youth diversion programs, academic supports, community engagement with law enforcement, behavior modification programs, victim advocacy support, and community wide events.

➤ **Jobs:**

The ULBC is committed to strengthening the family unit by promoting economic self-sufficiency. Through training, career-building and job placement services, we help equip individuals with tools needed to enter or re-enter the workforce. ULBC's Center for Working Families offers a full range of essential economic resources for low-moderate income residents to help them succeed in the workforce, stabilize their finances and build assets.

➤ **Housing:**

Most of all, the ULBC is dedicated to building thriving communities through strong economic infrastructure. Our housing programs offer families long-term, sustainable solutions that focus on building assets through savings and homeownership. ULBC's wealth accumulation services include financial literacy education, budgeting, credit counseling, homeownership, foreclosure prevention, and loan modification.

**VILLAGE @ OAKLAND PARK PUD PUBLIC INTEREST:**

Planned Unit Developments ("PUD") are recognized as serving the public interest in the City of Oakland Park. The Village @ Oakland Park PUD will:

- (1) Allow diversification of uses, structures and open spaces when not in conflict with existing and permitted land uses on abutting properties.
- (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.
- (3) Conserve the natural amenities of the land by encouraging the preservation and improvement of scenic and functional open space.
- (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.

- (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.
- (6) Ensure that development will occur within the guidelines and intent of the Oakland Park Comprehensive Plan. The PUD is adaptable to new development, redevelopment and conservation of land, water and other City resources.

### **VILLAGE @ OAKLAND PARK 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)**

• Total PUD Units:	469 residential units
• Required Parking:	804 parking spaces
• Provided Parking:	821 parking spaces (including TH1 tandem)
• Provided Parking:	795 parking spaces (excluding TH1 tandem)
• Adjusted Spaces (8.5" x 18"):	490 parking spaces (60%)
• Code Spaces (9' x 18"):	331 parking spaces (40%)
• ADA Parking:	23 parking spaces
• Bike Parking:	64 parking spaces
• Grass Parking:	No grass parking spaces
• EV Multi-Family:	37 EV parking spaces (5%)
• EV Townhouse Type I:	26 EV parking spaces (1 space / TH Type 1)

In addition to the following **Village @ Oakland Park PUD Adjustment Justification**, the applicant provides further support for the PUD adjustments:

- That special conditions and circumstances which warrant the PUD adjustment are only applicable to the Village @ Oakland Park.



- The unique circumstances which drive the PUD adjustment do not result from inactions of the applicant.
  - Granting the PUD adjustments allows for a reasonable use and the redevelopment of the properties as an infill housing project.
  - The PUD adjustments will not negatively impact the surrounding community.
  - The PUD adjustment is compatible with the surrounding neighborhoods.
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 Site 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).**

In addition to the following **Village @ Oakland Park PUD Adjustment Justification**, the applicant provides further support for the PUD adjustments:

- The requested reduction of PUD parking spaces is a de-minimis impact to the overall function of the PUD.
- The request adjustment is a small percent change to the required PUD parking.
- The requested PUD adjustment complies with the purpose and intent of the City's PUD standards.
- The PUD adjustments will not negatively impact the surrounding community.
- The PUD adjustment is compatible with the surrounding neighborhoods.
- The adjustment request is a fair and reasonable reduction to provide for an attainable housing project meeting the housing needs of the City.
- The Village @ Oakland Park will function and operate efficiently and effectively with 795 PUD parking spaces.

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).**

In addition to the following **Village @ Oakland Park PUD Adjustment Justification**, the applicant provides further support for the PUD adjustments:

- The residents of the Village of Oakland Park are not likely to have a high demand for EV charging stations.
  - All proposed Townhouse Type I units (excludes all multi-family units) will provide one (1) EV charging station per unit.
  - The location of the EV charging spaces can be determined at final site review by the DRC once a demand analysis is provided.
  - Adding the required EV charging spaces to the project without a further “Demand Analysis” would create a unique and undue hardship on the project.
  - The PUD adjustments will not negatively impact the surrounding community.
  - The entire electronic vehicle switch remains an unknown so the early application to new projects is likely unreasonable given the project’s potential demographics.
  - The EV charging station requirement is a fresh, untested and new standard. It has only become effective on June 30, 2022 (Ord. 2022-007). Perhaps more time is needed to determine the applicable application of such a new concept.
6. Reduce the number of grassed parking spaces to zero (0). **(Approved by the DRC on 11-09-23).**

Per the Landscape and Streetscape Design Standards for all Landscape Waivers Section 1 (A)(11), the alternate mitigation feature includes approximately one (1) acre of park/green space to the western portion of the property to be designed and maintained as open green recreation space and with approval of the City be added to the City of Oakland Park’s park space calculations for use by residents and the surrounding community.

#### **VILLAGE @ OAKLAND PARK PUD ADJUSTMENT JUSTIFICATION:**

All PUD adjustments requests are based upon the need to adjust the site design to accommodate the issues raised by the City for the overall PUD. The adjustments are intended to provide for a project which address the following:



- The adjustments do not create additional conflicts with the applicable sections of the Chapter 24 and is consistent with the stated purpose and intent and PUD standards.
- The adjustments will not cause a detrimental effect on the overall PUD design and development standards of the project and will be in harmony with the general site layout and design details of the development.
- The alternate design options requested as part of the adjustment approval, if granted, will not adversely impact users of the project or adjacent properties.
- The requested adjustments are consistent and in compliance with the City's Comprehensive Land Use Plan.
- The requested adjustments are particular and unique to the property for which the PUD adjustments are sought and are not generally applicable to other property within the City.
- The innovative design of the PUD adjustments are a value-added improvement and enhancement to the PUD and the client base it intends to serve.
- The public's health, safety and welfare will be protected and promoted by the granting of the requested PUD adjustments.
- The PUD adjustments will allow diversification of uses, structures and open spaces when not in conflict with existing and permitted land uses on abutting properties.
- The PUD adjustments intent to 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.
- The PUD adjustments provide for a 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.
- The PUD adjustments will ensure that Village @ Oakland Park 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 Site Development plan.
- The PUD adjustments will occur within the guidelines and intent of the Oakland Park Comprehensive Plan, PUD Agreement and all applicable City standards and will provide for conservation of land, water and other City resources.

#### **VILLAGE @ OAKLAND PARK PUD DESIGN:**

To ensure that the PUD provides a design with respect to the specific project, the Village @ Oakland Park PUD intends to incorporate the following public interest design features:

- **Density and intensity:**  
The PUD will not exceed the density and intensity limits for the Future Land Use designation of the property as set forth in the Future Land Use Element of the Comprehensive Plan.



- **Buffers:**  
The PUD will provide landscaped separation strip and fence/wall structures along all property lines abutting a residential use or zone or as needed by the PUD.
- **Recreation:**  
The PUD will provide internal recreation and amenity areas in accordance with the applicable Code requirements.
- **Design:**  
The PUD designs the residential units to be located away from busy roadways or are shielded from traffic noise by buffering, fencing and landscaping.
- **Resident Safety:**  
The PUD design and site layout and landscaping provides for the safety and privacy of residents.
- **Resident Outdoor Space:**  
The PUD outdoor space is located conveniently for the use of residents and provides facilities for their enjoyment.
- **Circulation:**  
The PUD is easily accessible to vehicles, bicycles, and pedestrians.
- **Unified Concept:**  
The PUD is designed as one (1) concept and is not isolated from the surrounding community but is an integral part of the community.

### **FUTURE COUNTY AND CITY HOUSING NEEDS:**

The City of Oakland Park, Broward County and the State of Florida have placed an increased urgency to identify strategies within the respective Comprehensive Plans and economic development that specifically targets affordable housing and related services as a priority to meet the needs of the growing population and economy. To that end, the ULBC's Village @ Oakland Park PUD furthers the following goals, policies, and objectives, which have been adopted as strategic to the long-term visionary planning by both the Broward County and the City.

### **BROWARD COUNTY HOUSING GOALS:**

Support the provision and maintenance of quality, healthy, affordable, and safe homes in a variety of types, sizes, and locations throughout the County at affordable costs to meet the needs of the current and future residents, businesses, and visitors of Broward County.

- OBJECTIVE H1: Provide, preserve and maintain affordable housing. Preserve and extend the life of existing rental and owner-occupied housing and eliminate substandard housing.
- POLICY H4.2: Broward County shall promote housing projects that contain compact building design principles, mixed use, and medium to high densities, promote pedestrian activity, enable access to healthy foods through Urban Farming and Food Waste Recycling programs, and support multi-modal transportation options, in coordination with other local municipalities and/or governmental agencies, which use energy conservation principles.
- OBJECTIVE H5: Enhance Public/Private Partnerships. The County shall continue to facilitate a regional approach, through enhanced local government relationships with the public and private sectors, to formulate housing implementation programs and to increase the supply of affordable housing for the needs of present and future residents.
- POLICY H5.1: Broward County shall provide incentives to developers and not-for-profit groups to construct and rehabilitate housing units for very low, low, and moderate-income households, such as waivers of impact and/or concurrency fees for certain income levels and expedited review of all applications submitted for development review.
- POLICY H5.2: Broward County shall further housing opportunities for very low, low and moderate-income households by pursuing and supporting private and public partnerships with lenders, builders, developers, real estate professionals, advocates for low income and special needs persons, and community groups.
- OBJECTIVE H6: Develop Strategies to Help Residents Achieve and Maintain Access to Home Ownership. Broward County shall develop a comprehensive strategy to assist residents seeking home ownership and housing stability. A wrap-around approach is an intensive, holistic method of engaging with individuals with a range of life issues so that they can live and thrive in their homes and communities and realize their hopes and dreams.
- POLICY H6.2: Broward County shall address the gap between income and housing costs through workforce training, apprenticeship and/or mentorship programs for those neighborhoods with significant concentrations of high unemployment and maintain and expand partnerships with the economic development community and private sector.



### **CITY OF OAKLAND PARK HOUSING GOALS:**

To maintain, improve and expand the existing single-family and multiple-family housing supply in a way that assures a desirable mix of a variety of housing types, protects sound neighborhoods and contributes to the revitalization of neighborhoods which have experienced decline.

- OBJECTIVE 3.1: Affordable housing opportunities for very low, low- and moderate-income households exists in the City of Oakland Park, and the City shall continue to encourage and assist, as appropriate, property owners in the preservation and maintenance of such housing units. The City shall establish a housing program to assist in providing “in-fill” housing. “In-fill” is new housing on scattered vacant lots in neighborhoods which are largely developed. The City’s program shall address a variety of housing types and encourage owner occupied units.
- POLICY 3.1.4: The City shall continue its infrastructure modernization program to support the private development of in-fill housing and multi-family housing, particularly in the community redevelopment area.
- OBJECTIVE 3.2: The City shall enhance its existing affordable/workforce housing programs to increase the supply of affordable housing for very low, low and moderate-income households by working with the public and private sectors. Furthermore, the City shall continue to encourage a diversification of housing types, including single-family and multi-family renter and owner-occupied units for all income levels. The City’s target is a balance of units and occupants similar to the general demographics of Broward County as a whole, with at least 25 new dwelling units for very low- or low-income households by 2015 and one-fifth (20 percent) of new dwelling units for very low, low- and moderate-income households throughout the City, and predominately in the CRA, through 2030.
- POLICY 3.2.4: The City shall evaluate its land development regulations to assess if there are impediments to the provision of affordable housing and whether additional incentives should be provided, such as expedited or streamlined permitting, reduced impact fees, set-back and lot size restrictions, energy saving requirements, and accessory dwelling unit restrictions.
- POLICY 3.2.8: The provision of affordable/workforce housing is a regional issue, and the City shall continue to participate in Broward County programs and committees designed to study, plan for and implement housing solutions.



## **CITY OF OAKLAND PARK FUTURE LAND USE PLAN – HOUSING ELEMENT:**

The City of Oakland Park adopted in November 2023 critical and all-important language to further the goals, policies, and objectives of equitable affordable and attainable housing in the City. The Village @ Oakland Park furthers the following goals, policies, and objectives:

### **Forecasted 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*

### **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.

### **Objective 2.1**

Enhance community vibrancy by ensuring neighborhood stabilization and vitality.

**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 2.2.1** 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 2.2.7** 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 2.2.12** 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

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

**Policy 2.4.1** 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 2.4.2** Continue to participate in Broward County programs designed to study, plan and/or implement housing solutions.

**Policy 2.4.3** 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 2.4.4** Encourage the supply of more compact, conventionally attainable housing, such as efficiency and studio occupancy apartments.

### Objective 2.5

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

**Policy 2.5.1** Continue to ensure equity in affordable housing programs and provide for underserved and vulnerable populations.

**Policy 2.5.2** Expand the supply of housing accessible to seniors and people with disabilities, including more housing choices for seniors to age in place.

### **VILLAGE @ OAKLAND PARK PUD PROJECT DATA/INTENDED USES:**

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

- Proposed Land Uses:

○ Townhomes/T1:	26 units
○ Townhomes/T2:	88 units
○ Mid Rise Multi-Family:	355 units
○ Multi-Purpose Space (existing):	3,042 sq. ft.
○ Life Center (existing):	11,162 sq. ft.
○ Early Learning Center:	7,638 sq. ft.
○ Harris Chapel UMC (existing):	3,753 sq. ft.
○ Parking Garage:	137,716 sq. ft.



## MUNICODE ZONING DATA SHEET, PUD

Site Gross Area <sup>(2)</sup>	907,289.14 SF (20.82 acres) (including 60,542.14 SF of R/W)
Site Net Area <sup>(2)</sup>	846,747 SF (19.43 acres)
Land Use Designation <sup>(2)</sup> (Existing and Proposed)	Low Density Residential (L5) and Community Facilities (CF) to a Medium Density Residential (M)
Zoning Districts <sup>(2)</sup> (Existing and Proposed)	Single-Family Residential District (R-1) and Community Facilities District (CF)
Flood Zones <sup>(2)</sup>	Zone AH-7 and Zone X FEMA FIRM Map Panel 12011C0366H effective 8/18/2014
Base Flood Elevation (BFE)	7' NAVD
Design Flood Elevation (DFE)	8' NAVD

BUILDING DISPOSITION LOT OCCUPATION	Municode Zoning	Required (#'s)	Provided (#'s)
Lot Area	N/A		ULBC & SBBC: 14.93 acres Church Site: 4.5 acres <b>TOTAL: 19.43 acres</b>
Building Site Coverage	29.55% max.	250,214 SF	217,977 SF (26%)
Density	25 du/acre max.	486 Units	469 Units (24.14 du/acre)
<b>RESIDENTIAL DEVELOPMENT</b>			
Mid-Rise			355 Units (18.27 du/acre)
Townhouses Type 2			88 Units (4.53 du/acre)
Townhouses Type 1			26 Units (1.34 du/acre)
<b>NON-RESIDENTIAL DEVELOPMENT</b>			
Early Learning Center			7,638 SF
Multipurpose Comm. Facility (existing use)			3,042 SF
Harris Chapel (existing use)			3,753 SF
Life Center (existing use)			11,162 SF
Parking Garage			137,716 SF (383 parking spaces)

<b>SETBACKS</b>			
Street Frontage - NW 21st Avenue	25 ft min. landscaped	25'-0"	25'-0"
Street Frontage - NW 26th Street	25 ft min. landscaped	25'-0"	25'-0"
Side Yard (West)	N/A	N/A	7'-6"
Rear	N/A	N/A	15'-0" to 20'-0"
Setback encroachments <sup>(2)</sup>	6 ft max.	6 ft.	6 ft.

PARKING REQUIREMENTS <sup>(12)</sup>	Proposed Parking Ratio	Required (#'s) <sup>(15)</sup>	Provided (#'s)
Mid-Rise (355 Units) <sup>(1)</sup>	1 bedroom units: 1 sp/unit (139 units) 2 bedroom units: 1.5 sp/unit (166 units) 3 bedroom units: 2 sp/unit (50 units)	489 spaces	480 spaces <sup>(16)</sup>
Townhouses Type 2 (88 Units) <sup>(1)</sup>	1 bedroom units: 1.5 sp/unit (44 units) 2 bedroom units: 2 sp/unit (44 units)	154 spaces	154 spaces
Townhouses Type 1 (26 Units) <sup>(2)</sup>	3 bedroom units: 2 sp/unit (26 units)	52 spaces	78 spaces (52 spaces + 26 tandem)
	Required per Municode	Required (#'s)	Provided (#'s)
Early Learning Center	1 sp/300SF	25 spaces	109 spaces
Multipurpose Comm. Facility <sup>(3)</sup>	N/A (grandfathered in)	84 spaces <sup>(3)</sup>	
Harris Chapel <sup>(3)</sup>			
Life Center <sup>(3)</sup>			
PUD TOTAL PARKING SPACES (including TH1 tandem)		804 spaces	821 spaces
PUD TOTAL PARKING SPACES (excluding TH1 tandem)			795 spaces
Residential Parking Requirement per PUD Code <sup>(14)</sup>		1.5 sp/unit	1.67 sp/unit
383 spaces parking garage, 169 spaces surface lots, 100 spaces on-street, 78 spaces Townhouses Type 1 <sup>(2)</sup> , 91 spaces Church Site			
ADA Parking <sup>(4)</sup>	18 spaces	18 spaces	23 spaces
Total Electric Vehicle Charging Stations <sup>(13)</sup>	10%	74 spaces for PUD 26 spaces for TH1	37 spaces (5%) (excl. TH1) <sup>(13)</sup> 26 spaces for TH1
Bike Parking	N/A	N/A	64 spaces



PARKING SPACE SIZES PER TYPOLOGY			
<b>Mid-Rise <sup>(1)</sup></b>		<b>TOTAL</b>	<b>480 spaces</b>
8.5'x18' parking spaces <sup>(10)</sup>			307 spaces
9'x18' parking spaces			152 spaces
9'x23' parking spaces			8 spaces
ADA Parking			13 spaces
<b>Townhouses Type 2 <sup>(1)</sup></b>		<b>TOTAL</b>	<b>154 spaces</b>
8.5'x18' parking spaces <sup>(10)</sup>			78 spaces
9'x23' parking spaces			70 spaces
ADA Parking			6 spaces
<b>Townhouses Type 1 <sup>(2)</sup></b>		<b>TOTAL</b>	<b>78 spaces</b>
9'x18' parking spaces			78 spaces
Electric Vehicle Charging Stations (1space/unit)		26 spaces	
<b>Church Site <sup>(3)</sup></b>		<b>TOTAL</b>	<b>109 spaces</b>
8.5'x18' parking spaces <sup>(10)</sup>			105 spaces
Off-street - ADA			4 spaces
<b>TOTAL PARKING SPACES PER SIZE</b>			
8.5'x18' parking spaces <sup>(10)(11)</sup>	Adjusted Parking Spaces	60%	490 spaces
9'x18' parking spaces	Standard Parking Spaces	40%	230 spaces
9'x23' parking spaces			78 spaces
12'x18' ADA parking spaces <sup>(4)</sup>			23 spaces
		<b>TOTAL</b>	<b>821 spaces</b>

LANDSCAPE <sup>(6)</sup>			
Open Space	35% min	296,362 SF	318,346 SF (37.6%)
Pervious (Landscape) Area			311,093 SF
Hardscape Area			535,655 SF
<b>CIVIL <sup>(7)</sup></b>			
Water/wastewater service provided			City of Oakland Park - All proposed residential buildings. City of Fort Lauderdale - Existing Harris Church Buildings and proposed Building K.
Vehicular use area			197,500 SF

(1) Refer to Parking Demand Analysis, for the rationale of the number of parking spaces assigned to each unit type outlined in this table, specifically within the Midrise and Townhouse Type 2 building typologies. Pursuant to Sec. 24-54 (F)(8)(a), the applicant is not requesting the use of any grass or open space as parking area.
(2) Type 1 Townhouses offer two parking spaces on each personal driveway and an additional parking space within a tandem carport. Pursuant to Section 24-74(1), all proposed Townhouse Type 1 units will provide one (1) EV charging station per unit.
(3) Grandfathered in spaces; The reconfigured parking will provide a total of 84 parking spaces for the existing uses, as per the existing parking count.
(4) 2% ADA parking required when parking provided surpass 500 spaces.
(5) Site area calculations as per Survey.
(6) Refer to page L9.5 of Landscape Set.
(7) Refer to Civil Set for detailed analysis.
(8) Refer to PUD Agreement.
(9) Sec. 24-77 In all districts, projections from building walls of window sills, belt courses, balconies (front of structure only), front porches, bay windows, dormer windows (maximum six (6) feet wide with a minimum of four (4) feet of space between each dormer), cornices, eyebrows, eaves, hurricane shutters, awnings or other architectural ornamental features may encroach up thirty-six (36) inches for all yards and not in excess of six (6) feet for front porches in front yards but not in excess of one-third (1/3) into a required setback for non-street-side side yards or rear yards.
(10) A 90-degree parking space shall have a width of not less than eight and one-half feet (8.5 feet) and a length of not less than 18 feet. When these spaces are situated within a garage structure, they should be accompanied by interior aisles meeting the minimum dimension requirement of 24 feet, with columns parallel to the interior drive on each side of the required drive, set back an additional one foot six inches, measured from the edge of the required interior drive to the face of the column. This arrangement guarantees that there is sufficient space for vehicles to open their doors without touching the columns.
(11) Increase the amount of PUD adjusted parking to 60% (490 spaces) from the maximum permitted percent of 25% (201 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.
(12) Pursuant to Article VI, the paved material types for the parking, loading and access ways, are asphalt, concrete, and vehicular pavements. Refer to Civil Set for specific locations.
(13) 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. That will provide 37 EV (5%) charging stations for the overall PUD in lieu of 74 EV (10%) charging spaces. The location of the EV PUD parking spaces will be determined at the final site review by the DRC. Section 24-74.1.
(14) Ratio explanation: Total parking spaces available to residents including the overflow parking at Harris Chapel Site (743 spaces) divided by all Mid-Rises & Townhouses Type 2 (443 units).
(15) Required numbers are based on the new proposed parking ratio provided for each unit type.
(16) Refer to Table 3 of the Parking Demand Analysis, for the rationale of the mid-rise residential parking demand.



**PUD SUMMARY:**

In summary, the Village @ Oakland Park PUD development offers the following:

- The PUD is consistent with, and in compliance with, the City's Comprehensive Land Use Plan.
- The PUD meets the purpose and intend of the City's requirements and standards.
- The PUD promotes and protects the public's health, safety, and welfare.
- The PUD provides a value-added project to the City.
- The PUD meets a housing need and demands.
- The PUD increases and sustains the City's resident population and ad valorem tax base.
- The PUD provides a high-quality multi-family and mixed-use project.
- The PUD preserves and highlights the natural features of the property.
- The PUD incorporates existing trees, natural topographic variation, and proposed storm water retention areas into the site layout and showcases them as design features for common enjoyment.
- The PUD proposes a coherent network of streets and paths connected to internally and to the surrounding roadways.
- The PUD establishes identifiable neighborhoods and provides a basis for varied landscaping and amenities.
- The PUD provides for an identity and privacy for future residents but does not create a development that is isolated from the surrounding community.







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# EXHIBIT “F”





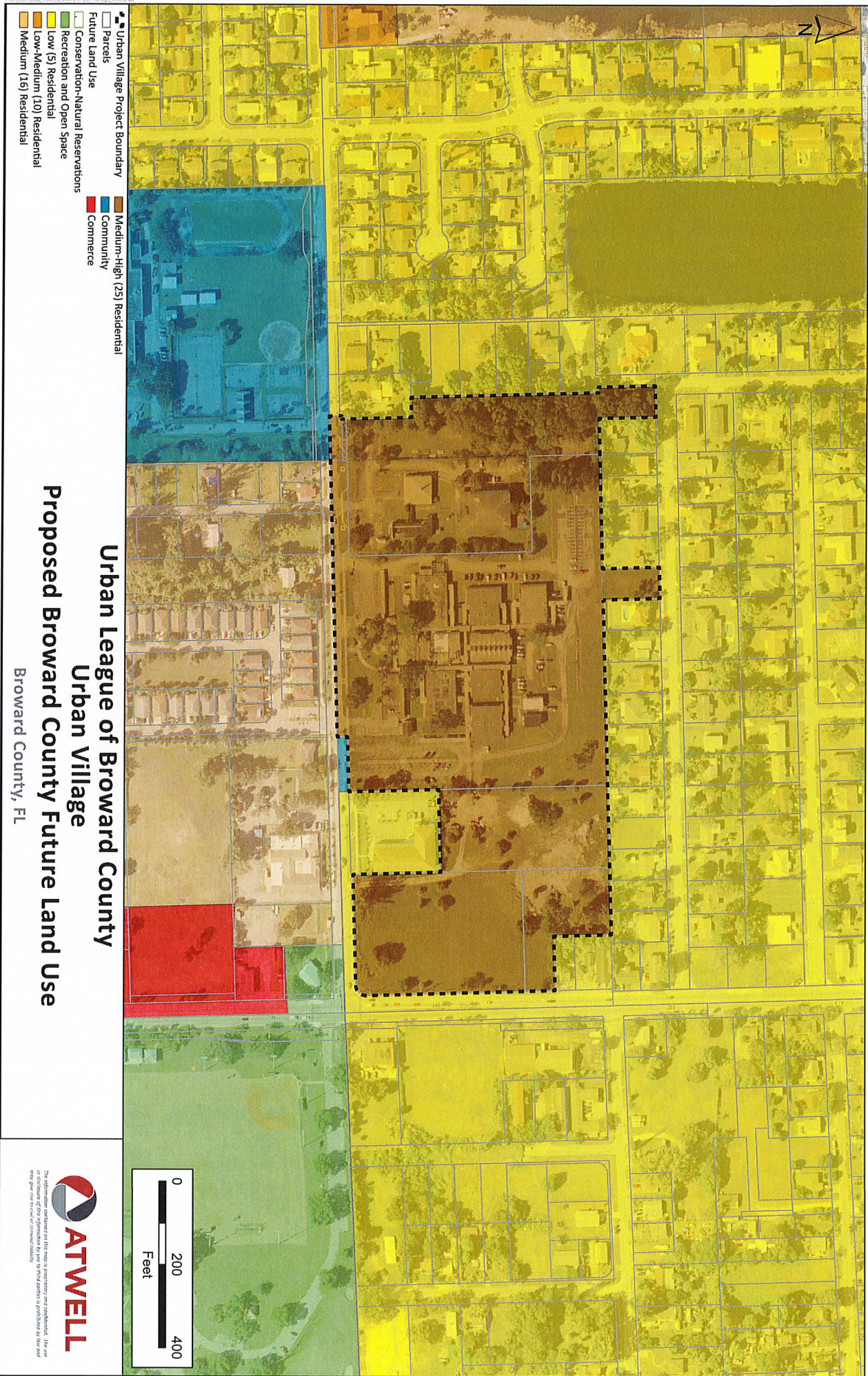




CONSULTING. ENGINEERING. CONSTRUCTION.

# EXHIBIT “G”





**Urban League of Broward County  
Urban Village  
Proposed Broward County Future Land Use  
Broward County, FL**



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CONSULTING. ENGINEERING. CONSTRUCTION.

# EXHIBIT “H”



# VILLAGE @ OAKLAND PARK

## Oakland Park

ADDRESS	FOLIO NUMBER
2301 NW 26th Street, Oakland Park, FL 33311	4942-29-00-0150
NW 27th Street, Oakland Park, FL 33311	4942-29-00-0170
NW 21st Avenue, Oakland Park, FL 33311	4942-29-00-0181
NW 26th Street, Oakland Park, FL 33311	4942-29-00-0182
23051 NW 26th Street, Oakland Park, FL 33311	4942-29-41-0010

## PROJECT NO. CD22-29P/LUPA/RZ/PUD

## DRC SET 11-22-2023

### LEGAL DESCRIPTION

A portion of the Southeast one-quarter (1/4) of the Northwest one-quarter (1/4) of Section 29, Township 48 South, Range 42 East, being more fully described as follows:

Commencing at the Southeast corner of the Northeast one-quarter (1/4) of Section 29, Township 48 South, Range 42 East, being more fully described as follows:

to go to the East line of Phase 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 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CONSULTING. ENGINEERING. CONSTRUCTION.

# EXHIBIT “I”



CONSULTING. ENGINEERING. CONSTRUCTION.

November 13, 2023

Chris Lips  
Assistant Public Works Director  
City of Oakland Park  
1101 N.E. 40th Court  
Oakland Park, FL 33334  
November 13, 2023

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Future Land Use Plan Map Amendment  
Urban League of Broward County  
Village @ Oakland Park**

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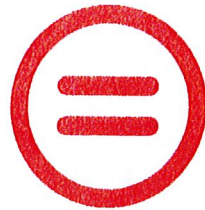
Sincerely,

ATWELL

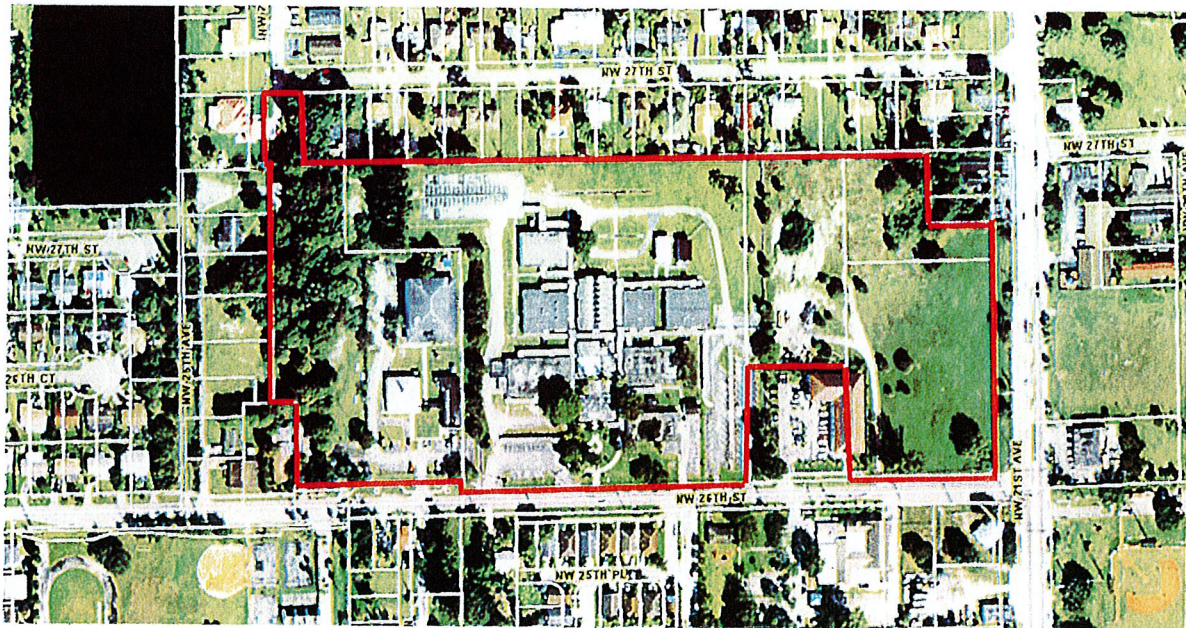
Charles Millar  
Senior Project Manager



## Location Aerial



Urban League of  
Broward County







CONSULTING. ENGINEERING. CONSTRUCTION.

November 13, 2023

Daniel Rey, P.E.  
Land Development Manager  
City Engineer  
City of Fort Lauderdale  
Development Services Department  
Building Services Division  
700 NW 19 Avenue  
Fort Lauderdale FL 33311

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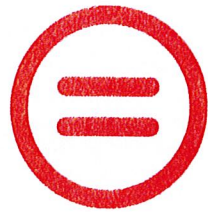
ATWELL

Charles Millar  
Senior Project Manager

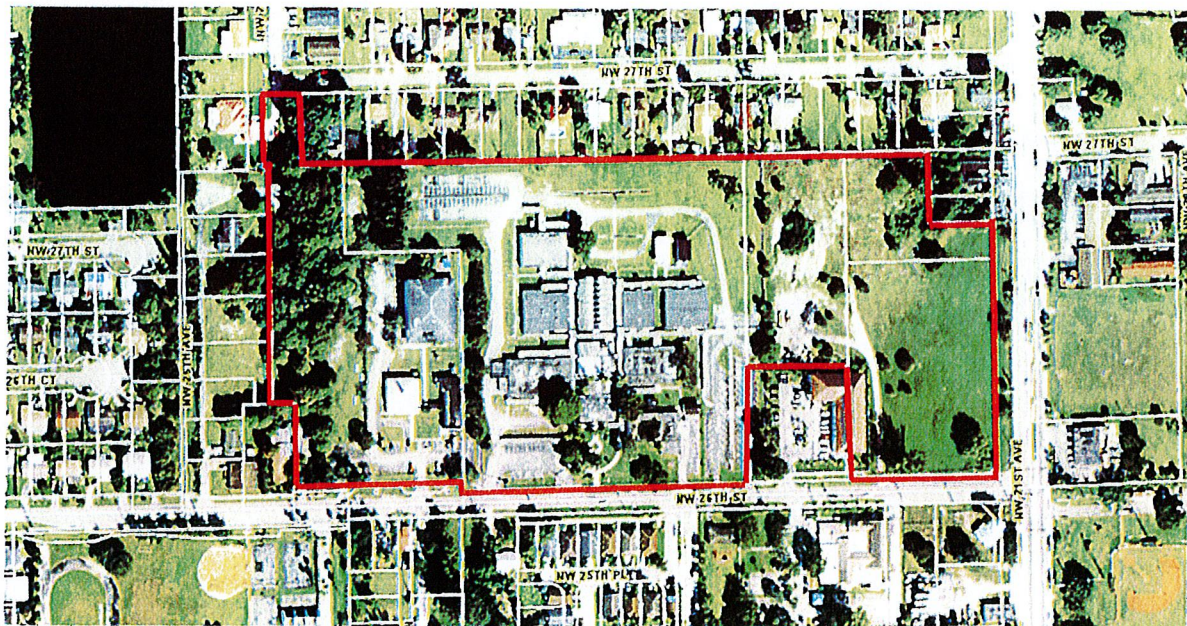
Cc: Germaine Smith Baugh, President/CEO



## Location Aerial



Urban League of  
Broward County







Public Works Department • Water and Wastewater Services  
**WATER AND WASTEWATER ENGINEERING DIVISION**  
2555 West Copans Road • Pompano Beach Florida 33069  
PHONE: 954-831-0745 • FAX: 954 831-0798/0925

July 7, 2023

Stephen F. Botek, PE  
Botek Thurlow Engineering, Inc.  
3409 NW 9<sup>th</sup> Avenue, Suite 1102  
Fort Lauderdale, FL 33309

**RE: ABILITY TO PROVIDE WASTEWATER SERVICES TO:  
URBAN LEAGUE BROWARD COUNTY MIXED USE - VILLAGE AT OAKLAND  
PARK, NW 21<sup>ST</sup> AVENUE & NW 27 STREET OAKLAND PARK, FL  
PROPERTY FOLIO NOS. 494229000182, 494229000181, 494229000170,  
494229000150, 494229410010, and 494229420010**

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#### **WASTEWATER TREATMENT**

Generated wastewater will be treated at the North Regional Wastewater Treatment Plant (NRWWTP). Based on the information provided, the development will generate approximately 63,127 gallons of wastewater per day for treatment based on 114 townhouses; 355 mid-rise apartments; 7,819 square feet of day childcare space; 17,634 square feet of place of worship space, and 3,042 square feet of multipurpose community facility all following Broward County Minimum Design and Construction Standards.

Current projections indicate that capacity is sufficient to satisfy the project's demand at the NRWWTP.

Please contact me at (954) 831-0728 or [nberrios@broward.org](mailto:nberrios@broward.org) if you have any questions.



Sincerely,

Nestor M.  
Berrios, P.E.

Digitally signed by Nestor  
M. Berrios, P.E.  
Date: 2023.07.07  
15:17:01 -04'00'

Nestor M. Berrios, PE, MECE  
Expansion Project Administrator

ALICIA  
DUNNE

Digitally signed by ALICIA  
DUNNE  
Date: 2023.07.07  
16:30:16 -04'00'

Alicia Dunne, PE, PMP  
Planning, Development, and GIS Manager

NB/ct

cc: Margarita Jaramillo, WWED  
Luis Gaslonde, WWED  
District 1 Service Availability Letter



CONSULTING. ENGINEERING. CONSTRUCTION.

# EXHIBIT “J”



CONSULTING. ENGINEERING. CONSTRUCTION.

November 13, 2023

Chris Lips  
Assistant Public Works Director  
City of Oakland Park  
1101 N.E. 40th Court  
Oakland Park, FL 33334  
November 13, 2023

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Future Land Use Plan Map Amendment  
Urban League of Broward County  
Village @ Oakland Park**

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Sincerely,

ATWELL

Charles Millar  
Senior Project Manager

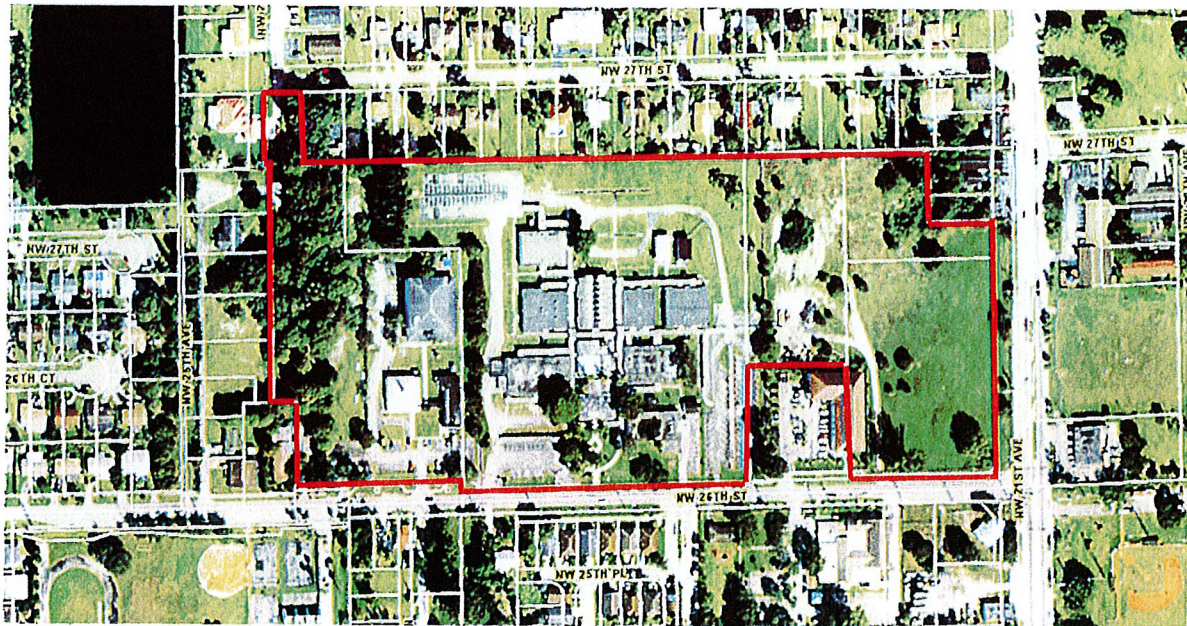




## Location Aerial



Urban League of  
Broward County





CONSULTING. ENGINEERING. CONSTRUCTION.

November 13, 2023

Daniel Rey, P.E.  
Land Development Manager  
City Engineer  
City of Fort Lauderdale  
Development Services Department  
Building Services Division  
700 NW 19 Avenue  
Fort Lauderdale FL 33311

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Future Land Use Plan Map Amendment  
Urban League of Broward County  
Village @ Oakland Park**

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Charles Millar  
Senior Project Manager

Cc: Germaine Smith Baugh, President/CEO

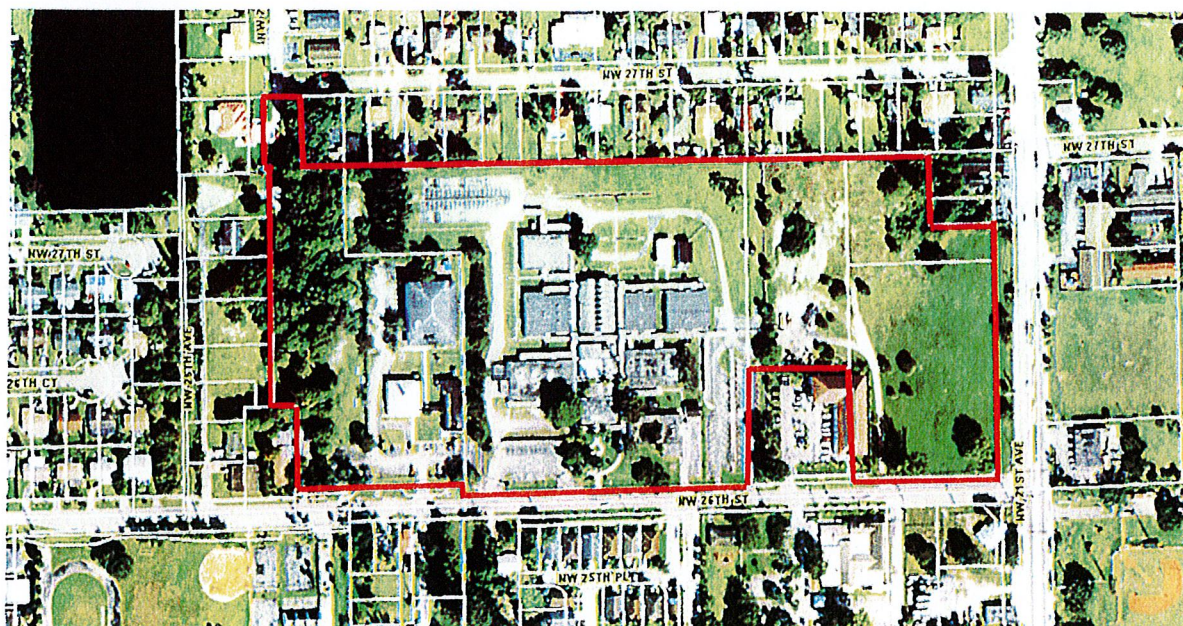


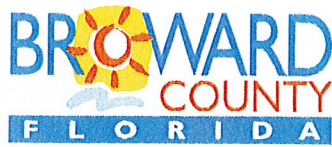


## Location Aerial



Urban League of  
Broward County





Public Works Department • Water and Wastewater Services  
**WATER AND WASTEWATER ENGINEERING DIVISION**  
2555 West Copans Road • Pompano Beach Florida 33069  
PHONE: 954-831-0745 • FAX: 954 831-0798/0925

July 7, 2023

Stephen F. Botek, PE  
Botek Thurlow Engineering, Inc.  
3409 NW 9<sup>th</sup> Avenue, Suite 1102  
Fort Lauderdale, FL 33309

**RE: ABILITY TO PROVIDE WASTEWATER SERVICES TO:  
URBAN LEAGUE BROWARD COUNTY MIXED USE - VILLAGE AT OAKLAND  
PARK, NW 21<sup>ST</sup> AVENUE & NW 27 STREET OAKLAND PARK, FL  
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Sincerely,

Nestor M.  
Berrios, P.E.

Digitally signed by Nestor  
M. Berrios, P.E.  
Date: 2023.07.07  
15:17:01 -04'00'

Nestor M. Berrios, PE, MECE  
Expansion Project Administrator

ALICIA  
DUNNE

Digitally signed by ALICIA  
DUNNE  
Date: 2023.07.07  
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Alicia Dunne, PE, PMP  
Planning, Development, and GIS Manager

NB/ct

cc: Margarita Jaramillo, WWED  
Luis Gaslonde, WWED  
District 1 Service Availability Letter



CONSULTING. ENGINEERING. CONSTRUCTION.

# EXHIBIT “K”





CONSULTING. ENGINEERING. CONSTRUCTION.

November 13, 2023

Chris Lips  
Assistant Public Works Director  
City of Oakland Park  
1101 N.E. 40th Court  
Oakland Park, FL 33334  
November 13, 2023

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ATWELL

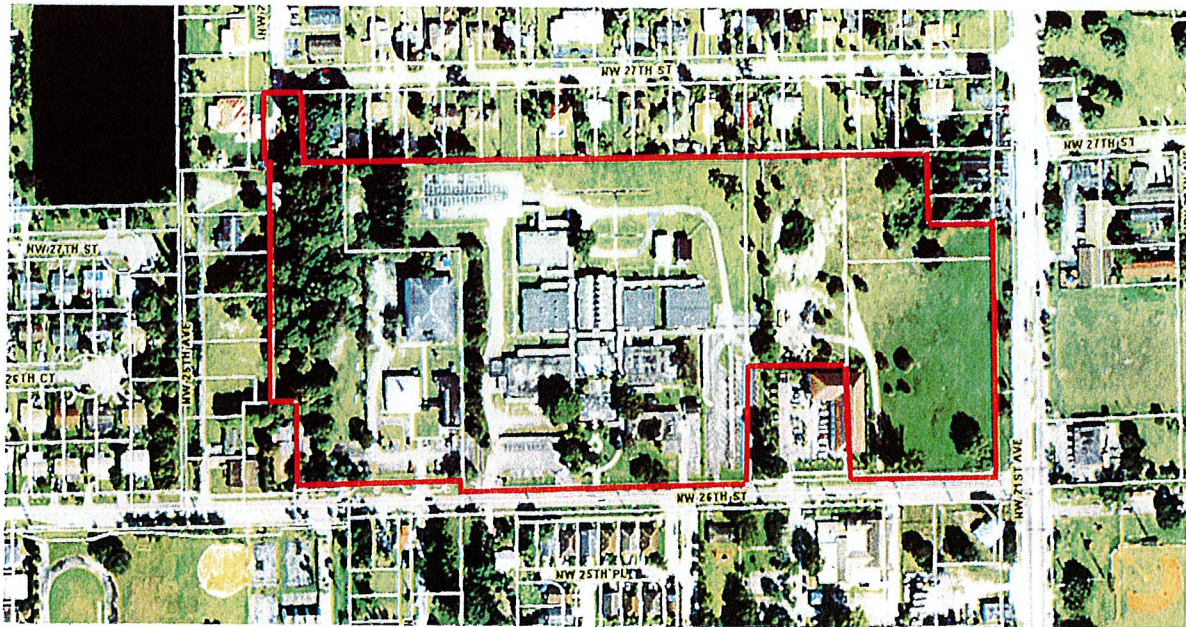
Charles Millar  
Senior Project Manager



## Location Aerial



Urban League of  
Broward County







CONSULTING. ENGINEERING. CONSTRUCTION.

November 13, 2023

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Development Services Department  
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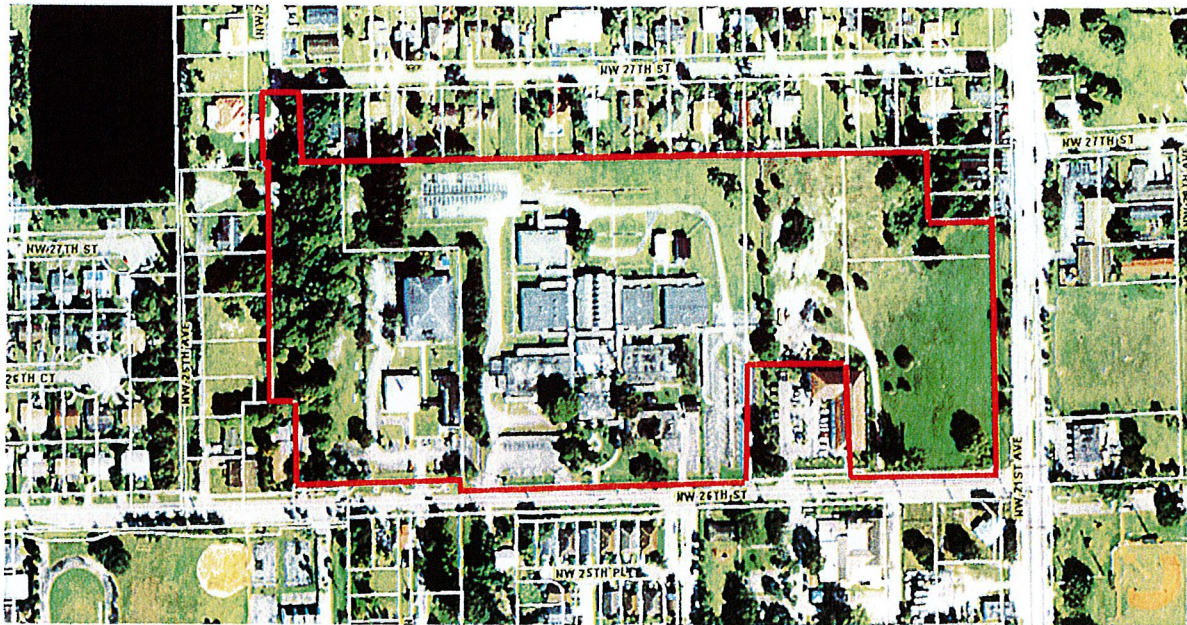




## Location Aerial



Urban League of  
Broward County





Public Works Department • Water and Wastewater Services  
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PHONE: 954-831-0745 • FAX: 954 831-0798/0925

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#### **WASTEWATER TREATMENT**

Generated wastewater will be treated at the North Regional Wastewater Treatment Plant (NRWWTP). Based on the information provided, the development will generate approximately 63,127 gallons of wastewater per day for treatment based on 114 townhouses; 355 mid-rise apartments; 7,819 square feet of day childcare space; 17,634 square feet of place of worship space, and 3,042 square feet of multipurpose community facility all following Broward County Minimum Design and Construction Standards.

Current projections indicate that capacity is sufficient to satisfy the project's demand at the NRWWTP.

Please contact me at (954) 831-0728 or [nberrios@broward.org](mailto:nberrios@broward.org) if you have any questions.

Sincerely,

Nestor M.  
Berrios, P.E.

Digitally signed by Nestor  
M. Berrios, P.E.  
Date: 2023.07.07  
15:17:01 -04'00'

Nestor M. Berrios, PE, MECE  
Expansion Project Administrator

ALICIA  
DUNNE

Digitally signed by ALICIA  
DUNNE  
Date: 2023.07.07  
16:30:16 -04'00'

Alicia Dunne, PE, PMP  
Planning, Development, and GIS Manager

NB/ct

cc: Margarita Jaramillo, WWED  
Luis Gaslonde, WWED  
District 1 Service Availability Letter





CONSULTING. ENGINEERING. CONSTRUCTION.

# EXHIBIT “L”



CONSULTING. ENGINEERING. CONSTRUCTION.

November 13, 2023

Mr. Jason Pepitone  
Site Manager  
Deerfield Beach Recycling and Transfer Station  
Waste Connections  
150 NE 2<sup>nd</sup> Ave  
Deerfield Beach, FL 33441

**RE: Service Confirmation  
Future Land Use Plan Map Amendment  
Urban League of Broward County  
Village @ Oakland Park**

Dear Pepitone:

On behalf of the Urban League of Broward County, Inc. ("ULBC"), I am processing a Land Use Plan Map Amendment for the property shown on the attached location aerial, identified by folio numbers 4942 29 00 0182, 4942 29 00 0181, 4942 29 00 0170, 4942 29 00 0150, 4942 29 41 0010, to change the land use plan designations from Low Density Residential (L5) (5.6 ac) and Community Facility (14.1ac) on the City of Oakland Park Land Use Map to Medium-High (25) Residential on the Broward County Land Use Map. The proposed use of the 19.43-acre site is for development of a mixed-use residential community, including 355 Mid-Rise units and 114 Townhouse units, for a total unit count of 469 residential units. As part of the land use plan amendment process, we are required to obtain confirmation from your division which states that service can be provided to the subject site.

Please provide me with written verification that your department provide service to the proposed Village @ Oakland Park. Please contact me at 772-486-1977 or [cmillar@atwell-group.com](mailto:cmillar@atwell-group.com) if questions. Thank you.

Sincerely,

ATWELL

Charles Millar  
Senior Project Manager

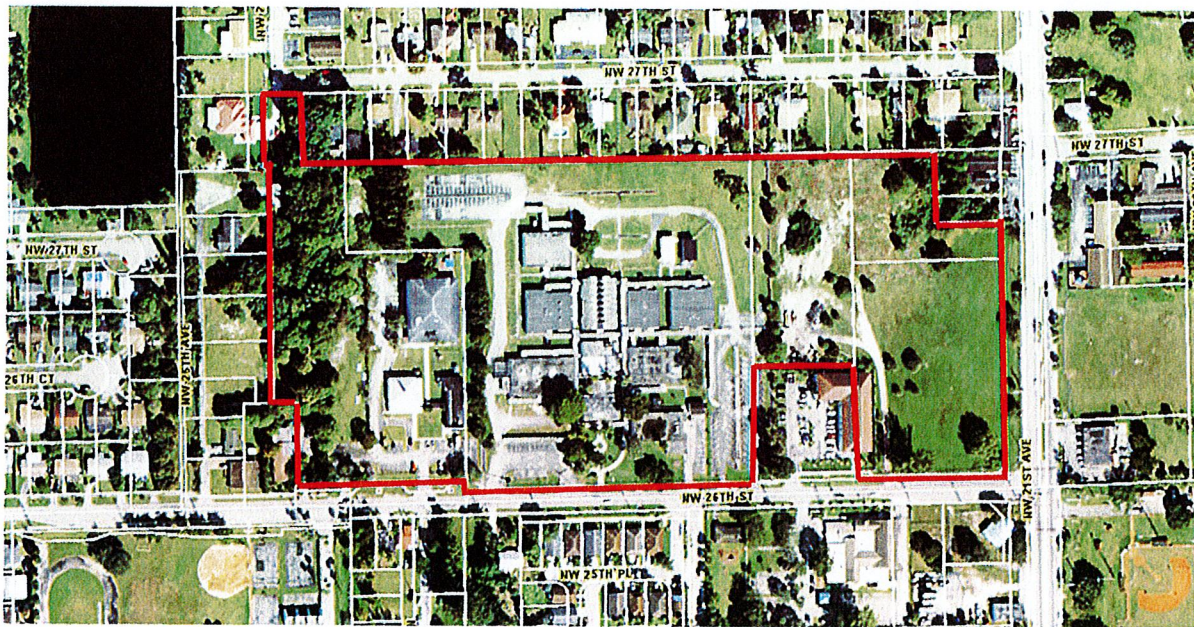
Cc: Germaine Smith Baugh, President/CEO



## Location Aerial



Urban League of  
Broward County







CONSULTING. ENGINEERING. CONSTRUCTION.

# EXHIBIT “M”

November 10, 2023

Ms. Lauren Pruss  
Assistant Director of Community and Economic Development  
Planning and Zoning  
City of Oakland Park  
5399 North Dixie Highway, Suite 3  
Oakland Park, Florida 33334

***Re: Urban League of Broward County Development  
CD22-29P  
Oakland Park, Florida  
PUD Parking Demand Analysis***

Dear Ms. Pruss:

Urban League of Broward County, Inc. is proposing to redevelop the properties generally located west of NW 21<sup>st</sup> Avenue between NW 26<sup>th</sup> Street and NW 27<sup>th</sup> Street in the City of Oakland Park, Florida. Currently, the site proposed for redevelopment is occupied by a 3,753 square-foot church, a 11,162 Life Enrichment Center, a 3,042 square-foot multipurpose community facility, and the Rock Island Professional Development Center. Note that these facilities are proposed to remain as part of the redevelopment with the exception of the Rock Island Professional Development Center. The proposed Planned Unit Development (PUD) consists of 114 townhomes, 355 mid-rise multifamily dwelling units and an early childcare center.

It is our understanding that based upon the proposed PUD and parking requirements prepared by the architectural firm, the parking requirement for this project is 804 spaces. The total number of spaces provided is 821 spaces. Therefore, the overall parking requirements for the site are met. However, based on the proposed PUD parking requirements, the parking requirements specific to the proposed 355 mid-rise affordable housing use are not currently being met. It is our understanding that the PUD parking requirements do not account for the affordable housing component of the development. Therefore, a parking demand analysis was prepared for the mid-rise portion of the development to determine if an adequate number of parking spaces is provided to meet projected demand. Note that the current site provides 480 spaces for this use, or nine (9) less than required per PUD requirements. The following sections summarize parking requirements per PUD, parking supply for the site, and an alternative parking rate analysis based on The *Institute of Transportation Engineers* (ITE) data for the mid-rise affordable housing component of the of the development.

## **PROPOSED PUD PARKING REQUIREMENTS**

The PUD required parking rates for the proposed residential portions of the development (mid-rise residential units and town homes) are based on the number of bedrooms per unit with an *average* of 1.5 spaces per unit as summarized in Table 1. Note that the church and early childcare center uses are proposed to be maintained as part of the redevelopment. Therefore, the associated parking demand/supply was considered 'grandfathered' from the existing site. Please refer to Attachment A for written confirmation of this guidance from City staff.

As Table 1 indicates, the proposed parking requirement for the project is a total of 804 spaces per the proposed PUD. Refer to Attachment B for the detailed PUD zoning data sheet.

Use	Unit Type	PUD Parking Rates	Number of Units	Total Number of Units	Parking Required per Unit Type	Parking Required per Use
Mid-Rise Units	1 bedroom	1 space per unit	139	355	139	489
	2 bedrooms	1.5 spaces per unit	166		250	
	3 bedrooms	2 spaces per unit	50		100	
Townhouse Type 2	1 bedroom	1.5 space per unit	44	114	66	154
	2 bedrooms	2 spaces per unit	44		88	
Townhouse Type 1	3 bedrooms	2 spaces per unit	26			52
Early Learning Center	(1)					25
Multipurpose Comm. Facility	(2)					84
Harris Chapel						
Life Center						
Total Number of Parking Spaces Required						804

Notes: (1) Grandfathered in

(2) Grandfathered in. The reconfigured parking will provide a total of 84 parking spaces for the existing uses, as per the existing parking count.

## PROPOSED PARKING SUPPLY

As shown on the parking supply distribution figure included as Attachment C, the parking supply proposed for the site has been presented to City staff in seven (7) zones. The table below provides a summary of parking requirements and supply within each zone. It should be noted that the standard parking space dimensions per City of Oakland Park Land Development Code is 9' X 18' for head-in parking and 9' X 23' for parallel parking. A portion of the project will include adjusted head-in spaces slightly narrower than the City's standard spaces (8.5' X 18'). Note that spaces 8.5' in width are a common dimension for low turnover spaces per the Urban Land Institute's *The Dimensions of Parking*, 4<sup>th</sup> Edition. Compact spaces are typically considered spaces narrower than 8' wide. Therefore, the proposed adjusted spaces are not considered compact spaces.

Zone	Use	Number of Units	PUD Required Spaces	Parking Supply			Difference
				City Standard Spaces <sup>(1)</sup>	Adjusted Spaces	Total Spaces	
A	Mid-Rise Residential	236	316	107	209	316	0
B	Townhouses Type 2	68	119	58	61	119	0
C	Townhouses Type 2	20	35	14	21	35	0
D	Mid-Rise Residential	31	44	12	32	44	0
E	Mid-Rise Residential	88	129	58	62	120	-9
F	Townhouses Type 1	26	52 <sup>(2)</sup>	78	0	78	+26
G	Early Learning Center, Multipurpose Comm. Facility, Harris Chapel & Life Center	N/A	109	4	105	109	0
<b>Total</b>			<b>804</b>	<b>331</b>	<b>490</b>	<b>821</b>	<b>+17</b>

Note: (1) City standard spaces are inclusive of standard head-in spaces, parallel spaces, and ADA spaces.

(2) The parking supply includes the tandem/carport spaces provided for each unit in Zone F.



As noted in the previous section, it is our understanding that based upon the PUD parking requirements and calculations prepared by the architectural firm, the parking requirement for this project is 804 spaces. The total number of spaces provided is 821 spaces. Therefore, the overall parking requirements for the site are met. However, based on the proposed PUD parking requirements and input provided by the City, the parking requirements specific to the proposed 355 mid-rise affordable housing units (Zone E) are not currently being met. It is our understanding that the PUD parking requirements do not account for the affordable housing component of the development. Therefore, a more detailed analysis of the anticipated parking demand for this use was performed.

## AFFORDABLE HOUSING PARKING DEMAND ANALYSIS

A parking demand analysis was prepared for the mid-rise portion of the development, which is proposed as affordable housing. The City code does not currently have parking requirements specific to affordable housing. The Institute of Transportation Engineers (ITE) *Parking Generation Manual* – 5<sup>th</sup> Edition, affordable housing (with income limits) residential developments (ITE's LUC 223) provides formulas to determine the amount of parking spaces required during the weekday and weekend to meet demand for this type of residential development. Per ITE, affordable housing is defined as multifamily housing that is rented at below market rate to households that include at least one employed member. ITE does not specify the building type (low-rise, mid-rise, etc.) in the data provided.

Parking demand was evaluated based on number of dwelling units as well as the total number of bedrooms for both weekday and weekend scenarios. The results of the parking demand analysis for the mid-rise residential portion of the development are summarized in Table 3 below. As shown in Table 3, the maximum number of parking spaces in this demand analysis is 380 parking spaces based on the number of dwelling units under the weekday scenario. Note that the current site provides 480 spaces for this use, which is comprised of 177 City standard spaces inclusive of ADA spaces and 303 adjusted parking spaces. Therefore, the mid-rise portion of the development is expected to provide parking supply 26 percent (100 spaces) in excess of demand. It should be noted that, per the ITE *Parking Generation Manual*, 5<sup>th</sup> Edition, the highest parking demand for this land use typically occurs during the weekday overnight hours from 10:00 p.m. to 5:00 a.m.

Table 3: ITE Residential Parking Demand Analysis Summary				
Proposed Development	Proposed Intensity	ITE Equation/Rate		Resulting Parking Requirement
Dwelling Units	355 dwelling units	Weekday	$P = 1.13(X) - 21.94$ , where X = number of dwelling units	380
		Saturday	$P = 0.92(X) - 19.11$ , where X = number of dwelling units	308
		Sunday <sup>(1)</sup>	$P = 0.96(X)$ , where X = number of dwelling units	341
Bedrooms	621 bedrooms	Weekday	$P = 0.47(X) + 6.17$ , where X = number of bedrooms	299
		Saturday <sup>(1)</sup>	$P = 0.27(X)$ , where X = number of bedrooms	168
		Sunday	N/A	N/A
Maximum Number of Residential Parking Demand				380
Mid-Rise Residential Parking Provided				480
Estimated Parking Surplus				+100 (+26%)

Note (1): Average rate was used as no formula is provided.



Table 4 summarizes the overall parking supply by site use accounting for the ITE demand for the mid-rise land use and the PUD parking requirements for all other uses. As indicated, the overall site parking supply is expected to exceed demand by 126 spaces or 18 percent. Therefore, the overall site parking supply provides an adequate buffer to account for fluctuations in parking demand not anticipated as part of this analysis.

Use	Zones	Parking Requirements /Demand	Parking Supply			Difference
			City Standard Spaces <sup>(2)</sup>	Adjusted Spaces	Total Spaces	
Mid-Rise Residential	A, D, E	380 <sup>(1)</sup>	177	303	480	+100
Townhouses Type 1	F	52	78	0	78	+26
Townhouses Type 2	B, C	154	72	82	154	0
Early Learning Center, Multipurpose Comm. Facility, Harris Chapel & Life Center	G	109	4	105	109	0
<b>Total</b>		<b>695</b>	<b>331</b>	<b>490</b>	<b>821</b>	<b>+126 (+18%)</b>

Notes: (1) Based upon ITE Parking Generation, 5<sup>th</sup> Edition. See Table 3.

(2) City standard spaces are inclusive of standard head-in spaces, parallel spaces, and ADA spaces.

## ADDITIONAL CONSIDERATIONS

In addition to the ITE parking demand analysis result presented herein that indicates a project parking supply surplus for the mid-rise residential land use and the overall site, it is important to note the following:

- Although the overall site includes 490 adjusted spaces, the estimated parking surplus of 126 spaces would allow site residents/visitors who desire to park in City standard spaces more opportunity to do so. Therefore, the number utilized adjusted spaces may be lower than anticipated.
- The 109 spaces located within the area of the Early Learning Center, Multipurpose Community Facility, 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 increase the residential parking supply of the site during the peak period.
- If the 26 tandem/carport spaces included in the parking supply summary for Zone F (Townhomes – Type 1) were not accounted for the analysis, the overall parking supply for the site is expected to exceed demand by 100 spaces or 14 percent.

## CONCLUSION

In summary, based upon the review of ITE's parking demand data for affordable housing with income limits relative to the proposed development, it is expected that the site's overall parking supply will meet/exceed the parking demand of the site. Estimates in this analysis indicated that the overall parking supply will exceed demand by 126 space and 18 percent. Additionally, the complimentary non-residential land uses within the site are expected to have additional surplus parking during the overnight hours consistent with the highest parking demand of residential uses.

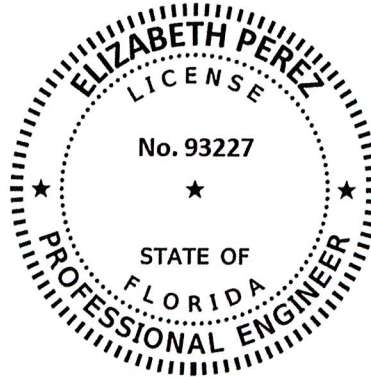
If you have any questions regarding this analysis, please feel free to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Elizabeth Perez, P.E.



Elizabeth Perez, P.E.  
Florida Registration Number 93227  
Kimley-Horn and Associates, Inc.  
8201 Peters Road  
Plantation, Florida 33324

This item has been digitally signed and sealed by Elizabeth Perez, P.E. on November 10, 2023, using a Digital Signature.

Elizabeth Perez

A blue square icon with a white "Q" inside, representing a digital signature verification code. To the right of the icon is a small text block containing technical details about the digital signature.

Digitally signed by Elizabeth Perez  
DN: cn=Elizabeth Perez, o=Kimley-Horn and Associates, Inc., email=elizabeth.perez@kimley-horn.com, c=US  
Reason: I am the author of this document  
Date: 2023.11.10 15:48:00 -05'

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## Attachment A

City Correspondence

**From:** [Peter Schwarz](#)  
**To:** [McWilliams, John](#)  
**Cc:** [Craig Southern](#); [Lauren Pruss](#); [Lorrainia Belle](#); [Rick Buckeye](#); [Germaine Smith-Baugh](#)  
**Subject:** RE: Urban League of Broward County - 2601 NW 21 Avenue - CD22-29P/LUPA/RZ/PUD - Existing Uses Parking Supply Inquiry  
**Date:** Friday, January 13, 2023 10:11:08 AM  
**Attachments:** [image001.png](#)

---

Hi John,

Generally, legally existing non-conforming uses are permitted to continue, but shall not be enlarged, increased or expanded.

With regard to the proposed inclusion of Harris Chapel into the proposed development site for the Urban League project, which is proposed for a land use plan amendment and rezoning to the Planned Unit Development (PUD) district, it is staff's determination that so long as Harris Chapel's use as a place of worship with accessory supporting uses doesn't change, or the existing structures are not enlarged, increased, or expanded, the existing number of parking spaces may continue to be provided, even if modified or reconfigured. Please note that any modification or reconfiguration of the existing parking areas will be subject to the City of Oakland Park Land Development and engineering regulations, specifically related to dimensional requirements for spaces, ADA spaces, and drive aisles.

Regarding the Apostolic Church, it is noted that this parcel is not proposed to be included into the proposed development site, but improvements are contemplated to create cross-access efficiencies and enable a better synergy between the properties. Again, it is staff's determination that so long as the Harris Chapel use as a place of worship with accessory supporting uses doesn't change, or the existing structures are not enlarged, increased, or expanded, the existing number of parking spaces may continue to be provided, even if modified or reconfigured. Please note that any modification or reconfiguration of the existing parking areas will be subject to the City of Oakland Park Land Development and engineering regulations, specifically related to dimensional requirements for spaces, ADA spaces, and drive aisles.

This determination is based on the information you provided, changes to the development scenario as received and reviewed with the Development Review application submittal may require additional consideration.

I hope this information is helpful, please feel free to contact me directly if you have any questions.

Best regards,  
Pete



**Peter M. Schwarz, AICP**

Director of Community and Economic Development

**City of Oakland Park**

5399 North Dixie Highway, Suite 3

Oakland Park, FL 33334

954-630-4348

[peter.schwarz@oaklandparkfl.gov](mailto:peter.schwarz@oaklandparkfl.gov)

[www.oaklandparkfl.gov](http://www.oaklandparkfl.gov) [www.opcra.com](http://www.opcra.com)



Please Note: Florida has very broad public records law. Most written communications to or from local officials regarding official business are public records available to the public and media upon request. Your e-mail communications may, therefore, be subject to public disclosure. The comments and opinions expressed herein are those of the author of this message and may not reflect the policies of the City of Oakland Park City Commissioners.

---

**From:** McWilliams, John <[John.McWilliams@kimley-horn.com](mailto:John.McWilliams@kimley-horn.com)>

**Sent:** Wednesday, January 4, 2023 4:58 PM

**To:** Lauren Pruss <[lauren.pruss@oaklandparkfl.gov](mailto:lauren.pruss@oaklandparkfl.gov)>

**Cc:** Peter Schwarz <[peter.schwarz@oaklandparkfl.gov](mailto:peter.schwarz@oaklandparkfl.gov)>; Craig Southern <[craig.southern@oaklandparkfl.gov](mailto:craig.southern@oaklandparkfl.gov)>; Germaine Smith-Baugh <[gsbaugh@ulbcfl.org](mailto:gsbaugh@ulbcfl.org)>; Sidney C. Calloway <[scalloway@shutts.com](mailto:scalloway@shutts.com)>

**Subject:** Urban League of Broward County - 2601 NW 21 Avenue - CD22-29P/LUPA/RZ/PUD - Existing Uses Parking Supply Inquiry

**CAUTION:** This email originated from outside of the City of Oakland Park. DO NOT click links or open attachments unless you are expecting the information and recognize the sender.

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Lauren:

Good afternoon. As we continue to refine the site plan for the above-mentioned application, a question regarding the parking requirements for the existing uses to remain has emerged. We plan to maintain the current parking supply for both the Harris Chapel and the Apostolic Church uses but will likely need to modify the parking areas for both uses within the site. The parking provided for the current uses do not appear to meet current City code. The question is if modifying these parking areas will require us to meet current City code for parking or if the current parking supply would be grandfathered in? Note that we plan to meet City Code requirements for the parking supply for the new development portions of the site. As you can imagine, this issue will have a significant impact on our design so your initial feedback is important. Thank you in advance for your assistance and contact me directly if you have any questions or clarifications.



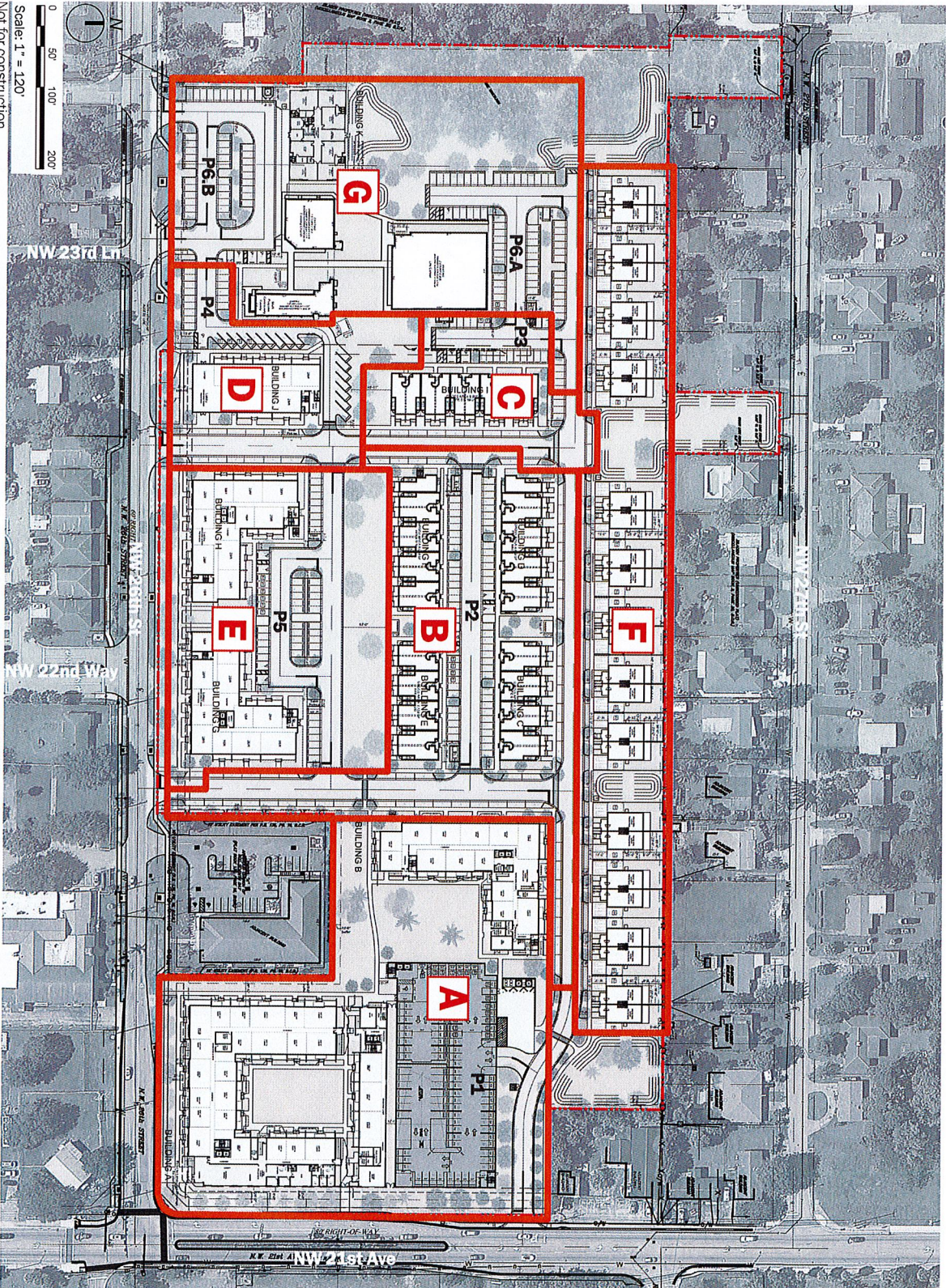
## **Attachment B**

### PUD Zoning Data Sheet

## Attachment C

### Parking Supply Distribution





Scale: 1" = 120'  
Not for construction

## VILLAGE @ OAKLAND PARK

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### Parking Distribution

Scale: 1" = 120' November 9, 2023

ZYSCOVICH

DesignForm

0

### ZONES A THROUGH E 443 UNITS

**TOTAL SPACES REQUIRED: 643 spaces**  
**TOTAL SPACES PROVIDED: 634 spaces**

Parking shortage: 9 spaces

#### ZONE A - 236 UNITS

Total spaces required: 316 parking spaces  
Total spaces provided: 316sp. (P1)  
107 standard spaces, 209 adjusted spaces

#### Zone B - 68 UNITS

Total spaces required: 119 spaces  
Total spaces provided: 65sp. (P2), 54sp. (on-street)  
58 standard spaces, 61 adjusted spaces

#### Zone C - 20 UNITS

Total spaces required: 35 spaces  
Total spaces provided: 19sp. (P3), 16sp. (on-street)  
14 standard spaces, 21 adjusted spaces

#### Zone D - 31 UNITS

Total spaces required: 44 spaces  
Total spaces provided: 33sp. (P4), 11sp. (on-street)  
12 standard spaces, 32 adjusted spaces

#### Zone E - 88 UNITS

Total spaces required: 129 spaces  
Total spaces provided: 52sp. (P5), 67sp. (P1),  
1sp. (on-street)  
58 standard spaces, 62 adjusted spaces

#### ZONE F

26 UNITS

**TOTAL SPACES REQUIRED: 52 spaces**  
**TOTAL SPACES PROVIDED: 78 spaces**

(Townhouses Type 1, provide one parking space within a carport and two parking spaces on its personal drive way)  
78 standard spaces

#### Zone G

**TOTAL SPACES REQUIRED: 109 spaces**  
84 spaces - Grandfathered in  
26 spaces - Additional spaces required for childcare

**TOTAL SPACES PROVIDED: 109 spaces**  
91sp. (P6), 18sp. (on-street)  
4 standard spaces, 105 adjusted spaces

Parking required per code: 110 spaces

Note: The diagram provides an estimated presentation of parking space distribution per zone. The placement of the boundary lines is approximate.





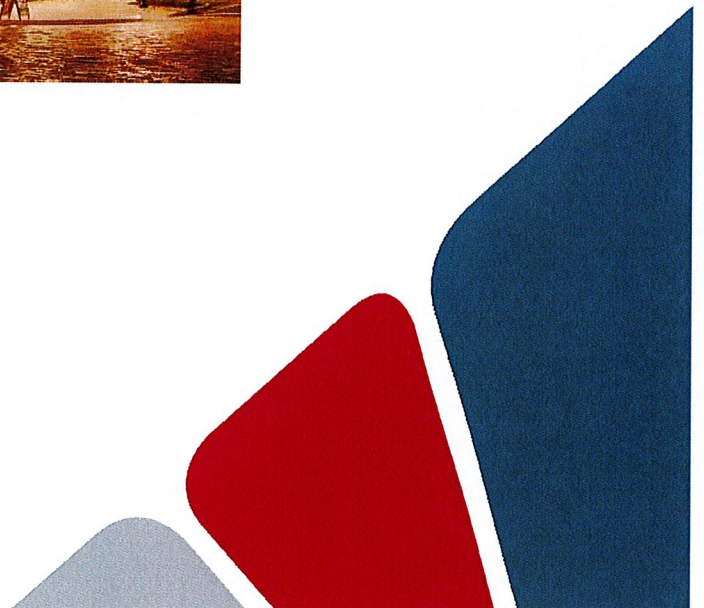
*Traffic Impact Analysis  
for Submittal to the  
City of Oakland Park*

## URBAN LEAGUE OF BROWARD OAKLAND PARK, FLORIDA



**Kimley»Horn**

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January 2023  
Updated November 2023  
140766002



*Traffic Impact Analysis  
for Submittal to the  
City of Oakland Park*

**URBAN LEAGUE OF BROWARD  
OAKLAND PARK, FLORIDA**

*Prepared for:*

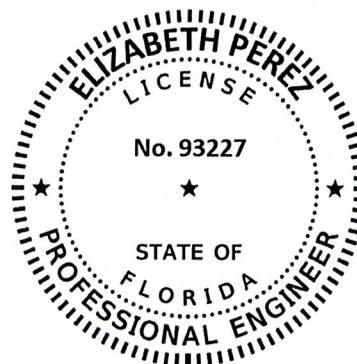
Urban League of Broward County, Inc.

*Prepared by:*

Kimley-Horn and Associates, Inc.

**Kimley»Horn**

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November 2023  
140766002



Elizabeth Perez, P.E.  
Florida Registration Number 93227  
Kimley-Horn and Associates, Inc.  
8201 Peters Road  
Plantation, Florida 33324

This item has been digitally  
signed and sealed by  
Elizabeth Perez, P.E. on  
**November 1, 2023**, using a  
Digital Signature.



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must be verified on any  
electronic copies.



## EXECUTIVE SUMMARY

Urban League of Broward County, Inc. is proposing to redevelop the properties generally located west of NW 21<sup>st</sup> Avenue between NW 26<sup>th</sup> Street and NW 27<sup>th</sup> Street in the City of Oakland Park, Florida. Currently, the site proposed for redevelopment is occupied by a 18,610 square-foot church and early childcare center, and a 64,565 square-foot professional development center. Note that the church and early childcare center uses are proposed to be maintained as part of the redevelopment. The proposed redevelopment consists of 26 townhomes, 443 mid-rise multifamily dwelling units and a 100-student early childcare center. The project is expected to be completed and opened by year 2025.

Access to the proposed redevelopment is provided via three (3) full-access driveways, one (1) along the west side of NW 21<sup>st</sup> Avenue and two (2) along the north side of NW 26<sup>th</sup> Street. Note that access to the existing church and early childcare center is provided via two (2) additional driveways along the north side of NW 26<sup>th</sup> Street.

Trip generation calculations for the proposed development were performed using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition. Note that to provide a conservative analysis, no credit was taken for the existing professional development center, as it is expected to generate nominal traffic during the peak periods. The project is expected to generate 243 net weekday A.M. peak hour vehicular trips and 203 net new weekday P.M. peak hour vehicular trips.

The results of the intersection capacity analysis indicate that the study intersections are expected to operate at level of service (LOS) C or better during all analysis scenarios with the exception of the intersection of W Oakland Park Boulevard and NW 21<sup>st</sup> Avenue which is expected to operate at LOS D under existing, future background, and future total A.M. peak hour conditions, LOS D under existing P.M. peak hour conditions, and LOS E under future background and future total P.M. peak hour conditions. Note that the project assigns net new traffic equivalent to approximately 0.72 percent (0.72%) of the overall traffic capacity at this intersection during the A.M. peak hour and 0.60 percent (0.60%) of the overall traffic capacity at this intersection during the P.M. peak hour. However, with signal timing optimization, the delay under future total conditions is expected to be equal to or less than future background conditions during the A.M. and P.M. peak hours. Therefore, the project impacts are mitigated.



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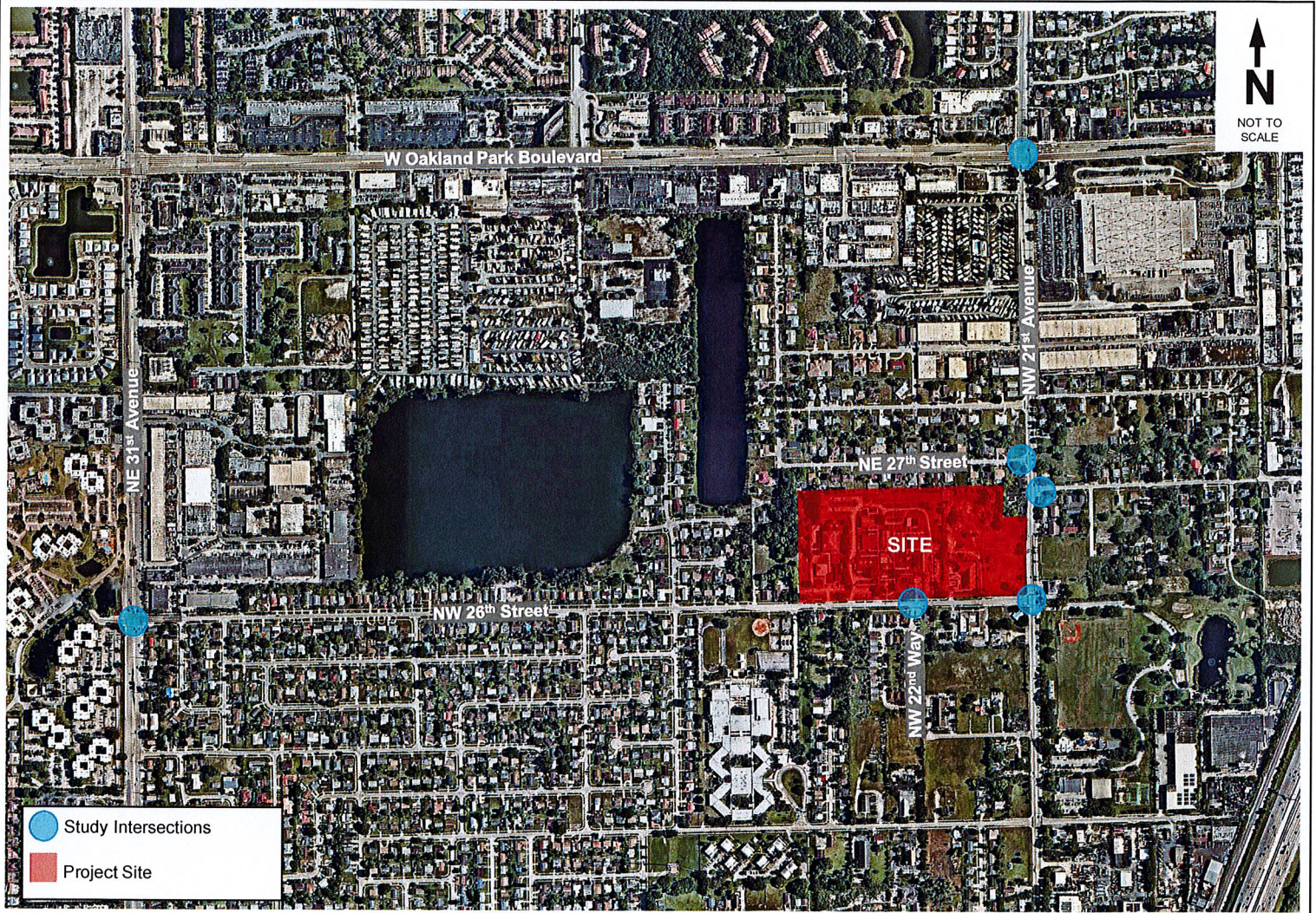
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APPENDIX B:	Methodology Correspondence
APPENDIX C:	Traffic Data
APPENDIX D:	Growth Rate Calculations
APPENDIX E:	Trip Generation
APPENDIX F:	Trip Distribution
APPENDIX G:	Volume Development Worksheets
APPENDIX H:	Intersection Capacity Analysis Worksheets
APPENDIX I:	Turn Lane Analysis Worksheets

## INTRODUCTION

Urban League of Broward County, Inc. is proposing to redevelop the properties generally located west of NW 21<sup>st</sup> Avenue between NW 26<sup>th</sup> Street and NW 27<sup>th</sup> Street in the City of Oakland Park, Florida. Currently, the site proposed for redevelopment is occupied by a 18,610 square-foot church and early childcare center, and a 64,565 square-foot professional development center. Note that the church and early childcare center uses are proposed to be maintained as part of the redevelopment. The proposed redevelopment consists of 26 townhomes, 443 mid-rise multifamily dwelling units and a 100-student early childcare center. The project is expected to be completed and opened by year 2025. A project location map is provided as Figure 1. A conceptual site plan is provided in Appendix A.

Kimley-Horn and Associates, Inc. has completed this traffic impact analysis for submittal to the City of Oakland Park. The purpose of the study is to assess the project's impact on the surrounding roadway network. The study's methodology is consistent with the requirements of the City of Oakland Park. Methodology correspondence detailing the traffic study requirements is included in Appendix B. This report summarizes the data collection, project trip generation, trip assignment and distribution, and intersection capacity analysis, 95<sup>th</sup> percentile queue analysis, and turn lane analyses for the proposed redevelopment.







## EXISTING TRAFFIC

A.M. peak period (7:00 to 9:00 A.M.) and P.M. peak period (4:00 to 6:00 P.M.) turning movement counts were collected on Wednesday, January 11, 2023, at the following intersections:

- W Oakland Park Boulevard and NW 21<sup>st</sup> Avenue
- NW 21<sup>st</sup> Avenue and NW 27<sup>th</sup> Street (W)
- NW 21<sup>st</sup> Avenue and NW 27<sup>th</sup> Street (E)
- NW 21<sup>st</sup> Avenue and NW 26<sup>th</sup> Street
- NW 26<sup>th</sup> Street and NW 22<sup>nd</sup> Way
- NW 26<sup>th</sup> Street and NW 31<sup>st</sup> Avenue



All traffic volumes were collected in 15-minute intervals and the peak hour was determined for each intersection. Turning movement counts also included pedestrian and bicycle data. The appropriate Florida Department of Transportation (FDOT) peak season conversion factor (PSCF) of 1.09 was applied to the traffic data collected.

The turning movement counts, detailed volume adjustment factor calculations, FDOT peak season factor category reports, and signal timing data are included in Appendix C. Figure 2 presents the existing turning movement volumes at the study intersections during the A.M. and P.M. peak hours.



NOT TO SCALE

**Legend**

-  Study Roadway
-  Study Intersection
- XX A.M. Peak Hour Traffic
- (XX) P.M. Peak Hour Traffic

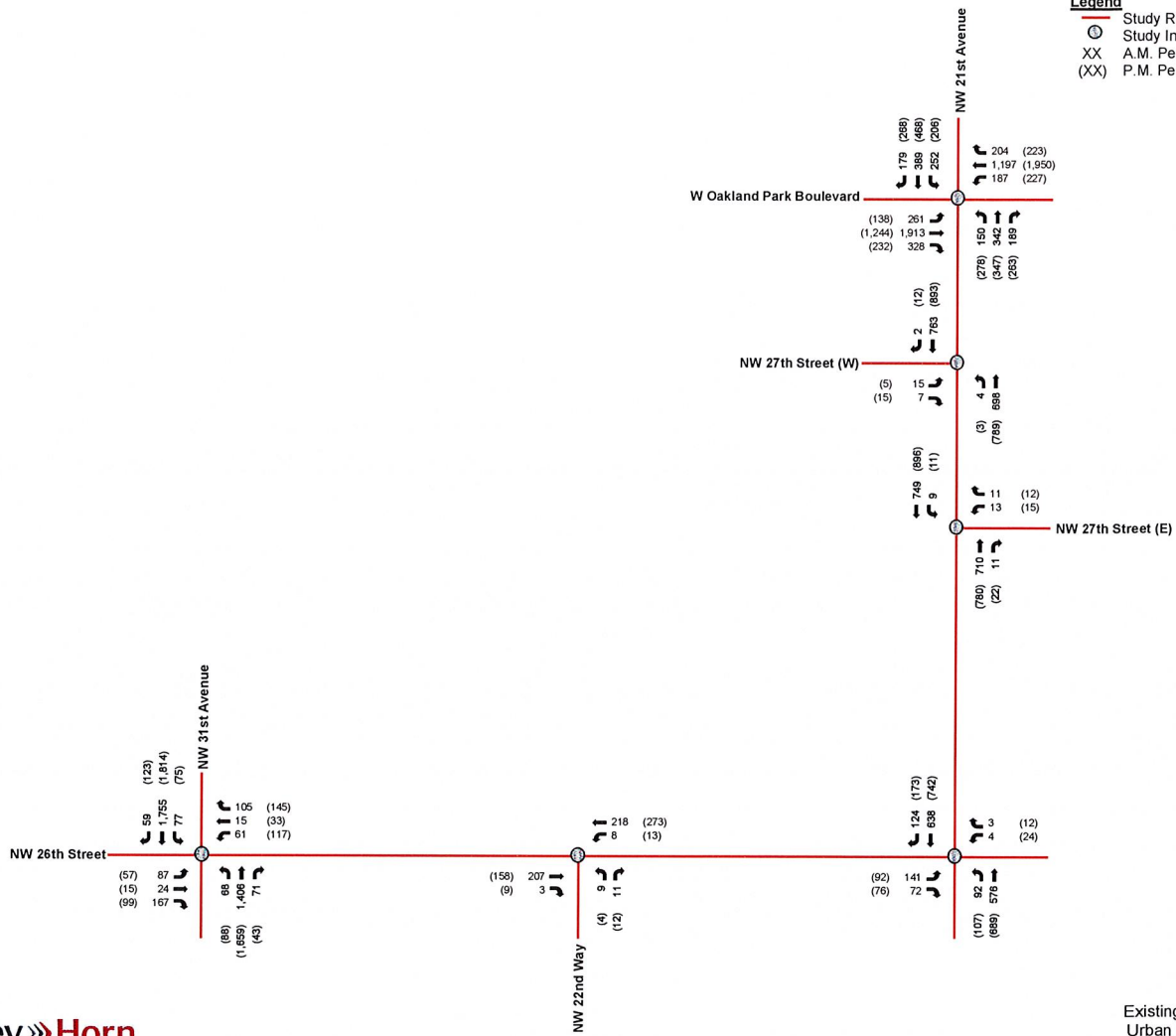


Figure 2  
Existing Peak Hour Traffic  
Urban League of Broward  
Oakland Park, Florida



## FUTURE BACKGROUND TRAFFIC

Future background traffic conditions are defined as expected traffic conditions on the roadway network in the year 2025 without the construction of the proposed redevelopment. Future background traffic volumes used in the analysis are the sum of the existing traffic and additional traffic generated by growth in the study area. Refer to Figure 3 for the future background peak hour traffic volumes.

### BACKGROUND AREA GROWTH

Future traffic growth on the transportation network was determined based upon (a) historical growth trends at nearby FDOT traffic count stations and (b) traffic volume comparisons from the year 2015 and 2045 Florida Standard Urban Transportation Model Structure (FSUTMS) - Southeast Florida Regional Planning Model (SERPM).

FDOT count stations referenced in this analysis include:

- Count Station 860140: SR 816/Oakland Park Boulevard, east of 27<sup>th</sup> Avenue and west of I-95
- Count Station 860204: SR 816/Oakland Park Boulevard, east of NW 31<sup>st</sup> Avenue
- Count Station 867068: NW 31<sup>st</sup> Avenue, south of Oakland Park Boulevard
- Count Station 867628: NW 21/23 Avenue, south of NW 19<sup>th</sup> Street
- Count Station 869405: NW 19<sup>th</sup> Street, east of NW 31<sup>st</sup> Avenue
- Count Station 869584: NW 26<sup>th</sup> Street, west of NW 21<sup>st</sup> Avenue
- Count Station 869585: NW 31<sup>st</sup> Avenue, south of NW 19<sup>th</sup> Street

The historical growth rate analysis, based on FDOT count stations, examined linear, exponential, and decaying exponential growth rates for the most recent five (5) year and ten (10) year periods. The linear growth trend yielded a growth rate of 2.63 percent (2.63%) over the most recent five (5) year period and 2.29 percent (2.29%) over the most recent ten (10) year period. The exponential growth trend yielded a growth rate of 2.57 percent (2.57%) over the most recent five (5) year period and 1.93 percent (1.93%) over the most recent ten (10) year period. The decaying exponential growth trend yielded a growth rate of 2.75 percent (2.75%) over the most recent five (5) year period and 1.85 percent (1.85%) over the most recent ten (10) year period. The calculated

growth rate with the highest  $R^2$  value resulted from the five (5) year decaying exponential growth trend which yielded a growth rate of 2.75 percent (2.75%).



Based on the forecasted volumes obtained from the 2015 and 2045 FSUTMS SERPM, an annual growth rate of 0.73 percent (0.73%) was calculated in the vicinity of the redevelopment.

To provide a conservative analysis, the higher growth rate of 2.75 percent (2.75%) was applied to existing traffic volumes compounded annually to develop future 2025 volumes. The worksheets used to analyze the historical growth trends along with the FSUTMS transportation model outputs are included in Appendix D.



NOT TO SCALE

**Legend**

-  Study Roadway
-  Study Intersection
- XX A.M. Peak Hour Traffic
- (XX) P.M. Peak Hour Traffic

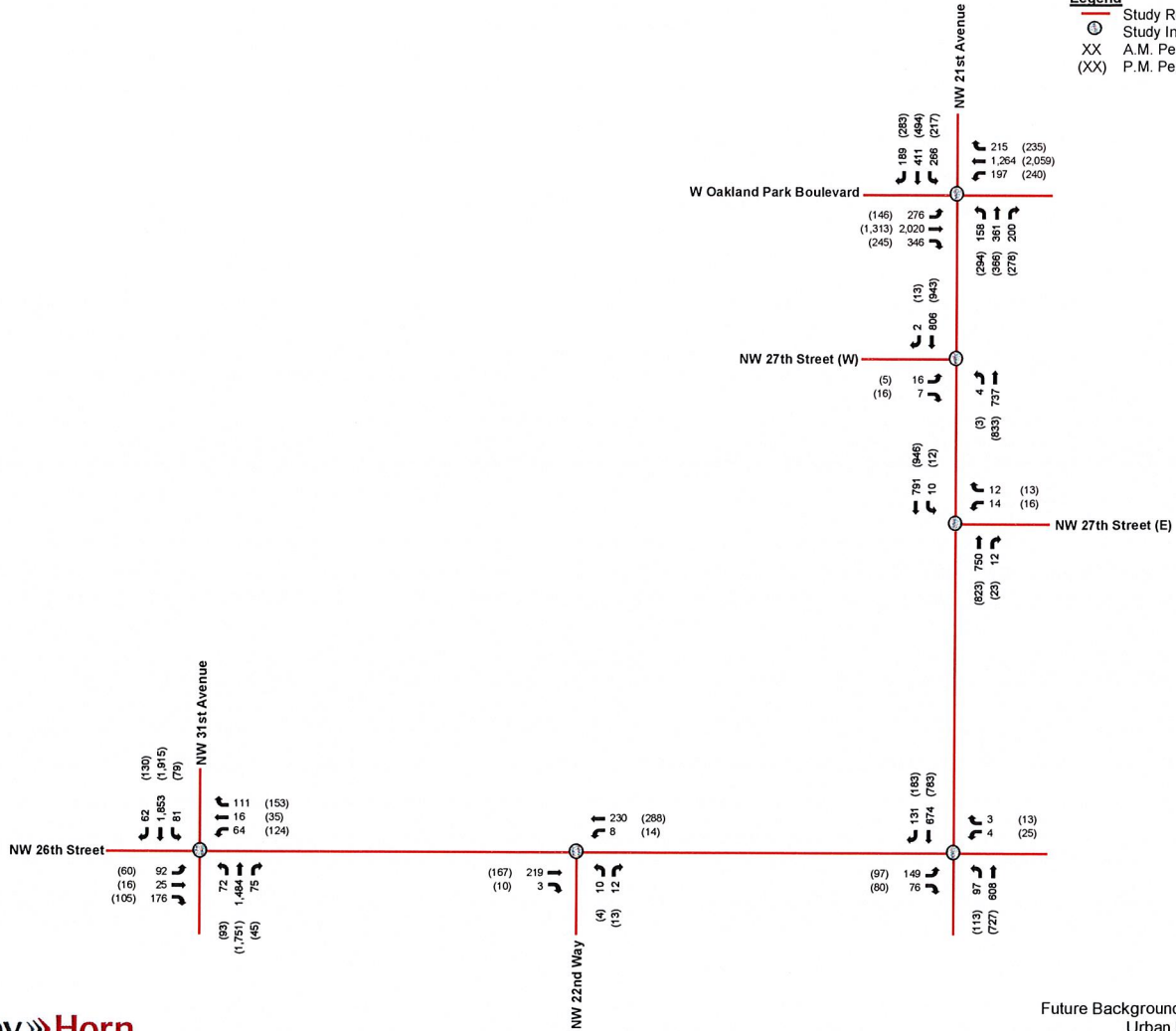


Figure 3  
Future Background Peak Hour Traffic  
Urban League of Broward  
Oakland Park, Florida



## PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the project and the distribution and assignment of that traffic over the study roadway network.

### EXISTING AND PROPOSED LAND USES

Currently, the site proposed for redevelopment is occupied by a 18,610 square-foot church and early childcare center, and a 64,565 square-foot professional development center. Note that the church and early childcare center uses are proposed to be maintained as part of the redevelopment. The proposed redevelopment consists of 26 townhomes, 443 mid-rise multifamily dwelling units and a 100-student early childcare center.

### PROJECT ACCESS

Access to the proposed redevelopment is provided via three (3) full-access driveways, one (1) along the west side of NW 21<sup>st</sup> Avenue and two (2) along the north side of NW 26<sup>th</sup> Street. Note that access to the existing church and early childcare center is provided via two (2) additional driveways along the north side of NW 26<sup>th</sup> Street.

### TRIP GENERATION

Trip generation calculations for the existing and proposed development were performed using Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition. Note that to provide a conservative analysis, no credit was taken for the existing professional development center, as it is expected to generate nominal traffic during the peak periods. The trip generation for the proposed redevelopment was determined using LUC 215 (Single-Family Attached Housing), LUC 221 (Multifamily [Mid-Rise]), and LUC 565 (Day Care Center).

### MULTIMODAL AMENITIES

A multimodal (public transit, bicycle, and pedestrian) factor based on US Census Means of Transportation to Work data was reviewed for the census tract in the vicinity of the redevelopment. The US Census data indicated that there is a 7.4 percent (7.4%) multimodal factor within the vicinity of the redevelopment. It is expected that a portion of residents,

guests, employees, and patrons will choose to walk, bike, or use public transit to and from the proposed redevelopment.

Three (3) Broward County Transit (BCT) routes currently serve the study area during the A.M. and P.M. peak hours.

- **BCT Route 11** operates along NW 21<sup>st</sup> Avenue in the vicinity of the project with approximately 45-minute headways in the eastbound and westbound directions during the A.M. and P.M. peak hour.
- **BCT Route 31** operates along NW 31<sup>st</sup> Avenue in the vicinity of the project with approximately 30-minute headways in the northbound and southbound directions during the A.M. and P.M. peak hour.
- **BCT Route 72** operates along Oakland Park Boulevard in the vicinity of the project with approximately 20-minute headways in the eastbound and westbound directions during the A.M. and P.M. peak hour.

Existing pedestrian and bicycle facilities within the vicinity of the project include sidewalks along the east and west sides of NW 31<sup>st</sup> Avenue and NW 21<sup>st</sup> Avenue and along the north and south sides of NW 26<sup>th</sup> Street and W Oakland Park Boulevard. Crosswalks are present at all four (4) legs of the intersections of NW 26<sup>th</sup> Street and NW 31<sup>st</sup> Avenue, NW 26<sup>th</sup> Street and NW 21<sup>st</sup> Avenue, and W Oakland Park Boulevard and NW 21<sup>st</sup> Avenue. In addition, exclusive bike lanes are located along northbound and southbound NW 31<sup>st</sup> Avenue. Note no additional facilities are proposed as part of the project.

Transportation Control Measures (TCM) strategies are proposed to reduce the impacts of the project traffic on the surrounding roadway network. Typical measures promote bicycling and walking, encourage car/vanpooling, and offer alternatives to the typical workday hours. The applicant will commit to providing the following incentives including:

- Provide secure bicycle parking (bicycle racks and/or lockers).
- Provide transit information within the site including route schedules and maps

- Providing on-site car sharing for residents
- Wide hallways that can accommodate bikes (the hallways five (5) to eight (8) feet wide)
- Elevators that can accommodate bikes (freight elevators)

#### PASS-BY CAPTURE

Pass-by capture trip rates were determined based on average rates provided in the ITE's *Trip Generation Manual*, 11<sup>th</sup> Edition. The pass-by capture rate for the early childcare center is 44.0 percent (44.0%) during the P.M. peak hour.

Table 1 summarizes the project's expected trip generation for the A.M. and P.M. peak hours. As shown in Table 1, the project is expected to generate 243 weekday A.M. peak hour vehicular trips and 203 weekday P.M. peak hour trips. Detailed trip generation information is included in Appendix E.

Table 1: Trip Generation				
A.M. Peak Hour (P.M. Peak Hour)				
Land Use (ITE Code)	Scale	Entering Trips	Exiting Trips	Net New External Trips
Proposed Development				
Single Family Attached Housing (215)	26 dwelling units	2 (6)	5 (5)	7 (11)
Multifamily Housing (Mid-Rise) (221)	443 dwelling units	39 (97)	129 (59)	168 (156)
Day Care Center (565)	100 students	35 (16)	33 (20)	68 (36)
Subtotal		76 (119)	167 (84)	243 (203)

#### TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution was determined based on existing turning movements counts and a select zone analysis for the appropriate Traffic Analysis Zone (TAZ) in the Southeast Florida Regional Planning Model (SERPM). Figures 4 and 5 show the project trip distribution and the project trip assignment at the project driveways and adjacent intersections for the A.M. and P.M. peak hours. Figure 6 presents the P.M. peak hour pass-by trip distribution and Figure 7 presents the P.M. peak hour pass-by trip assignment. Detailed distribution calculations are contained in Appendix F.





NOT TO SCALE

**Legend**

- Study Roadway
- Study Intersection
- XX% Entering Trip Distribution
- (XX%) Exiting Trip Distribution

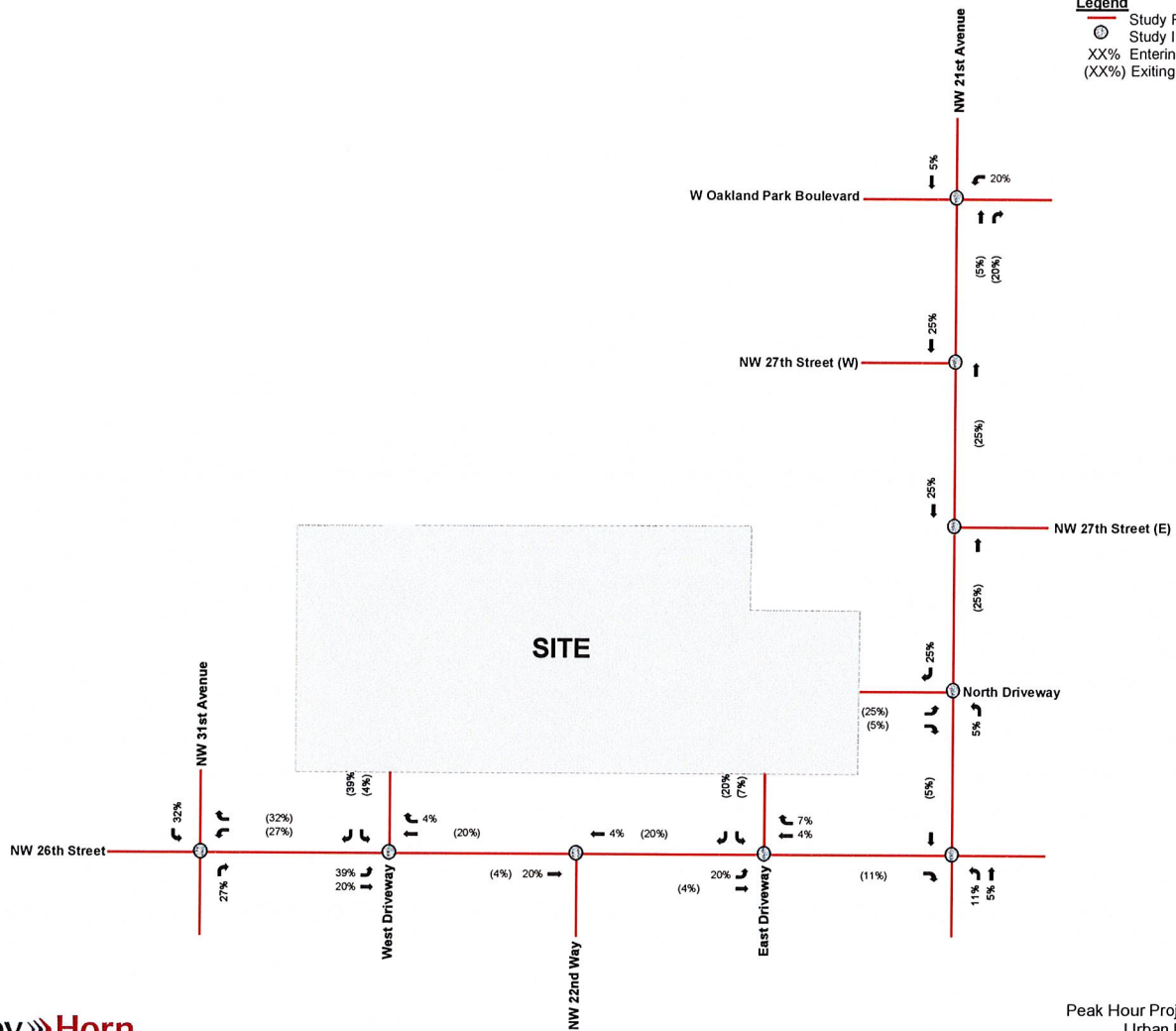


Figure 4  
Peak Hour Project Trip Distribution  
Urban League of Broward  
Oakland Park, Florida

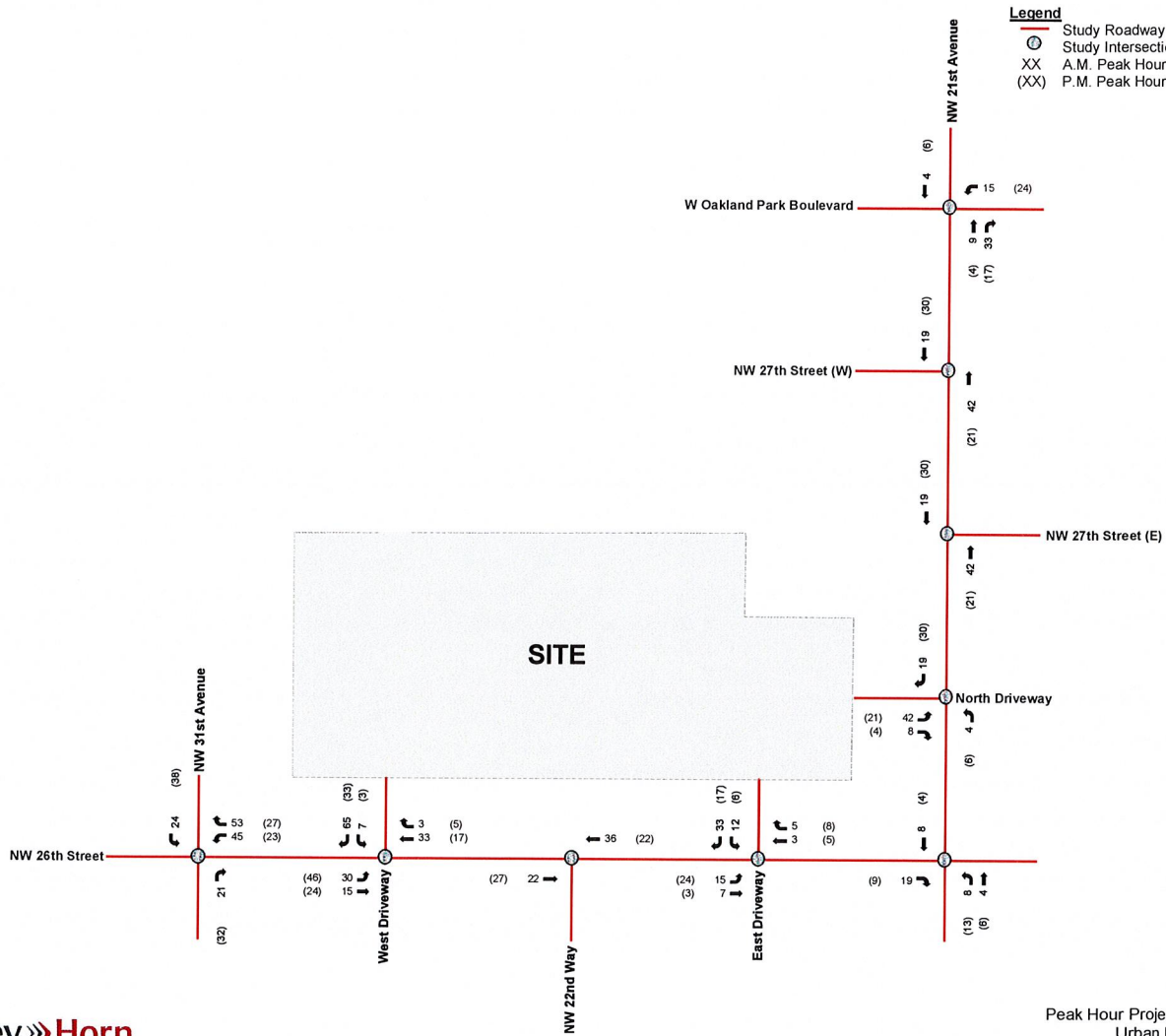


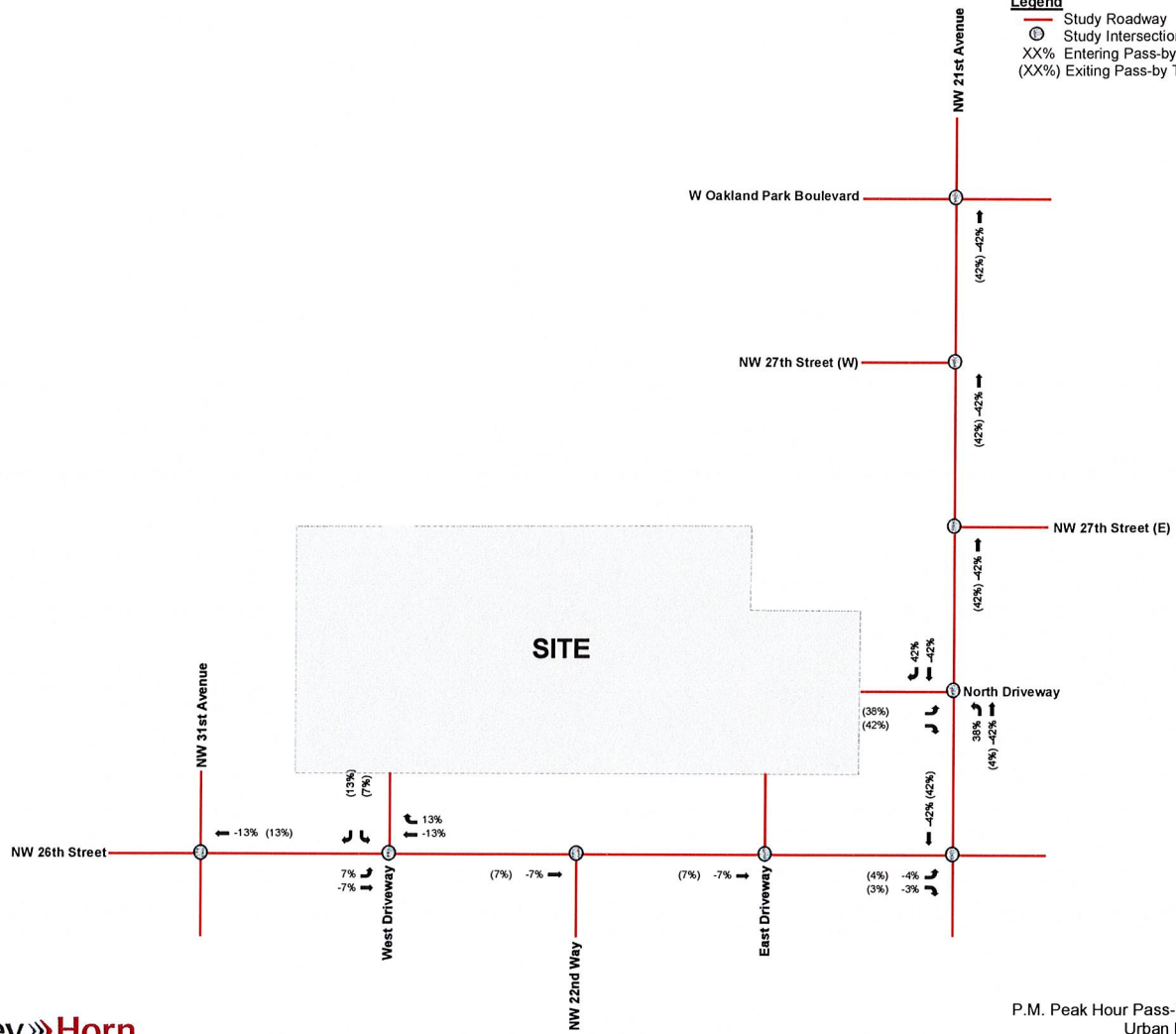
Figure 5  
Peak Hour Project Trip Assignment  
Urban League of Broward  
Oakland Park, Florida



NOT TO SCALE

**Legend**

- Study Roadway
- Study Intersection
- XX% Entering Pass-by Trip Distribution
- (XX%) Exiting Pass-by Trip Distribution



Kimley»Horn

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Figure 6  
P.M. Peak Hour Pass-by Trip Distribution  
Urban League of Broward  
Oakland Park, Florida





NOT TO SCALE

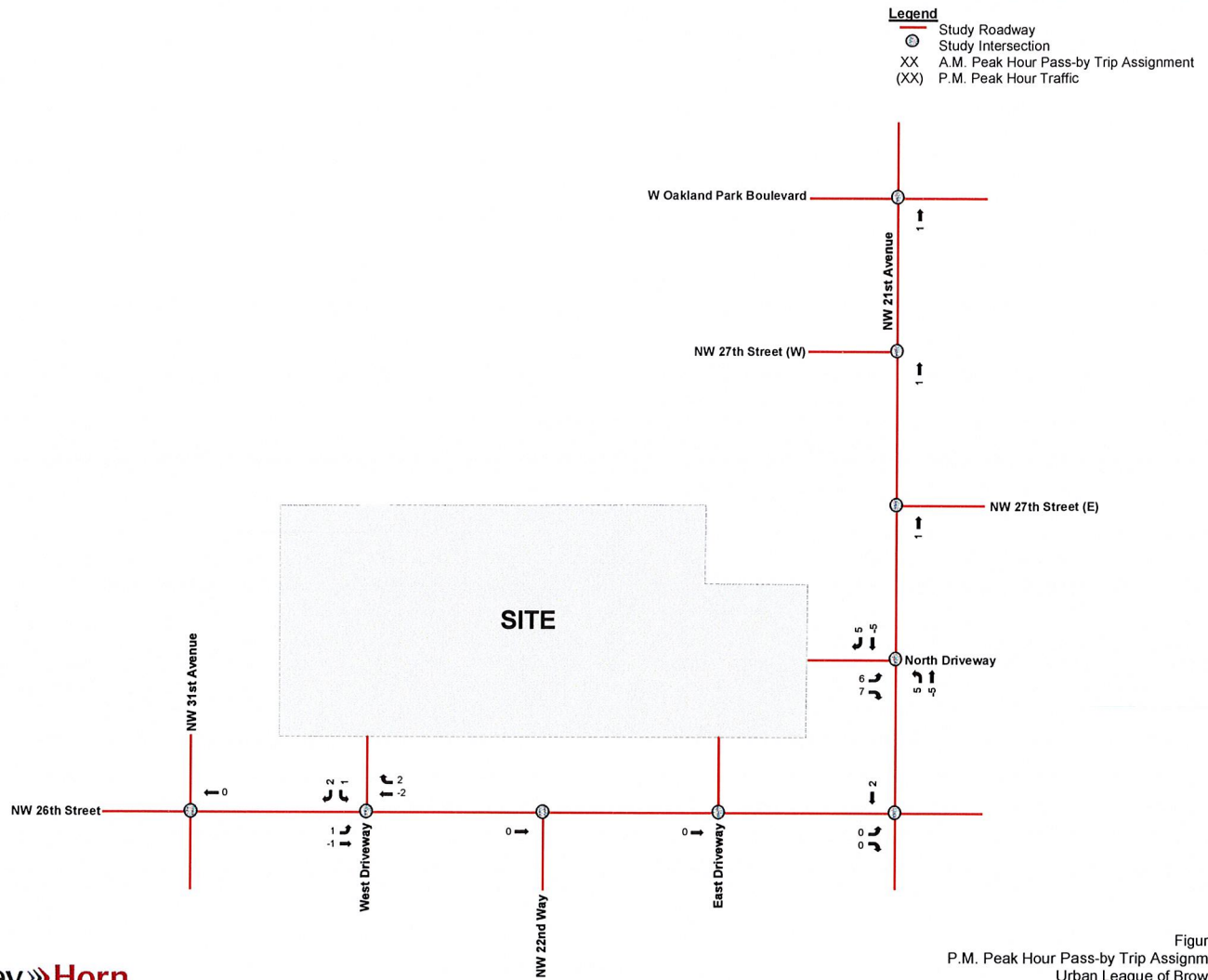


Figure 7  
P.M. Peak Hour Pass-by Trip Assignment  
Urban League of Broward  
Oakland Park, Florida

## FUTURE TOTAL TRAFFIC

Future total traffic conditions are defined as the expected traffic conditions in the year 2025 after the opening of the project. Total traffic volumes considered in the analysis for this project are the sum of the background traffic volumes and expected project traffic volumes. Refer to Figure 6 for the 2025 future total peak hour traffic volumes. Volume development worksheets for the study intersections are included in Appendix G.



Figure 8  
Future Total Peak Hour Traffic  
Urban League of Broward  
Oakland Park, Florida



## INTERSECTION CAPACITY ANALYSIS

The study area intersection operating conditions were analyzed for three (3) scenarios (existing conditions, future background conditions, and future total conditions) during the A.M. and P.M. peak hours using Trafficware's *SYNCHRO 11.0* software, which applies methodologies outlined in the Transportation Research Board's (TRB's) *Highway Capacity Manual* (HCM), 6<sup>th</sup> Edition. Synchro worksheets for the study intersections are included in Appendix H. A summary of the intersection analyses is presented in Table 2 and Table 3.

As Tables 2 and 3 indicate, all study intersections are expected to operate at level of service (LOS) C or better during all analysis scenarios with the exception of the intersection of W Oakland Park Boulevard and NW 21<sup>st</sup> Avenue which is expected to operate at LOS D under existing, future background, and future total A.M. peak hour conditions, LOS D under existing P.M. peak hour conditions, and LOS E under future background and future total P.M. peak hour conditions. Note that the project assigns net new traffic equivalent to approximately 0.72 percent (0.72%) of the overall traffic capacity at this intersection during the A.M. peak hour and 0.60 percent (0.60%) of the overall traffic capacity at this intersection during the P.M. peak hour. However, with signal timing optimization, the delay under future total conditions is expected to be equal to or less than future background conditions during the A.M. and P.M. peak hours. Therefore, the project impacts are mitigated.

Table 2: A.M. Peak Hour Intersection Capacity Analysis						
Intersection	Traffic Control	Overall LOS/Delay	Approach LOS			
			EB	WB	NB	SB
Existing Conditions (Future Background Conditions) [Future Total Conditions]						
W Oakland Park Boulevard and NW 21 <sup>st</sup> Avenue	Signalized	D/47.7 sec (D/51.2 sec) [D/51.2 sec] <sup>(4)</sup>	C (D) [D]	D (D) [D]	F (F) [F]	E (E) [E]
NW 21 <sup>st</sup> Avenue and NW 27 <sup>th</sup> Street (W)	One-Way Stop Control	(1)	B (B) [B]	(3)	(2) (2) [2]	(2) (2) [2]
NW 21 <sup>st</sup> Avenue and NW 27 <sup>th</sup> Street (E)	One-Way Stop Control	(1)	(3)	B (B) [B]	(2) (2) [2]	(2) (2) [2]
NW 21 <sup>st</sup> Avenue and NW 26 <sup>th</sup> Street	Signalized	A/8.2 sec (A/8.6 sec) [A/8.5 sec]	E (F) [F]	E (E) [E]	A (A) [A]	A (A) [A]
NW 26 <sup>th</sup> Street and NW 22 <sup>nd</sup> Way	One-Way Stop Control	(1)	(2) (2) [2]	(2) (2) [2]	A (A) [A]	(3)
NW 26 <sup>th</sup> Street and NW 31 <sup>st</sup> Avenue	Signalized	B/18.1 sec (B/18.9 sec) [C/32.5 sec]	E (E) [E]	E (E) [F]	B (B) [B]	B (B) [B]
NW 21 <sup>st</sup> Avenue and North Driveway	One-Way Stop Control	(3) (3) [1]	(3) (3) [B]	(3)	(3) (3) [2]	(3) (3) [2]
NW 26 <sup>th</sup> Street and East Driveway	One-Way Stop Control	(3) (3) [1]	(3) (3) [2]	(3) (3) [2]	(3)	(3) (3) [A]
NW 26 <sup>th</sup> Street and West Driveway	One-Way Stop Control	(3) (3) [1]	(3) (3) [2]	(3) (3) [2]	(3)	(3) (3) [A]

Notes: <sup>(1)</sup> Overall intersection LOS is not defined, as intersection operates under stop-control conditions.

<sup>(2)</sup> Approach operates under free-flow conditions. LOS is not defined.

<sup>(3)</sup> Approach does not exist.

<sup>(4)</sup> Signal timings optimized.

Table 3: P.M. Peak Hour Intersection Capacity Analysis						
Intersection	Traffic Control	Overall LOS/Delay	Approach LOS			
			EB	WB	NB	SB
Existing Conditions (Future Background Conditions) [Future Total Conditions]						
W Oakland Park Boulevard and NW 21 <sup>st</sup> Avenue	Signalized	D/53.4 sec (E/59.0 sec) [D/55.0 sec] <sup>(4)</sup>	C (C) [C]	D (D) [D]	F (F) [F]	E (F) [F]
NW 21 <sup>st</sup> Avenue and NW 27 <sup>th</sup> Street (W)	One-Way Stop Control	(1)	B (B) [B]	(3)	(2) (2) [2]	(2) (2) [2]
NW 21 <sup>st</sup> Avenue and NW 27 <sup>th</sup> Street (E)	One-Way Stop Control	(1)	(3)	B (B) [B]	(2) (2) [2]	(2) (2) [2]
NW 21 <sup>st</sup> Avenue and NW 26 <sup>th</sup> Street	Signalized	A/7.7 sec (A/8.0 sec) [A/9.1 sec]	A (A) [A]	E (E) [E]	B (B) [B]	A (A) [A]
NW 26 <sup>th</sup> Street and NW 22 <sup>nd</sup> Way	One-Way Stop Control	(1)	(2) (2) [2]	(2) (2) [2]	A (A) [A]	(3)
NW 26 <sup>th</sup> Street and NW 31 <sup>st</sup> Avenue	Signalized	C/21.0 sec (C/23.5 sec) [D/40.3 sec]	E (E) [E]	F (F) [F]	B (B) [B]	B (B) [B]
NW 21 <sup>st</sup> Avenue and North Driveway	One-Way Stop Control	(3) (3) [1]	(3) (3) [C]	(3)	(3) (3) [2]	(3) (3) [2]
NW 26 <sup>th</sup> Street and East Driveway	One-Way Stop Control	(3) (3) [1]	(3) (3) [2]	(3) (3) [2]	(3)	(3) (3) [A]
NW 26 <sup>th</sup> Street and West Driveway	One-Way Stop Control	(3) (3) [1]	(3) (3) [2]	(3) (3) [2]	(3)	(3) (3) [A]

Notes: <sup>(1)</sup> Overall intersection LOS is not defined, as intersection operates under stop-control conditions.  
<sup>(2)</sup> Approach operates under free-flow conditions. LOS is not defined.  
<sup>(3)</sup> Approach does not exist.  
<sup>(4)</sup> Signal timings optimized.



## 95<sup>TH</sup> PERCENTILE QUEUE LENGTH ANALYSIS

A 95<sup>th</sup> percentile queue length analysis was performed to determine if sufficient vehicle storage is provided to accommodate the expected future total vehicle queue lengths of turn lanes at all signalized intersections. The 95<sup>th</sup> percentile queue lengths were calculated utilizing Trafficware's *Synchro 11* software based upon Highway Capacity Manual (HCM) methodologies.

The results of the queue length analysis are summarized in Tables 4 and 5. Synchro worksheets for the study intersection are included in Appendix H. The results of the analysis indicate that the vehicle queue lengths at turn lanes of signalized intersections are not expected to extend past the available storage length exception the following five (5) turn lanes; (1) the eastbound right-turn lane at the intersection of W Oakland Park Boulevard and NW 21<sup>st</sup> Avenue, (2) the westbound left-turn lane at the intersection of NW 31<sup>st</sup> Avenue and NW 26<sup>th</sup> Street, (3) the northbound left-turn lane at the intersection of W Oakland Park Boulevard and NW 21<sup>st</sup> Avenue, (4) the southbound right-turn lane at the intersection of W Oakland Park Boulevard and NW 21<sup>st</sup> Avenue, and (5) the southbound left-turn lane at the intersection of NW 31<sup>st</sup> Avenue and NW 26<sup>th</sup> Street. Note that the project is assigning traffic to only two (2) of the five (5) turn lanes as described below:

- The westbound left-turn lane queues at the intersection of NW 31<sup>st</sup> Avenue and NW 26<sup>th</sup> Street are expected to exceed turn lane capacity under future total conditions during the A.M. peak hour and under existing, future background, and future total conditions during the P.M. peak hour. Note extension of the exclusive left-turn lane is feasible but would require removal of green area and landscaping along NW 26<sup>th</sup> Street.
- The southbound left-turn lane queues at the intersection of NW 31<sup>st</sup> Avenue and NW 26<sup>th</sup> Street are expected to exceed turn lane capacity under future total conditions during the P.M. peak hour. Note the extension of the exclusive left-turn lane is not feasible due to geometric and right-of-way constraints.

Table 4: A.M. Peak Hour Queuing Analysis				
Existing Conditions (Future Background) [Future Total]				
Intersection	Movement	95 <sup>th</sup> Percentile Queue (ft) <sup>(1)</sup>	Existing Turn Lane Storage (ft)	Queue Length Sufficient?
W Oakland Park Boulevard and NW 21 <sup>st</sup> Avenue	Northbound Left-Turn	138 (144) [142]	300	Yes (Yes) [Yes]
	Northbound Right-Turn	140 (157) [81]	750	Yes (Yes) [Yes]
	Westbound Left-Turn	213 (228) [182]	350	Yes (Yes) [Yes]
	Southbound Left-Turn	214 (226) [220]	270	Yes (Yes) [Yes]
	Southbound Right-Turn	99 (114) [110]	160	Yes (Yes) [Yes]
	Eastbound Left-Turn	218 (229) [229]	290	Yes (Yes) [Yes]
	Eastbound Right-Turn	226 (249) [346]	200	No (No) [No]
NW 21 <sup>st</sup> Avenue and NW 26 <sup>th</sup> Street	Northbound Left-Turn	49 (53) [56]	300	Yes (Yes) [Yes]
	Southbound Right-Turn	39 (44) [44]	260	Yes (Yes) [Yes]
	Eastbound Left-Turn	221 (232) [232]	600	Yes (Yes) [Yes]
	Eastbound Right-Turn	23 (27) [52]	165	Yes (Yes) [Yes]
NW 31 <sup>st</sup> Avenue and NW 26 <sup>th</sup> Street	Northbound Left-Turn	140 (145) [145]	200	Yes (Yes) [Yes]
	Westbound Left-Turn	115 (120) [192]	120	Yes (Yes) [No]
	Southbound Left-Turn	153 (160) [197]	200	Yes (Yes) [Yes]
	Southbound Right-Turn	22 (25) [25]	150	Yes (Yes) [Yes]



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# EXHIBIT “N”





November 15, 2023

**VIA ELECTRONIC MAIL**  
**bmccoy@broward.org**

Barney McCoy, Assistant General Manager  
Service and Capital Planning  
Broward County Transit Division  
1 N. University Drive, Suite 3100A  
Plantation, FL 33324

**RE: Service Confirmation Letter**  
**Future Land Use Plan Map Amendment**  
**Urban League of Broward County**  
**Village @ Oakland Park**

Dear Mr. McCoy:

On behalf of the Urban League of Broward County, Inc. ("ULBC"), I am processing a Land Use Plan Map Amendment for the property shown on the attached location aerial, identified by folio numbers 4942 29 00 0182, 4942 29 00 0181, 4942 29 00 0170, 4942 29 00 0150, 4942 29 41 0010, to change the land use plan designations from Low Density Residential (L5) (5.6 ac) and Community Facility (14.1ac) on the City of Oakland Park Land Use Map to Medium-High (25) Residential on the Broward County Land Use Map. The proposed use of the 19.43-acre site is for redevelopment of a mixed-use residential community, including 355 Mid-Rise units and 114 Townhouse units, for a total unit count of 469 residential units. As part of the land use plan amendment process, we are required to obtain confirmation from your division which states that transit service can be provided to the subject site.

Please provide me with written verification that the Broward County Transit Division can provide service to the proposed Village @ Oakland Park. Please contact me at 772-486-1977 or [cmillar@atwell-group.com](mailto:cmillar@atwell-group.com) if questions. Thank you.

Sincerely,

ATWELL



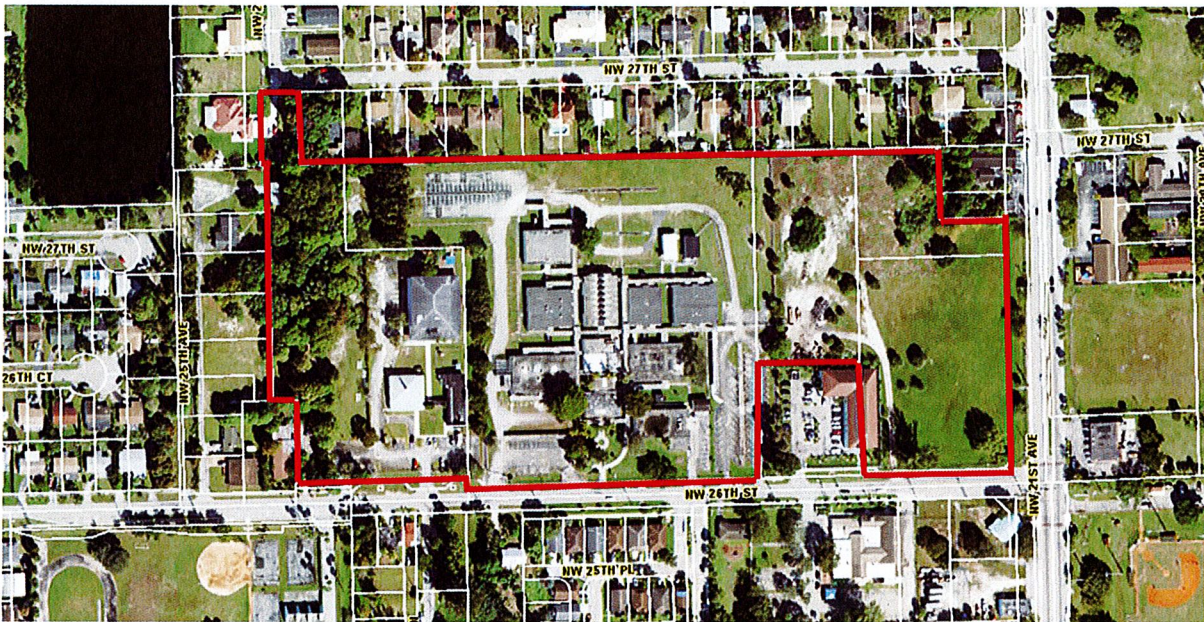
Charles Millar  
Senior Project Manager



## Location Aerial



Urban League of  
Broward County





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# EXHIBIT “O”



The School Board of Broward County, Florida  
**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)**

**SITE PLAN**  
**SBBC-3569-2023**  
**County No: TBD**  
**Folio #: 494229000182, 494229000181**  
**Village at Oakland Park**  
**November 13, 2023**

**SCAD Expiration Date: May 25, 2024**

Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
[www.browardschools.com](http://www.browardschools.com)

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
SITE PLAN**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT IMPACT
<b>Date:</b> November 13, 2023      Folio # 494229000182,	<b>Single-Family:</b>	Church, life enrichment center, child care, resident/community gathering place.	<b>Elementary:</b> 18
<b>Name:</b> Village at Oakland Park	<b>Townhouse:</b> 114		<b>Middle:</b> 8
<b>SBBC Project Number:</b> SBBC-3569-2023	<b>Garden Apartments:</b>		
<b>County Project Number:</b> TBD	<b>Mid-Rise:</b> 355		<b>High:</b> 20
<b>Municipality Project Number:</b> CD 22-29 P/RZ/PUD/LUPA	<b>High-Rise:</b>		
<b>Owner/Developer:</b> Urban League of Broward County	<b>Mobile Home:</b>		<b>Total:</b> 46
<b>Jurisdiction:</b> Oakland Park	<b>Total:</b> 469		

**Comments**

District staff reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this plat application that preliminarily vests the project for public school concurrency for 114 (88 two-bedroom or less and 26 three-bedroom) townhouse units and 355 (138 one-bedroom or less and 217 two-bedroom or more) mid-rise units, which were anticipated to generate 46 (18 elementary, 8 middle, and 20 high school) students into Broward County Public Schools.

The school Concurrency Service Areas (CSA) serving the project site in the 2022/23 school year included Rock Island Elementary, William Dandy Middle, and Boyd H. Anderson High Schools. The same schools are serving the site in the 2023/24 school year. The project was determined to meet public school concurrency requirements because adequate school capacity was projected to be available to support the project.

This preliminary determination for 114 (88 two-bedroom or less and 26 three-bedroom) townhouse units and 355 (138 one-bedroom or less and 217 two-bedroom or more) mid-rise units, was due to expire on November 27, 2023. However, the applicant requested an extension of this preliminary SCAD prior to its expiration date. As such, the preliminary determination shall be valid for a one-time extension of an additional 180 days from the original expiration date (November 27, 2023) and shall expire on May 25, 2024. Please be advised that the expiration of the SCAD will require the submission of a new application and fee for a new public school concurrency determination. This preliminary school concurrency determination shall be deemed void unless prior to May 25, 2024, notification of final approval to the District has been provided. Upon the District's receipt of sufficient evidence of final approval, which shall minimally specify the number, type, and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code.

SBBC-3569-2023 Meets Public School Concurrency Requirements ☒ Yes ☐ No

11/13/2023

Date

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title





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# EXHIBIT “P”

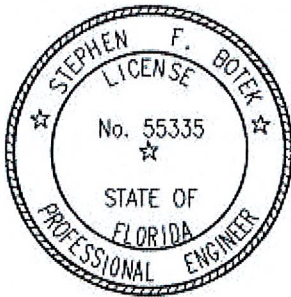
**VILLAGE @ OAKLAND PARK**  
OAKLAND PARK, FLORIDA

**PRELIMINARY STORM DRAINAGE CALCULATIONS**

Prepared  
For  
URBAN LEAGUE OF BROWARD COUNTY

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY  
STEPHEN F. BOTEK, P.E. ON THE DATE ADJACENT TO THE SEAL.

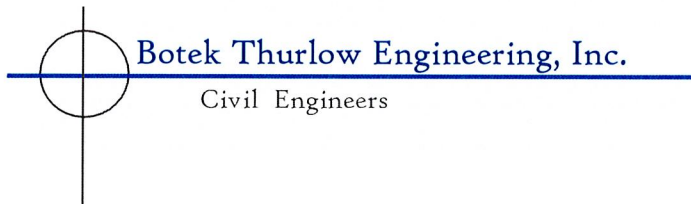
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September 7, 2023

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Botek

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signed by  
Stephen  
Botek  
Date:  
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## **INTRODUCTION**

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)***

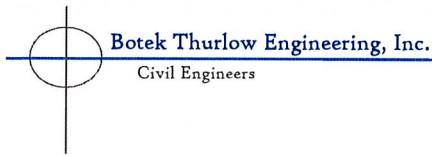
10 year 1 day – Peak Stage – 6.17' NAVD

25 year 3 day – Peak Stage – 7.38' NAVD

100 year 3 day – Peak Stage – 7.78' NAVD  
(100 Year berm)



## **WEST BASIN CALCULATIONS**



### BTE Storm Drainage Quick Checklist

Project Name Village at Oakland Park West  
 Project Number 20-0403  
 Date Updated 25-Jul-23

Drainage District(s)	Broward County
Water Provider	City of Oakland park
Sewer Provider	City of Oakland park
Perc Rate	X
Wellfield Zone	No

Current FEMA Flood Zone	7
Preliminary FEMA Flood Zone	7
Map Number	12011C0366H

Wet Season Water Table Elevation	2.5	NAVD
Future 100 Year Elevation	8.5	NAVD
Current 100 Year Elevation	7.5	NAVD
5 Yr 1 Hour/1 Day Rainfall	3.2/6	in
25 Year 3 Day Rainfall	15.0	in
100 Year 3 Day Rainfall	18.0	in

Section	29
Township	49
Range	42

Area Table	POST (Proposed)		PRE (Existing)	
Site Area	13.810	Ac	13.812	Ac
Building Area	2.970	Ac	1.724	Ac
Pervious Area	3.960	Ac	8.029	Ac
Impervious Area	6.880	Ac	4.059	Ac

Soil Storage Table	POST (Proposed)		PRE (Existing)	
Average Site Grade	5.70	NAVD	5.03	NAVD
Control Elevation	2.5	NAVD	2.5	NAVD
Average depth to Water Table	3.20	ft	2.53	ft
Soil Type	Flatwood		Flatwood	
Soil Storage Under Pervious Area	4.59	in	2.84	in
Available Soil Storage (S)	1.32	in	1.65	in
SCS Curve Number, CN	88.37	CN	85.83	CN

Cascade Stage Storage Table			
Stage (NAVD)	Trench (Ac-ft)	Site (Ac-ft)	Total Storage (Ac-ft)
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00

	Cumulative Water Storage (in)	Compacted Water Storage (in)	DWT
Coastal	0.6	0.45	1
	2.5	1.88	2
	6.6	4.95	3
	10.9	8.18	4
Flatwood	0.5	0.38	1
	2	1.50	2
	5.4	4.05	3
	9	6.75	4

## Botek Thurlow Engineering

Civil Engineers

### Exfiltration Trench Design

**Project Name** Village at Oakland Park West  
**Project Number** 20-0403  
**Date Updated** 6-Sep-23

#### 1) Itemized Proposed Site Areas

Site = 13.81 Acre  
Bldg = 2.97 Acre  
Green = 3.96 Acre  
Paved = 6.88 Acre

#### 2) Proposed Trench Properties

Trench Width (W) = 7.00 ft  
Trench Height = 3.50 ft  
Bottom of Trench = 1.00 NAVD  
Water Table = 2.50 NAVD  
Top of Trench = 4.50 NAVD  
Hydraulic Conductivity (K) = 4.88E-04 CFS/ft<sup>2</sup>-ft of head

#### 3) Volume Treated

##### a) First one inch of runoff

Total Site Area = 13.81-Acre  
V = 1.15-Ac-ft

##### b) 2.5 x Impervious

% Impervious = 63.5%  
V = 2.5 x %Imp x Tot-Area = 1.83-Ac-ft

**Design Volume = 1.83-Ac-ft via 2.5 x Impervious**  
**or 21.91-Ac-inches**

#### 4) Input Values

H<sub>2</sub> = 2.00-ft  
D<sub>s</sub> = 1.50-ft  
D<sub>u</sub> = 2.00-ft  
W = 7.00-ft  
K = 4.88E-04\*  
V = 21.91-Ac-inches

#### 5) Min. Length of Trench Required

**L<sub>(min)</sub> = 1606 Feet**

#### 6) Max Trench Storage Credit

V (max credit) = 3.68-Ac-ft  
or 44.19-Ac-inches

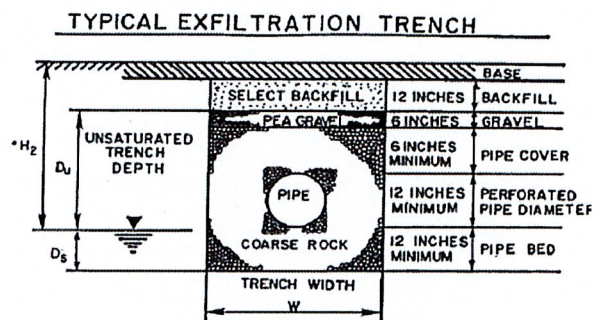
**L<sub>(max credit)</sub> = 3238 Feet**

#### 7) Site Design Trench Provided

**L<sub>(Provided)</sub> = 1606 Feet**

#### CHECKS

Du > Ds : OK  
Width < 2 x Height : OK



$$L = \frac{V}{K(H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (0.39 \times 10^{-4})WD_u}$$

L = LENGTH OF TRENCH REQUIRED (FEET)  
V = VOLUME TREATED (ACRE-INCHES)  
W = TRENCH WIDTH (FEET)  
K = HYDRAULIC CONDUCTIVITY (CFS/FT<sup>2</sup>-FT.HEAD)  
\* H<sub>2</sub> = DEPTH TO WATER TABLE (FEET)  
D<sub>u</sub> = NON-SATURATED TRENCH DEPTH (FEET)  
D<sub>s</sub> = SATURATED TRENCH DEPTH (FEET)

\* The value of H<sub>2</sub> to be used in the equation is the effective head on the saturated surface. A weir must be installed at the downstream end of the trench, to create true retention and to establish H<sub>2</sub>. To achieve the design retention and exfiltration, the crest of the weir must be no lower than the top of the trench pipe.

Figure F-4



Project Name: Urban League Broward County Village Pre West

Reviewer: TLJ

Project Number: 20-0403

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

## Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 15 inches

Area: 13.81 acres

Ground Storage: 1.99 inches

Time of Concentration: 0.25 hours

Initial Stage: 2.5 ft NGVD

Elevations shown in this report reference  
NAVD not NGVD as labeled

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.00
2.50	0.00
3.00	0.00
4.00	0.00
5.00	0.00
6.00	1.70
7.00	10.63
8.00	22.45

## STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

## BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	7.35	72.00	2.00	0.20

## BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	14.74	0.00	0.00	0.00	14.74	0.00

Project Name: Urban League Broward County Village Pre West

Reviewer: TLJ

Project Number: 20-0403

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

## Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 18 inches

Area: 13.81 acres

Ground Storage: 1.99 inches

Time of Concentration: 0.25 hours

Initial Stage: 2.5 ft NGVD

Elevations shown in this report reference  
NAVD not NGVD as labeled

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.00
2.50	0.00
3.00	0.00
4.00	0.00
5.00	0.00
6.00	1.70
7.00	10.63
8.00	22.45

## STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

## BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	7.64	72.00	2.00	0.20

## BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	18.15	0.00	0.00	0.00	18.15	0.00

Project Name: Urban League Broward County Village POSTWEST

Reviewer: sfb

Project Number: 20-0403

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

## Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 15 inches

Area: 13.81 acres

Ground Storage: 1.32 inches

Time of Concentration: 0.25 hours

Initial Stage: 2.5 ft NGVD

Elevations shown in this report reference  
NAVD not NGVD as labeled

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.00
2.50	0.00
3.00	0.00
4.00	1.99
4.50	2.19
5.00	5.53
6.00	6.57
7.00	11.59
8.00	21.59

## STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

## BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	7.39	72.00	2.00	0.20

## BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	15.52	0.00	0.00	0.00	15.52	0.00



Project Name: Urban League Broward County Village POSTWEST

Reviewer: sfb

Project Number: 20-0403

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

## Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 18 inches

Area: 13.81 acres

Ground Storage: 1.32 inches

Time of Concentration: 0.25 hours

Initial Stage: 2.5 ft NGVD

Elevations shown in this report reference  
NAVD not NGVD as labeled

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.00
2.50	0.00
3.00	0.00
4.00	1.99
4.50	2.19
5.00	5.53
6.00	6.57
7.00	11.59
8.00	21.59

## STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

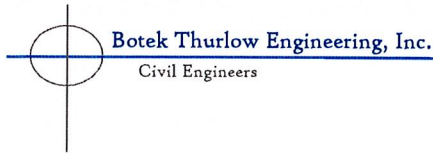
## BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	7.74	72.00	2.00	0.20

## BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	18.94	0.00	0.00	0.00	18.94	0.00

## **EAST BASIN CALCULATIONS**



### BTE Storm Drainage Quick Checklist

Project Name Village at Oakland Park East  
 Project Number 20-0403  
 Date Updated 25-Jul-23

Drainage District(s)	Broward County
Water Provider	City of Oakland park
Sewer Provider	City of Oakland park
Perc Rate	X
Wellfield Zone	No

Current FEMA Flood Zone	7
Preliminary FEMA Flood Zone	7
Map Number	12011C0366H

Wet Season Water Table Elevation	2.5	NAVD
Future 100 Year Elevation	8.5	NAVD
Current 100 Year Elevation	7.5	NAVD
5 Yr 1 Hour/1 Day Rainfall	3.2/6	in
25 Year 3 Day Rainfall	15.0	in
100 Year 3 Day Rainfall	18.0	in

Section	29
Township	49
Range	42

Area Table	POST (Proposed)		PRE (Existing)	
Site Area	5.626	Ac	5.626	Ac
Building Area	2.427	Ac	0.000	Ac
Pervious Area	2.532	Ac	5.626	Ac
Impervious Area	0.689	Ac	0.000	Ac

Soil Storage Table	POST (Proposed)		PRE (Existing)	
Average Site Grade	5.70	NAVD	4.75	NAVD
Control Elevation	2.5	NAVD	2.5	NAVD
Average depth to Water Table	3.20	ft	2.25	ft
Soil Type	Flatwood		Flatwood	
Soil Storage Under Pervious Area	4.59	in	2.14	in
Available Soil Storage (S)	2.07	in	2.14	in
SCS Curve Number, CN	82.88	CN	82.39	CN

Cascade Stage Storage Table			
Stage (NAVD)	Trench (Ac-ft)	Site (Ac-ft)	Total Storage (Ac-ft)
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00

	Cumulative Water Storage (in)	Compacted Water Storage (in)	DWT
Coastal	0.6	0.45	1
	2.5	1.88	2
	6.6	4.95	3
	10.9	8.18	4
Flatwood	0.5	0.38	1
	2	1.50	2
	5.4	4.05	3
	9	8.75	4



## Botek Thurlow Engineering

Civil Engineers

### Exfiltration Trench Design

**Project Name** Village at Oakland Park East  
**Project Number** 20-0403  
**Date Updated** 23-06-23

#### 1) Itemized Proposed Site Areas

Site = 5.62 Acre  
 Bldg = 2.43 Acre  
 Green = 2.5 Acre  
 Paved = 0.69 Acre

#### 2) Proposed Trench Properties

Trench Width (W) = 7.00 ft  
 Trench Height = 3.50 ft  
 Bottom of Trench = 1.00 NAVD  
 Water Table = 2.50 NAVD  
 Top of Trench = 4.50 NAVD  
 Hydraulic Conductivity (K) = 4.88E-04 CFS/ft<sup>2</sup>-ft of head

#### 3) Volume Treated

##### a) First one inch of runoff

Total Site Area = 5.62-Acre  
 V = 0.47-Ac-ft

##### b) 2.5 x Impervious

% Impervious = 21.6%  
 V = 2.5 x %Imp x Tot-Area = 0.25-Ac-ft

**Design Volume = 0.47-Ac-ft via 1-inch runoff**  
 or **5.62-Ac-inches**

#### 4) Input Values

H<sub>2</sub> = 2.00-ft  
 D<sub>s</sub> = 1.50-ft  
 D<sub>u</sub> = 2.00-ft  
 W = 7.00-ft  
 K = 4.88E-04\*  
 V = 5.62-Ac-inches

#### 5) Min. Length of Trench Required

**L (min) = 412 Feet**

#### 6) Max Trench Storage Credit

V (max credit) = 1.50-Ac-ft  
 or 17.98-Ac-inches

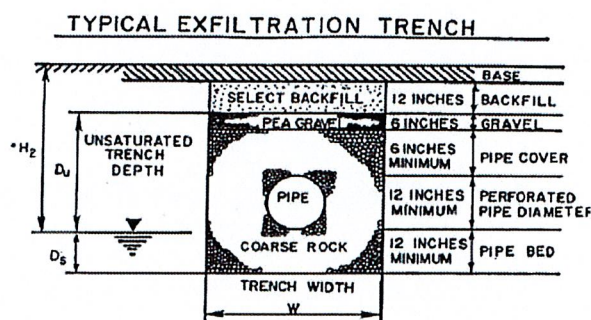
**L (max credit) = 1318 Feet**

#### 7) Site Design Trench Provided

**L (Provided) = 412 Feet**

#### CHECKS

D<sub>u</sub> > D<sub>s</sub> : OK  
 Width < 2 x Height : OK



$$L = \frac{V}{K(H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (0.39 \times 10^{-4})WD_u}$$

L = LENGTH OF TRENCH REQUIRED (FEET)  
 V = VOLUME TREATED (ACRE-INCHES)  
 W = TRENCH WIDTH (FEET)  
 K = HYDRAULIC CONDUCTIVITY (CFS/FT<sup>2</sup>-FT.HEAD)  
 \*H<sub>2</sub> = DEPTH TO WATER TABLE (FEET)  
 D<sub>u</sub> = NON-SATURATED TRENCH DEPTH (FEET)  
 D<sub>s</sub> = SATURATED TRENCH DEPTH (FEET)

\* The value of H<sub>2</sub> to be used in the equation is the effective head on the saturated surface. A weir must be installed at the downstream end of the trench, to create true retention and to establish H<sub>2</sub>. To achieve the design retention and exfiltration, the crest of the weir must be no lower than the top of the trench pipe.

Figure F-4

Project Name: Urban League Broward County Village Post East

Reviewer: SFB

Project Number: 20-0403

Period Begin: Jan 01, 2000;0000 hr End: Jan 02, 2000;0000 hr Duration: 24 hr

Time Step: 0.2 hr, Iterations: 10

## Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 10 year

1 Day Rainfall: 7.5 inches

Area: 5.62 acres

Ground Storage: 2.07 inches

Time of Concentration: 0.25 hours

Initial Stage: 2.5 ft NGVD

Elevations shown in this report reference  
NAVD not NGVD as labeled

Stage (ft NGVD)	Storage (acre-ft)
-----	-----
2.00	0.00
3.00	0.00
4.00	0.53
5.00	1.19
6.00	2.14
7.00	4.64
8.00	8.09

## STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
=====	=====	=====	=====	=====

## BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
=====	=====	=====	=====	=====
Site	6.17	24.00	2.00	0.20

## BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
=====	=====	=====	=====	=====	=====	=====
Site	2.56	0.00	0.00	0.00	2.56	0.00

Project Name: Urban League Broward County Village Post East

Reviewer: SFB

Project Number: 20-0403

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

## Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 15 inches

Area: 5.62 acres

Ground Storage: 2.07 inches

Time of Concentration: 0.25 hours

Initial Stage: 2.5 ft NGVD

Elevations shown in this report reference  
NAVD not NGVD as labeled

Stage (ft NGVD)	Storage (acre-ft)
-----	-----
2.00	0.00
3.00	0.00
4.00	0.53
5.00	1.19
6.00	2.14
7.00	4.64
8.00	8.09

## STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
=====	=====	=====	=====	=====

## BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
=====	=====	=====	=====	=====
Site	7.38	72.00	2.00	0.20

## BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
=====	=====	=====	=====	=====	=====	=====
Site	5.96	0.00	0.00	0.00	5.96	0.00



Project Name: Urban League Broward County Village Post East

Reviewer: SFB

Project Number: 20-0403

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

## Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 18 inches

Area: 5.62 acres

Ground Storage: 2.07 inches

Time of Concentration: 0.25 hours

Initial Stage: 2.5 ft NGVD

Elevations shown in this report reference  
NAVD not NGVD as labeled

Stage (ft NGVD)	Storage (acre-ft)
-----	-----
2.00	0.00
3.00	0.00
4.00	0.53
5.00	1.19
6.00	2.14
7.00	4.64
8.00	8.09

## STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
=====	=====	=====	=====	=====

## BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
=====	=====	=====	=====	=====
Site	7.78	72.00	2.00	0.20

## BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
=====	=====	=====	=====	=====	=====	=====
Site	7.35	0.00	0.00	0.00	7.35	0.00



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# EXHIBIT “Q”

**REPORT OF PRELIMINARY  
GEOTECHNICAL INVESTIGATION**

**ULBC SCHOOL BOARD AND ULBC SITES  
NORTHWEST CORNER OF NW 21<sup>ST</sup> AVE. & NW 26<sup>TH</sup> ST.  
OAKLAND PARK, FLORIDA**

**FOR**

**URBAN LEAGUE OF BROWARD COUNTY  
560 NW 27<sup>TH</sup> AVENUE  
FORT LAUDERDALE, FLORIDA 33311**

**PREPARED BY**

**NUTTING ENGINEERS OF FLORIDA, INC.  
1310 NEPTUNE DRIVE  
BOYNTON BEACH, FLORIDA 33426**

**ORDER NO. 16002.2**

**JANUARY 2022**



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January 12, 2022

Mr. Germaine Smith Baugh  
Urban League of Broward County  
560 NW 27<sup>th</sup> Ave.  
Fort Lauderdale, Florida 33311  
Phone: 954-625-2502      Email: [gsbuagh@ulbcfl.org](mailto:gsbuagh@ulbcfl.org)

Subject:      Report of Preliminary Geotechnical Exploration  
                 **ULBC School Board and ULBC Sites**  
                 Northwest Corner of NW 21<sup>st</sup> Ave. & NW 26<sup>th</sup> St.  
                 Oakland Park, Florida

Dear Mr. Baugh:

NUTTING ENGINEERS OF FLORIDA, INC. has performed a Preliminary Geotechnical Exploration at the above referenced project in accordance with our proposal dated November 18, 2021, and corresponding written authorization to proceed provided Urban League of Broward County dated November 22, 2021. Included in the report are our preliminary observations, results of our exploration, analysis, and preliminary recommendations for the proposed development.

The purpose of this exploration was to preliminarily evaluate the subsurface soil and groundwater conditions in order to determine the most appropriate foundation system for the proposed construction and provide preliminary design level information to the design Engineers and Architects to formulate design criteria.

We note that this report has been prepared for preliminary planning. This report is not to be utilized for construction, unless written authorization is provided by **Nutting Engineers of Florida, Inc.** A supplemental report must be prepared by our office in order to provide construction recommendations for development.

Thank you for providing us the opportunity to be a part of your team for this project. If you have any questions or require further assistance, please contact us at your convenience.

Respectfully submitted,  
NUTTING ENGINEERS OF FLORIDA, INC.

Stephen J. Mrachek  
Senior Engineer

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# INTRODUCTION

## Project Authorization

NUTTING ENGINEERS OF FLORIDA, INC. (Nutting Engineers) has conducted a preliminary geotechnical exploration per your authorization for the proposed development located in Oakland Park, Broward County, Florida. Our work was completed in general accordance with our proposal dated November 18, 2021, and written authorization by your office dated November 22, 2021. This report details the proposed single family residential development that may occur at the site along with roadways and possible onsite ancillary structures that may be constructed for the project.

## Purpose and Scope

The purpose of this exploration was to obtain preliminary information concerning the subsurface conditions throughout the site in order to evaluate the most appropriate foundation systems for the proposed construction. We have also provided preliminary site preparation and foundation design recommendations for support of the proposed construction and provided information for the design Engineers and Architects to formulate foundation design criteria. The scope of services included performing field reconnaissance, review of available subsurface test data, such as the soil survey of Broward County, conducting field geotechnical explorations, performing exfiltration tests, and providing an engineering report.

## Project Information

Based on discussions with representatives of your office, we understand that it is proposed to demolish the existing school facility along with any other onsite buildings and associated asphalt paved parking lots and for the development of a single-family residential development. No plans were available at the time of this report, but we have assumed that the proposed structures will be one to two-stories in height. Associated asphalt paved parking lots and roadways are also planned to be constructed.

We also note that because project information is still in the conceptual phase, some construction information may change prior to actual development, and structural loads were not known at the time of this report, **all recommendations presented herein are preliminary in nature and will need to be confirmed once project information is more finalized.**

It is anticipated that the buildings will consist of concrete block construction and are preferred to be supported upon a shallow foundation system. Surrounding these structures, associated asphalt paved parking lots, driveways, sidewalks, landscaped islands, and other ancillary type structures will be constructed. We anticipate that there will be no below grade floor slabs proposed for this project.



At the time of this report structural information was not provided to our office. Utilizing similar project information our office has estimated approximate structural loads for the buildings. We note that the loading conditions estimated herein are estimates only and may differ from actual loads. A structural engineer will need to be retained to determine actual loading conditions for the planned construction. We note that shear and uplift loads on the foundation would need to be determined by the project structural engineer.

### **Proposed Construction Elevations**

Present site grades were not provided to our office. Based on surrounding structures it is estimated that final grades will be approximately one to two feet above existing site elevations. We note that final building pad elevations shall be determined by a professional architect, civil engineer, or other qualified party.

NE should be notified in writing by the client of any changes in the proposed construction along with a request to amend our foundation analysis and/or recommendations within this report as appropriate

## **SITE DESCRIPTION**

### **Site Location**

The site is located in Oakland Park, Broward County, Florida. A vicinity/boring location map delineating the subject property is presented in the Appendix of this report as Figure 1. The site is bounded by residential/religious development to the north and west, NW 26<sup>th</sup> Street to the south and NW 21<sup>st</sup> Avenue to the east.

### **Site Characteristics and Current Conditions**

The western half of the site is currently an active school facility with existing buildings paving, etc. covering approximately 10-acres. The eastern half of the site is currently vacant and grassed with some isolated tree growth covering approximately 5-acres.

### **Limited Historical Aerial Review**

Based on readily available historical aerial photographs, starting around 1958, was observed to consist of vacant land except for a small building within the northwest corner of the site. Sometime between 1958 and 1968 the small building was removed, and the school buildings and associated parking constructed on the west side of the site. Between 1968 and 1971 portable classrooms are present on site and by 1973 the portables were removed. The site remained in relatively the same state until sometime between 1981 and 1988 when there was a school expansion including new ball courts in the northwest corner. From 1998 all remaining site features generally appeared similar to the day of the site exploration.

## **SUBSURFACE EXPLORATION**

### **Field Exploration**

The exploration of subsurface conditions included the performance of Standard Penetration Test (SPT) borings, exfiltration tests and review of the Broward County Soil Survey Map. We note that our exploration was performed within areas that could be safely accessed with truck mounted drilling equipment. Because of this some locations/proposed structures could not be safely explored at this time.

Nutting Engineers of Florida, Inc. has performed a total of fifteen Standard Penetration Test (SPT) borings (ASTM D-1586). Thirteen test borings were performed to depths of fifteen feet and two borings to depths of thirty feet. The estimated boring locations are marked on the boring location plan included in the appendix section of this report. We note that due to the potential for underground utilities at the test boring locations, the upper four feet of the soil profile at the test boring locations were manually cleared. Because of this, the relative density of the upper four feet was not obtained. Thereafter, Standard Penetration Tests were performed continuously to a depth of 10 feet at each boring with successive sampling at 5-foot intervals thereafter. The number of successive blows (2<sup>na</sup> and 3<sup>rd</sup> blow count) required to drive the sampler into the soil constitutes the test result commonly referred to as the "N" value. The "N" value has been empirically correlated with various soil properties and is considered to be indicative of the relative density of cohesionless soils and the consistency of cohesive soils.

Representative samples collected from the SPT borings were visually reviewed in the laboratory by a geotechnical engineer to confirm the field classifications. The samples were then classified in general accordance with industry standards. We note that the locations of the test borings are estimated using available onsite surface controls and should be considered approximate at best and their actual locations would need to be verified by a licensed surveyor.

In addition, three 'Usual Open-Hole' exfiltration test was performed, within a location established by others in accordance with South Florida Water Management District specifications. The exfiltration test was completed to a depth of six feet.

## **GENERALIZED SUBSURFACE CONDITIONS**

### **Soil Survey Map Review**

As part of the geotechnical exploration, we have reviewed available Natural Resources Conservation Service (NRCS) online soil survey map for Broward County. The USDA online NRCS mapping provides qualitative information about potential general shallow soil conditions in the project vicinity. This information was derived from approximately 6 ft. deep manual auger borings, aerial photo and surface feature interpretation at some point in the past. The NRCS data may or may not reflect actual current site conditions. As indicated



in the online Soil Survey Mapping at the time the survey was conducted, four soil series exists within the subject property. The soil types are outlined below.

#### Immokalee-Urban land complex

This complex consists of nearly level, poorly drained soils on broad, low ridges in the eastern part of the survey. The series formed in unconsolidated beds of marine sand. This complex consists of Immokalee fine sand and Urban land soils. The Urban land soils cannot be observed due to their being covered by buildings, asphalt and concrete sidewalks, etc. We note that the maximum depth of the survey is approximately six feet.

#### Pompano Fine Sand

This series consists of nearly level, deep, poorly drained, sandy soil in sloughs and broad flats in the eastern part of the survey area. Included in mapping are small areas of Immokalee fine sand, Basinger fine sand, and Margate fine sand. We note that the maximum depth of the survey is approximately 6 feet.

#### Pennsuco Silty Clay Loam

This series consists of nearly level, poorly drained, loamy soil underlain by limestone at a depth of more than 40 inches. It is primarily on coastal lowlands east of the Atlantic Coastal Ridge and extending south from Ft. Lauderdale. Included with this soil in mapping are small areas of similar soils that have less than 20 inches of fill material on the surface, and similar soils that do not have limestone within a depth of 72 inches. Also included are small areas of Pennsuco tidal, Perrine and Perrine Variant soils. We note that the soil survey does not extend beyond six feet of depth.

#### Basinger Fine Sand

This series consists of nearly level, deep, poorly drained, sandy soil in broad sloughs and flats. Included in mapping are small areas of Immokalee fine sand, Pompano fine sand, and Margate fine sand. We note that the maximum depth of the survey is approximately 6 feet.

### **Test Boring Results**

The test borings typically recorded very loose to medium dense sand varying in color from gray to brown to light brown to depths of fifteen to thirty feet, the maximum depths explored. Please see the enclosed soil classification sheet in the Appendix of this report for additional important information regarding these descriptions, the field evaluation and other related information.



## **Exfiltration Test Results**

Three 'Usual Open-Hole' exfiltration test were performed in accordance with South Florida Water Management District (SFWMD) specifications to a depth of six feet below the existing ground surface. The test was performed in order to determine the hydraulic conductivity of the in situ subsurface soils to evaluate drainage requirements for the project. The hydraulic conductivity value were determined to be approximately  $1.22 \times 10^{-5}$  to  $9.76 \times 10^{-4}$  cubic feet per second, per square foot, per foot of head. Detailed soil descriptions and flow rates are presented in the Appendix. Please note that substantially different subsurface conditions may exist at intervening locations resulting in varying test results between exfiltration test locations.

## **Groundwater Conditions**

The immediate groundwater level was measured at the boring locations at the time of drilling. The groundwater level was encountered at an approximate depth of two and a half to five and a half feet below the existing ground surface.

The immediate depth to groundwater measurements presented in this report may not provide a reliable indication of stabilized or a more long term depth to groundwater at this site. Water table elevations can vary dramatically with time through rainfall, droughts, storm events, flood control activities, nearby surface water bodies, tidal activity, pumping and many other factors. For these reasons, this immediate depth to water data should not be relied upon alone for project design considerations.

Further information regarding stabilized groundwater elevations at the site could be developed upon specific request. Additional evaluation might include monitoring of piezometers, survey of the project area for evidence of current groundwater elevation influences such as wellfields, obvious construction dewatering, tidal activity, flood control canals and other surface water bodies.

## **PRELIMINARY ANALYSIS AND RECOMMENDATIONS**

The recommendations reported herein are based upon the known project information at this time. Once additional design information becomes available along with discussions with all interested parties in order to determine the best method of construction, additional comprehensive geotechnical exploration, and/or analysis may be required. Foundation recommendations may change dependent upon final design information provided and the results of the additional field-testing and/or analysis.

## **Foundation Design Analysis**

Based on the borings performed for this project, surficial very loose to medium dense sands exist within the soil profile from the ground surface to a depth of thirty feet, the maximum

depth explored. If no fill will be needed to bring the site to construction grade, to properly prepare the foundation soils, an undercut and intense compaction program will need to be accomplished prior to construction.

Once the site is successfully prepared in accordance with the recommendations presented in this report, the site may be developed with the proposed single-family structures using a shallow foundation system designed for an allowable soil bearing pressure of 2,500 pounds per square foot.

Once plans are finalized for the proposed construction, a copy should be provided to Nutting Engineers for review to determine whether additional details or changes to our recommendations are warranted. All work should be completed in accordance with applicable building codes, other regulations as appropriate, and good standard local practice.

For the one-story structures we recommend a minimum width of 16 inches for continuous footings and 24 inches for individual footings, even though the soil bearing pressure may not be fully developed in all cases. We recommend that the bottom of footings be at least 12 inches below the lowest adjacent finished grade.

For the two structures we recommend a minimum width of 24 inches for continuous footings and 30 inches for individual footings, even though the soil bearing pressure may not be fully developed in all cases. We recommend that the bottom of footings be at least 12 inches below the lowest adjacent finished grade.

It is our opinion that the floor slab system may be constructed as a slab on grade. We recommend that a vapor barrier be placed between the soil and concrete. We also recommend that the reinforcing steel mesh be placed at the approximate center of the slab for tensile support.

### **Settlement Analysis**

We performed a settlement evaluation based upon a hypothetical improved soil profile following completion of the general site compaction using a moderately sized vibratory compactor for the construction. This method should improve the soils to provide an allowable bearing capacity of 2,500 pounds per square foot. It was estimated that upon proper completion, long-term total settlements should be on the order of approximately one inch. Differential settlements should be approximately one-half of the total settlement. Distortions that occur along wall footings should not be more than 1 in 500. Most of this settlement should occur upon the application of the dead load during construction.

In order to maintain the calculated settlement throughout the life of the structures it would be necessary to grade the site such that stormwater is directed away from the foundations. Any ponding nearby/adjacent to walls and foundations should be avoided.



## Site Preparation

The general site demolition debris, asphalt pavement section (asphalt and basecourse) surficial organic soils, debris and roots from the clearing operations, and any unsuitable soils as determined by the Geotechnical Engineer will need to be completely removed within the construction area and to a lateral distance of at least 5 feet beyond the footprint limits and potentially further based upon depth. A Nutting Engineer's representative should be present to observe that the stripping operations are performed as we have discussed herein.

Upon approval by the geotechnical engineer, the building areas should then be **undercut to a depth of three feet below existing site elevation**. The suitable undercut soils approved by Nutting Engineers may be stockpiled and used as backfill. The undercut surface should be compacted until a density equivalent to at least 95 percent of the modified Proctor maximum dry density (ASTM D-1557) is achieved to a depth of at least 12 inches below the compacted surface. The coverages should be equally divided into two perpendicular directions. The soils should be at an acceptable moisture content to allow for proper compaction. The compaction operations must be observed by a representative of Nutting Engineers.

Any structural fill needed to bring the site to construction grade may then be placed in lifts not exceeding twelve inches in loose thickness. Each lift should be thoroughly compacted until densities equivalent to at least 95 percent of the modified Proctor maximum dry density are uniformly obtained.

Fill should consist of granular soil, with less than 10% passing the No. 200 sieve, free of rubble, organics (5% or less) clay, debris and other unsuitable material.

The fill should have ASTM designation (D-2487) of GP, GW, SP, or SW, with a maximum particle size of no more than 3 inches or as otherwise approved by Nutting Engineers.

Following site and building pad construction as discussed above, the foundation area should be excavated and the footings formed. The bottom of foundation excavations should be compacted after excavation to develop a minimum density requirement of 95 percent of the maximum modified Proctor dry density, for a minimum depth of one foot below the bottom of the footing depth, as determined by field density compaction tests. The floor slab area should also be compacted in the same manner.

## GENERAL CONSTRUCTION RECOMMENDATIONS

### General Site Clearing and Leveling

The entire pavement section (asphalt and basecourse), any surficial organic soils, demolition debris from the clearing operations, and any unsuitable soils as determined by the Geotechnical Engineer will need to be completely removed within the subject property. When this has been completed general clearing and backfilling should be performed in order to develop the site at a uniform elevation. Any subsurface foundations or structures related



to the school facilities will also be required to be fully removed prior to any new construction. Once this has been completed building pad development may be performed. A Nutting Engineer's representative should be present to observe that the stripping operations are performed as we have discussed herein. Although not encountered within test borings, pockets of organics could be found during construction and would need to be removed and replaced.

### **Fill Placement - General**

Site preparation will involve the removal of vegetative areas, root systems and existing improvements/utilities that might conflict with the proposed building areas. The removal should extend at least ten feet outside the construction limits.

Once the surficial soils are stripped and cleared and approved by Nutting Engineers, the site preparation methods may be implemented as discussed.

New fill materials must be placed under engineering supervision of a Geotechnical Engineer. The fill should be inorganic granular soils free from deleterious materials and approved by our firm. The fill should be placed in lifts of no greater than 12 inches thick, and each lift should be compacted to 95% of the maximum dry density as determined by the Modified Compaction Test (ASTM D1557).

In restricted areas where a small compactor must be used, the lift thickness should be reduced to 6 inches, as directed by the inspecting Geotechnical Engineer. Backfill placed adjacent to the pile caps and grade beams should be compacted to at least 95% of the ASTM D-1557 maximum dry density.

Backfill behind walls should be approved sand fill as indicated previously and should be placed in loose Lifts not exceeding 12 inches in thickness and should be compacted to minimum dry density of between 92% and 95% of the maximum modified Proctor dry density using small vibratory compaction equipment. Over-compaction in these areas should be avoided. The walls should be temporarily braced during compaction to prevent overstressing of the walls.

### **Ground Water Control**

The water table was encountered at an elevation varying from two and a half to five and a half feet below the existing ground surface. We anticipate that groundwater control may be needed for shear walls, elevator pits and other deep excavation areas for development of the buildings. The contractor should anticipate performing necessary dewatering measures in order to control the water table during construction. Depending upon final footing location a full-time dewatering system may need to be employed in order to construct the footings for the deep shearwall or elevator foundations for the buildings.

**Dewatering design should be performed by a specialist knowledgeable of local conditions. We note that this was beyond the scope of services at this stage of the project.**

### **Excavation Requirements**

Excavations of five feet or more in depth should be sloped or shored in accordance with OSHA and State of Florida requirements. Materials removed from any excavation should not be stockpiled immediately adjacent to the open excavation as this load may cause a sudden collapse of the sidewalls.

In October of 1989, as published in the Federal Registrar, Volume 54, No. 209, the United States Department of Labor, Occupational Safety and Health Administration (OSHA) amended its; "Construction Standards for excavations, 29CRF part 1926, subpart P". It is mandated by this federal regulation that all excavations, whether they be utility trenches, basement excavation or footing excavations, be constructed in accordance with the new OSHA guidelines. The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain stability of both the excavation sides and bottom.

## **PAVEMENTS**

Provided below are general pavement recommendations beyond the footprints of buildings and parking garages. The project Civil Engineer should review the report information in order to provide final pavement design specifications.

For asphalt pavement, the areas should be compacted to a minimum of 98 percent of the modified Proctor maximum dry density to a depth of at least 12 inches below the subgrade level. We recommend that stabilized subgrade having a minimum Limerock Bearing Ratio (LBR) of 40 be placed to a depth of approximately one foot below the base course. The base course will range from approximately 6 to 8 inches, and should have a minimum LBR of 100.

Where concrete pavement is used, a minimum concrete pavement thickness of 6 inches is recommended for the standard and heavy-duty pavement design. The minimum thickness is based upon concrete with a compressive strength of 3,000 psi. The pavement section should bear on properly compacted subgrade similar to asphalt pavement sections discussed in the paragraph above.

We can provide more detailed pavement design recommendations including material types and thicknesses. However, it would be necessary to provide us with the anticipated traffic loading characteristics and pavement design life. We note that material will need to be imported in order to develop the base and subbase course sections for the proposed pavement.



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# EXHIBIT “R”



**Final Phase I Environmental Site Assessment**

**Prepared for:**

**Urban League of Broward County  
Attention: Steve Graziani, Community Development Consultant  
560 NW 27th Avenue  
Fort Lauderdale, FL 33311  
(954) 584-0777  
grazianisteve@gmail.com**

**Conducted on:**

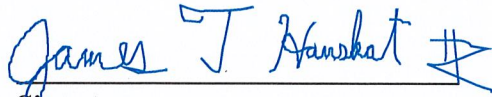
**School Board of Broward County Property  
2301 NW 26th Street  
Oakland Park, FL 33311  
Folio #s: 4942-29-00-0150 & 4942-29-00-0181**

**Issue Date:**

**April 13, 2022**

**Prepared by:**

**James T. Hanskat, P.E.  
Florida Registration # 49801**

  
**Signature**

**Property Consulting Group, Inc.  
405 South Federal Highway, Suite 300  
Pompano Beach, Florida 33062  
(954) 946-7763  
James@PropertyConsultingGroup.com  
PCG Reference # 21-11028**

# Property Consulting Group, Inc.

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Date: April 13, 2022

Prepared for: Urban League of Broward County  
Attention: Steve Graziani, Community Development Consultant  
560 NW 27th Avenue  
Fort Lauderdale, FL 33311  
(954) 584-0777  
grazianisteve@gmail.com

Reference: Final Phase I Environmental Site Assessment  
School Board of Broward County Property  
2301 NW 26th Street  
Oakland Park, FL 33311  
Folio #s: 4942-29-00-0150 & 4942-29-00-0181

Property Consulting Group, Inc. (PCG) has prepared this Phase I Environmental Site Assessment (ESA) of the above-referenced property. The report is based upon our inspections of the property performed on November 30, 2021, December 14, 2021, January 25, 2022, February 4, 2022, and February 17, 2022.

The assessment was conducted in accordance with the American Society for Testing and Materials (ASTM) *Standard Guide for Environmental Site Assessments: Phase I Environmental Site Assessment Process* E 1527-13, the All Appropriate Inquiries Final Rule (AAI Rule) for Phase I ESAs, the scope of work provided by the Client, and generally accepted industry standards.

The subject property is listed as a Leaking Underground Storage Tank (LUST) site. On March 5, 1987, the Broward County School Board submitted applications for the EDI program for all of their 95 facilities that had fuel storage tanks. At this time, the Board was not aware if any of the facilities actually had contamination. After further investigation, it was determined that there was no evidence of contamination in 83 of the Broward County facilities, including the one operating on the subject property and the applications to the EDI program on these sites was withdrawn. Therefore, all the 83 discharges with EDI Withdrawn Status (WDRW) were assigned "No Cleanup Required" (NREQ) status, including the facility listed on the subject property.

Based upon a review of FDEP and Broward county files, no documents were identified that would indicate tank closure activities were performed onsite for the 1,500 gallon heating oil UST. The UST was installed in 1960 and was reportedly closed in place at an unknown date. This UST represented a recognized environmental condition (REC). Therefore, additional investigation with a magnetometer and Ground Penetrating Radar was performed in the area of the heating oil UST.

An abandoned monitoring well was identified in the area of the UST. However, no indication of any UST's was identified in the area of the tank farm and the abandoned monitoring well would indicate that the well had been tested and contamination below limits was identified. Additionally, since there was no indication of any remaining UST's it would appear that the UST has been removed. Heating oil tanks are not regulated under FDEP rules and Broward County does not require a formal Tank Closure Assessment Report for these type of UST's.

De minimis conditions are defined by ASTM as environmental conditions that "generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies." A de minimis condition is not considered a recognized environmental condition.

We would consider this former UST a de minimis condition. During site redevelopment if any UST's are identified in the area suspected to have UST's, these could be addressed during site demolition and this issue is not expected to have a significant impact on the overall site redevelopment budget based upon the size of the project.

Additionally, although not a part of the scope of work under ASTM, Property Consulting Group, Inc., also completed, a limited, non-destructive Asbestos-Containing Building Materials (ACBM) Survey of the above referenced property. Samples of visible suspect ACBM were collected for analysis by Polarized Light Microscopy (PLM).

Asbestos containing vinyl floor tile mastic was identified in some areas. These materials can remain in place as long as they are not disturbed. Prior to any renovation or demolition, these materials should be removed by a Florida Licensed Asbestos Abatement Contractor working under the supervision of a Florida Licensed Asbestos Consultant. The actual quantity of ACBM will not be known until they remove the vinyl tile but the market price is approximately \$3-4/SF so if we assume about 25-50% of the floors have the mastic that would be 15,000 - 30,000 SF or 45-120K as a rough budget. Please refer to the asbestos survey in the appendix for more information.

The environmental assessment described herein was conducted by the undersigned employee of PCG. PCG's assessment consisted solely of the activities described in the Introduction of this report. We declare that, to the best of our professional knowledge and belief, we meet the definition of environmental professional as defined in §312.10 of 40 C.F.R. 312. We, have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Part 312.



James Hanskat, P.E.



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# EXHIBIT "S"

# ***Ecological Assessment and Wetland Determination Urban League of Broward County Site***

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## ***Broward County, Florida***

Prepared For:  
**Urban League of Broward County**  
**560 NW 27<sup>th</sup> Avenue**  
**Fort Lauderdale, Florida 33311**

Prepared By:  
**Jim Goldasich, SPWS**

**12/21/2021**

***J. J. Goldasich and Associates, Incorporated***

**Boca Raton, and Wellington, Florida**



*This report provides an ecological evaluation of the Urban League of Broward County site in the City of Oakland Park, Broward County, Florida. The site was evaluated for wetland characteristics, significant wildlife utilization including listed species site use and associated natural system conditions. The site is an urban rangeland that is both vacant and used for educational purposes. Patches of trees and shrubs are growing within the site and along its perimeter. A small area of ~0.26 acres of the site contains wetland characteristics. A formal wetland determination should be conducted with Broward County during favorable weather conditions to specifically define the limits of any jurisdictional wetland areas. No critical type of habitat is present on the site or in directly adjacent parcels or swales. A tree survey and tree resources assessment should be conducted and overlaid on the proposed plan of development to determine possible tree impact avoidance as required by the City of Oakland Park tree resources permitting requirements. The results contained in this report are time sensitive and conditions may change with the passage of time.*



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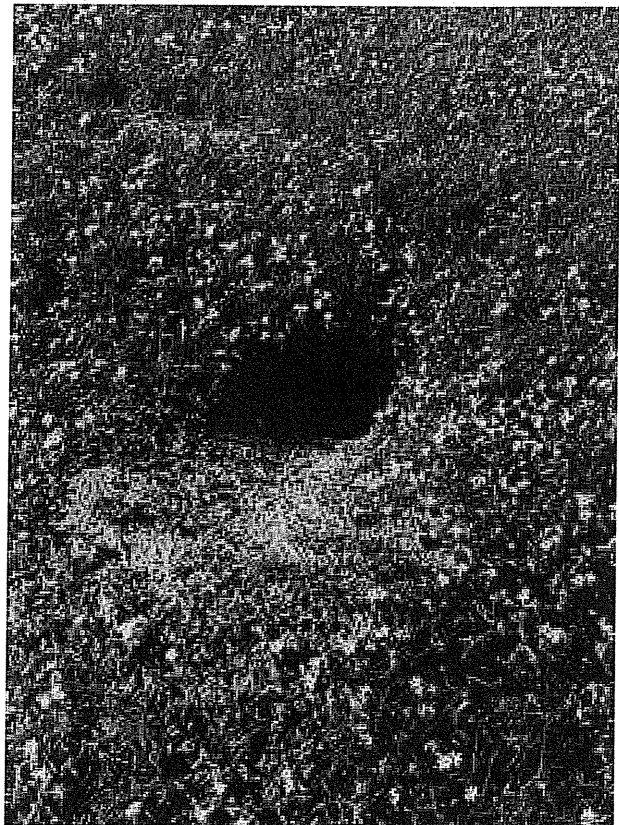


## Executive Summary:

The Urban League of Broward County parcel (Site) is located on the northwest corner of NW 21<sup>st</sup> Avenue and NW 26<sup>th</sup> Street in Oakland Park, Broward County, Florida. The assessment of the Urban League of Broward County parcel was conducted by review of recent and historic aerial photographs, NWI maps, soil maps, and other existing data and information available during the scoping phase of the project site environmental review. The site was then reviewed in the field during December of 2021. The site consists of an herbaceous dominated parcel with patches of large primarily non-native trees along with buildings and a parking area. A tree survey should be conducted so that tree resources may be plotted over any site plan to identify potential conflicts with tree resources, if possible, as required by the tree protection regulations. The parcel is generally dry due to past and ongoing filling and site grading. Slight variations in ground elevations cause rainwater to saturate the soils in some areas following rain events (see LiDAR Map). This situation contributes to site conditions that create wetland characteristics as shown on the Natural System Map. The wetland characteristics were confirmed on the parcel and a wetland jurisdictional determination should be sought from Broward County Environmental Protection and Growth Management Department (EPGMD). The conditions present during the site assessment confirmed that a total area of approximately 0.26 acres contained wetland characteristics. Such wetland associated site conditions are time sensitive and weather dependent so it is advised that a wetland determination should be sought during favorable weather conditions.

All site evaluations included methods and materials that are designed to establish if any listed flora or fauna are present on the site and to evaluate current ecological conditions on the parcel relative to the presence of important native habitat, including wetlands and native upland vegetative communities or tree resources. The site assessments were conducted pursuant to survey protocols recognized by the US Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Commission (FWC) as suitable to identify wildlife utilization of a site and were conducted by qualified biologists with extensive experience in listed species surveys.

Site Photo #1: Burrowing owl burrow.



A single burrowing owl (*Athene cunicularia*) was identified on the project site. This burrow is protected by yellow "Caution" tape and a warning sign. No other listed fauna were observed on the Site or in directly adjacent areas. Faunal sightings are typical for such open rangeland parcels in the urban environment



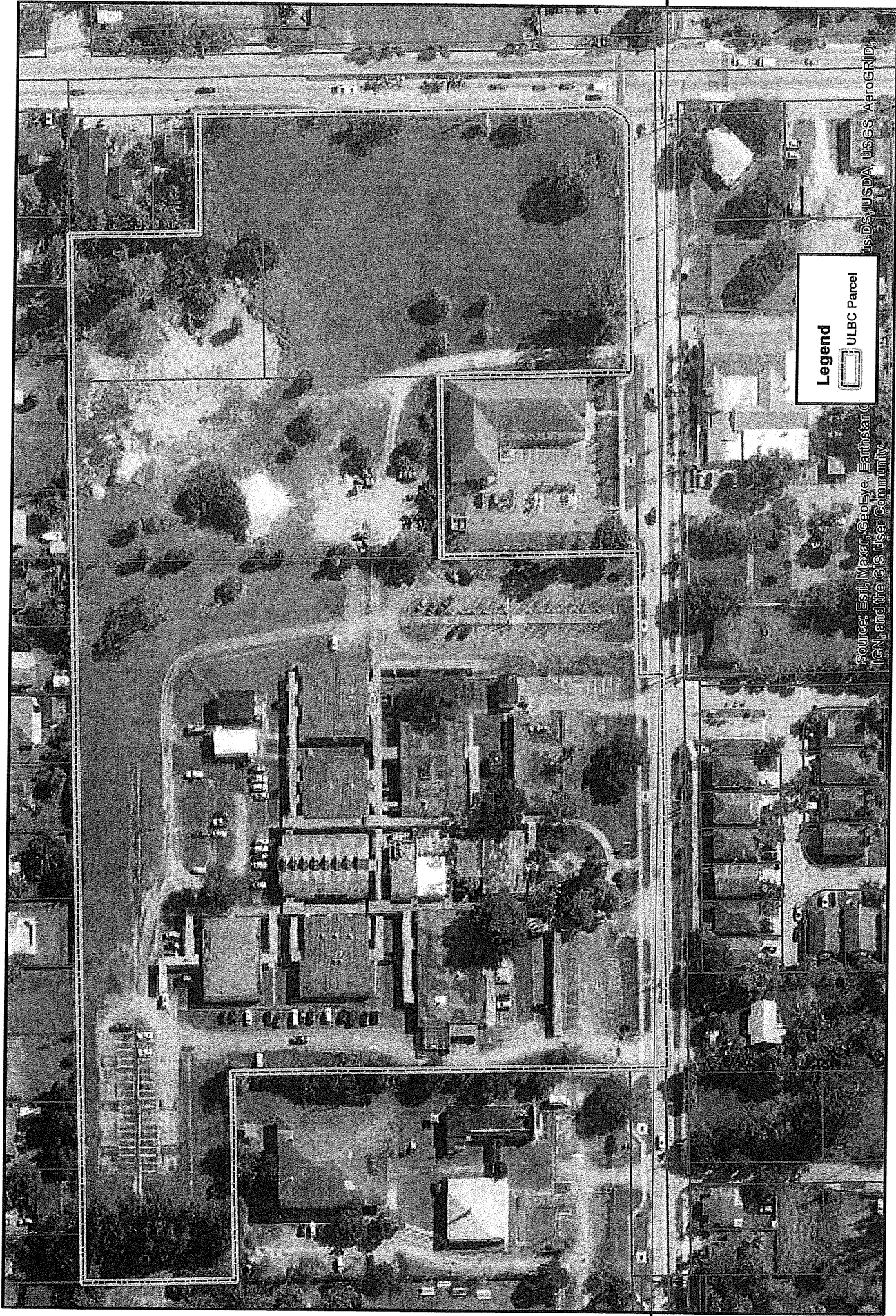
and included several species of urban songbirds such as sparrows, grackles and northern mockingbirds, non-native reptiles, and various arthropods. There was no direct evidence of site use by large native mammals. The frequency of human site use and the urban location appeared to limit the attractiveness of the site for large mammal use. The site is also expected to provide suitable habitat for small mammals such as rodents and raccoon, particularly along the fence line and trees in the northeast corner of the property.



Site Photo #2: Borrowing owl warning sign.





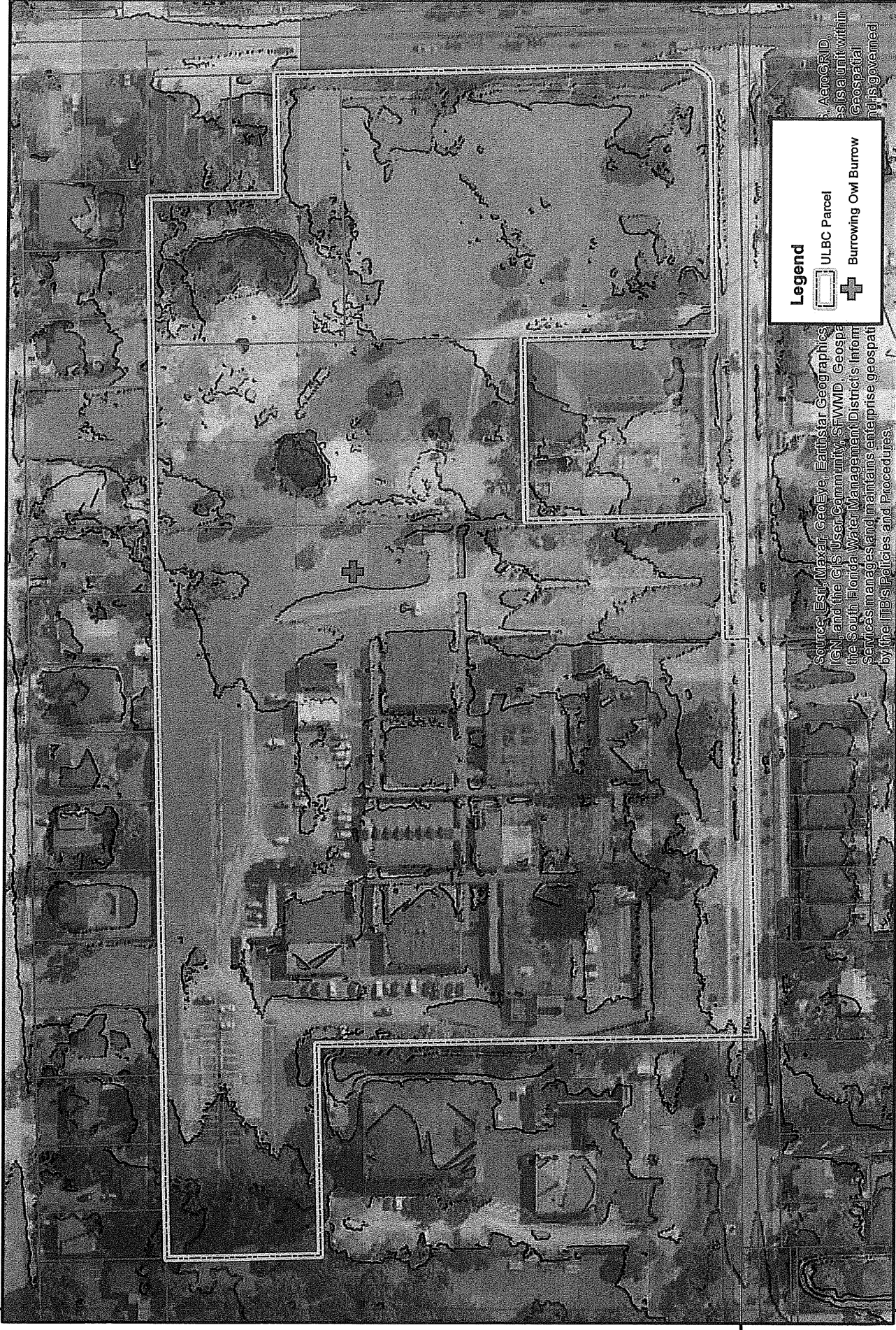



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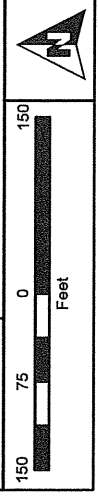
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11/16/2021	Revised: 12/08/2021	<b>J. J. Goldasich and Associates, Incorporated</b>		<b>Urban League of Broward County</b>		2021 Aerial LiDAR DEM		#1
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## **Introduction:**

The site is located at -80° 10'22.175" (-80.172826°) West Longitude and 26° 09'33.265" (26.159240°) North Latitude (approximate central coordinates). It is located at the northwest corner of NW 26<sup>th</sup> Street and NW 21<sup>st</sup> Avenue in the northwest quarter of Section 29, Township 49 South, Range 42 East, Oakland Park, Broward County, Florida. The 2021 aerial (Figure 1) shows the current and adjacent site conditions. This environmental report (Ecological Assessment and Wetland Assessment) is prepared in accordance with the requirements of the Broward County Land Development Code, State of Florida and US Army Corps of Engineers wetland determination criteria and US Fish and Wildlife Service and Florida Fish and Wildlife Conservation Commission wildlife survey protocol.

## **Methods and Materials:**

The field assessments were carried out based on information generated by the comprehensive office scoping analysis. The office scoping analysis was completed using past site permits, current and past aerial photographs, Land Use maps, National Wetland Inventory (NWI) maps, Soil Survey maps, USFWS and FWC listed species accounts and a series of historic aerial photographs dating to 1998. All areas of the Site were evaluated in the field by biologists during daylight hours in December 2021. The field work was designed to refine, verify, and expand the site data generated during the scoping analysis. Specific field data were collected in both direct and indirect wildlife site use, direct listed species site use, soils, vegetation, and hydrology parameters. In addition, the site assessments were designed to evaluate indirect or potential site use by any important fauna, listed wildlife, as well as wetland and aquatic dependent biota.

The field assessments included pedestrian transects through the Site with particular attention given to the biological attributes and ecological condition of the soils, vegetation and hydrology presented during the assessment of the Site. The assessments were conducted with sufficient coverage to provide a thorough inspection of the existing natural system quality and condition. Key site features were specifically targeted for evaluation, including the potential wildlife draws on the site that may provide perching, nesting, feeding, roosting, and denning areas as well as for the presence of significant rookery or nursery areas for native wildlife. Features within the site that could provide niche space for fauna were carefully evaluated to determine actual or potential site use by listed or non-listed fauna. Important ecotones were also carefully reviewed for evidence of site use by wildlife by searching for scat, tracks, refugia, trails and drags.

## **Current Land Uses and Native Habitat Suitability:**

The Site consists of an open urban rangeland with scattered primarily non-native trees and shrubs concentrated along the perimeter fence lines. The vegetative character is that of an upland herbaceous prairie with landscape trees and shrubs. The dominant trees include fig tree (*Ficus benjamina*), Australian pine (*Casuarina Equisetifolia*) and Brazilian pepper (*Schinus terebinthifolius*) all of which are non-native trees. The site and vicinity Florida Land Use Cover and Forms Classification System (FLUCCS) designations for the subject parcel are "Educational Facilities" (FLUCCS 1710), and "Dry Herbaceous Prairie" (FLUCCS 3100). Adjacent parcels are mapped as "Dry Herbaceous Prairie", "Institutional"





(FLUCCS 1700), and “Fixed Single Family Units” (FLUCCS 1210), (see Figure 3 – FLUCCS Map). A site specific FLUCCS/Natural Systems map was also generated by J. J. Goldasich and Associates, Incorporated (JJGA) following the site inspections and this map (Figure 4) shows the site more specifically as “Educational Facilities”, “Dry Herbaceous Prairie” and “Wetland Characteristics” (FLUCCS 6430). 30).



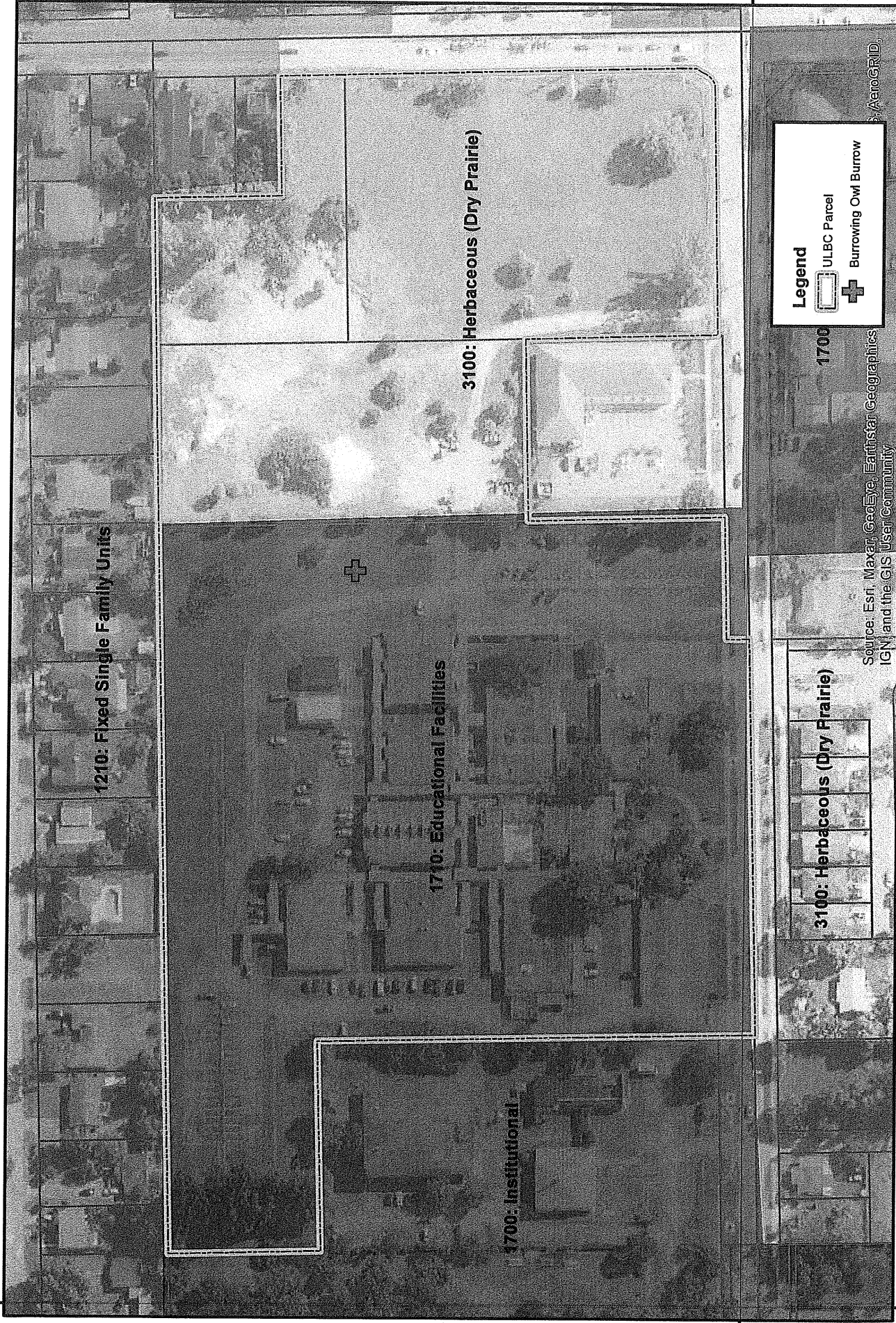
The area with wetland characteristics totals approximately 0.26 acres and appears to be the result of surface ponding of rainwater following storm events.

Site Photo #3: Dry prairie and non-native trees.

A Landscape Development Index (LDI) analysis for the project site yields a score of 1.9 for the dry prairie and wetland area and an 8.1 for the previously developed educational and parking areas. The landscape development intensity (LDI) map (Figure 5) shows the generalized natural system support and quality on a 1 to 10 point scale, with 1 representing natural undeveloped lands and 10 representing developed areas. The LDI is meant to be a measure of existing anthropogenic disturbance on a particular site or area and as a result, as the LDI score increases the quality of the natural system at that location correspondingly decreases. The site conditions represented by the LDI map suggest that the undeveloped areas of the site

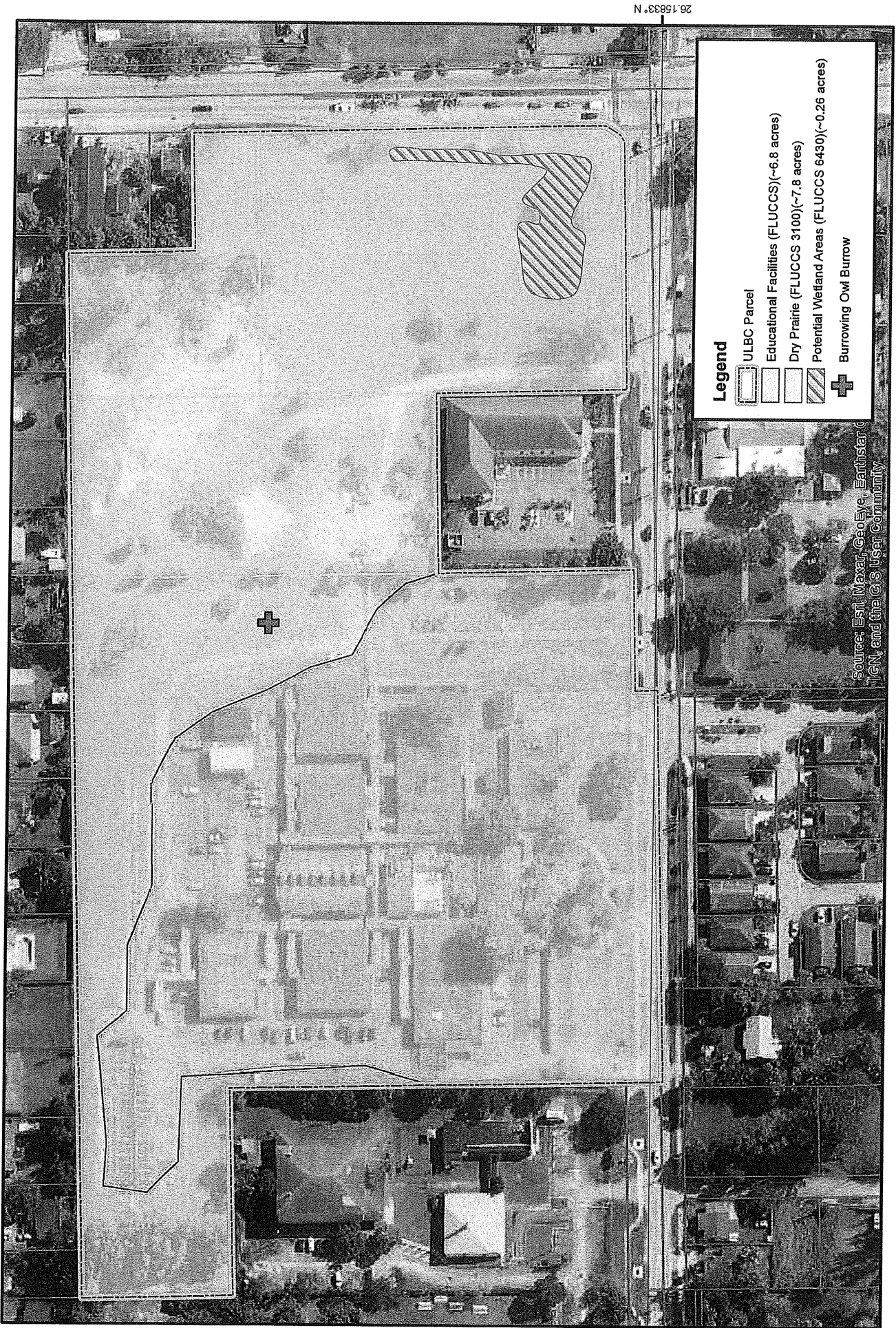
provide a good quality native habitat and associated native habitat support. These designations are an important factor in the development review process and in the subsequent advancement of an appropriate plan of development for the site. Given the relatively low LDI on the undeveloped areas of the site, thereby suggesting a good quality natural area, a Landscape Support Index (LSI) assessment was also conducted and is included as Figure 6. The site generated a 9.1 and 2.1 landscape support index for the rangeland and previously developed areas, respectively. This value shows a range of high quality to low quality natural system conditions. However, given the past site clearing, past development, and urban character of the parcel, the actual native and landscape support would be classed in the fair to moderate range and more accurately represented by values between 6.0 for the rangeland area and 2.0 for the previously developed areas of the site.





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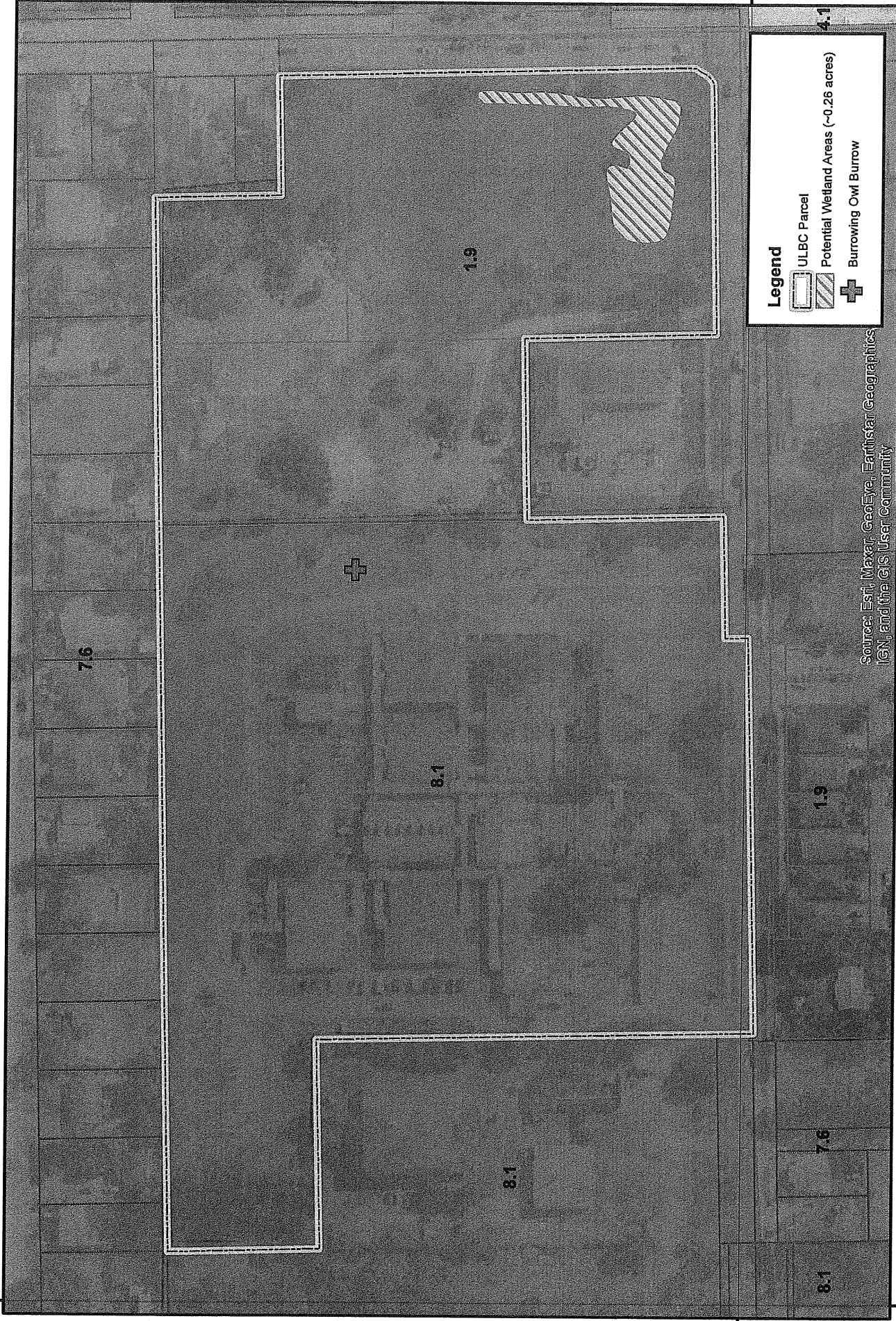
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11/16/2021	Revised: 12/08/2021	<div>  <p><b>J. J. Goldasich and Associates, Incorporated</b></p> <p>Ecological Services Natural System Analysis DESIGN/PERMIT-BUILD-MAINTAIN</p> <p>(561) 883-9555 jjg@jgoldasich.com Seagrass to Sawgrass</p> </div>			
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11/16/2021		Revised: 12/08/2021		J. J. Goldasich and Associates, Incorporated		Urban League of Broward County		2021 Aerial with Parcel Limits		#1	
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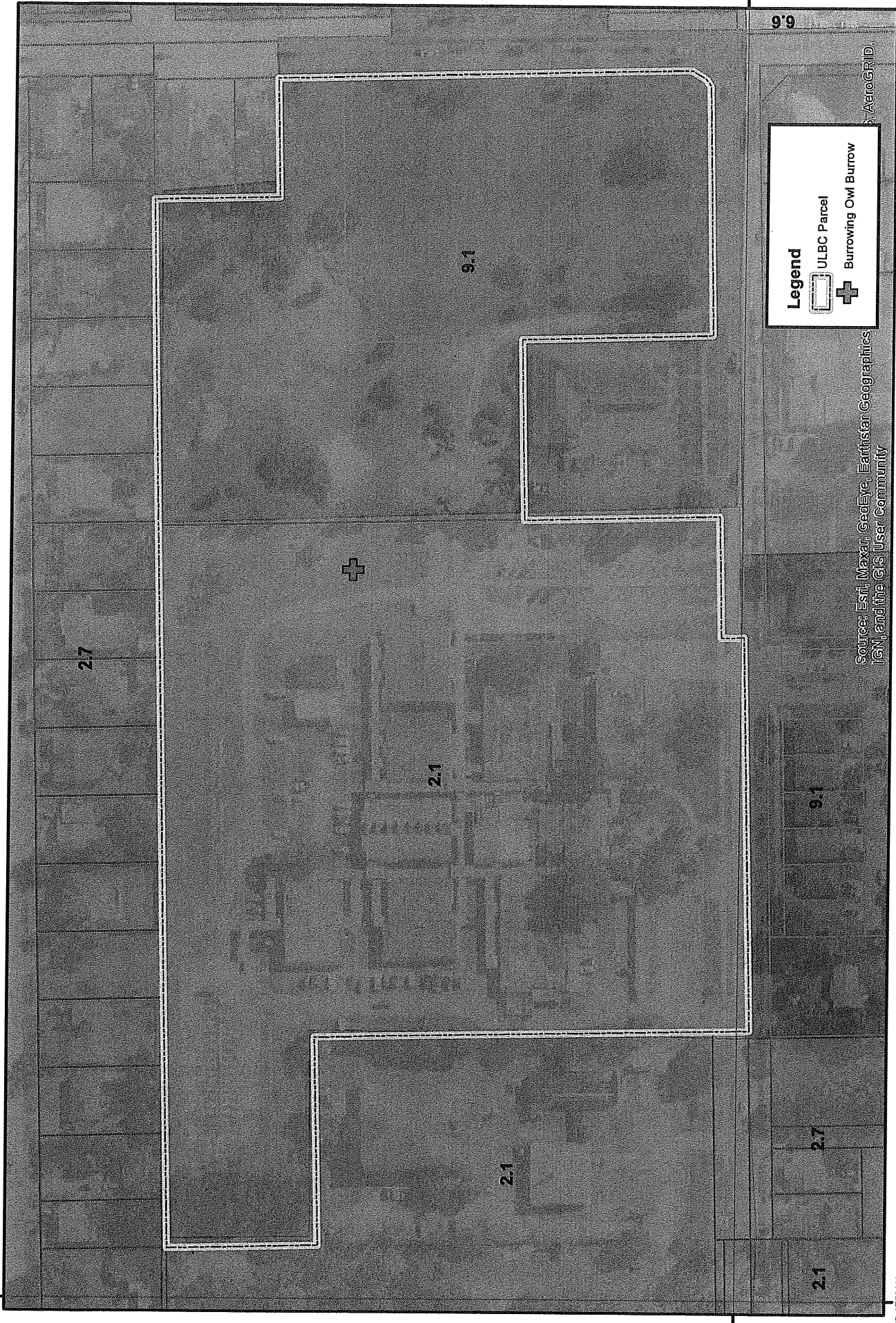
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2021 Aerial with Parcel Limits  
Landscape Development Intensity (LDI) Map  
Oakland Park, Broward County, Florida



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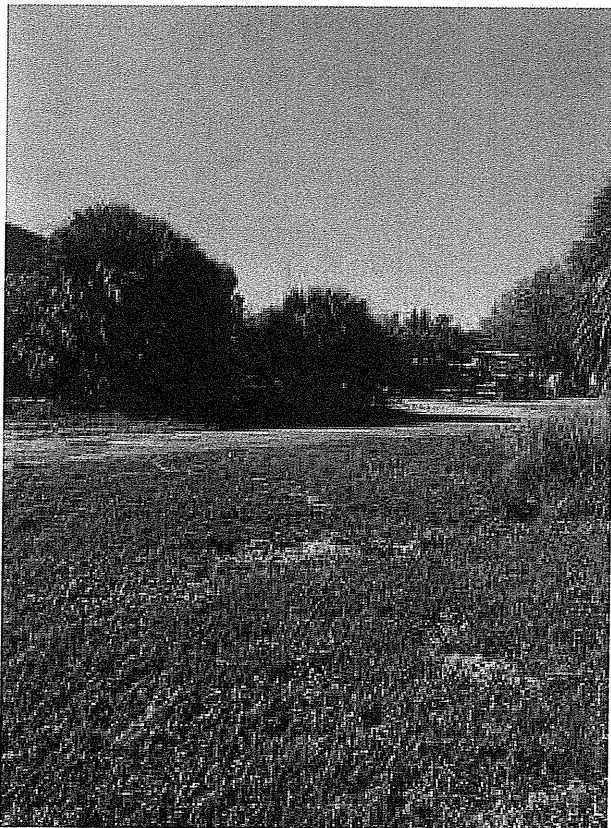
www.goldasichenvironmental.com

## Assessment Results:

### Vegetation:

The site is a mixed dry and wet urban prairie with patches of mature trees and scattered shrubs along the fence lines and perimeter boundary of the parcels. All areas of the site have been altered by onsite clearing, filling, development, paving, onsite and regional drainage, and adjacent roadways and development. The areas with mature trees and shrubs are primarily located along the perimeter and in the northeast corner of the site. These areas are primarily vegetated with exotic plants and non-native trees such as Australian pine (*Casuarina equisetifolia*), fig tree (*Ficus benjamina*), Brazilian Pepper

(*Schinus terebinthifolius*), lead tree (*Leucaena leucocephala*), cabbage palm (*Sabal palmetto*), slash pine (*Pinus elliotii*), yellow poinciana (*Peltophorum pterocarpum*), and Florida fishpoison tree (*Piscidia piscipula*). The areas of herbaceous vegetation include St. Augustine grass (*Stenotaphrum secundatum*), Bermuda grass (*Cynodon dactylon*), Bahia (*Paspalum notatum*), dallis grass (*Paspalum dilatatum*), panic veldtgrass (*Ehrharta erecta*), smut grass (*Sporobolus indicus*), penny wort (*Hydrocotyl umbellata*), and Mexican clover (*Richardia scabra*).



Site Photo #4: Typical site conditions.

Significant numbers of native trees are not present on the site but a tree survey should be conducted to locate and define the tree resources on the parcel. Once a tree survey is prepared for the site it may be superimposed on the site plan for avoidance and minimization of impact discussions with the regulatory agencies. The tree resource protection ordinances require that all applicants proposing

development of a site must submit this tree survey consisting of a scaled drawing in StatePlane NAD 83 coordinates with depicts the following:

- Development Site Boundaries,
- Location of all trees (other than prohibited trees) with a caliper of  $\geq 3$  inches,
- Caliper in inches,
- Scaled site plan with tree survey superimposed
  - showing removed, relocated (if any) and preserved trees,





The site plan review will include a discussion of reasons for tree removal, relocation in order to address impact avoidance and minimization to tree resources.

### Soils:

The mapped soil for the site consists of "Pennsuco Silty Clay Loam", "Pompano Fine Sand" and "Immokalee-Urban Land Complex", (see Soil Map). The Pennsuco and the Pompano soil types are listed as a hydric (Wetland) soil in Broward County. The Immokalee soil type is not listed as a hydric soil in Broward County as it is not subjected to frequent flooding or ponding in the undrained condition.

The soil types found on the parcel do not have diagnostic soil horizons as they have been transformed, filled, worked, or otherwise altered by human activity. The site was being filled by import of offsite soils during the subject site assessment (see Site Photo #5).



Site Photo #5: Active soil import to the site.


The soils are important in development, crop production, urban land, and pasture areas. These soils are classified as poorly drained with no tendency for flooding or ponding of stormwater. The soil types are rated as less suited for unsuitable for gopher tortoise suitability due to the prior filled condition and the relatively hard soil with coarse texture and high water table. All of these factors tend to limit the attractiveness of the soil for gopher tortoise burrowing. The landform for the soil types are originally formed in marshes, flatwoods or rises on marine terraces and consist of silty clay and loam or fine sand over bedrock. The properties of such soils include an approximate 0 to 2 percent slope consisting with depths to approximately 80 inches. The water table is between 6 to 36 inches during most of the year in the undrained condition. The water table was not found during the 2021 site assessments with soil pit excavations to approximately 16 inches. The soil was dry to the soil surface in most areas except

in the areas with wetland characteristics. In the areas with wetland characteristics, the soil was saturated to the surface. Secondary indicators of wetland hydrology such as mottles and stripping were observed in the soil profile in the areas with wetland characteristics.

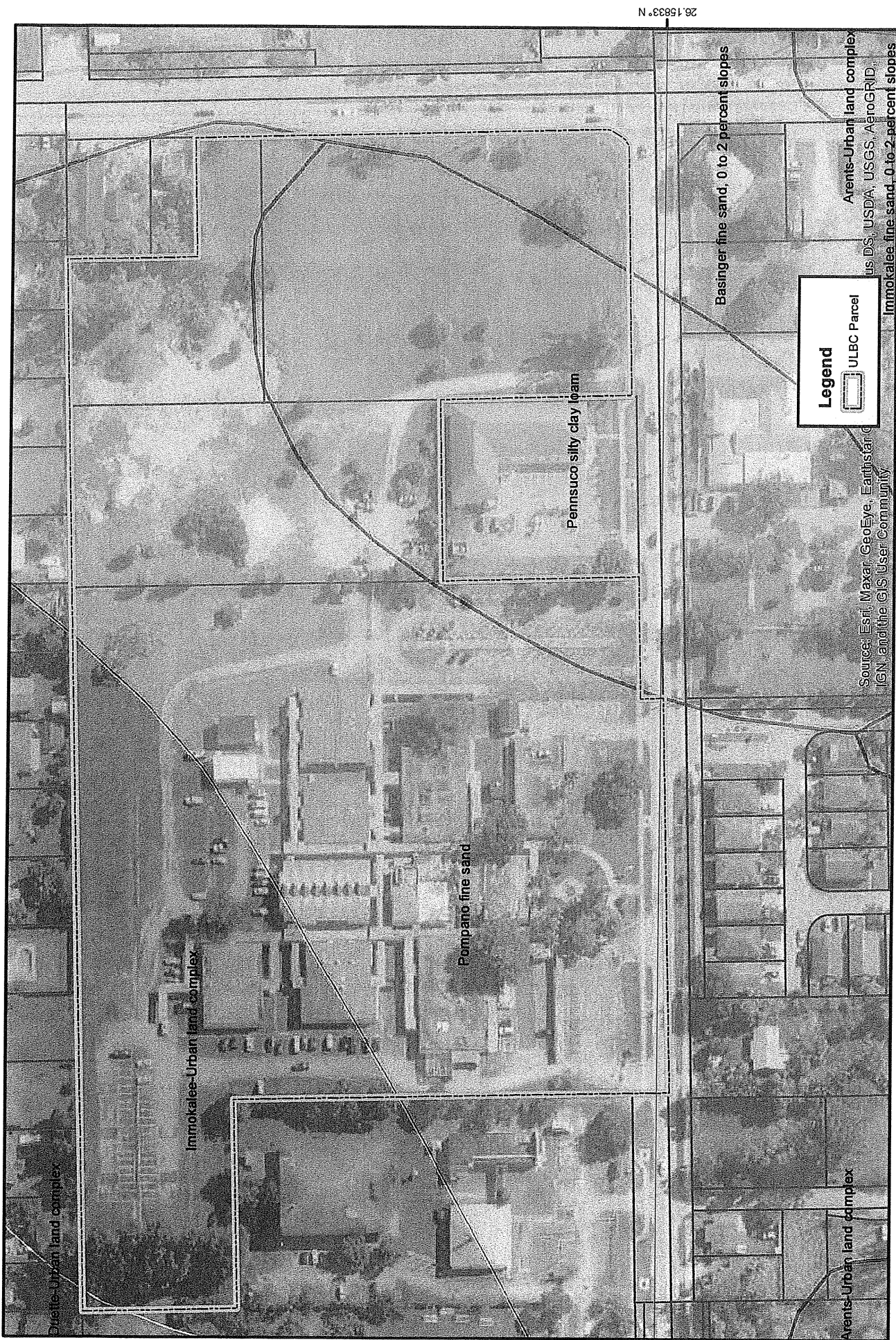



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		Ecological Services Natural System Analysis DESIGN/PERMIT-BUILD-MAINTAIN		Site and Vicinity National Wetland Inventory (NWI) Map Oakland Park, Broward County, Florida				#2
		(561) 883-9555 jjg@jjgolasich.com Seagrass to Sawgrass						#3
								#4





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#### Hydrology:



The site is generally dry at the surface with no indications of recent flooding or ponding of stormwater, except in the area with wetland characteristics. Water or saturated soil was not found in any of the soil pit excavations conducted during the 2021 site assessments, except in the wetland characteristics area of the site. Review of national wetland inventory (NWI) Maps suggest that the site does not contain wetlands and except for the small ~0.26 acre area with wetland characteristics, this was confirmed by the conditions presented during the site assessments.

Site Photo #6: Typical wetland distinctive vegetation.

#### Wetlands and Wetland Characteristics:

The project site did contain a small ~0.26 acre area that demonstrated wetland characteristics during the December 2021 site assessments. Due to the relatively high amount of rain antecedent to the site assessment, continued review of this area should be conducted. A wetland determination should be made

with the Broward County Environmental Protection and Growth Management Department (EPGMD) in order to specifically define the limits of any actually jurisdictional wetlands on the site. Such a determination should be made during favorable weather conditions.

#### Wildlife, Wetlands and Other Native Communities:

As previously stated, the Urban League of Broward County site has been directly and indirectly affected by past site clearing, onsite and regional drainage, filling and the adjacent developments and roadways around the parcel. All of this activity has directly reduced the wildlife values on the Site.

A single burrowing owl burrow (*Athene cunicularia*) was found on the site and it has been mapped by sub-meter GPS and shown on the Site Specific Natural System Map (Figure 4). No other listed fauna were observed on the Site or in directly adjacent areas that could be evaluated by review from the Urban League of Broward County parcel. The site assessments were conducted during a period of moderate temperatures and moderate to heavy rain events. Faunal observations included the spiny orb weaver spider (*Gasteracantha cancriformis*), urban songbirds such as northern mockingbirds (*Mimus polyglottos*), sparrows (Passeridae), and Formicidae (ants). While not observed on the site, the site conditions would likely provide acceptable habitat for the raccoon (*Procyon lotor*) and other urban small mammal taxa. No wading birds were observed during the site assessments and the site does not provide



suitable wading habitat that would support feeding areas for such fauna. The nearest nesting colony of the wood stork is located approximately 11 miles to the west of the site and the endangered Everglades snail kite critical habitat is approximately 9 miles to the west. While not observed on the site, the Florida Bonneted Bat (FBB) historic range extended into the area of the site and as such any federal action may result in a requirement to conduct an acoustic survey for the FBB. Recent proposed revisions to the critical habitat for the FBB would place this critical habitat more than 30 miles to the southwest of the parcel. Figure 9 shows the location of existing and proposed critical habitat and listed species communities or populations in the vicinity of Broward County.

### **Conclusions:**

The subject site is an upland herbaceous parcel with patches of shrubby and forested lands and a small (~0.26 acre) area with wetland characteristics, that is located in the City of Oakland Park, Broward County. The wetland areas are of very poor quality and were identified on the site during the December 2021 site assessments following significant antecedent rain events. The site contains scattered individual large trees and although the majority of the trees are non-native species, a tree survey should be conducted on the parcel. The tree survey should be overlaid on a plan of development for evaluation of tree impact, avoidance, and minimization possibilities. This will be required during the site plan review process at the City of Oakland Park and project review and approval with other regulatory agencies. Tree mitigation will be required prior to development of the site if regulated trees are removed, relocated or damaged. None of the parcel contains high quality native south Florida habitat or ecosystems and wildlife utilization was poor during the daytime site assessments. A single burrowing owl burrow was located on the parcel. The burrow may be relocated to other areas of the site or in nearfield adjacent lands that may be suitable for the borrowing owl and provide sufficient feeding habitat. Relocation of a burrowing owl burrow must be permitted by the Florida Fish and Wildlife Conservation Commission (FWCC) and must occur during the non-nesting season when eggs or flightless young burrowing owls are not present in the burrow. In south Florida the nesting season is presumed to be between February 14<sup>th</sup> to July 10<sup>th</sup>, but owls have been known to nest outside of these time frames. A burrowing owl survey will be required prior to development of the site to ensure the burrow may be removed and relocated to another area.





11/16/2021	Revised: 12/21/2021		
Ecological Services Natural System Analysis DESIGN/PERMIT/BUILD/MAINTAIN		(561) 883-9555 jg@jjgoldasich.com Seagrass to Sawgrass	
Urban League of Broward County Vicinity and Broward County Critical Habitat and Listed Species Map Oakland Park, Broward County, Florida		Listed Species and Critical Habitat	#1 #2 #3 #4





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# EXHIBIT “T”



Resilient Environment Department

**ENVIRONMENTAL PERMITTING DIVISION**

1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

February 23, 2022

Urban League of Broward County  
c/o Germaine Smith Baugh  
560 NW 27<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311  
Via E-mail: [jjg@jjgoldasich.com](mailto:jjg@jjgoldasich.com)

**Re: Wetland Jurisdictional Determination – 29-49-42 SW1/4 OF SE1/4 OF NE1/4 LESS W 230 OF S 485 TOGETHER WITH W 132.78 M/L OF SE1/4 OF SE1/4 OF NE1/4 LESS S 25, TOG WITH ZILADEN PROPERTIES TAX ASSESSORS**  
**Folio No. 494229000150**  
**2301 NW 26<sup>th</sup> Street, Oakland Park**  
**File No. WD2202-001**

Dear Applicant:

The referenced site, outlined in teal on the attached aerial photograph, was visited by the Broward County Resilient Environment Department (RED) on Wednesday, February 16, 2022. During that visit it was determined that there are **no County jurisdictional wetlands** on the site.

Based upon present conditions within the site, filling within the existing uplands will not require a license from this Department. However, other activities such as filling of the existing surface waters, or excavation of a new lake or canal may require a County license as regulated under Article XI of the Natural Resource Protection Code. The applicant is encouraged to contact RED as early as possible to determine applicable license requirements prior to undertaking activities which may affect the existing surface water system. Additionally, this letter does not constitute a waiver of review by the Development Management Division of the Urban Planning and Redevelopment Department prior to clearing and grubbing.

This determination was made according to the Natural Resource Protection Code definition of ***Regulated Aquatic and Wetland Resources*** and Section 27-334(e) which utilizes the State approved wetland delineation methodology outlined in chapter 62-340 F.A.C. and ratified by the State Legislature pursuant to Section 373.421 Florida Statutes. In the event of a conflict with a formal delineation conducted by the Florida Department of Environmental Protection or the South Florida Water Management District pursuant to 62-340 F.A.C. the determination of said Agency will be the controlling delineation. This determination is valid for a period of no more than two (2) years from the date of this letter. The issuance of this letter is a **final agency determination**. A person with a substantial interest may file a petition to request review of, or to intervene in a review of, a final administrative determination, subject to the provisions of Section 27-14, Broward County Code of Ordinances.

Broward County Board of County Commissioners

Torey Alston • Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Jared E. Moskowitz • Nan H. Rich • Tim Ryan • Michael Udine  
[www.broward.org](http://www.broward.org)

29-49-42 SW1/4 OF SE1/4 OF NE1/4 LESS W 230 OF S 485 TOGETHER WITH W 132.78 M/L OF SE1/4 OF SE1/4 OF NE1/4 LESS S 25, TOG WITH ZILADEN PROPERTIES TAX ASSESSORS  
WD2202-001

Please be advised that this determination is specific to Broward County's Natural Resource Protection Code and is conducted pursuant to the State-approved delineation methodology. The identified wetland area may also be jurisdictional to other Federal and/or State regulatory agencies [i.e. US Army Corps of Engineers (USACOE), and South Florida Water Management District (SFWMD) or Florida Department of Environmental Protection (FDEP)] and additional approval[s] may be necessary. For more information you may contact the local regulatory office[s] for each entity via the contact information below:

USACOE via email at [SAJ-RD-S@usace.army.mil](mailto:SAJ-RD-S@usace.army.mil) or telephone at (561) 472-3504,  
FDEP via email at [Southeast.District@dep.state.fl.us](mailto:Southeast.District@dep.state.fl.us) or telephone at (561) 681-6600  
SFWMD via email at [bconmy@sfwmd.org](mailto:bconmy@sfwmd.org) or telephone at (561) 682-6736

Please feel free to contact me by e-mail at [sladd@broward.org](mailto:sladd@broward.org) or by phone at (954) 519-1228 if you have any questions.

Sincerely,

[Sabrina Ladd](#)

NATURAL RESOURCE SPECIALIST  
Resilient Environment Department  
**ENVIRONMENTAL PERMITTING DIVISION**

Enc: Wetland Map  
27-14 Variance and Administrative Review Procedures

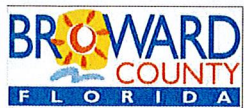
cc: Linda Sunderland (via e-mail)  
Michelle Decker (via e-mail)  
Danielle Sattelberger, FDEP (via e-mail)  
Barb Conmy, SFWMD (via e-mail)  
Alisa Zarbo, USACOE (via e-mail)



Legend  
NoneWetland  
Project\_Ty

No wetland

Project Location



School Board Facility and Urban League  
WD2202-001  
Folio #: 494229000150...

0 40 80 160 Feet  
Date: 2/17/2022  
User Name: mdecker



Sec. 27-14. Administrative review of EPGMD determinations.

- (a) A person with a substantial interest may file a petition to request review of or to intervene in a review of a final administrative determination made pursuant to this chapter concerning:
  - (1) The requirement that a facility or activity obtain a license or environmental review approval.
  - (2) Interpretations of license or environmental review approval conditions.
  - (3) Interpretations of variance conditions.
  - (4) The decision to suspend or revoke a license or environmental review approval.
  - (5) The requirement of certain license conditions.
  - (6) The issuance of a license or environmental review approval.
  - (7) The denial of a license or environmental review approval.
  - (8) The scope of a license or environmental review approval, geographic or otherwise.
  - (9) The scope of a variance, geographic or otherwise.
  - (10) The issuance of a stop work order.
  - (11) Similar final administrative determinations.

This administrative review procedure shall be the only means of review available for the above final administrative determinations by either the petitioner or the intervenor (the parties).

- (b) person may not obtain review by this procedure of:
  - (1) The issuance or adjudication of or other matters involving a notice of violation or a citation.
  - (2) Internal policy decisions
- (c) A person desiring a review of a staff determination made pursuant to this Chapter shall first bring the determination to the attention of the appropriate section supervisor to attempt to resolve the matter. If a resolution cannot be reached, then the decision shall be reviewed by successive supervisory levels until the issue is resolved or reaches the level of the director or his or her designee for the final determination.
- (d) A person desiring administrative review of a final determination made by the director or the designee shall file a petition with the director for review by the hearing examiner. The petition shall be filed within ten (10) days from the rendition of the action taken or of the decision made by the director. An entity whose license or approval is being challenged shall be a party to the action.
- (e) The review shall not be heard until the provisions of subsection (f) are met. Upon motion to the hearing examiner, an insufficient petition shall be dismissed with or without leave to refile. If a petition is determined to be insufficient by the hearing examiner and the petitioner has been given leave to refile by the hearing examiner, unless otherwise ordered by the hearing examiner, the petitioner must refile within ten (10) days of the rendition of the order of dismissal or the petition will be dismissed with prejudice.

- (f) A sufficient petition for review or petition for intervention in the review shall, at a minimum, contain the following information:
- (1) The nature of the determination sought to be reviewed.
  - (2) A short, plain statement of the facts which form the subject matter upon which the determination was made as asserted by all parties of record at the time that the petition is filed; a statement of the material facts in dispute, if any. If any party is unable to state the matters in sufficient detail at the time initial petition is filed, the petition may be limited to a statement of the issues involved; and thereafter, upon timely written motion, a more definite and detailed statement shall be furnished not less than seven (7) days prior to the date set for the hearing.
  - (3) The specific determination for which the review is sought.
  - (4) The specific legal grounds upon which the parties seek review of the determination.
  - (5) A short statement of the petitioner's or the intervenor's substantial interest in the matter to be reviewed.
  - (6) The specific section of this chapter on which the decision is based, if known, and the specific section that the parties allege should control the decision, if known.
  - (7) A copy of the director's or the designee's written final determination.
  - (8) A statement of the relief requested stating precisely the action that the petitioner wants EPGMD to take with respect to the final determination.
- (g) All pleadings or other documents filed in the proceeding must be signed by a party, the party's attorney, or the party's qualified representative. The signature of a party, the party's attorney or a party's qualified representative constitutes a certificate that he or she has read the pleading or other document and that to the best of his or her knowledge, information, and belief formed after reasonable inquiry, it is not brought for any improper purposes, such as to harass or to cause unnecessary delay or for frivolous purpose or needless increase in the cost of litigation. If a pleading or other document is signed in violation of these requirements, the hearing examiner, upon motion or his or her own initiative, shall dismiss the matter.
- (h) A petitioner or intervenor may request an emergency hearing to stay all activities or work conducted pursuant to the challenged license or approval. Such petitioner or intervenor has the burden of proof to show by a preponderance of the evidence that the continued activities would cause substantial pollution or degradation to the environment. An emergency hearing shall be scheduled by EPGMD and be held within five (5) days of said request or as soon thereafter as possible subject to the availability of the hearing examiner. The petitioner or intervenor shall comply with the notice provisions of section 27-14(j)(2)a. and c. and section 27-14(j)(3) and (4) of this chapter.
- (i) The petition for review will not stay environmental protection activities required for the remediation or mitigation of a site or facility, the protection of the environment or the health, safety and welfare of the citizens of Broward County, or the prevention of further environmental degradation. The person responsible for these activities must take all necessary steps to prevent environmental degradation and must conduct the remediation or mitigation activities required by this chapter. The director may allow these activities to be delayed until after the hearing examiner's decision by certifying to



the hearing examiner that, by reason of facts stated in the certificate, a delay in the initiation or completion of these activities would not cause substantial environmental degradation or peril to life or property. The delay for conducting these activities may be subject to appropriate terms to ensure protection of the environment. The person responsible for these activities shall be responsible for any environmental damage or any violation of this chapter caused by the delay.

(j) Notice and Scheduling Requirements:

- (1) The hearing on the review shall be scheduled within a reasonable time. It shall be the responsibility of the petitioner to request through EPGMD that the hearing date be scheduled. It shall also be the responsibility of the petitioner to give notice in accordance with this section at least ten (10) days prior to the hearing.
- (2) The petitioner shall give notice of the hearing by:
  - a. Giving personal notice to all proper parties; and
  - b. Publishing notice on two (2) days in a newspaper of general circulation in the county; and
  - c. Posting notice at a location determined by the Broward County Administrator's Office.
- (3) The petitioner shall bear the cost of giving notice.
- (4) The notice shall contain, at a minimum:
  - a. A description and location of the facility or the activity to be conducted by the petitioner; and
  - b. The time and place of the hearing.

(k) The petitioner shall bear the cost of accurately and completely preserving all testimony and providing full or partial transcripts to all parties.

(l) The hearing shall be a quasi-judicial hearing.

- (1) The applicant/petitioner requesting the administrative review, any intervenor/petitioner and EPGMD shall have an opportunity to respond to and to present witnesses, other evidence and argument on all issues involved, to conduct cross-examination and submit rebuttal evidence, to submit proposed findings of facts and orders, and to be represented by counsel. Members of the general public who are not intervenors as set forth in Section 27-14 of this chapter are not parties to the proceeding.
- (2) When appropriate, the general public may be given an opportunity to present oral or written communications. If the hearing examiner proposes to consider such material, then all parties shall be given an opportunity to cross-examine, challenge or rebut it.

(m) Denial, protest of, revocation, or suspension of a license, environmental review approval, or any other approval:

- (1) In regard to denial or protest of approval of a license and any other review of an administrative decision, notwithstanding (2) below, the petitioner shall have the burden of showing, by a preponderance of the evidence, that the determination of the director was an arbitrary and/or capricious abuse of discretion, not supported by competent, substantial evidence or not in conformance with the

essential requirements of this chapter. The hearing examiner shall not substitute his or her judgment for that of EPGMD on an issue of discretion even though the hearing examiner may have reached a different conclusion based on the same facts.

- (2) In an action to revoke or suspend a valid license or approval, the burden shall be upon EPGMD to prove, by a preponderance of the evidence in an administrative hearing, the grounds for revocation or suspension. The license holder or approval recipient shall be provided notice of the hearing and a copy of the petition stating the grounds for revocation or suspension as provided in section 27-63 of this chapter. The petition shall state with specificity the acts complained of in order to allow the license holder or approval recipient an opportunity to prepare a defense. The hearing shall be conducted in accordance with the provisions of Section 27-37 of this chapter.
- (n) Findings of fact shall be based exclusively on the evidence of record and on matters officially recognized.
- (o) If the hearing examiner finds that the director or his or her designee has erroneously interpreted a provision and that a correct interpretation compels a particular action, he or she shall remand the case to the director or his or her designee for further action under a correct interpretation of the provision.
- (p) The hearing examiner shall complete and submit to the director and all parties a final order consisting of his or her findings of fact and conclusions of law.
- (q) A party to the hearing may obtain appellate review of the final order as provided by section 27-42 of this chapter.
- (r) A petitioner or intervenor shall pay a filing fee at the time the application for review is filed. The amount of the filing fee shall be set by resolution of the Board.

(Ord. No. 2003-34, § 1, 9-23-03; Ord. No. 2005-08, § 2.03, 4-26-05)  
Secs. 27-15--27-19. Reserved.



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# EXHIBIT “U”



January 29, 2022

Steve Graziani, Community Development Consultant  
For Urban League of Broward County  
[grazianisteve@gmail.com](mailto:grazianisteve@gmail.com)

**Re: Arboricultural Consulting Services at NW corner of NW 21st Avenue and NW 26th Street, Oakland Park, Florida**


To Whom It May Concern,

I visited the above-mentioned property on Saturday, January 29, 2022, to evaluate +/- 91 trees, take photographs, perform relocation evaluations, and note any defects.

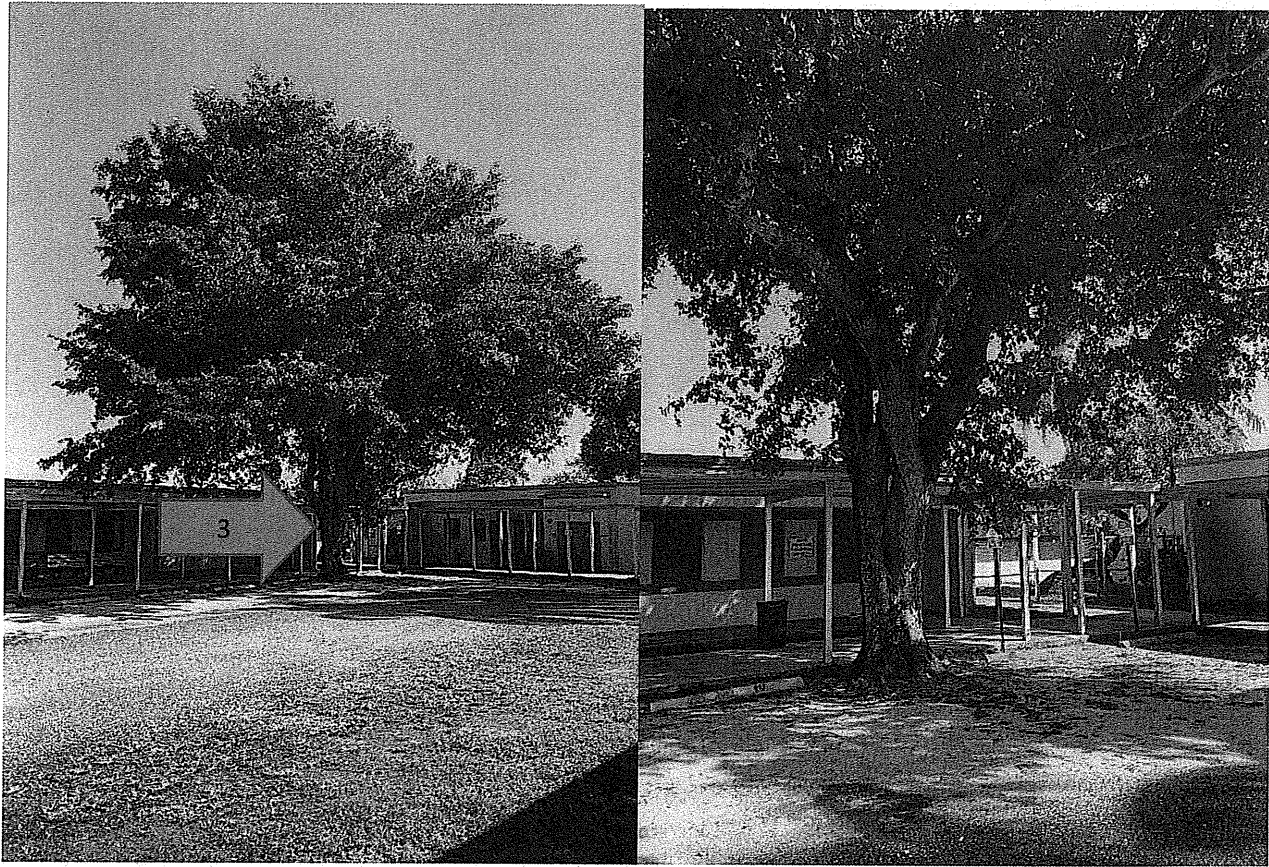
Please review tree specific details and photographs below for specimen sized trees only, trees with a diameter at breast height (dbh) of 18 inches or greater. There were 28 specimen sized trees. 14 of these specimen sized trees are considered, Florida Exotic Pest Plant Council Category 1 Exotic Invasive and Prohibited Species within Broward County.

A total of 45 trees and 46 palms were evaluated. A numbered aerial tree overlay, and tree evaluation spreadsheet have also been attached for review.

Jeremy T Chancey, Consulting Arborist  
1323 Southeast 17th Street, #201  
Fort Lauderdale, Florida 33316  
c 954 612 2500  
[jeremytchancey@gmail.com](mailto:jeremytchancey@gmail.com)



Tree Three



Black Olive (*Bucida buceras*), facing north. Note poor structure, confined root space, and girdling roots.

Tree Eight



Copperpod (*Peltophorum pterocarpum*), facing east. Note poor structure, canopy over lifting, confined root space, and trunk lean.



Tree Nine



Yellow Tabebuia (*Tabebuia caraiba*), facing southeast. Note poor structure, trunk lean, and storm damage.

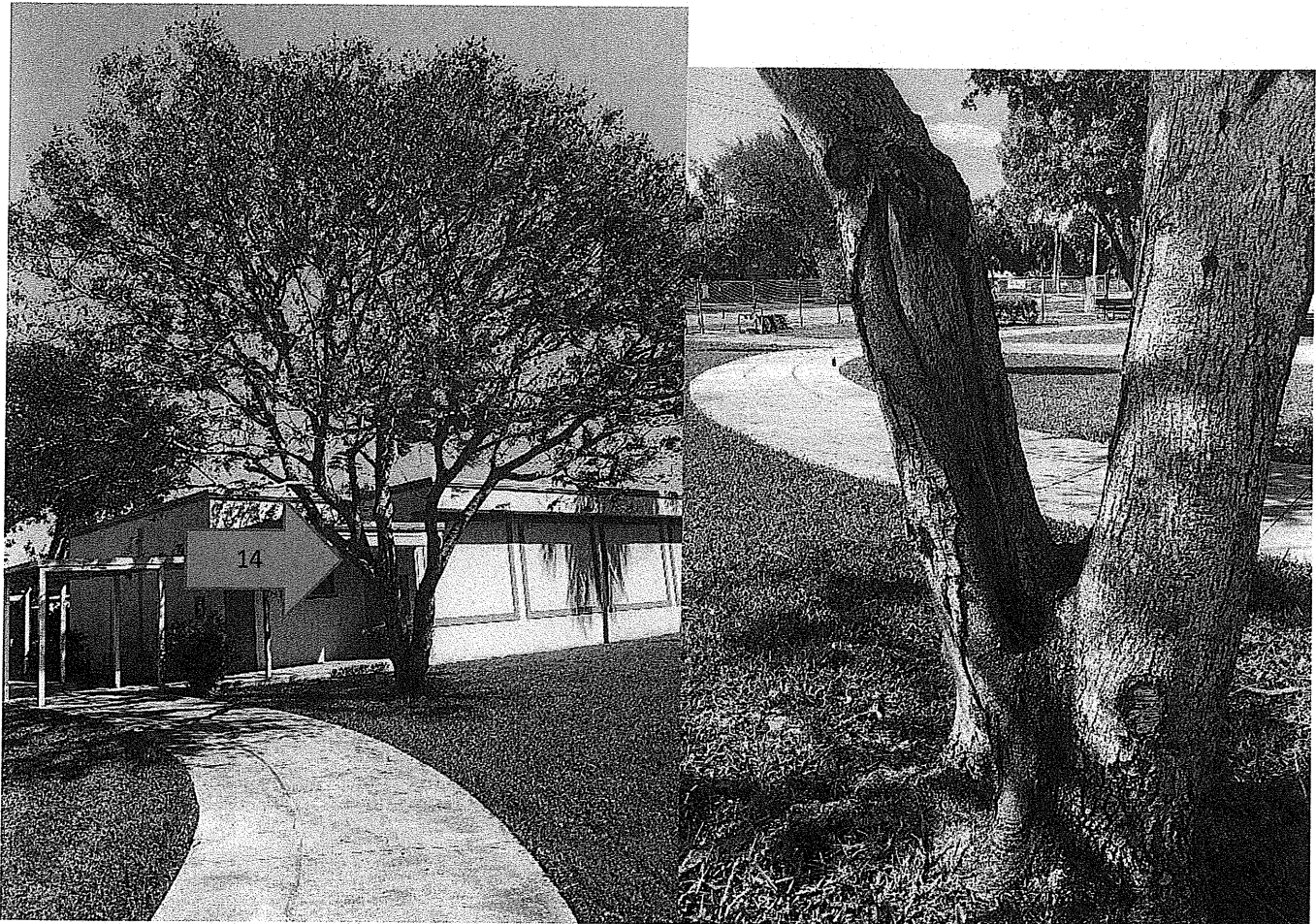
Tree Ten



Black Olive (*Bucida buceras*), facing east. Note poor structure, storm damage, and confined root space.

Jeremy T Chancey, Consulting Arborist  
1323 Southeast 17th Street, #201  
Fort Lauderdale, Florida 33316  
c 954 612 2500  
[jeremytchancey@gmail.com](mailto:jeremytchancey@gmail.com)

Tree 14



Copperpod (*Peltophorum pterocarpum*), facing north. Note poor structure, large trunk wound (red arrow), confined root space, and visual evidence of decay.



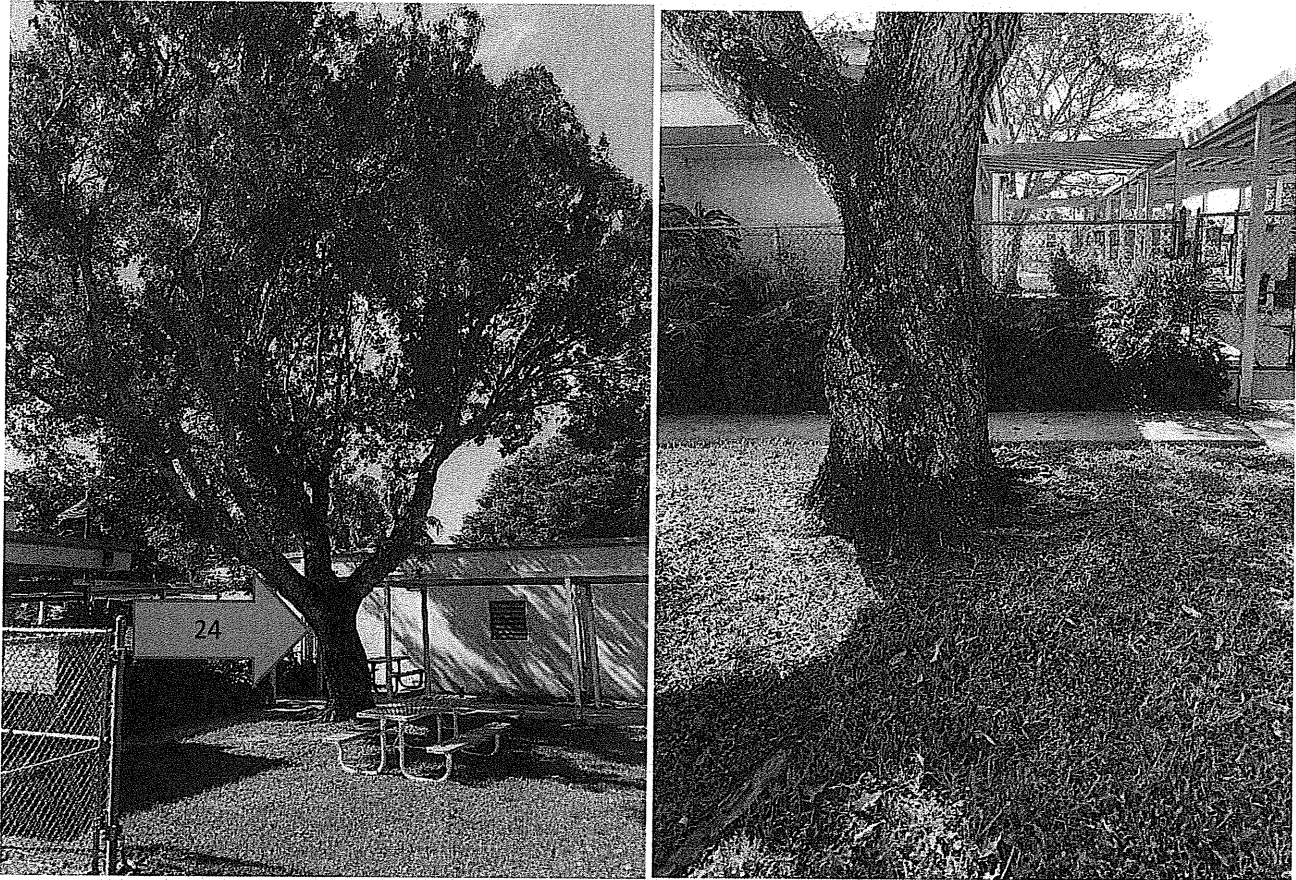
Tree 17



Portia Tree (*Thespesia populnea*), facing east. Note tree is a Florida Exotic Pest Plant Council Category 1 Exotic Invasive.

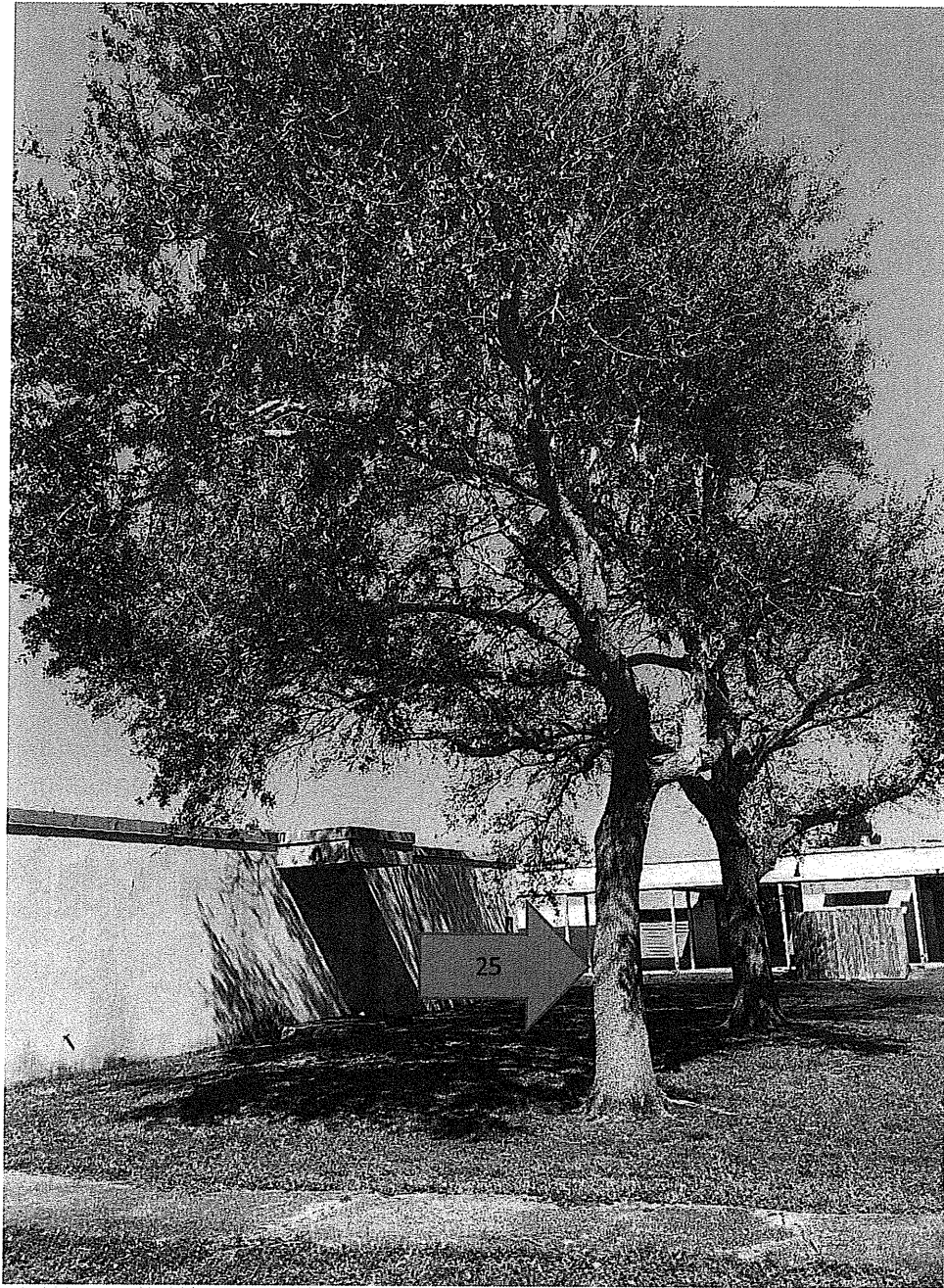
Jeremy T Chancey, Consulting Arborist  
1323 Southeast 17th Street, #201  
Fort Lauderdale, Florida 33316  
c 954 612 2500  
[jeremytchancey@gmail.com](mailto:jeremytchancey@gmail.com)

Tree 24



Mahogany (*Swietenia mahagoni*), facing west. Note poor structure, visual evidence of decay, and confined root space.

Tree 25

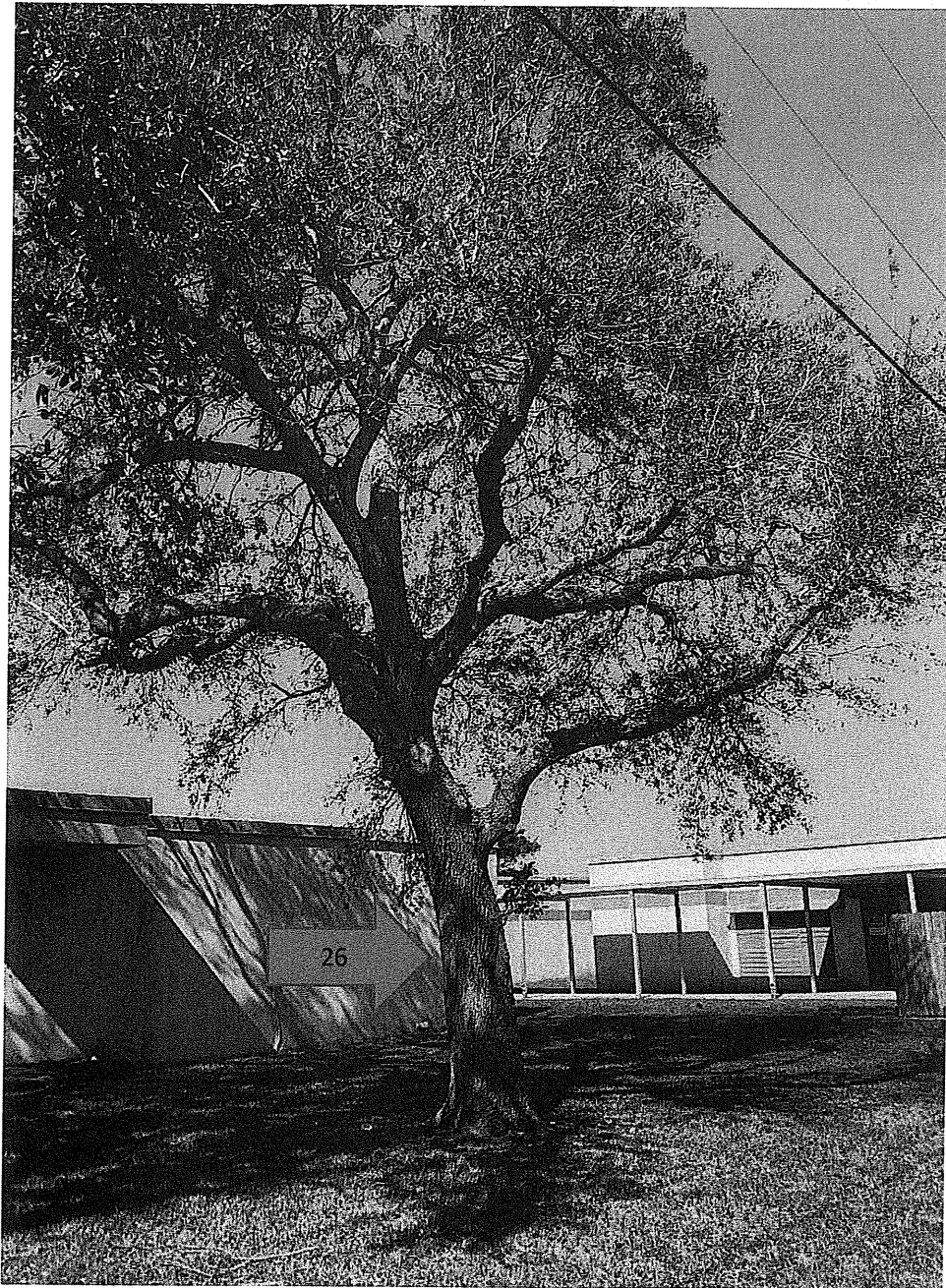


Live Oak (*Quercus virginiana*), facing north. Note poor structure, unbalanced crown, utility pruning, and canopy dieback.

Jeremy T Chancey, Consulting Arborist  
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c 954 612 2500  
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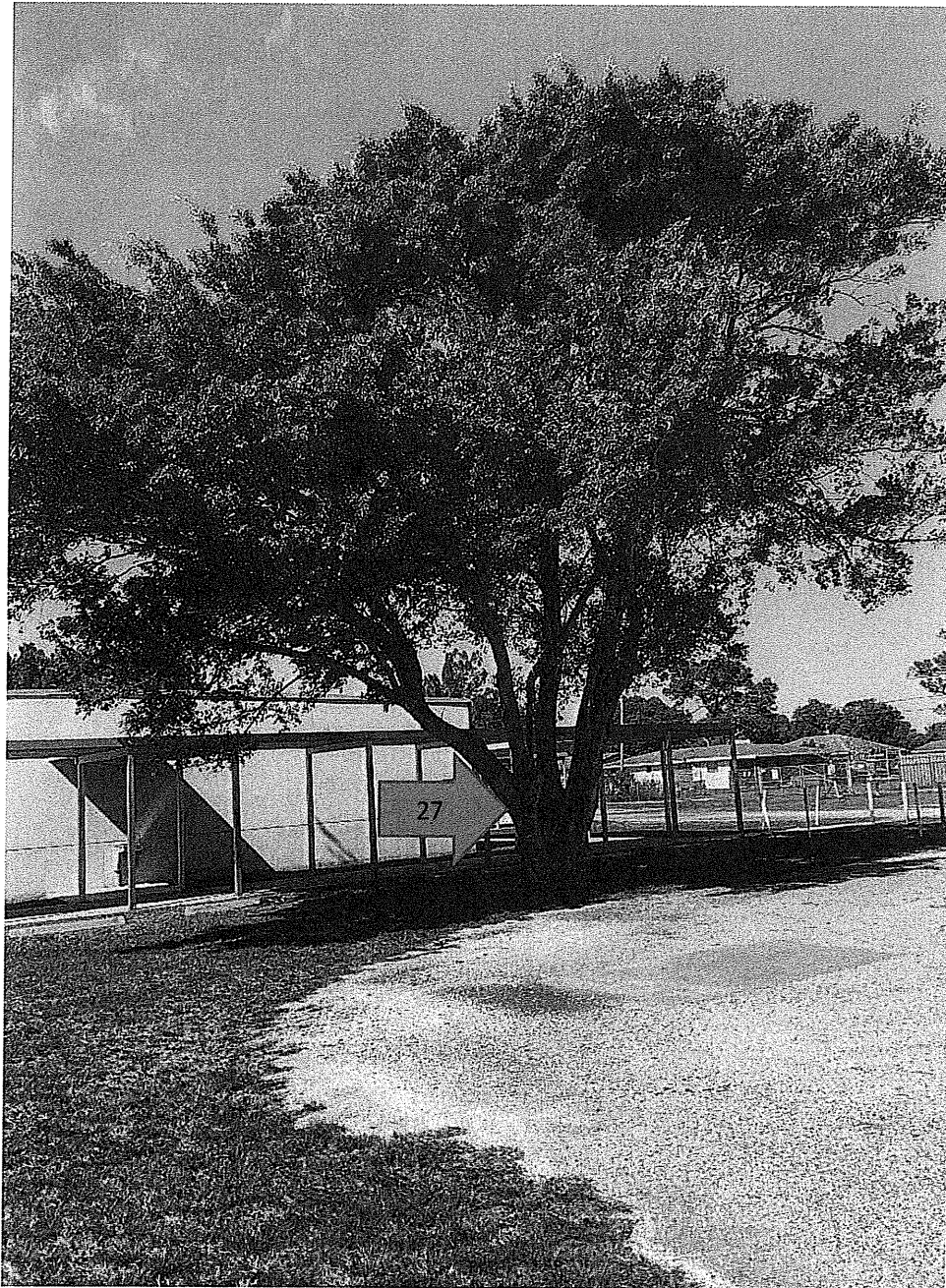
Tree 26



Live Oak (*Quercus virginiana*), facing north. Note poor structure, unbalanced crown, utility pruning, and canopy dieback.

Jeremy T Chancey, Consulting Arborist  
1323 Southeast 17th Street, #201  
Fort Lauderdale, Florida 33316  
c 954 612 2500  
[jeremytchancey@gmail.com](mailto:jeremytchancey@gmail.com)

Tree 27



Weeping Fig (*Ficus benjamina*), facing west. Note poor structure, canopy dieback, canopy over lifting, and confined root space.

Jeremy T Chancey, Consulting Arborist  
1323 Southeast 17th Street, #201  
Fort Lauderdale, Florida 33316  
c 954 612 2500  
[jeremytchancey@gmail.com](mailto:jeremytchancey@gmail.com)

Tree 30



Slash Pine (*Pinus elliottii*), facing north. Note poor structure, ficus parasite (red arrow), and deadwood.

Jeremy T Chancey, Consulting Arborist  
1323 Southeast 17th Street, #201  
Fort Lauderdale, Florida 33316  
c 954 612 2500  
[jeremytchancey@gmail.com](mailto:jeremytchancey@gmail.com)



Trees 31 & 32



Slash Pines (*Pinus elliottii*), facing east. Note poor structure and canopy crowding for Tree #32.

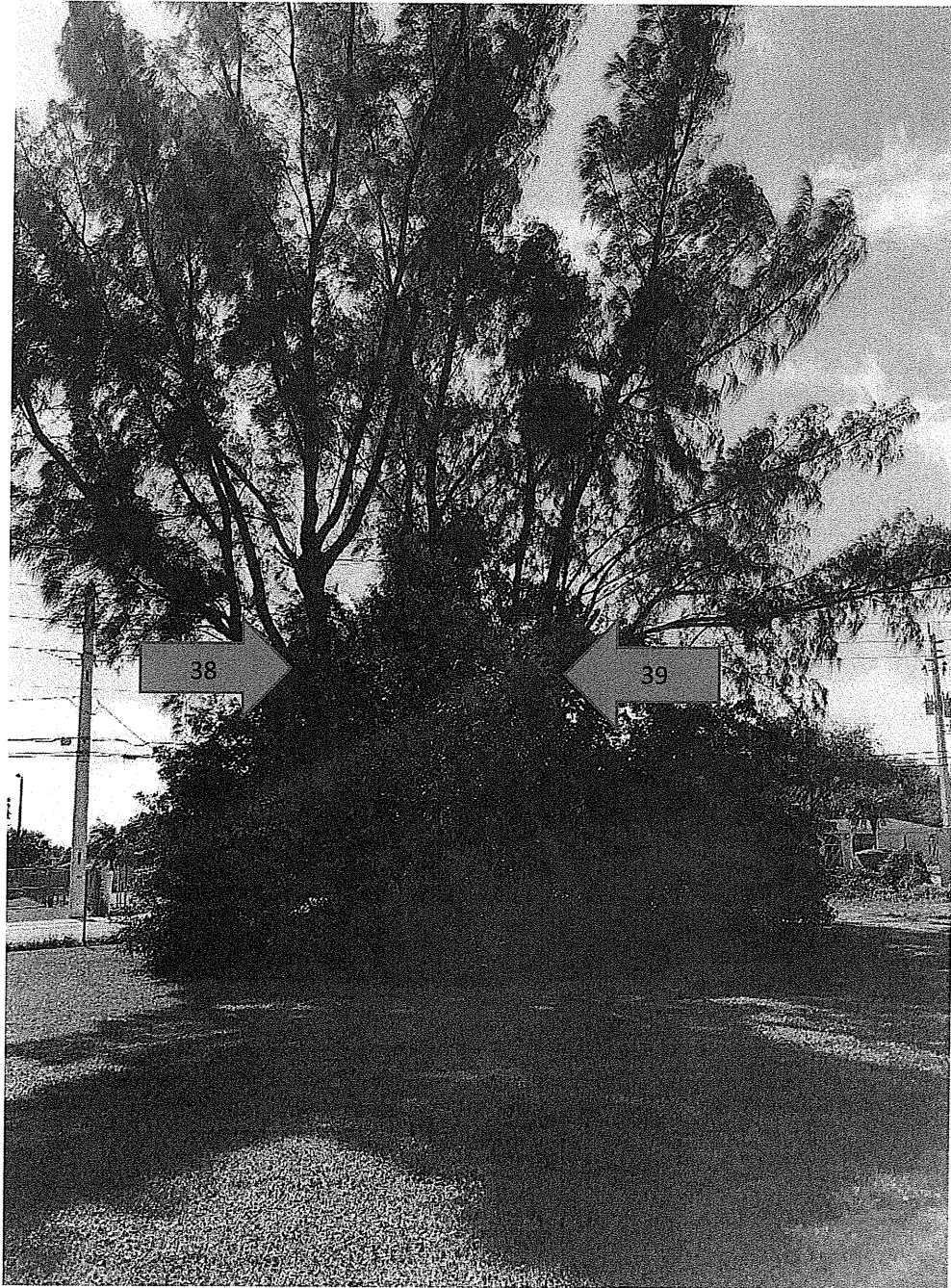
Trees 34, 35 & 36



Melaleuca (*Melaleuca quinquenervia*), facing east. Note these trees are Florida Exotic Pest Plant Council Category 1 Exotic Invasives.

Jeremy T Chancey, Consulting Arborist  
1323 Southeast 17th Street, #201  
Fort Lauderdale, Florida 33316  
c 954 612 2500  
[jeremytchancey@gmail.com](mailto:jeremytchancey@gmail.com)

Trees 38 & 39



Australian Pines (*Casuarina equisetifolia*), facing south. Note these trees are Florida Exotic Pest Plant Council Category 1 Exotic Invasives.

Jeremy T Chancey, Consulting Arborist  
1323 Southeast 17th Street, #201  
Fort Lauderdale, Florida 33316  
c 954 612 2500  
[jeremytchancey@gmail.com](mailto:jeremytchancey@gmail.com)



Tree 40



Earleaf Acacia (*Acacia auriculiformis*), facing east. Note this tree is a Florida Exotic Pest Plant Council Category 1 Exotic Invasive.

Jeremy T Chancey, Consulting Arborist  
1323 Southeast 17th Street, #201  
Fort Lauderdale, Florida 33316  
c 954 612 2500  
[jeremytchancey@gmail.com](mailto:jeremytchancey@gmail.com)

Tree 41



Earleaf Acacia (*Acacia auriculiformis*), facing south. Note this tree is a Florida Exotic Pest Plant Council Category 1 Exotic Invasive.

Jeremy T Chancey, Consulting Arborist  
1323 Southeast 17th Street, #201  
Fort Lauderdale, Florida 33316  
c 954 612 2500  
[jeremytchancey@gmail.com](mailto:jeremytchancey@gmail.com)

\_\_\_\_\_

Tree 54



Persian Silk Tree (*Albizia julibrissin*), facing east. Note this tree is a Florida Exotic Pest Plant Council Category 1 Exotic Invasive.

Jeremy T Chancey, Consulting Arborist  
1323 Southeast 17th Street, #201  
Fort Lauderdale, Florida 33316  
c 954 612 2500  
[jeremytchancey@gmail.com](mailto:jeremytchancey@gmail.com)



Tree 57



Copperpod (*Peltophorum pterocarpum*), facing north. Note poor structure and chlorotic foliage.

Jeremy T Chancey, Consulting Arborist  
1323 Southeast 17th Street, #201  
Fort Lauderdale, Florida 33316  
c 954 612 2500  
[jeremytchancey@gmail.com](mailto:jeremytchancey@gmail.com)

Tree 58



Seagrape (*Coccoloba uvifera*), facing west. Note poor structure, multi-trunk, and visual evidence of decay.

Tree 59



Persian Silk Tree (*Albizia julibrissin*), facing west. Note this tree is a Florida Exotic Pest Plant Council Category 1 Exotic Invasive.

Jeremy T Chancey, Consulting Arborist  
1323 Southeast 17th Street, #201  
Fort Lauderdale, Florida 33316  
c 954 612 2500  
[jeremytchancey@gmail.com](mailto:jeremytchancey@gmail.com)





Tree 62



Australian Pines (*Casuarina equisetifolia*), facing north. Note this tree is a Florida Exotic Pest Plant Council Category 1 Exotic Invasive.

Jeremy T Chancey, Consulting Arborist  
1323 Southeast 17th Street, #201  
Fort Lauderdale, Florida 33316  
c 954 612 2500  
[jeremytchancey@gmail.com](mailto:jeremytchancey@gmail.com)

Tree 64



Chinese Banyon (*Ficus microcarpa*), facing west. Note this tree is a Florida Exotic Pest Plant Council Category 1 Exotic Invasive.

Jeremy T Chancey, Consulting Arborist  
1323 Southeast 17th Street, #201  
Fort Lauderdale, Florida 33316  
c 954 612 2500  
[jeremytchancey@gmail.com](mailto:jeremytchancey@gmail.com)

Tree 67

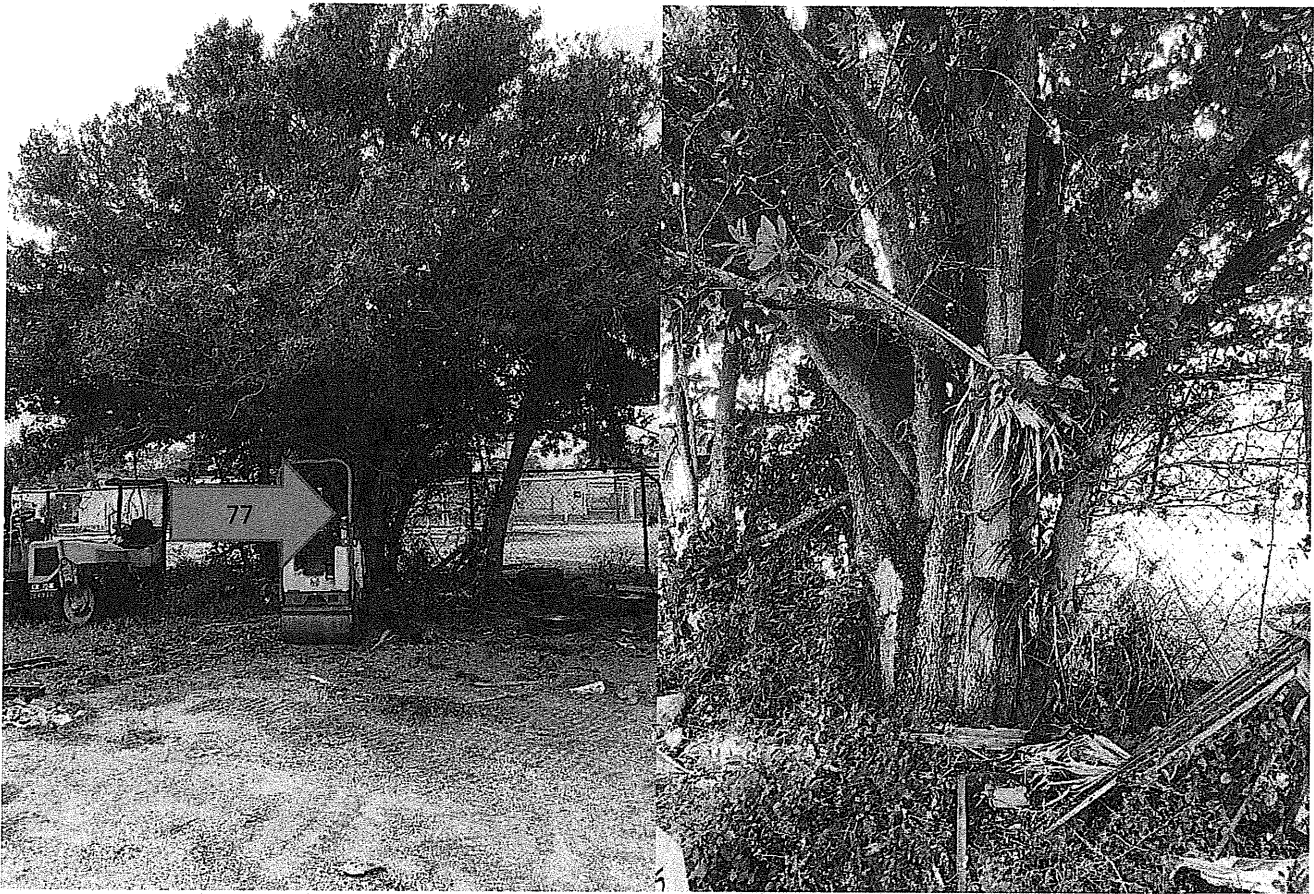


Australian Pines (*Casuarina equisetifolia*), facing north. Note this tree is a Florida Exotic Pest Plant Council Category 1 Exotic Invasive.

Jeremy T Chancey, Consulting Arborist  
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Fort Lauderdale, Florida 33316  
c 954 612 2500  
[jeremytchancey@gmail.com](mailto:jeremytchancey@gmail.com)

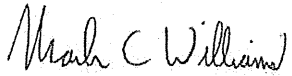


Tree 77



Laurel Oak (*Quercus laurifolia*), facing west. Note poor structure, trunk has engulfed fence, and canopy dieback.

**End Report**



Mark C. Williams  
ASCA Registered Consulting Arborist #580  
ASCA Tree Plant Appraisal Qualified  
ISA Certified Arborist Municipal Specialist FL 5221-AM  
ISA Tree Risk Assessment Qualified  
LIAF Certified Landscape Inspector #2007-0083

Jeremy T Chancey, Consulting Arborist  
1323 Southeast 17th Street, #201  
Fort Lauderdale, Florida 33316  
c 954 612 2500  
[jeremytchancey@gmail.com](mailto:jeremytchancey@gmail.com)





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# EXHIBIT “V”





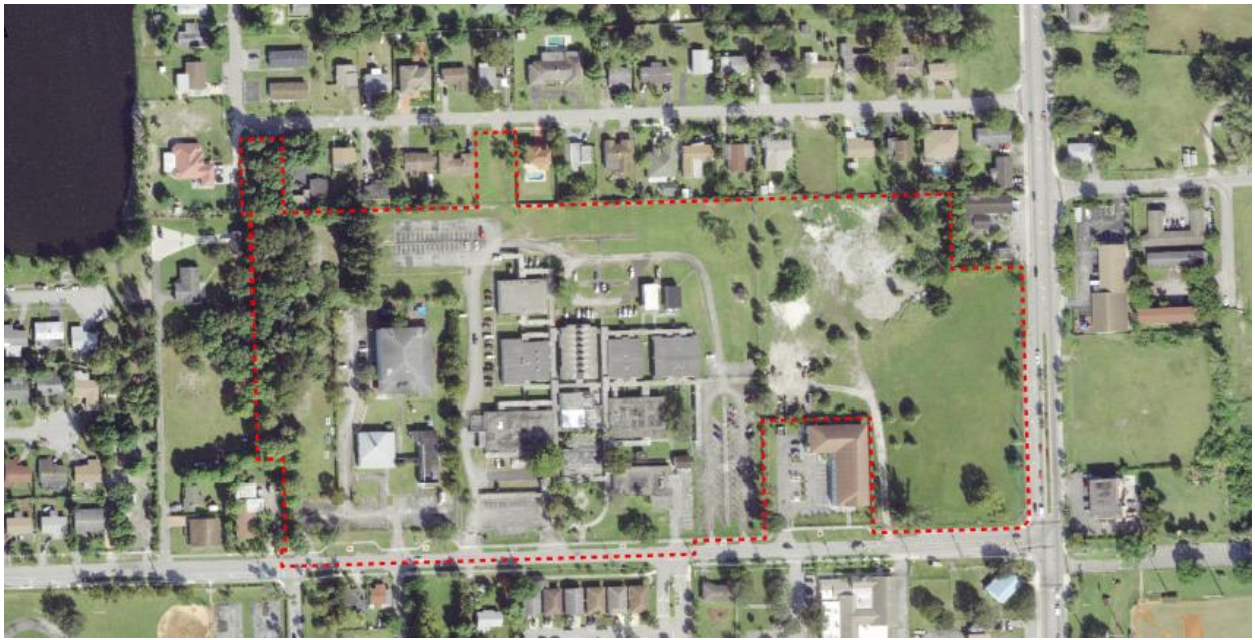


CONSULTING. ENGINEERING. CONSTRUCTION.

**URBAN LEAGUE OF BROWARD COUNTY, INC.  
VILLAGE @ OAKLAND PARK PUD  
PUBLIC INTEREST / JUSTIFICATION STATEMENT  
LETTER OF INTENT**

**February 13. 2024**

**VILLAGE @ OAKLAND PARK PUD LOCATION:**



**Clients/Applicants & Professional Consultants**

- 1. Clients /Applicants:**

**Urban League of Broward County, Inc.**  
Representative: Germaine Smith Baugh, Pres./CEO  
560 NW. 27<sup>th</sup> Ave.  
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**Harris Chapel, Inc.**  
Representatives: Vernon E. Hargray, President  
John Davis, Vice President  
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- 2. Land Use Counsel:**

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Representative: Sidney C. Calloway, Esq, B.C.S. 200  
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- 3. Architects**

**Zyscovich**  
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100 N. Biscayne Blvd., 27<sup>th</sup> Floor  
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**Design2Form LLC**  
Representative: Zamarr Brown, RA  
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E: zbrown@design2form.com
- 4. Land Planning / Landscape Architect: Atwell, LLC**

Representative: Charles W. Millar, AICP  
Oakbrook Center  
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- 5. Civil Engineering:**

**Botek Thurlow Engineering, Inc.**  
Representative: Stephen Botek, PE.  
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**6. Community Outreach**

**Dickey Consulting Services**

Representative: Sheryl Dickey, President/CEO  
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**7. Traffic Engineer:**

**Kimley-Horn**

Representative: John McWilliams, P.E.  
8201 Peters Rd., Suite 2200  
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**8. Surveyor/ Plat:**

**McLaughlin Engineering Company**

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## **URBAN LEAGUE OF BROWARD COUNTY PURPOSE AND INTENT:**

The Urban League of Broward County, Inc. ("ULBC") will comply with the Code of I 24, Land Development Code ("LDC").

## **DEVELOPMENT PERMIT APPLICATION REQUESTS:**

The ULBC intends to submit the required development permit applications and all supporting materials seeking the following development orders:

- A small-scale amendment to the City of Oakland Park and Broward County Future Land Use Plan Maps.
- A Rezoning from R-1 Single-Family Residential and Community Facilities (CF) to Planned Unit Development ("PUD") including site plan.
- Master Development Plan.
- Plat/Replat.

## **CITY ACTION TIMELINE FOR VILLAGE @ OAKLAND PARK:**

- December 2023: Secured final City DRC approval.
- January 8, 2024: Obtained unanimous recommendation of approval, City Planning and Zoning Board.
- February 8, 2024: Obtained unanimous City Commission approval, First reading and transmittal hearing.

## **ABOUT THE URBAN LEAGUE OF BROWARD COUNTY:**

### **The ULBC:**

- The Urban League of Broward County, Inc., which was 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.

### **ULBC Mission:**

- 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.

### **ULBC Vision:**

- The ULBC will be a catalyst for change in Broward County and one of the best human service organizations in the State of Florida. We will be 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.

## **ULBC Values**

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

## **ULBC DEVELOPMENT INTENTIONS:**

The ULBC's Village @ Oakland Park PUD residential development is intended to be the prestigious catalyst for inspiring and promoting the long-term social and economic benefits that result from leveraging its private social enterprise with the City of Oakland Park's ("City") key public policy objectives of expanding and improving the supply of affordable single-family and multi-family housing as a direct means of revitalizing and ensuring the long-term sustainability of the quality of life and growth of the neighborhood directly adjacent to and surrounding ULBC development site. For many years, the City's redevelopment and infill housing initiatives were largely focused on neighborhoods east of the I-95 corridor. 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 residential and business community.

ULBC is an established, respected nonprofit, community-based organization in the Broward County community, inclusive of the City of Oakland Park since 1975. ULBC advances the lives of nearly 14,000 individuals annually through six (6) vertical pillars of service:

1. Education
2. Entrepreneurship
3. Jobs
4. Community Justice
5. Housing
6. Health

Our transformation solutions have life-changing effects that create equity and parity, facilitating economic opportunity and stability and uplifting individuals. The City of Oakland Park residents have benefitted from the services and programs of the ULBC. The ULBC has made a momentous commitment in choosing the City of Oakland Park as the geography 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 PUD will mark the largest investment of Urban League resources to conduct place-based transformation in the organization's history. In 1995, the Urban League was the catalytic organization to sound the alarm of the plight of children living in the 33311-zip code area. Annie E. Casey Foundation in its annual Kids Count Report (1994) named the top ten worst census tracts for children to thrive. Three of top ten census tracts were located in Broward County and had the highest concentration of Black residents living at poverty level. The ULBC restructured its resources to address this issue and relocated all of its resources to the 33311 Zip Code area for significant period of time.

Once again, in the midst of a regionally and statewide declared housing affordability crisis, the ULBC will use its assets to be a change agent in this community. Our community has a challenge of available affordable housing types, and the ULBC has a solution that would be the most significant delivery of quality housing affordability options in Broward County's history, to date:

- 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 of displacement; thereby, creating a planned community that compliments the existing neighborhood and broader community, as well as challenges existing urban development norms.
- A community that is mixed-income, mixed-ages, mixed ownership, but also includes affordably constructed and maintained residences, including homeownership and rental; intentionally considering those on fixed incomes i.e., seniors to workforce; thereby adding to the affordable housing stock in Broward County
- A multi-generational urban design that features amenities that support the social and economic determinants of health for families and elders (i.e., walkable, green space, meeting 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 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, occupied and maintained at high quality standards; thereby having a master association and having ripple effect of positive

development along the major corridor of 21<sup>st</sup> Avenue and the existing residences and businesses.

## **VALUE-ADDED IMPROVEMENTS:**

A synopsis of the many inherent aspects of the ULBC's public interest value-added improvements that come with the introduction of the Village @ Oakland Park PUD to the City's northwest community include the following:

### **➤ Advancing Lives:**

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.

### **➤ Education:**

The ULBC values education as a key component for living a healthier and more prosperous life. Our education and youth development programs provide young people with the critical skills they need to excel academically, avoid at-risk behavior and become engaged members of their communities. Tutoring, after school and summer programs, college preparation, and leadership development are some of the many educational advancement tools offered.

### **➤ Entrepreneurship:**

The ULBC is committed to building community wealth through business ownership. Our Entrepreneurship Center's M3 Model (Money, Market, & Management) helps small business owners access the tools needed to grow and develop their business. ULBC provide technical assistance, business management training, and lending solutions.

### **➤ Health:**

ULBC believes that health and wellness education is the key to optimal growth for our children and families. ULBC's health programs are designed to ensure that preventative care advances and vital health resources reach those who need them most. Examples of these initiatives include chronic disease prevention and intervention, health care navigators, community health outreach and maternal health.

➤ **Justice:**

The ULBC strives to build a stronger, safer community for the children and families we serve. Through our community justice programs, our youth learn the value of social responsibility. ULBC uses a variety of methods including the restorative justice model to engage youth and community in critical conversations regarding our day-to-day interactions with law enforcement and other authority figures. Services include youth diversion programs, academic supports, community engagement with law enforcement, behavior modification programs, victim advocacy support, and community wide events.

➤ **Jobs:**

The ULBC is committed to strengthening the family unit by promoting economic self-sufficiency. Through training, career-building and job placement services, we help equip individuals with tools needed to enter or re-enter the workforce. ULBC's Center for Working Families offers a full range of essential economic resources for low-moderate income residents to help them succeed in the workforce, stabilize their finances and build assets.

➤ **Housing:**

Most of all, the ULBC is dedicated to building thriving communities through strong economic infrastructure. Our housing programs offer families long-term, sustainable solutions that focus on building assets through savings and homeownership. ULBC's wealth accumulation services include financial literacy education, budgeting, credit counseling, homeownership, foreclosure prevention, and loan modification.

**VILLAGE @ OAKLAND PARK PUD PUBLIC INTEREST:**

Planned Unit Developments ("PUD") are recognized as serving the public interest in the City of Oakland Park. The Village @ Oakland Park PUD will:

- (1) Allow diversification of uses, structures and open spaces when not in conflict with existing and permitted land uses on abutting properties.
- (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.
- (3) Conserve the natural amenities of the land by encouraging the preservation and improvement of scenic and functional open space.



- (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.
- (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.
- (6) Ensure that development will occur within the guidelines and intent of the Oakland Park Comprehensive Plan. The PUD is adaptable to new development, redevelopment and conservation of land, water and other City resources.

#### **VILLAGE @ OAKLAND PARK 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)**

• Total PUD Units:	469 residential units
• Required Parking:	804 parking spaces
• Provided Parking:	821 parking spaces (including TH1 tandem)
• Provided Parking:	795 parking spaces (excluding TH1 tandem)
• Adjusted Spaces (8.5" x 18"):	490 parking spaces (60%)
• Code Spaces (9' x 18"):	331 parking spaces (40%)
• ADA Parking:	23 parking spaces
• Bike Parking:	64 parking spaces
• Grass Parking:	No grass parking spaces
• EV Multi-Family:	37 EV parking spaces (5%)
• EV Townhouse Type I:	26 EV parking spaces (1 space / TH Type 1)

In addition to the following **Village @ Oakland Park PUD Adjustment Justification**, the applicant provides further support for the PUD adjustments:

- That special conditions and circumstances which warrant the PUD adjustment are only applicable to the Village @ Oakland Park.
  - The unique circumstances which drive the PUD adjustment do not result from inactions of the applicant.
  - Granting the PUD adjustments allows for a reasonable use and the redevelopment of the properties as an infill housing project.
  - The PUD adjustments will not negatively impact the surrounding community.
  - The PUD adjustment is compatible with the surrounding neighborhoods.
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 Site 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).**

In addition to the following **Village @ Oakland Park PUD Adjustment Justification**, the applicant provides further support for the PUD adjustments:

- The requested reduction of PUD parking spaces is a de-minimis impact to the overall function of the PUD.
- The request adjustment is a small percent change to the required PUD parking.
- The requested PUD adjustment complies with the purpose and intent of the City's PUD standards.
- The PUD adjustments will not negatively impact the surrounding community.
- The PUD adjustment is compatible with the surrounding neighborhoods.
- The adjustment request is a fair and reasonable reduction to provide for an attainable housing project meeting the housing needs of the City.
- The Village @ Oakland Park will function and operate efficiently and effectively with 795 PUD parking spaces.

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).**

In addition to the following **Village @ Oakland Park PUD Adjustment Justification**, the applicant provides further support for the PUD adjustments:

- The residents of the Village of Oakland Park are not likely to have a high demand for EV charging stations.
  - All proposed Townhouse Type I units (excludes all multi-family units) will provide one (1) EV charging station per unit.
  - The location of the EV charging spaces can be determined at final site review by the DRC once a demand analysis is provided.
  - Adding the required EV charging spaces to the project without a further “Demand Analysis” would create a unique and undue hardship on the project.
  - The PUD adjustments will not negatively impact the surrounding community.
  - The entire electronic vehicle switch remains an unknown so the early application to new projects is likely unreasonable given the project’s potential demographics.
  - The EV charging station requirement is a fresh, untested and new standard. It has only become effective on June 30, 2022 (Ord. 2022-007). Perhaps more time is needed to determine the applicable application of such a new concept.
6. Reduce the number of grassed parking spaces to zero (0). **(Approved by the DRC on 11-09-23).**

Per the Landscape and Streetscape Design Standards for all Landscape Waivers Section 1 (A)(11), the alternate mitigation feature includes approximately one (1) acre of park/green space to the western portion of the property to be designed and maintained as open green recreation space and with approval of the City be added to the City of Oakland Park’s park space calculations for use by residents and the surrounding community.

**VILLAGE @ OAKLAND PARK PUD ADJUSTMENT JUSTIFICATION:**



All PUD adjustments requests are based upon the need to adjust the site design to accommodate the issues raised by the City for the overall PUD. The adjustments are intended to provide for a project which address the following:

- The adjustments do not create additional conflicts with the applicable sections of the Chapter 24 and is consistent with the stated purpose and intent and PUD standards.
- The adjustments will not cause a detrimental effect on the overall PUD design and development standards of the project and will be in harmony with the general site layout and design details of the development.
- The alternate design options requested as part of the adjustment approval, if granted, will not adversely impact users of the project or adjacent properties.
- The requested adjustments are consistent and in compliance with the City's Comprehensive Land Use Plan.
- The requested adjustments are particular and unique to the property for which the PUD adjustments are sought and are not generally applicable to other property within the City.
- The innovative design of the PUD adjustments are a value-added improvement and enhancement to the PUD and the client base it intends to serve.
- The public's health, safety and welfare will be protected and promoted by the granting of the requested PUD adjustments.
- The PUD adjustments will allow diversification of uses, structures and open spaces when not in conflict with existing and permitted land uses on abutting properties.
- The PUD adjustments intent to 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.
- The PUD adjustments provide for a 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.
- The PUD adjustments will ensure that Village @ Oakland Park 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 Site Development plan.
- The PUD adjustments will occur within the guidelines and intent of the Oakland Park Comprehensive Plan, PUD Agreement and all applicable City standards and will provide for conservation of land, water and other City resources.

#### **VILLAGE @ OAKLAND PARK PUD DESIGN:**

To ensure that the PUD provides a design with respect to the specific project, the Village @ Oakland Park PUD intends to incorporate the following public interest design features:

- **Density and intensity:**

The PUD will not exceed the density and intensity limits for the Future Land Use designation of the property as set forth in the Future Land Use Element of the Comprehensive Plan.

- **Buffers:**  
The PUD will provide landscaped separation strip and fence/wall structures along all property lines abutting a residential use or zone or as needed by the PUD.
- **Recreation:**  
The PUD will provide internal recreation and amenity areas in accordance with the applicable Code requirements.
- **Design:**  
The PUD designs the residential units to be located away from busy roadways or are shielded from traffic noise by buffering, fencing and landscaping.
- **Resident Safety:**  
The PUD design and site layout and landscaping provides for the safety and privacy of residents.
- **Resident Outdoor Space:**  
The PUD outdoor space is located conveniently for the use of residents and provides facilities for their enjoyment.
- **Circulation:**  
The PUD is easily accessible to vehicles, bicycles, and pedestrians. 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.
- **Unified Concept:**  
The PUD is designed as one (1) concept and is not isolated from the surrounding community but is an integral part of the community.

### **FUTURE COUNTY AND CITY HOUSING NEEDS:**

The City of Oakland Park, Broward County and the State of Florida have placed an increased urgency to identify strategies within the respective Comprehensive Plans and economic development that specifically targets affordable housing and related services as a priority to meet the needs of the growing population and economy. To that end, the ULBC's Village @ Oakland Park PUD furthers the following goals, policies, and objectives, which have been adopted as strategic to the long-term visionary planning by both the Broward County and the City.

### **BROWARD COUNTY HOUSING GOALS:**

Support the provision and maintenance of quality, healthy, affordable, and safe homes in a variety of types, sizes, and locations throughout the County at affordable costs to meet the needs of the current and future residents, businesses, and visitors of Broward County.

- OBJECTIVE H1: Provide, preserve and maintain affordable housing. Preserve and extend the life of existing rental and owner-occupied housing and eliminate substandard housing.
- POLICY H4.2: Broward County shall promote housing projects that contain compact building design principles, mixed use, and medium to high densities, promote pedestrian activity, enable access to healthy foods through Urban Farming and Food Waste Recycling programs, and support multi-modal transportation options, in coordination with other local municipalities and/or governmental agencies, which use energy conservation principles.
- OBJECTIVE H5: Enhance Public/Private Partnerships. The County shall continue to facilitate a regional approach, through enhanced local government relationships with the public and private sectors, to formulate housing implementation programs and to increase the supply of affordable housing for the needs of present and future residents.
- POLICY H5.1: Broward County shall provide incentives to developers and not-for-profit groups to construct and rehabilitate housing units for very low, low, and moderate-income households, such as waivers of impact and/or concurrency fees for certain income levels and expedited review of all applications submitted for development review.
- POLICY H5.2: Broward County shall further housing opportunities for very low, low and moderate-income households by pursuing and supporting private and public partnerships with lenders, builders, developers, real estate professionals, advocates for low income and special needs persons, and community groups.
- OBJECTIVE H6: Develop Strategies to Help Residents Achieve and Maintain Access to Home Ownership. Broward County shall develop a comprehensive strategy to assist residents seeking home ownership and housing stability. A wrap-around approach is an intensive, holistic method of engaging with individuals with a range of life issues so that they can live and thrive in their homes and communities and realize their hopes and dreams.



- **POLICY H6.2:** Broward County shall address the gap between income and housing costs through workforce training, apprenticeship and/or mentorship programs for those neighborhoods with significant concentrations of high unemployment and maintain and expand partnerships with the economic development community and private sector.

### **CITY OF OAKLAND PARK HOUSING GOALS:**

To maintain, improve and expand the existing single-family and multiple-family housing supply in a way that assures a desirable mix of a variety of housing types, protects sound neighborhoods and contributes to the revitalization of neighborhoods which have experienced decline.

- **OBJECTIVE 3.1:** Affordable housing opportunities for very low, low- and moderate-income households exists in the City of Oakland Park, and the City shall continue to encourage and assist, as appropriate, property owners in the preservation and maintenance of such housing units. The City shall establish a housing program to assist in providing “in-fill” housing. “In-fill” is new housing on scattered vacant lots in neighborhoods which are largely developed. The City’s program shall address a variety of housing types and encourage owner occupied units.
- **POLICY 3.1.4:** The City shall continue its infrastructure modernization program to support the private development of in-fill housing and multi-family housing, particularly in the community redevelopment area.
- **OBJECTIVE 3.2:** The City shall enhance its existing affordable/workforce housing programs to increase the supply of affordable housing for very low, low and moderate-income households by working with the public and private sectors. Furthermore, the City shall continue to encourage a diversification of housing types, including single-family and multi-family renter and owner-occupied units for all income levels. The City’s target is a balance of units and occupants similar to the general demographics of Broward County as a whole, with at least 25 new dwelling units for very low- or low-income households by 2015 and one-fifth (20 percent) of new dwelling units for very low, low- and moderate-income households throughout the City, and predominately in the CRA, through 2030.
- **POLICY 3.2.4:** The City shall evaluate its land development regulations to assess if there are impediments to the provision of affordable housing and whether additional incentives should be provided, such as expedited or

streamlined permitting, reduced impact fees, set-back and lot size restrictions, energy saving requirements, and accessory dwelling unit restrictions.

- **POLICY 3.2.8:** The provision of affordable/workforce housing is a regional issue, and the City shall continue to participate in Broward County programs and committees designed to study, plan for and implement housing solutions.

### **CITY OF OAKLAND PARK FUTURE LAND USE PLAN – HOUSING ELEMENT:**

The City of Oakland Park adopted in November 2023 critical and all-important language to further the goals, policies, and objectives of equitable affordable and attainable housing in the City. The Village @ Oakland Park furthers the following goals, policies, and objectives:

#### **Forecasted 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*

#### **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.

#### **Objective 2.1**

Enhance community vibrancy by ensuring neighborhood stabilization and vitality.

**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 2.2.1** 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 2.2.7** 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 2.2.12** 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

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

**Policy 2.4.1** 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 2.4.2** Continue to participate in Broward County programs designed to study, plan and/or implement housing solutions.

**Policy 2.4.3** 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 2.4.4** Encourage the supply of more compact, conventionally attainable housing, such as efficiency and studio occupancy apartments.

#### Objective 2.5

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

**Policy 2.5.1** Continue to ensure equity in affordable housing programs and provide for underserved and vulnerable populations.

**Policy 2.5.2** Expand the supply of housing accessible to seniors and people with disabilities, including more housing choices for seniors to age in place.

## **VILLAGE @ OAKLAND PARK PUD PROJECT DATA/INTENDED USES:**

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

- Proposed Land Uses:
  - Townhomes/T1: 26 units
  - Townhomes/T2: 88 units
  - Mid Rise Multi-Family: 355 units
  - Multi-Purpose Space (existing): 3,042 sq. ft.
  - Life Center (existing): 11,162 sq. ft.
  - Early Learning Center: 7,638 sq. ft.
  - Harris Chapel UMC (existing): 3,753 sq. ft.
  - Parking Garage: 137,716 sq. ft.

MUNICODE ZONING DATA SHEET, PUD			
Site Gross Area <sup>(2)</sup>	907,289.14 SF (20.82 acres) (including 60,542.14 SF of R/W)		
Site Net Area <sup>(2)</sup>	846,747 SF (19.43 acres)		
Land Use Designation <sup>(2)</sup> (Existing and Proposed)	Low Density Residential (L5) and Community Facilities (CF) to a Medium Density Residential (M)		
Zoning Districts <sup>(2)</sup> (Existing and Proposed)	Single-Family Residential District (R-1) and Community Facilities District (CF)		
Flood Zones <sup>(2)</sup>	Zone AH-7 and Zone X FEMA FIRM Map Panel 12011C0366H effective 8/18/2014		
Base Flood Elevation (BFE)	7' NAVD		
Design Flood Elevation (DFE)	8' NAVD		
BUILDING DISPOSITION LOT OCCUPATION	Municode Zoning	Required (#'s)	Provided (#'s)
Lot Area	N/A		ULBC & SBBC: 14.93 acres Church Site: 4.5 acres <b>TOTAL: 19.43 acres</b>
Building Site Coverage	29.55% max.	250,214 SF	217,977 SF (26%)
Density	25 du/acre max.	486 Units	469 Units (24.14 du/acre)
RESIDENTIAL DEVELOPMENT			
Mid-Rise			355 Units (18.27 du/acre)
Townhouses Type 2			88 Units (4.53 du/acre)
Townhouses Type 1			26 Units (1.34 du/acre)
NON-RESIDENTIAL DEVELOPMENT			
Early Learning Center			7,638 SF
Multipurpose Comm. Facility (existing use)			3,042 SF
Harris Chapel (existing use)			3,753 SF
Life Center (existing use)			11,162 SF
Parking Garage			137,716 SF (383 parking spaces)
SETBACKS			
Street Frontage - NW 21st Avenue	25 ft min. landscaped	25'-0"	25'-0"
Street Frontage - NW 26th Street	25 ft min. landscaped	25'-0"	25'-0"
Side Yard (West)	N/A	N/A	7'-6"
Rear	N/A	N/A	15'-0" to 20'-0"
Setback encroachments <sup>(2)</sup>	6 ft max.	6 ft.	6 ft.

PARKING REQUIREMENTS <sup>(12)</sup>	Proposed Parking Ratio	Required (#s) <sup>(13)</sup>	Provided (#'s)
Mid-Rise (355 Units) <sup>(4)</sup>	1 bedroom units: 1 sp/unit (139 units) 2 bedroom units: 1.5 sp/unit (166 units) 3 bedroom units: 2 sp/unit (50 units)	489 spaces	480 spaces <sup>(16)</sup>
Townhouses Type 2 (88 Units) <sup>(4)</sup>	1 bedroom units: 1.5 sp/unit (44 units) 2 bedroom units: 2 sp/unit (44 units)	154 spaces	154 spaces
Townhouses Type 1 (26 Units) <sup>(2)</sup>	3 bedroom units: 2 sp/unit (26 units)	52 spaces	78 spaces (52 spaces + 26 tandem)
	Required per Municode	Required (#'s)	Provided (#'s)
Early Learning Center	1 sp/300SF	25 spaces	109 spaces
Multipurpose Comm. Facility <sup>(2)</sup>	N/A (grandfathered in)	84 spaces <sup>(3)</sup>	
Harris Chapel <sup>(3)</sup>			
Life Center <sup>(3)</sup>			
PUD TOTAL PARKING SPACES (including TH1 tandem)		804 spaces	821 spaces
PUD TOTAL PARKING SPACES (excluding TH1 tandem)			795 spaces
Residential Parking Requirement per PUD Code <sup>(14)</sup>		1.5 sp/unit	1.67 sp/unit
383 spaces parking garage, 169 spaces surface lots, 100 spaces on-street, 78 spaces Townhouses Type 1 <sup>(2)</sup> , 91 spaces Church Site			
ADA Parking <sup>(4)</sup>	18 spaces	18 spaces	23 spaces
Total Electric Vehicle Charging Stations <sup>(13)</sup>	10%	74 spaces for PUD 26 spaces for TH1	37 spaces (5%) (excl. TH1) <sup>(13)</sup> 26 spaces for TH1
Bike Parking	N/A	N/A	64 spaces

PARKING SPACE SIZES PER TYPOLOGY			
Mid-Rise <sup>(1)</sup>		TOTAL	480 spaces
8.5'x18' parking spaces <sup>(10)</sup>			307 spaces
9'x18' parking spaces			152 spaces
9'x23' parking spaces			8 spaces
ADA Parking			13 spaces
Townhouses Type 2 <sup>(1)</sup>		TOTAL	154 spaces
8.5'x18' parking spaces <sup>(10)</sup>			78 spaces
9'x23' parking spaces			70 spaces
ADA Parking			6 spaces
Townhouses Type 1 <sup>(2)</sup>		TOTAL	78 spaces
9'x18' parking spaces			78 spaces
Electric Vehicle Charging Stations (1space/unit)		26 spaces	
Church Site <sup>(3)</sup>		TOTAL	109 spaces
8.5'x18' parking spaces <sup>(10)</sup>			105 spaces
Off-street - ADA			4 spaces
TOTAL PARKING SPACES PER SIZE			
8.5'x18' parking spaces <sup>(10) (11)</sup>	Adjusted Parking Spaces	60%	490 spaces
9'x18' parking spaces	Standard Parking Spaces	40%	230 spaces
9'x23' parking spaces			78 spaces
12'x18' ADA parking spaces <sup>(4)</sup>			23 spaces
		TOTAL	821 spaces

LANDSCAPE <sup>(6)</sup>			
Open Space	35% min	296,362 SF	318,346 SF (37.6%)
Pervious (Landscape) Area			311,093 SF
Hardscape Area			535,655 SF
CIVIL <sup>(7)</sup>			
Water/wastewater service provided			City of Oakland Park - All proposed residential buildings. City of Fort Lauderdale - Existing Harris Church Buildings and proposed Building K.
Vehicular use area			197,500 SF



(1) Refer to Parking Demand Analysis, for the rationale of the number of parking spaces assigned to each unit type outlined in this table, specifically within the Midrise and Townhouse Type 2 building typologies. Pursuant to Sec. 24-54 (F)(8)(a), the applicant is not requesting the use of any grass or open space as parking area.
(2) Type 1 Townhouses offer two parking spaces on each personal driveway and an additional parking space within a tandem carport. Pursuant to Section 24-74(1), all proposed Townhouse Type 1 units will provide one (1) EV charging station per unit.
(3) Grandfathered in spaces; The reconfigured parking will provide a total of 84 parking spaces for the existing uses, as per the existing parking count.
(4) 2% ADA parking required when parking provided surpass 500 spaces.
(5) Site area calculations as per Survey.
(6) Refer to page L9.5 of Landscape Set.
(7) Refer to Civil Set for detailed analysis.
(8) Refer to PUD Agreement.
(9) Sec. 24-77 In all districts, projections from building walls of window sills, belt courses, balconies (front of structure only), front porches, bay windows, dormer windows (maximum six (6) feet wide with a minimum of four (4) feet of space between each dormer), cornices, eyebrows, eaves, hurricane shutters, awnings or other architectural ornamental features may encroach up thirty-six (36) inches for all yards and not in excess of six (6) feet for front porches in front yards but not in excess of one-third (1/3) into a required setback for non-street-side side yards or rear yards.
(10) A 90-degree parking space shall have a width of not less than eight and one-half feet (8.5 feet) and a length of not less than 18 feet. When these spaces are situated within a garage structure, they should be accompanied by interior aisles meeting the minimum dimension requirement of 24 feet, with columns parallel to the interior drive on each side of the required drive, set back an additional one foot six inches, measured from the edge of the required interior drive to the face of the column. This arrangement guarantees that there is sufficient space for vehicles to open their doors without touching the columns.
(11) Increase the amount of PUD adjusted parking to 60% (490 spaces) from the maximum permitted percent of 25% (201 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.
(12) Pursuant to Article VI, the paved material types for the parking, loading and access ways, are asphalt, concrete, and vehicular pavements. Refer to Civil Set for specific locations.
(13) 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. That will provide 37 EV (5%) charging stations for the overall PUD in lieu of 74 EV (10%) charging spaces. The location of the EV PUD parking spaces will be determined at the final site review by the DRC. Section 24-74.1.
(14) Ratio explanation: Total parking spaces available to residents including the overflow parking at Harris Chapel Site (743 spaces) divided by all Mid-Rises & Townhouses Type 2 (443 units).
(15) Required numbers are based on the new proposed parking ratio provided for each unit type.
(16) Refer to Table 3 of the Parking Demand Analysis, for the rationale of the mid-rise residential parking demand.

### **PUD SUMMARY:**

In summary, the Village @ Oakland Park PUD development offers the following:

- The PUD is consistent with, and in compliance with, the City's Comprehensive Land Use Plan.
- The PUD meets the purpose and intent of the City's requirements and standards.
- The PUD promotes and protects the public's health, safety, and welfare.
- The PUD provides a value-added project to the City.
- The PUD meets a housing need and demands.
- The PUD increases and sustains the City's resident population and ad valorem tax base.
- The PUD provides a high-quality multi-family and mixed-use project.
- The PUD preserves and highlights the natural features of the property.
- The PUD incorporates existing trees, natural topographic variation, and proposed storm water retention areas into the site layout and showcases them as design features for common enjoyment.
- The PUD proposes a coherent network of streets and paths connected to internally and to the surrounding roadways.
- The PUD establishes identifiable neighborhoods and provides a basis for varied landscaping and amenities.
- The PUD provides for an identity and privacy for future residents but does not create a development that is isolated from the surrounding community.



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 1, 2023



Submitted to:

**City of Oakland Park**

Engineering and Community Development

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## List of Applicants/Consultants

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Village @ Oakland Park Planned Unit Development (PUD)		December 1, 2023
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DRAFT



## 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

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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	Broward County	Broward County	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.

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



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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.

#### **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.

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.

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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.** An adjustment/waiver was granted pursuant to the Development Review Committee's authority based on parking demand analysis provided by Kimley-Horne. The Village @ Oakland Park will function and operate efficiently and effectively with 795 PUD parking spaces. The requested reduction of PUD parking spaces is a de-minimis impact to the PUD's overall function. The request adjustment is a small percent change to the required PUD parking. 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.

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 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. In addition, there are open linear green spaces and courtyards.



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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.

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## 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

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

- PUD Lot Size: 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
- 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)
- EV Parking Spaces: 37 parking spaces
- TH1 - EV Parking Spaces: 26 parking spaces
- ADA Spaces: 23 ADA 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

### 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

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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)

Per the Landscape and Streetscape Design Standards for all Landscape Waivers Section 1 (A)(11), the alternate mitigation feature includes approximately one (1) acre of park/green space to the western portion of the property to be designed and maintained as open green recreation space and with approval of the City be added to the City of Oakland Park's park space calculations for use by residents and the surrounding community.

#### **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.
2. Recreation:
  - a. Common recreation areas, including the following are proposed:
    - Green space
    - Community garden
    - Kids play area
    - Playground
    - Performance/community gathering space
    - Recreational space
    - Courtyard
3. General Site Structures
  - a. Water management facilities and related structures
  - b. Recreational area and community centers
  - c. 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
  - d. Landscape features such as landscape buffers, berms and fences
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.

#### **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
<b>TOTAL DENSITY PROVIDED</b>	<b>469 Units</b>	<b>24.14 du/ac</b>

Building Type	# Floors	Gross SF	FAR
<b>Dwelling Types</b>			
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	
<b>Other Permitted Uses</b>			
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	
<b>TOTAL FLOOR AREA</b>		<b>599,268 SF</b>	<b>0.71</b>

(\*) 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

- 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		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. Should no base flood elevation apply, or after a Letter of Map Revision (LOMAR) completed, finished floor elevations will be a minimum 18" over crown of adjacent road.

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.
- 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.

**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 to have a 25' x 25' 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.

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**E. Building Architectural Design Standards:**

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

**F. Drainage:**

1. The Village of 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.

**G. Utilities:**

1. The City of Oakland Park Utility Systems Department has water plant capacity available to serve the above referenced proposed project.
2. 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.

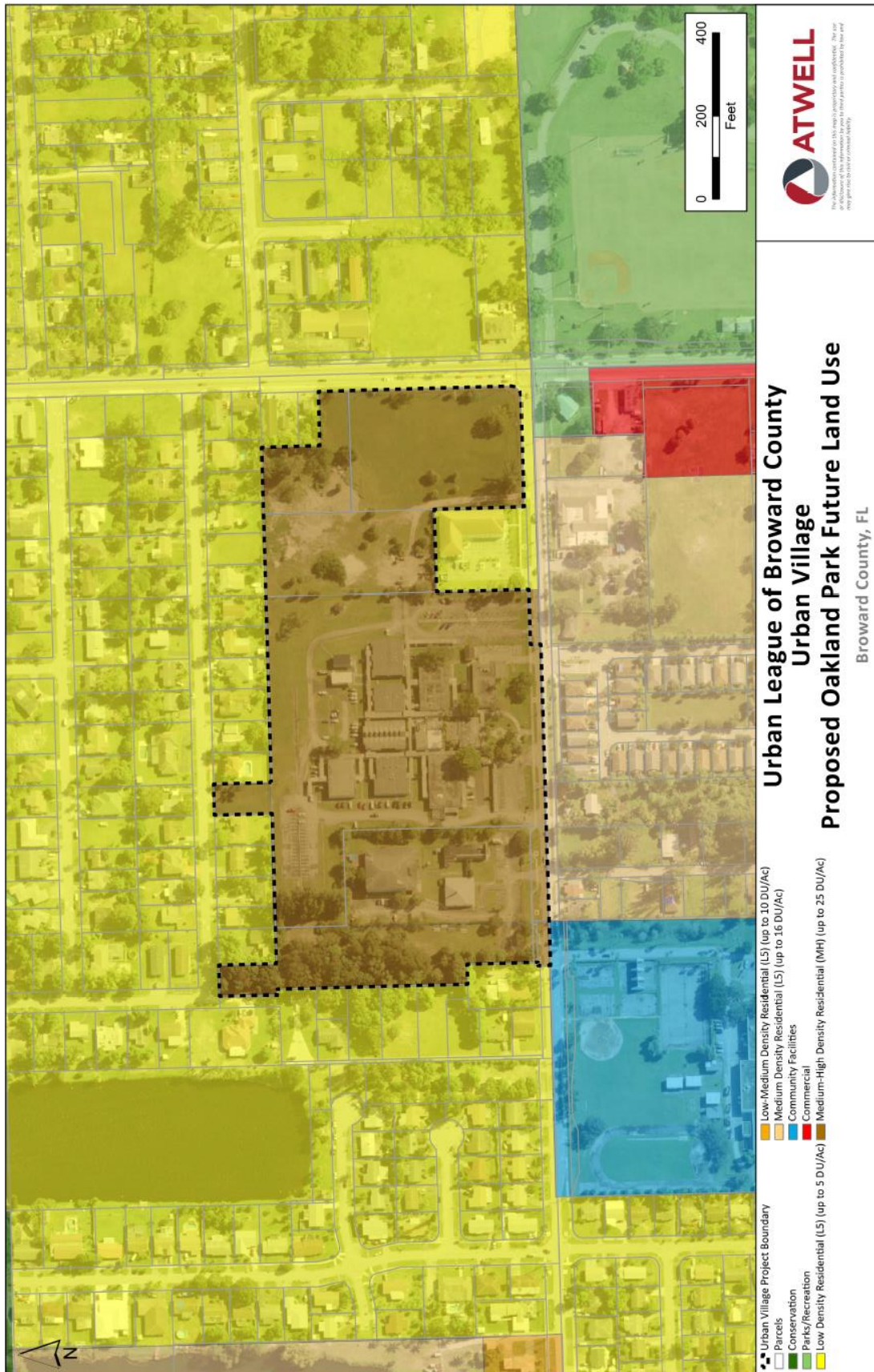


**Exhibit 1: Legal Description**

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. ¼) 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



TOTAL GROSS ACREAGE		19.43 acres
Uses	Coverage Gross SF	Percentages
<b>Dwellings Total</b>	<b>157,953 SF</b>	<b>19%</b>
<i>Mid-Rise</i>	<i>91,883 SF</i>	<i>10.9%</i>
<i>Townhouses Type 2</i>	<i>39,160 SF</i>	<i>4.6%</i>
<i>Townhouses Type 1</i>	<i>26,910 SF</i>	<i>3.2%</i>
<b>Other Permitted Uses Total</b>	<b>60,024 SF</b>	<b>7%</b>
<i>Early Learning Center</i>	<i>7,638 SF</i>	<i>0.9%</i>
(*) <i>Harris Chapel</i>	<i>3,753 SF</i>	<i>0.4%</i>
(*) <i>Life Center</i>	<i>11,162 SF</i>	<i>1.3%</i>
(*) <i>Multipurpose Community Facility</i>	<i>3,042 SF</i>	<i>0.4%</i>
<i>Parking Garage</i>	<i>34,429 SF</i>	<i>4.1%</i>
***) <b>Open Space Total</b>	<b>318,346 SF</b>	<b>37.6%</b>
<i>Parks &amp; Recreation</i>	<i>Refer to Landscape Sheets</i>	
<i>Retention Areas</i>	<i>Refer to Civil Engineering Sheets</i>	
<i>Open Space</i>	<i>Refer to Landscape Sheets</i>	
(**) <b>Vehicular Use Area</b>	<b>197,500 SF</b>	<b>23%</b>

(\*) Existing uses to remain.

(\*\*) Refer to Civil Set for detailed analysis.

(\*\*\*) Refer to page L9.5 of Landscape Set.

Parking	Gross SF	Spaces
P1 - Parking Garage*	137,716 SF	383 spaces
<i>Ground</i>	<i>34,429 SF</i>	<i>75 spaces</i>
<i>Level 2</i>	<i>34,429 SF</i>	<i>98 spaces</i>
<i>Level 3</i>	<i>34,429 SF</i>	<i>106 spaces</i>
<i>Level 4</i>	<i>34,429 SF</i>	<i>104 spaces</i>
P2 **		65 spaces
P3 **		19 spaces
P4 **		33 spaces
P5 **		52 spaces
Townhouses Type 1		78 spaces
On-street parking		100 spaces
Harris Chapel Site (P6)***		91 spaces
<b>TOTAL PARKING SPACES</b>		<b>821 spaces</b>

(\*) For a detailed breakdown of the parking spaces per floor, refer to sheets A010 and A011 in the Phase 1 Architectural Set.

(\*\*) For the detailed parking distribution, refer to sheet 09 of the Architectural PUD Submission.

(\*\*\*) 84 spaces grandfathered in, 25 spaces for Childcare users. Total spaces required 109 spaces.



## Exhibit 6: Proposed Unit Types and other Land Uses

### 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
<b>TOTAL TOWNHOMES TYPE 2</b>			<b>88 Units</b>

### UNIT PROTOTYPES

#### One - Bedroom Unit



Ground Level Plan

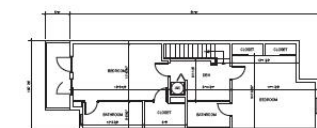
Scale: 1/16" = 1'

#### Two - Bedroom Unit



Level 2 Plan

Scale: 1/16" = 1'



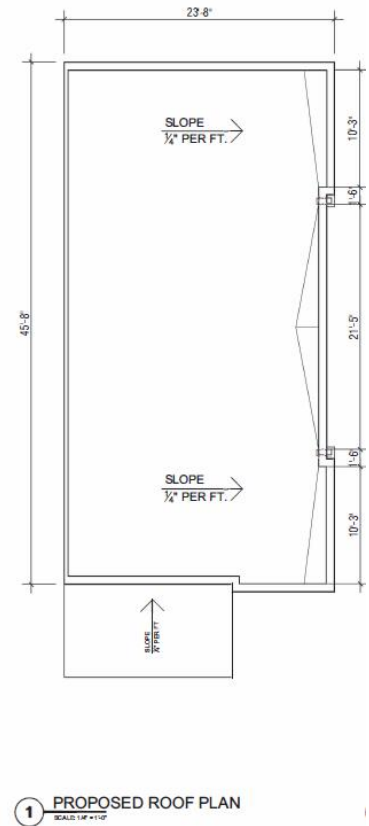
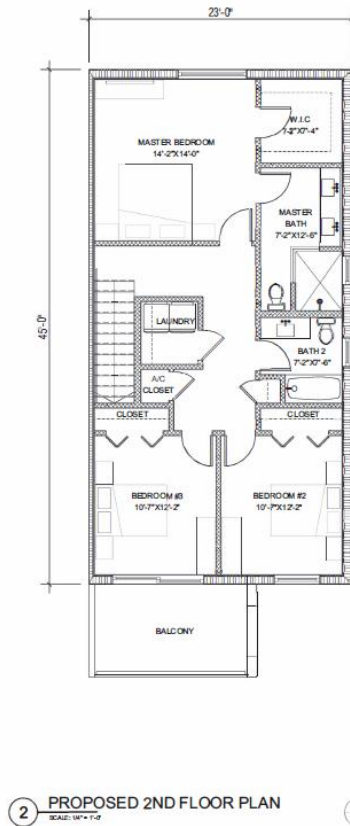
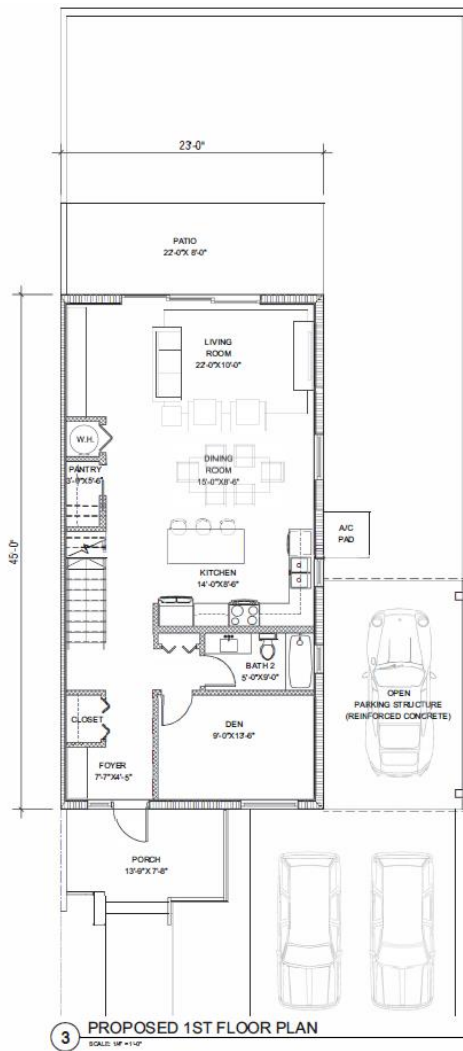
Level 3 Plan

Scale: 1/16" = 1'

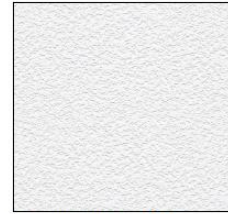
Note: All front facades facing primary streets and internal drives shall have a minimum 23% transparent window area on the front elevation wall face. The calculation shall exclude the garage or carport face area (up to 20 feet of width and 9 feet of height). All other street facing facades shall have 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. For Non-street or Internal Drives - Facing Walls, a minimum of 20% of each façade shall consist of transparent glazing, or shall meet fire safety requirements.

## Townhouse Type I

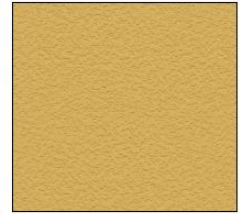








1. WHITE PAINTED STUCCO



2. YELLOW PAINTED STUCCO



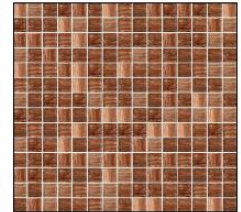
3. WHITE ALUM. GUARD RAILING



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

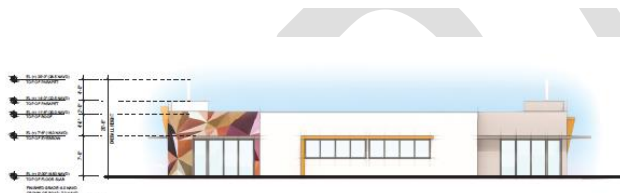
## Early Learning



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



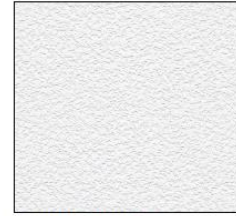
3 PROPOSED NORTH ELEVATION  
SCALE: 3/8" = 1'-0"



2 PROPOSED EAST ELEVATION  
SCALE: 3/8" = 1'-0"



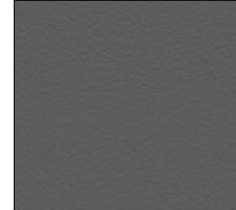
1 PROPOSED WEST ELEVATION  
SCALE: 3/8" = 1'-0"



1. WHITE PAINTED STUCCO



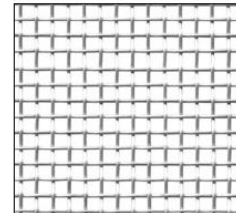
2. ORANGE PAINTED STUCCO



3. GRAY PAINTED STUCCO



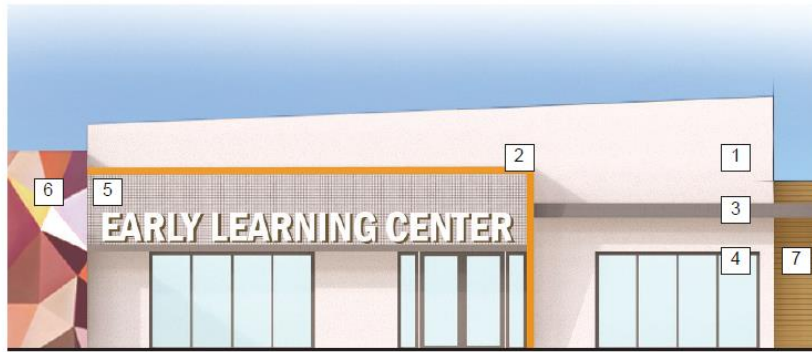
4. GRAY ALUM. STOREFRONT FRAME



5. STAINLESS STEEL WOVEN WIRE MESH



6. WALL MURAL (TO BE DETERMINED  
ONCE ARTIST IS SELECTED)



7. WOOD TILE WALL FINISH