

Oakland Park
18-1 ESR
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5399 N. Dixie Highway, Suite 3 • Oakland Park, Florida 33334 • www.oaklandparkfl.gov

August 10, 2018

Mr. D. Ray Eubanks, Plan Processing Administrator
State of Florida Economic Opportunity
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399

RECEIVED

AUG 15 2018

SFRPC

NO CD

Re: **Amendment 18-1ESR**
City of Oakland Park Comprehensive Plan
Text Amendment (“Round Corner”)
City of Oakland Park Ordinance 2018-014

Dear Mr. Eubanks:

In accordance with Section 163.3814(3), Florida Statutes “Submittal of Adopted Comprehensive Plan Amendments for Expedited State Review”, enclosed are the required documents related to the transmittal of the above referenced text amendment to the City of Oakland Park Comprehensive Plan to the State of Florida Department of Economic Opportunity (DEO). One (1) hard copy and one (1) cd are enclosed. Applicable agencies on the DEO check list have been copied on this transmittal

The proposed amendment defines a studio or efficiency dwelling unit consistent with the definition used by the Broward County Comprehensive Plan and adds new density and intensity standards for Planned Redevelopment Districts (PRD) within the Commercial Land Use Category.

On August 1, 2018 the City of Oakland Park City Commission approved Ordinance No. 2018-014 on second and final reading, adopting the aforementioned amendment. No changes were made since the DEO review of the transmittal of the proposed adoption.

The following statements are being submitted pursuant to the requirements of Rule 9J-11.006 (F.A.C):

- 1. The proposed amendment is not within an area of Critical State Concern.**
- 2. The proposed amendment is not to be adopted under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.**

3. The proposed amendment is not a Development of Regional Impact, Small Scale Development activity (per Florida Statutes), Emergency, or any other amendment that maybe submitted without regard to Florida statutory limits regarding amendment submittals.

Please find enclosed the required documentation for your review; proposed ordinance with strike thru and underlined language of the applicable sections of the Comprehensive Plan, along with a copy of the advertising for the final hearing.

If you have any questions, please contact Alex Dambach, AICP, Supervising Planner at 954-630-4339 or alexander.dambach@oaklandparkfl.gov; Shelley Eichner, AICP, Senior Vice President with Calvin, Giordano & Associates, Inc. at 954-266-6465 or Seichner@cgasolutions.com; or Hoyt Holden, AICP, Planning Manager with Calvin, Giordano & Associates, Inc. at 954-266-6468 or hholden@cgasolutions.com

Sincerely,


Mr. David Hebert,
City Manager

Enc: Adoption package

Cc: Ms. Jennifer Frastai, Director, Department of Economic and Community Development
Mr. Alex Dambach, AICP, Planning Supervisor
Shelley Eichner, AICP, Senior Vice President – Calvin, Giordano & Associates, Inc.
Applicable State agencies per DEO checklist

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3 **ORDINANCE NO. O-2018-014**

4 **AN ORDINANCE OF THE CITY COMMISSION OF THE CITY**
5 **OF OAKLAND PARK, FLORIDA, APPROVING THE**
6 **APPLICATION FOR A TEXT AMENDMENT TO THE**
7 **COMPREHENSIVE PLAN TO DEFINE A STUDIO OR**
8 **EFFICIENCY DWELLING UNIT IN THE SAME MANNER AS**
9 **DEFINED IN THE BROWARD COUNTY COMPREHENSIVE**
10 **PLAN AND TO ADD NEW DENSITY AND INTENSITY**
11 **STANDARDS FOR PLANNED REDEVELOPMENT DISTRICTS**
12 **(PRD) WITHIN THE COMMERCIAL LAND USE CATEGORY;**
13 **PROVIDING FOR SEVERABILITY; PROVIDING FOR**
CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

14 **WHEREAS,** Application #CD18-01CP, filed by Round Corner, LLC, has been
15 made for a text amendment to the comprehensive plan to define a studio or efficiency
16 dwelling unit in the same manner as defined in the Broward County Comprehensive Plan
17 and to add new density and intensity standards for Planned Redevelopment Districts
18 (PRD) within the Commercial land use category; and

19 **WHEREAS,** Round Corner, LLC, applied to amend the text of the City's
20 Comprehensive Plan to add a definition for a studio or efficiency dwelling unit in the
21 same manner it is as defined in the Broward County Comprehensive Plan in order to
22 accommodate its proposed mixed use development located at 3101 and 3201 North
23 Federal Highway and to accommodate other developments that may occur in areas of
24 the City designated for Commercial (C) Use in the Comprehensive Plan's Future Land
25 Use; and

26 **WHEREAS,** in an effort to encourage mixed use development, Broward County
27 recently made changes to its land use plan to support policies that correspond with
28 current trends in development including the creation of a new dwelling unit type defined
29 as a studio housing unit; and
30

31 **WHEREAS**, Broward Next, the County’s Land Use Plan, was adopted in 2017
32 and includes strategies and policies supporting studio or efficiency apartments including
33 a definition for a Studio Housing Unit or efficiency apartment as being a small apartment
34 which combines living room, bedroom, and kitchenette into a single room, and Policy
35 2.2.5 further states that a studio housing unit or efficiency housing unit, no greater than
36 500 square feet in size, may be counted by the local government as 0.5 dwelling units
37 for residential density calculations; and

38 **WHEREAS**, the applicant has applied to request new density and intensity
39 standards for Planned Redevelopment Districts (PRD) within the Commercial land use
40 category, to facilitate mixed-use redevelopment along Federal Highway. Comprehensive
41 Plan amendments are necessary as part of this process; and

42 **WHEREAS**, these requested text amendments are consistent with the provisions
43 of the Broward County Land Use Plan to implement the concept of studio/efficiency
44 units to provide a range of housing types and housing sizes to serve the needs of different
45 household sizes and levels of wealth; and

46 **WHEREAS**, zoning restrictions in the Land Development Code would be able
47 to further restrict the construction of these dwelling unit types, and through this proposal,
48 such units would only be accommodated in accordance with the Comprehensive Plan in
49 properties along major roadway corridors designated as Commercial Use in the Future
50 Land Use Map. The other plan amendments address the facilitating of mixed use
51 development along Federal Highway that would be governed by the proposed PRD zone;
52 and

53 **WHEREAS**, said application was heard and considered before the Oakland Park
54 Planning and Zoning Advisory Board and the City Commission of the City of Oakland
55 Park, Florida and at the said public hearings all objections, if any, were heard;

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57 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION**
58 **OF THE CITY OF OAKLAND PARK, FLORIDA THAT:**

59 **SECTION 1.** That the forgoing “WHEREAS” clauses are hereby ratified and
60 confirmed as being true and correct and are hereby made a part of this Ordinance upon
61 adoption thereof.

62
63 **SECTION 2.** The City Commission, of the City of Oakland Park, Florida, after
64 hearing any and all comments and objections made during the course of duly advertised
65 and scheduled public hearings hereby finds that this Comprehensive Plan text
66 amendment request is consistent with the goals, policies, and strategies of the Broward
67 County Comprehensive Plan.

68 **SECTION 3.** The City Commission of the City of Oakland Park, Florida, hereby
69 approves the request filed by Round Corner, LLC for the following amendments to the
70 City of Oakland Park Comprehensive Plan:

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73 1. Add a new definition for studio/efficiency units to the City’s
74 Comprehensive Plan:

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76 Section 1. Definitions, 1.56.1.
77 “Dwelling, studio or efficiency unit” also known as a studio flat, means
78 a self-contained apartment, or efficiency apartment, a studio housing unit
79 is a small apartment which combines living room, bedroom, and
80 kitchenette into a single room intended for occupancy in which an
81 individual unit is no greater than 500 square feet. A studio housing unit
82 or efficiency housing unit shall be counted as 0.5 dwelling units for all
83 purposes of residential density calculations in a designated Planned
84 Redevelopment Area (PRD) in the Land Development Code.

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Studio/efficiency housing may otherwise be provided as 1 dwelling unit for the purposes of residential density calculations in areas not designated PRD.

- 2. Add a definition for density calculations to the City’s Comprehensive Plan:

Section 3.02.B.7
“Studio or efficiency units” mean dwelling units with no greater than 500 square feet in size and which may be counted as 0.5 dwelling units for residential density calculations in a designated Planned Redevelopment Area (PRD) in the Land Development Code. Studio/efficiency housing may otherwise be provided as 1 dwelling unit for the purposes of residential density calculations in areas not designated PRD.

- 3. Within the Commercial Land Use Category, - A new Policy 1.7.1 (c) would be inserted, and existing Policy 1.7.1 (c) would become Policy 1.7.1 (d):

(c) Allowing 3.0 FAR within the Planned Redevelopment District (PRD), subject to conditions, mixed-use projects may be established with a maximum density of 50 dwelling units per acre at properties with frontage along Federal Highway between Oakland Park Blvd and NE 38th Street and along Oakland Park Blvd between NE 20th Avenue and Federal Highway.

- (e) (d) Other areas – allowing 1.0 FAR;
 - Industrial – allowing 1.5 FAR;
 - Utilities – allowing 0.5 FAR;
 - Community Facilities – allowing 0.5 FAR;
 - Parks/Recreation – allowing 0.1 FAR;
 - Conservation – allowing 0.1 FAR;
 - Water – allowing no development;
 - Roads – allowing no development;
 - Local Activity Center (LAC) – allowing the following development:
 - o 1,800 dwelling units consisting of 80 single-family homes, 120 duplex, 700 villas, 500 townhomes and 400 garden apartments.
(High-rise units may be substituted for the above units, if approved by the City Commission.)
 - o Commercial land uses – up to 400,000 square feet.

- 128 o Office land uses – up to 225,000 square feet.
- 129 o Community facility land uses up to 165,000 square feet
- 130 o Recreation and open space land uses of at least 5.47 acres
- 131 (including the Downtown Park of 3.21 acres at the 3900 block
- 132 of
- 133 North Dixie Highway).

134 **SECTION 4.** If any clause, section or other part of this Ordinance shall be held
 135 by any Court of competent jurisdiction to be unconstitutional or invalid, such
 136 unconstitutional or invalid part shall be considered as eliminated and in no way affecting
 137 the validity of the other provisions of this Ordinance.

138 **SECTION 5.** All Ordinances or parts of Ordinances in conflict herewith are
 139 hereby repealed to the extent of such conflicts.

140 **SECTION 6.** This Ordinance shall be effective upon its passage and adoption
 141
 142 by the City Commission of the City of Oakland Park.

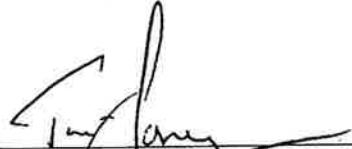
143 PASSED BY THE CITY COMMISSION OF THE CITY OF OAKLAND PARK,
 144 FLORIDA, ON FIRST READING, THIS 6th DAY OF JUNE 2018.

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147	S. GUEVREKIAN	<u>YES</u>
148	M. SPARKS	<u>YES</u>
149	M. CARN	<u>YES</u>
150	J. ADORNATO III	<u>YES</u>
151	T. LONERGAN	<u>YES</u>
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164 PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF
165 OAKLAND PARK, FLORIDA, ON SECOND READING, THIS 1ST DAY OF
166 AUGUST 2018.

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CITY OF OAKLAND PARK, FLORIDA


MAYOR TIM LONERGAN

S. GUEVREKIAN	<u>Absent</u>
M. SPARKS	<u>Yes</u>
M. CARN	<u>Yes</u>
J. ADORNATO III	<u>Yes</u>
T. LONERGAN	<u>Yes</u>

183 ATTEST:

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187 RENE M. SHROUT, CMC, CITY CLERK

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189 LEGAL NOTE:

190
191 I hereby certify that I have approved the form of this Ordinance. (O-2018-014)

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195 DONALD J. DOODY, CITY ATTORNEY

SUN SENTINEL

Published Daily

Fort Lauderdale, Broward County, Florida

Boca Raton, Palm Beach County, Florida

Miami, Miami-Dade County, Florida

STATE OF FLORIDA

COUNTY OF BROWARD/PALM BEACH/MIAMI-DADE

Before the undersigned authority personally appeared

Lana L. Reed who on oath says that he/she is a duly

authorized representative of the Classified Department

of the Sun-Sentinel, daily newspaper published in

Broward/Palm Beach/Miami-Dade County, Florida, that

the attached copy of advertisement, being, a NOTICE

OF PUBLIC HEARING in the matter of THE CITY OF

OAKLAND PARK - ROUND CORNER PRD

appeared in the paper on JULY 22, 2018 AD ID

5717808 Affiant further says that the said Sun-Sentinel

is a newspaper published in said Broward/Palm Beach/

Miami-Dade County, Florida, and that the said

newspaper has heretofore been continuously published

in said Broward/Palm Beach/Miami-Dade County,

Florida, each day, and has entered as second class

matter at the post office in Fort Lauderdale, in said

Broward County, Florida, for a period of one year next

preceding the first publication of the attached copy of

advertisement; and affiant says that he/she has neither

paid, nor promised, any person, firm or corporation any

discount, rebate, commission or refund for the purpose

of securing this advertisement for publication in said

newspaper.

Lana L. Reed

Lana L. Reed, Affiant

Sworn to and subscribed before me on 23 July, 2018,

A.D.

Marcia Ingrid Smith

(Signature of Notary Public)



(Name of Notary typed, printed or stamped)

Personally Known X or Produced

Identification _____



CITY OF OAKLAND PARK LEGAL NOTICE

A Public Hearing before the Oakland Park City Commission will be held Wednesday, August 1, 2018, at 6:30 P.M., or as soon thereafter as may be heard, in the Commission Chambers of City Hall at 3650 NE 12th Avenue, Oakland Park, Florida, to consider the following:

Case #CD18-01GP "Round Corner, LLC" - An application by Round Corner, LLC requesting a Comprehensive Plan Amendment to define a studio or efficiency dwelling unit in the same manner as defined in the Broward County Comprehensive Plan and to add new density and intensity standards for a Planned Redevelopment Districts (PRD) within the Commercial land use category.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING THE APPLICATION FOR A TEXT AMENDMENT TO THE COMPREHENSIVE PLAN TO DEFINE A STUDIO OR EFFICIENCY DWELLING UNIT IN THE SAME MANNER AS DEFINED IN THE BROWARD COUNTY COMPREHENSIVE PLAN AND TO ADD NEW DENSITY AND INTENSITY STANDARDS FOR PLANNED REDEVELOPMENT DISTRICTS (PRD) WITHIN THE COMMERCIAL LAND USE CATEGORY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

If a person decides to appeal any decision made by the above City Commission with respect to any matter considered at such hearing, they will need a record of the proceedings, and for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

All interested parties are invited to attend and be heard with respect to the above. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's office at 954.630.4300 at least two days prior to the date of hearing.

Renee M. Shrout, CMC
City Clerk