



RECEIVED

July 27, 2018

JUL 30 2018

Department of Economic Opportunity **SFRPC**
Attention: Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison - MSC 160
Tallahassee, Florida 32399

RE: City of Oakland Park Comprehensive Plan Text Amendment – Oak Tree

Dear Mr. Eubanks:

The City of Oakland Park is submitting the attached Comprehensive Plan amendment to be reviewed under the expedited state review process. This attached amendment to the City's Comprehensive Plan was recommended for approval by the Local Planning Agency on July 11, 2018 and approved for transmittal by the Oakland Park City Commission at a public hearing held on July 18, 2018. This amendment is also being transmitted to Broward County for it to concurrently adopt this amendment to its Land Use Plan.

The purpose of the amendment is to amend the Future Land Use Map designation of 140.7 acres located at 2400 Oaktree Lane, Oakland Park, Florida from Parks/Recreation to Irregular (2.88) Residential in a Dashed-Line Area to facilitate the future development of up to 405 residential units, subject to rezoning and site plan approval.

Enclosed is a certified copy of Ordinance O-2018-015 that contains the First Reading vote of the City Commissioners. Also enclosed is the minutes from the Local Planning Agency meeting, the City Commission Agenda Item Report explaining the amendment, proof of the required advertising for the City Commission meeting, and the agendas of the Local Planning Agency meeting and of the City Commission meeting.

The amendment is not related to an area of critical state concern. Per the requirements for this submittal, we offer the following statements:

1. A color map depicting the proposed future land use designation of the subject property;
2. A boundary of the subject property;
3. A map showing the subject property's location in relation to the surrounding street and thoroughfare network;
4. The present future land use map designations of the subject properties and abutting properties;
5. The Citywide Future Land Use Map;
6. Existing land use map of the site;
7. Existing land use map citywide;

8. Availability and Demand Letter for Sanitary Sewer;
9. Availability and Demand Letter for Solid Waste;
10. Stormwater Drainage Calculations;
11. Availability and Demand Letter for Potable Water;
12. Traffic Circulation Analysis;
13. Mass Transit Letter;
14. Availability and Demand Report for Public Schools;
15. Recreation Facilities Report;
16. Staff Memo Explaining Relationship of Plan Amendment to City's Comprehensive Plan Goals, Objectives, and Policies.

In addition to the Department of Economic Opportunity, the attached amendment and related documents is also now being delivered to the following agencies:

- South Florida Regional Planning Council
- South Florida Water Management District
- Broward County
- Florida Department of Transportation (District Four)
- Florida Department of Environmental Protection
- Florida Department of State

It is currently intended that this ordinance will be considered for adoption by the City Commission after the adoption of the Broward County Land Use Plan Amendment, which may take up to twelve months, so it is anticipated that final adoption would probably occur in July, 2019. If there are any questions during the review of the enclosed amendment, I am the local contact person for the amendment can be contacted as follows:

Alex Dambach, AICP
Planning Supervisor
Engineering & Community Development Department City of Oakland Park
5399 N. Dixie Hwy, Suite 3
Oakland Park, FL 33334
Direct: 954-630-4339
alexander.dambach@oaklandparkfl.gov

Please call or email me if you have any questions during your review of this amendment.

Sincerely,



Alex Dambach, AICP
Planning Supervisor
Engineering and Community Development

Enclosures:

cc: Reviewing agency transmittal list attached

33 **WHEREAS**, the City Commission of the City of Oakland Park, Florida,
34 held the first public hearing on July 18, 2018, pursuant to Chapter 163 of the
35 Florida Statutes, to consider transmittal of the proposed amendments to the Future
36 Land Use Plan Map to the State review agencies under Chapter 163 of the Florida
37 Statutes, at which time the parties and interests and all other citizens and residents
38 of Oakland Park so desiring to participate had an opportunity to be and were
39 heard; and

40 **WHEREAS**, the City Commission of the City of Oakland Park, Florida
41 has determined that the public has adequately participated in the planning process
42 as required by Chapter 163 of the Florida Statutes during the course of the
43 preparation and transmittal process.

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

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

49 **SECTION 2.** The City Commission of the City of Oakland Park, Florida
50 hereby approves and adopts the proposed Future Land Plan Map amendment
51 changing the Future Land Use designation from Parks/Recreation (P/R) to
52 Irregular (2.88) Residential inclusive of the following parcels: Folio Numbers
53 4942-1700-0370, 4942-1723-0010, 4942-1700-0371, 4942-1700-0360, 4942-
54 1700-0380, 4942 1700-0292, & 4942-1613-0170 containing 140.7 gross acres
55 and located at 2400 Oaktree Lane, Oakland Park, Florida

56 **SECTION 3.** The City Commission of the City of Oakland Park
57 authorizes the Broward County Planning Council to transmit the local
58 amendment(s) corresponding to Broward County Land Use Plan amendment and
59 to any other any other interested governmental agencies, and the concurrent
60 transmittal of the proposed Broward County Land Use Plan amendments and City
61 of Oakland Park Future Land Use Map amendment to the State of Florida
62 Department of Economic Opportunity.

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

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

SECTION 6. The amendment to the City of Oakland Park Future Land Use Map shall not become effective until such time as said documents are adopted by Oakland Park City Commission consistent with Chapter 163 of the Florida Statutes.

SECTION 7. This Ordinance shall be effective upon its passage and adoption by the City Commission of the City of Oakland Park.

PASSED BY THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, ON FIRST READING, THIS 18TH, DAY OF JULY, 2018.



S. GUEVREKIAN	<u>NO</u>
M. SPARKS	<u>YES</u>
M. CARN	<u>YES</u>
J. ADORNATO	<u>YES</u>
T. LONERGAN	<u>YES</u>

102 PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY
103 OF OAKLAND PARK, FLORIDA, ON SECOND READING, THIS ____,
104 DAY OF _____, 2018.

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CITY OF OAKLAND PARK, FLORIDA

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MAYOR TIM LONERGAN

S. GUEVREKIAN

M. SPARKS

M. CARN

J. ADORNATO

T. LONERGAN

120 ATTEST:

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RENEE M. SHROUT, CMC, CITY CLERK

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LEGAL NOTE:

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I hereby certify that I have approved the form of this Ordinance (O-2018-015):

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DONALD J. DOODY, CITY ATTORNEY



City Hall Commission Chambers
3650 NE 12 Avenue
Oakland Park, Florida 33334

MINUTES
LOCAL PLANNING AGENCY MEETING
MAY 30, 2018, 9:00 A.M.

The meeting of the Local Planning Agency of the City of Oakland Park, Florida was called to order at 9:02 a.m. by Jennifer Frastai.

ROLL CALL

Present:

Jennifer Frastai, Director of Engineering and
Community Development
Alex Dambach, Planning Supervisor
Brynt Johnson – Project Supervisor
Rick Buckeye – Senior Planner
Gil Chaidez – Associate Planner

Also Present:

Stephen Scott, Assistant Director of
Engineering and Community Development,
Planning and Zoning
Shelley Eichner, Planning Consultant
Eric Czerniejewski, Traffic Engineer
Consultant
Laura Adams, Board Secretary

Absent:

None

- | | |
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| 1. | Public Comments – At this time any person will be allowed to speak on any matter that pertains to City business for a length of time not to exceed four minutes per person. |
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PUBLIC HEARINGS

None – Public Comments closed.

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| 2. | Cade #CD18-01 CP “Round Corner, LLC”
A public hearing to consider 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 Planned Redevelopment Districts (PRD) within the Commercial Land Use category. |
|----|---|

Jennifer Frastai called the item and presented the purpose of the Board, as advisory to the City Commission.

Stephen Scott, Assistant Director for Engineering and Community Development, referred to Section 9½ of the City Code, requires the Local Planning Agency as constituted today to vote on those Comprehensive Plan Amendments.

Shelley Eichner, Planning Consultant to the City, presented item. Including the three components of the amendment: 1) define a studio or efficiency dwelling unit, 2) density limits for studios will only apply in what is known as a PRD – Planned Redevelopment District (PRD), and 3) set the Floor Area Ratio of 3.0 and a density of 50 units per acre within the area to be zoned as the PRD district, generally defined as the area surrounded by Federal Highway, Oakland Park Blvd, NE 38th Street, and NE 20th Avenue. Ms. Eichner stated that the Local Planning Agency is to consider a recommendation to the City Commission to consider the adoption of an ordinance to amend the text of the City’s Comprehensive Plan.

Tyler Woolsey, Greenspoon Marder, 200 E. Broward Blvd, Ft. Lauderdale, made the presentation on behalf of the applicant.

The board asked for clarification from the staff representatives and the applicant’s representative, regarding the purpose of this Text Amendment in relationship to the project and the City’s existing Comprehensive Plan. In addition, there was a discussion on what the next steps were for moving the project forward.

Rick Buckeye moved to make a recommendation to the City Commission for the approval of the proposed Comprehensive Plan Text Amendment. Alex Dambach seconded the motion. The motion prevailed by the following vote:

YES: Gil Chaidez, Rick Buckeye, Brynt Johnson, Alex Dambach, Jennifer Frastai.

3.	OTHER BUSINESS
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ADJOURN: No further business, Jennifer Frastai asked for the motion to adjourn. Alex Dambach moved for the meeting adjourned and Brynt Johnson seconded it. The meeting was adjourned at 9:16 AM.

Laura Adams, Recording Secretary

Jennifer Frastai, Board Chair

**CITY OF OAKLAND PARK, FLORIDA
CITY COMMISSION AGENDA ITEM REPORT**

AGENDA ITEM NO. 6

MEETING DATE: 7/18/2018

PREPARED BY: Alex Dambach, Planning Supervisor
 Jennifer Frastai, Director
 Engineering & Community Development

DEPARTMENT HEAD APPROVAL: ECD Engineering

SUBJECT:

Case #CD17-07 CP "Oak Tree" A public hearing to consider an application by Blackwood Partners, LLC and Blackshore Partners, LLC (Owner) & Pulte Group (Applicant) requesting an amendment to the Future Land Use Map of the City of Oakland Park Comprehensive Plan to change the Future Land Use Designation from Parks/Recreation (P/R) to Irregular (2.88) Residential which may allow for residential dwelling units at the property located at 2400 Oaktree Lane (Folio Numbers 4942-1700-0370, 4942-1723-0010, 4942-1700-0371, 4942-1700-0360, 4942-1700-0380, 4942 1700-0292, & 4942-1613-0170)

1. BACKGROUND/HISTORY

Issue Statement: Blackwood Partners, LLC and Blackshore Partners, LLC (Owner) & Pulte Group (Applicant) seeks to amend the City's Future Land Use Map designation of 140.7 acres from Parks/Recreation to Irregular (2.88) Residential in a Dashed-Line Area to facilitate the future development of up to 405 residential unit development.

The Planning and Zoning Board voted to recommend approval by a vote of 5 to 0 at the July 9, 2018 Board meeting. Additionally, the Local Planning Agency at a public meeting held on July 11, 2018 reviewed this proposal and recommended approval by a vote of 5 to 0 with the condition that the applicant provide a mitigation strategy, accepted by the City, to address the Community Rating System scoring impacts, prior to second reading

Recommended Action: The City Commission consider the amendment of the Future Land Use map to change approximately 140.7 acres from Parks/Recreation (P/R) to Irregular (2.88) Residential for the property located at 2400 Oaktree Lane, Oakland Park, Florida.

Description: The subject property consists of seven (7) parcels/folios. The property was previous utilized as a golf course.

Application Process: The current application is requesting to amend the City's Future Land Use Map. This requires two readings of an Ordinance (i.e. two public hearings). Should the ordinance be approved on first reading, a similar application will be filed by the applicant to amend the Broward County Land Use Plan map. The City is required to transmit the Applicant's City application to the State within ten (10) days of approval by on first reading by the City Commission. Both the City and County Land Use map amendments will be transmitted to the State of Florida for review by the State Department of Economic Opportunity, and other relevant agencies.

Upon completion of review by Broward County, the State of Florida and relevant agencies of this application, the application will be brought back before the City Commission for second reading of the Ordinance to hold a second public hearing.

The process for the review of the Land Use Plan Amendment is as follows:

Future Land Use Map Amendment Process	
Step 1	Oakland Park Development Review Committee
Step 2	Oakland Park Planning and Zoning Board
Step 3	Oakland Park Local Planning Agency (LPA)
Step 4	Oakland Park City Commission – 1 st Reading
Step 5	Broward County, State of Florida, and Relevant Agencies
Step 6	Oakland Park City Commission – 2nd Reading

Specifics to site layout, actual number of dwelling units, amenities, and similar zoning issues will be addressed at a future date by the applicant through the rezoning and site plan (master development plan) review process at the Development Review Committee, Planning and Zoning Board, and City Commission. The City Commission, with recommendation from the Planning and Zoning Board, will have the final approval on the master development plan including setbacks, amenities, and layout. The current request to amend the City's Future Land Use Map will effectively establish the future maximum density for the site.

2. CURRENT ACTIVITY

The applicant seeks to amend the Future Land Use Map designation of 140.7 acres from Parks/Recreation to Irregular (2.88) Residential in a Dashed-Line Area to facilitate the future development of up to 405 residential units, subject to rezoning and site plan approval.

What is a Dash-Line Area?

Dashed-Line Areas are a unique land use designation that can be used for planned unit developments. They are identified on the Future Broward County Land Use Plan Map and Oakland Park's Future Land Use Maps by dashed lines circumscribing the designated area's edges. For each of these areas, the maximum overall density in dwelling units per acre is the number which appears in the circle inside the dashed line, in this case it is proposed to be "2.88". Therefore, the maximum density will be calculated as follows: 2.88 dwelling units per acre x 140.7 acres = 405 dwelling units.

The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred, but they can be allocated within that area.

There are three developments that are designated a dash-Line Area in the City's Future Land Map. Those areas include:

- Lake Emerald
- Isle of Oakland Park Boulevard
- Cambridge Park

As part of the Land Use Plan Amendment, the applicant has provided a Conceptual Master Plan which may be altered prior to submission of the rezoning application.

Analysis

A detailed analysis of the Land Use Plan Amendment and Conceptual Master Plan is attached as an Exhibit to this agenda item. The attached review and analysis of the application is governed by the existing Goals, Objectives and Policies of the Oakland Park Comprehensive Plan (March 2015). Staff has reviewed the policies of the City's Comprehensive Plan, as well as, reviewed potential impacts of the conversion of the land use to the City's level of service in the following areas:

- Open Space
- Housing
- Traffic
- Public Water, Sewer, and Solid Waste
- Natural Resources
- Soil Conditions
- Fire Safety Resources
- School Facilities

The updated application and conceptual site plan requesting the land use map amendment with a the maximum density of up to 405 units is attached as an exhibit to this item.

A copy of the full application materials and back-up can be accessed via the following link:

https://www.dropbox.com/sh/8tpx1gs40iuikba/AADzv_f99MZMuT2k7hlgr1qVa?dl=0

NEXT STEPS

Should the City Commission transmit the application to the State of Florida for review, the Applicant may commence with the Broward County Land Use Plan Amendment and the City's Development Application Process as follows:

- Plat Review (City and County)
- Rezoning
- Site Plan

It should be noted that the above steps cannot be considered by the City Commission until final adoption of the Future Land Use Map Amendment by the City.

3. FINANCIAL IMPACT

N/A

4. RECOMMENDATION

The City Commission consider adopting an ordinance amending the Future Land Use map changing approximately 140.7 acres from Parks/Recreation (P/R) to Irregular (2.88) Residential for the property located at 2400 Oaktree Lane, Oakland Park, Florida.

ATTACHMENTS:

[Ordinance](#)

[Staff Analysis](#)

[Revised Application](#)

[Revised Application - Exhibits A to I](#)

[Revised Application - Exhibits J to S](#)

[Traffic Circulation Analysis](#)

[Notice](#)

[Conceptual Site Plan](#)

[Map](#)

[Zoning Map](#)

[Oakland Park Future Land Use Map](#)

[Broward County Future Land Use Map](#)



**CITY OF OAKLAND PARK
LEGAL NOTICE**

A Public Hearing before the Oakland Park City Commission will be held Wednesday, July 18, 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 #_ Case #CD17-07CP "Oak Tree LUPA"

A public hearing to consider an application by Blackwood Partners, LLC and Blackshore Partners, LLC (Owner) & Pulte Group (Applicant) requesting an amendment to the Future Land Use Map of the City of Oakland Park Comprehensive Plan to change the Future Land Use Designation from Parks/Recreation (P/R) to Irregular (2.88) Residential which may allow for residential dwelling units at the property located at 2400 Oaktree Lane (Folio Numbers 4942-1700-0370, 4942-1723-0010, 4942-1700-0371, 4942-1700-0360, 4942-1700-0380, 4942 1700-0292, & 4942-1613-0170)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, SPECIFICALLY AMENDING THE CITY OF OAKLAND PARK FUTURE LAND USE MAP BY CHANGING THE FUTURE LAND USE DESIGNATION FROM PARKS/RECREATION (P/R) TO IRREGULAR (2.88) RESIDENTIAL WHICH MAY ALLOW FOR RESIDENTIAL DWELLING UNITS AT THE PROPERTY LOCATED AT 2400 OAKTREE LANE, OAKLAND PARK, FLORIDA, MORE PARTICULARLY DESCRIBED HEREIN AND CONTAINING 140.7 GROSS ACRES MORE OR LESS; AS INITIATED BY THE APPLICANT, PULTE GROUP AND THE OWNER, BLACKWOOD PARTNERS, LLC AND BLACKSHORE PARTNERS, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND 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



CD17-07 CP – Oak Tree LUPA

Location Map





**CITY OF OAKLAND PARK
LEGAL NOTICE**

A Public Hearing before the Oakland Park Local Planning Agency will be held Wednesday, July 11, 2018, at 10:00 A.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 # CD17-07CP "Oak Tree LUPA" A public hearing of the Local Planning Agency to consider an application by Blackwood Partners, LLC and Blackshore Partners, LLC (Owner) & Pulte Group (Applicant) requesting an amendment to the Future Land Use Map of the City of Oakland Park Comprehensive Plan to change the Future Land Use Designation from Parks/Recreation (P/R) to Irregular (2.88) Residential which may allow for residential dwelling units at the property located at 2400 Oaktree Lane (Folio Numbers 4942-1700-0370, 4942-1723-0010, 4942-1700-0371, 4942-1700-0360, 4942-1700-0380, 4942 1700-0292, & 4942-1613-0170

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, SPECIFICALLY AMENDING THE CITY OF OAKLAND PARK FUTURE LAND USE MAP BY CHANGING THE FUTURE LAND USE DESIGNATION FROM PARKS/RECREATION (P/R) TO IRREGULAR (2.88) RESIDENTIAL WHICH MAY ALLOW FOR RESIDENTIAL DWELLING UNITS AT THE PROPERTY LOCATED AT 2400 OAKTREE LANE, OAKLAND PARK, FLORIDA, MORE PARTICULARLY DESCRIBED HEREIN AND CONTAINING 140.7 GROSS ACRES MORE OR LESS; AS INITIATED BY THE APPLICANT, PULTE GROUP AND THE OWNER, BLACKWOOD PARTNERS, LLC AND BLACKSHORE PARTNERS, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

If a person decides to appeal any decision made by the above Local Planning Agency 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



CD17-07 CP – Oak Tree LUPA

Location Map





City Hall Commission Chambers
3650 Northeast 12 Avenue
Oakland Park, Florida 33334

**CITY OF OAKLAND PARK
LOCAL PLANNING AGENCY AGENDA
WEDNESDAY, JULY 11, 2018 10:00 AM**

ROLL CALL

1. **APPROVAL OF MINUTES – [May 30, 2018](#)**

2. **PUBLIC COMMENTS - At this time any person will be allowed to speak on any matter that pertains to City business for a length of time not to exceed four minutes per person.**

ITEMS TO CONSIDER

3. **[Case #CD17-07 CP "Oak Tree Land Use Plan Amendment"](#)**: A public hearing to consider an application by Blackwood Partners, LLC and Blackshore Partners, LLC (Owner) & Pulte Group (Applicant) requesting an amendment to the Future Land Use Map of the City of Oakland Park Comprehensive Plan to change the Future Land Use Designation from Parks/Recreation (P/R) to Irregular (2.88) Residential which may allow for residential dwelling units at the property located at 2400 Oaktree Lane (Folio Numbers 4942-1700-0370, 4942-1723-0010, 4942-1700-0371, 4942-1700-0360, 4942-1700-0380, 4942 1700-0292, & 4942-1613-0170.

Exhibits:

1. [Original Application Materials](#)
2. [Resubmittal Documents](#)
3. [DRC Comments](#)
4. [Oakland Park Comprehensive Plan Map](#)
5. [Broward County Land Use Plan Map](#)
6. [Draft Site Plan](#)
7. [Map Series](#)
8. [Draft Ordinance](#)
9. [Legal Notice](#)
10. [Agenda Item Report](#)

Outline:

Presentation by City Staff
Board Questions
Discussion
Board Motion

4. OTHER BUSINESS

ADJOURN

This meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Clerk's Office by telephone: 954.630.4300, or via Fax: 954.630.4302 for information or assistance.

I, the undersigned authority, certify the above Notice of Meeting of the Local Planning Agency is a true copy of the Notice posted on the outdoor bulletin board at the main entrance of City Hall, a place convenient and readily accessible to the general public at all times.

Posted: July 3, 2018

Prepared By: Stephen Scott



City Hall Commission Chambers
3650 NE 12 Avenue
Oakland Park, Florida 33334

CITY COMMISSION AGENDA
JULY 18, 2018 6:30 P.M.

ROLL CALL

INVOCATION -

PLEDGE TO THE FLAG

City Counselors in training led the pledge: Santiago Meneses and Stephanie Tuffani C.I.T.

ADDITIONS/CHANGES/DELETIONS

At this time, any member of the City Commission or the City Manager may request to add, change, or delete items from the agenda.

Vice Mayor Guevrekian pulled Item #11 Minutes from consent, Commissioner Carn pulled item #15 In Lieu of Parking Agreement from consent, City Manager Hebert removed Item #7 from the agenda and added Florida Retirement System Presentation to be heard first.

PRESENTATIONS

Florida Retirement System Presentation by Jim Lynn, Attorney

***FY19 Recommended Budget Summary** Andrew Thompson, Finance Director

PUBLIC HEARINGS:

QUASI-JUDICIAL HEARINGS

- Case CD18-04A - Clancy Vacation of Easement - A resolution approving the vacation of an existing utility easement at 3019 NW 17 Terrace. Advertising for this public hearing appeared in the Sun-Sentinel July 8, 2018.**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, VACATING AN EXISTING UTILITY EASEMENT AT 3019 NW 17TH TERRACE TO ALLOW A NEW 11,059 SQUARE FOOT AUTO BODY SHOP TO BE BUILT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Exhibits:

Resolution
Application
Site Plan I
Site Plan II
Oakland Park Letter
ATT Letter

R-2018-095
Motion to Adopt Resolution
Guevrekian/Adornato 5-0

- FPL Letter
- Comcast Letter
- Legal Notice
- Recommendation:** Announce the item (identify the matter to be heard)
- Swear In Witnesses (City Attorney)
- Mayor is allowed to determine order:
 - 1) City staff presents its case.
 - 2) Petitioner presents its case.
- Open Quasi Judicial Public Hearing
 - 1) Those in favor, who wish to speak, may come forward.
 - 2) Those in opposition, who wish to speak, may come forward.
- Close Quasi-Judicial Public Hearing
- Either party may question anyone who spoke.
- Any additional presentation from Petitioner or City (not to be redundant).
- Commission to consider item.
- Motion to Adopt Resolution
- Discussion
- Vote on the Motion

ORDINANCES/SECOND READING PUBLIC HEARING

- 2. **Case #CD17-21RZ/F “Oakland Commerce Center II” - An application by Oakland Commerce Center LLC requesting a rezoning from I-1, Light-Industrial District, to PRZD, Powerline Road Zoning District, for the rear portion of the property located at 3501 Powerline Road, 3549 Powerline Road, and 918 NW 35th Court (more specifically Folios 4942-21-15-0070 and 4942-21-00-0361).Advertising for this public hearing appeared in the Sun-Sentinel July 8, 2018.**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING THE APPLICATION FOR REZONING FROM I-1, LIGHT INDUSTRIAL DISTRICT TO PRZD, POWERLINE ROAD ZONING DISTRICT, REAR PORTION OF PROPERTY LOCATED AT 3501 POWERLINE ROAD, OAKLAND PARK, FLORIDA; 3549 POWERLINE ROAD, & 918 NW 35TH COURT, AS MORE PARTICULARLY DESCRIBED HEREIN AND CONTAINING 1.891 ACRES MORE OR LESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE

- Exhibits:**
- Ordinance
 - Map Series
 - Broward County Land Use Map
 - City of Oakland Park Future Land Use Map
 - FDOT Pre-Application Letter
 - Memorandum from Broward County Planning Council
 - Site Plan
 - Project Narrative
 - Traffic Impact Study Peer Review
 - Traffic Impact Study
 - Traffic Impact Study Final Peer Review
 - DRC Comments 12-14-2017
 - DRC Comments 3-19-2018
 - DRC Comment Responses
 - Broward County Transit Site Plan Review
 - Motion to Adopt Ordinance O-2018-009
 - Guevrekian/Sparks
 - 4-1 Adornato no

Recommendation: Introduce Ordinance
 Staff Presentation
 Open Public Hearing
 Close Public Hearing
 Motion to Adopt Ordinance on Second Reading
 Discussion
 Vote on Motion

3. **Case #CD17-21RZ/F “Oakland Commerce Center II” - An Application By Oakland Commerce Center, LLC Requesting The Granting Of 1.891 Industrial Flexibility Acres For A Commercial Use To Facilitate The Rezoning From I-1, Light-Industrial District to PRZD, Powerline Road Zoning District For The Rear Portion Of The Property Located at 3501 Powerline Road, 3549 Powerline Road, and 918 NW 35th Court (more specifically Folios 4942-21-15-0070 and 4942-21-00-0361). Advertising for this public hearing appeared in the Sun-Sentinel July 8, 2018.**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING THE APPLICATION FOR THE GRANTING OF 1.891 INDUSTRIAL FLEXIBILITY ACRES FOR A COMMERCIAL USE TO FACILITATE THE REZONING FROM I-1, LIGHT-INDUSTRIAL DISTRICT TO PRZD, POWERLINE ROAD ZONING DISTRICT FOR THE REAR OF THE PROPERTY LOCATED AT 3501 POWERLINE ROAD; 3549 POWERLINE ROAD, & 918 NW 35TH COURT, OAKLAND PARK, FLORIDA, AS MORE PARTICULARLY DESCRIBED HEREIN AND CONTAINING 3.37 ACRES MORE OR LESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

Exhibits:	Ordinance	Motion to Adopt
	Map Series	Ordinance O-2018-010
	Broward County Land Use Map	Guevrekian/Carn
	City of Oakland Park Future Land Use Map	4-1 Adornato No
	FDOT Pre-Application Letter	
	Memorandum from Broward County Planning Council	
	Site Plan	
	Project Narrative	
	Traffic Impact Study	
	Traffic Impact Study Peer Review	
	DRC Comments 12-14-2017	
	DRC Comments 3-19-2018	
	DRC Comment Responses	
	Traffic Impact Study Final Peer Review	

Recommendation: Introduce Ordinance
 Staff Presentation
 Open Public Hearing
 Close Public Hearing
 Motion to Adopt Ordinance on Second Reading
 Discussion
 Vote on Motion

ORDINANCES/FIRST READING PUBLIC HEARINGS

4. **An Ordinance amending Section 263(5) of the Land Development Code to define**

"Live Work Unit" in the Dixie Mixed Use sub-area of the Downtown Mixed Use District. Advertising for this public hearing appeared in the Sun-Sentinel July 8, 2018.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES, ENTITLED "LAND DEVELOPMENT CODE", BY SPECIFICALLY AMENDING ARTICLE XX, SECTION 24-263(5) OF THE CODE OF ORDINANCES OF THE CITY OF OAKLAND PARK, FLORIDA TO DEFINE LIVE-WORK UNITS IN THE DIXIE MIXED USE SUB-AREA OF THE DOWNTOWN MIXED USE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

Exhibits:	Ordinance	Motion to Pass Ordinance on
Recommendation:	Introduce Ordinance	1st Reading. Adornato/
	Staff Presentation	Sparks 4-1 Guevrekian No
	Open Public Hearing	
	Close Public Hearing	
	Motion to Pass Ordinance on First Reading	
	Discussion	
	Vote on Motion	

5. **An Ordinance amending Code Section 24-265, the Downtown Mixed Use District (DMUD) Use Table, to designate government offices as a permitted use in the Dixie Mixed Use sub-area of the Downtown Mixed Use District (DMUD). Advertising for this public hearing appeared in the Sun-Sentinel July 8, 2018.**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, AMENDING CHAPTER 24 OF THE CODE OF ORDINANCES, ENTITLED "LAND DEVELOPMENT CODE", BY SPECIFICALLY AMENDING ARTICLE XX, SECTION 24-265, ENTITLED "DOWNTOWN MIXED-USE DISTRICT USE TABLE" TO CLARIFY PERMITTED USES AND CONDITIONAL USES TO ALLOW GOVERNMENT OFFICES AS A PERMITTED USE IN THE DIXIE MIXED USE SUB-AREA; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Exhibits:	Ordinance	Adornato/Carn
	Code Section 24-265	Motion to Table to 8/1/18 Meeting
	Map of DMUD sub-areas	4-1 Guevrekian No
Recommendation:	Introduce Ordinance	
	Staff Presentation	
	Open Public Hearing	
	Close Public Hearing	
	Motion to Pass Ordinance on First Reading	
	Discussion	
	Vote on Motion	

6. **Case #CD17-07 CP "Oak Tree" A public hearing to consider an application by Blackwood Partners, LLC and Blackshore Partners, LLC (Owner) & Pulte Group (Applicant) requesting an amendment to the Future Land Use Map of the City of Oakland Park Comprehensive Plan to change the Future Land Use Designation from Parks/Recreation (P/R) to Irregular (2.88) Residential which may allow for residential dwelling units at the property located at 2400 Oaktree Lane (Folio Numbers 4942-1700-0370, 4942-1723-0010, 4942-1700-0371, 4942-1700-0360, 4942-1700-0380, 4942 1700-0292, & 4942-1613-0170) Advertising for this public hearing appeared in the Sun-Sentinel July 11, 2018.**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA,

SPECIFICALLY AMENDING THE CITY OF OAKLAND PARK FUTURE LAND USE MAP BY CHANGING THE FUTURE LAND USE DESIGNATION FROM PARKS/RECREATION (P/R) TO IRREGULAR (2.88) RESIDENTIAL WHICH MAY ALLOW FOR RESIDENTIAL DWELLING UNITS AT THE PROPERTY LOCATED AT 2400 OAKTREE LANE, OAKLAND PARK, FLORIDA, MORE PARTICULARLY DESCRIBED HEREIN AND CONTAINING 140.7 GROSS ACRES MORE OR LESS; AS INITIATED BY THE APPLICANT, PULTE GROUP AND THE OWNER, BLACKWOOD PARTNERS, LLC AND BLACKSHORE PARTNERS, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

- | | | |
|------------------------|---|-----------------------------|
| Exhibits: | Ordinance | Motion to extend meeting |
| | Staff Analysis | Adornato/Sparks 5-0 |
| | Revised Application | Motion to pass ordinance on |
| | Revised Application - Exhibits A to I | 1st reading. Sparks/Carn |
| | Revised Application - Exhibits J to S | 4-1 Guevrekian No. |
| | Traffic Circulation Analysis | |
| | Notice | |
| | Conceptual Site Plan | |
| | Map | |
| | Zoning Map | |
| | Oakland Park Future Land Use Map | |
| | Broward County Future Land Use Map | |
| Recommendation: | Introduce Ordinance | |
| | Staff Presentation | |
| | Open Public Hearing | |
| | Close Public Hearing | |
| | Motion to Pass Ordinance on First Reading | |
| | Discussion | |
| | Vote on Motion | |

ORDINANCES ON FIRST READING

7. Purchase and Sale Agreement for the acquisition of the West Dixie Lots by Integra Investments of Miami in the amount of \$2,550,000.

AN ORDINANCE OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THAT CERTAIN AGREEMENT BETWEEN THE CITY OF OAKLAND PARK AND INTEGRA REAL ESTATE LLC FOR PURCHASE AND SALE OF REAL PROPERTY ("AGREEMENT") MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" OF THE AGREEMENT; PROVIDING FOR THE APPROVAL OF THE AGREEMENT AND AUTHORIZING THE PROPER CITY OFFICIALS TO CONSUMMATE THE TRANSACTION CONTEMPLATED BY THE TERMS OF THE AGREEMENT FOR PURCHASE AND SALE; A COPY OF THE AGREEMENT IS ATTACHED HERETO AS EXHIBIT "A"; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

- | | | |
|------------------------|---|--|
| Exhibits: | Ordinance | City Manager Pulled Item during Additions/Changes/Deletion. |
| | City Commission 6-20-18 presentation | |
| | Appraisal Report - April 2018 | |
| | Appraisal Report - Feb 2017 | |
| Recommendation: | Introduce Ordinance | Motion to amend agenda item order: 8,9,18,19,20,21, Adornato/Sparks 4-1 Guevrekian No. |
| | Staff Presentation | |
| | Motion to Pass Ordinance on First Reading | |
| | Discussion | |
| | Vote on Motion | |

8. **Non-Ad Valorem Bank Loan Florida Community Bank, Series 2018 - Bank Qualified Land Purchase**

AN ORDINANCE OF THE CITY OF OAKLAND PARK, FLORIDA, AUTHORIZING A LOAN IN THE AMOUNT OF NOT EXCEEDING \$1,750,000 AND AUTHORIZING THE EXECUTION OF A PROMISSORY NOTE AND A LOAN AGREEMENT; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

Exhibits:	Ordinance	Motion to Pass Ordinance on 1st Reading, Carn/Adornato 4-1
	Florida Community Bank Proposal	Loneragan absent
	Summary Statistics	
Recommendation:	Introduce Ordinance	
	Staff Presentation	
	Motion to Pass Ordinance on First Reading	
	Discussion	
	Vote on Motion	

9. **Revision of Police and Fire Pension Retirement System**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA; AMENDING CHAPTER 9 OF THE CITY'S CODE OF ORDINANCES, ENTITLED "PENSIONS AND RETIREMENT", TO REVISE THE CITY OF OAKLAND PARK POLICE AND FIREFIGHTERS RETIREMENT SYSTEM; AMENDING SECTION 9-62, ENTITLED "MEMBERSHIP"; AMENDING SECTION 9-63, ENTITLED "BENEFIT AMOUNTS AND ELIGIBILITY"; AMENDING SECTION 9-65, ENTITLED "CONTRIBUTIONS TO THE TRUST FUND"; PROVIDING FOR REPEAL OF ALL ORDINANCES AND RESOLUTIONS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Exhibits:	Ordinance	Motion to Pass Ordinance on 1st Reading Adornato/Sparks 5-0
Recommendation:	Introduce Ordinance	
	Staff Presentation	
	Motion to Pass Ordinance on First Reading	
	Discussion	
	Vote on Motion	

10. PUBLIC COMMENTS

At this time any person will be allowed to speak on any matter that pertains to City business for a length of time not to exceed four minutes per person.

Motion to approve Consent Agenda Agenda Items: 12,13, 14 Carn/Sparks 5-0

CONSENT AGENDA

Those matters included under the Consent Agenda are self-explanatory, and are not expected to require review or discussion. Items will be enacted by one Motion; however, if discussion of an item is requested by the City Commission, that item may be removed from the Consent Agenda and considered separately.

11. **Approval of Minutes - April 4, 2018**

Exhibits: 4-4-18 Minutes

Recommendation: Motion to Approve

Item was pulled during Addition/Changes/Deletions to be discussed during Resolution/Misc.

Motion to approve Minutes Guevrekian/Sparks 5-0

12. **50th Anniversary of Home Rule** R-2018-096 Approved on Consent.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, HONORING FIFTY YEARS OF MUNICIPAL HOME RULE IN THE FLORIDA CONSTITUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Exhibits: Resolution
FLC Press Release

Recommendation: Motion to Adopt Resolution

13. **School Crossing Guard Services—Extension of Contract**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE AN AMENDMENT TO A CONTRACT WITH NEXTAFF FOR SCHOOL CROSSING GUARD SERVICES FOR AN ADDITIONAL TWO YEAR TERM; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Exhibits: Resolution R-2018-097
Approved on Consent
Contract Renewal Request
Crossing Guard Post Locations
School Crossing Guard Contract renewal

Recommendation: Motion to Adopt Resolution

14. **Maintenance Memorandum of Agreement (MMOA) with the Florida Department of Transportation (FDOT) for additional Bus Shelters on Oakland Park Blvd.**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE A MAINTENANCE MEMORANDUM OF AGREEMENT (MMOA) WITH FDOT FOR THE MAINTENANCE OF 4 NEW BUS SHELTERS LOCATED ON OAKLAND PARK BLVD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Exhibits: Resolution R-2018-098
Approved on Consent.
Bus Shelter Maintenance Agreement
Proposed Bus Shelter Locations

Recommendation: Motion to Adopt Resolution

15. **Proposed First Amendment to the Payment in Lieu of Parking Agreement with Greenwheel LLC.**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE FIRST AMENDMENT TO THE PAYMENT IN LIEU OF PARKING AGREEMENT WITH GREENWHEEL LLC; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Exhibits: Resolution R-2018-099 Carn/Sparks 5-0
Greenwheel Agenda Item Report
Resolution/In Lieu of Parking Fee Agreement
DMUD Parking Incentive Resolution
G21 Deferral Request
Proposed First Amendment

Recommendation: Motion to Adopt Resolution

RESOLUTIONS AND MISCELLANEOUS

16. **Temporary Road Closure in the Lakeside Community on N.W. 27th Street between**

N.W. 18th Avenue and N.W. 18th Terrace.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING A TEMPORARY STREET CLOSURE AT NW 18TH AVENUE AND NW 18TH TERRACE FOR THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC PURSUANT TO CITY CODE SECTION 18-1 FOR A PERIOD OF SIX (6) MONTHS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Exhibits: Resolution R-2018-100
 Location Map Carn/Guevrekian 5-0
 Cost Estimate
 Proposed Budget Amendment
 Agenda Item June 20, 2018

Recommendation: Motion to Adopt Resolution
 Discussion
 Vote on Motion

17. **Code Enforcement Board Appointment - One (1) Member**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA APPOINTING ONE (1) MEMBER TO SERVE ON THE CODE ENFORCEMENT BOARD; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Exhibits: Resolution R-2018-101
 Board Member's Application Motion to appoint Dawn Whittenberg
 Applicant Guevrekian/Adornato 5-0
 Motion to Adopt Resolution
 Carn/Sparks 5-0

Recommendation: Motion to Appoint One (1) Member
 Discussion
 Vote on Motion
 Motion to Adopt Resolution
 Discussion
 Vote on Motion

18. **Fire Assessment - Adoption of Preliminary Rates**

A RESOLUTION OF THE CITY OF OAKLAND PARK, FLORIDA, RELATING TO THE PROVISION OF FIRE RESCUE SERVICES, FACILITIES AND PROGRAMS IN THE CITY OF OAKLAND PARK, FLORIDA; ESTABLISHING THE ESTIMATED ASSESSMENT RATE FOR FIRE RESCUE ASSESSMENTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, FOR PROPERTIES WITHIN THE CITY OF OAKLAND PARK; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; AND PROVIDING AN EFFECTIVE DATE.

Exhibits: Fire Assessment Resolution R-2018-102
 Fire Rate Schedule Carn/Sparks 5-0

Recommendation: Motion to Adopt Resolution
 Discussion
 Vote on Motion

19. **Solid Waste Assessment - Adoption of Preliminary Residential Rates**

A RESOLUTION OF THE CITY OF OAKLAND PARK, FLORIDA, RELATING TO THE COLLECTION AND DISPOSAL OF SOLID WASTE, RECYCLABLE MATERIALS AND BULK PICKUP SERVICES IN THE ASSESSMENT AREA CONSISTING OF THE ENTIRE LEGAL BOUNDARIES WITHIN THE CITY OF OAKLAND PARK, AS MAY BE AMENDED FROM TIME TO TIME; DESCRIBING THE METHOD OF ASSESSING SOLID WASTE COSTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY OF OAKLAND PARK, FLORIDA; ESTABLISHING THE SOLID WASTE COST AND THE ANNUAL SOLID WASTE SERVICE ASSESSMENTS FOR THE

FISCAL YEAR BEGINNING OCTOBER 1, 2018; DIRECTING THE PREPARATION OF AN UPDATED ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; AND PROVIDING AN EFFECTIVE DATE.

Exhibits: Preliminary Solid Waste Rate Resolution R-2018-103
Sparks/Carn 5-0
Recommendation: Motion to Adopt Resolution
 Discussion
 Vote on Motion

20. **Stormwater Assessment - Adoption Of Preliminary Rates**

A RESOLUTION OF THE COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, ESTIMATING THE COST OF STORMWATER MANAGEMENT SERVICES PROVIDED BY THE STORMWATER UTILITY; DETERMINING THAT CERTAIN REAL PROPERTY WILL BE SPECIALLY BENEFITED BY THE SERVICES PROVIDED BY THE STORMWATER UTILITY; ESTABLISHING THE METHOD OF ASSESSING THE COST OF THE UTILITY AGAINST THE REAL PROPERTY THAT WILL BE SPECIALLY BENEFITED THEREBY; DIRECTING THE DIRECTOR TO PREPARE OR DIRECT THE PREPARATION OF A TENTATIVE STORMWATER MANAGEMENT ASSESSMENT ROLL BASED UPON THE METHODOLOGY SET FORTH HEREIN; ESTABLISHING A PUBLIC HEARING FOR THE PROPOSED STORMWATER MANAGEMENT ASSESSMENTS AND DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Exhibits: Special Assessment Reso - Stormwater R-2018-104
Sparks/Carn 5-0
Recommendation: Motion to Adopt Resolution
 Discussion
 Vote on Motion

21. **Adoption of FY 2019 Preliminary Millage Rate and Establishment Of Time, Date and Location for a Public Hearing and Adoption of the Tentative FY19 Millage Rate to be held 6:30 p.m. September 6, 2018, in Commission Chambers at 3650 NE 12 Avenue, Oakland Park, FL.**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, ADOPTING A PROPOSED MILLAGE RATE FOR THE CITY'S GENERAL OPERATING FUND FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30th, 2019; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Exhibits: Resolution R-2018-105
Recommendation: Motion to Adopt Staff Recommendation Motion to Set Millage Rate at
5.9985 Carn/Guevrekian 4-1
 Discussion Sparks No
 Vote on Motion Motion to Adopt Resolution
 Motion to Adopt Resolution Carn/Adornato 4-1 Sparks No
 Discussion
 Vote on Motion

22. **City Manager Annual Review (Due to a lack of time June 6, 2018, and June 20, 2018, this item was not heard.)**

Recommendation: City Commission Discussion and Direction

REPORTS

23. FROM THE CITY COMMISSION

24. FROM THE CITY MANAGER
 A. **Financial Activity Report for the period ended May 31, 2018.**
Exhibits: Financial Activity Report for the period ended May 31, 2018
- B. **Quarterly Capital Improvement Project Report**
Exhibits: CIP Report
25. FROM THE CITY ATTORNEY
 A. **City Attorney Report for July 18, 2018**
Exhibits: Report for July 18, 2018

ADVISORY BOARD MINUTES (For information only. No action necessary.)
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26. Attached are copies of Advisory Board Minutes as noted:
Art & Culture Board Minutes 05-24-18
Beautification Advisory Board Minutes 05-25-17
Beautification Advisory Board Minutes 05-24-18
Civil Service Board Minutes 04-10-18
Code Enforcement Board Minutes 04-12-18
Development Review Committee Minutes 05-24-18
False Alarm Special Magistrate Minutes 03-13-18
Local Planning Agency Minutes 05-30-18
Special Magistrate Minutes 04-17-18
Special Magistrate Minutes 05-15-18
Exhibits: ACB 05-24-18
 BAB 05-25-17
 BAB 05-24-18
 CSB 04-10-18
 CEB 04-12-18
 DRC 05-24-18
 FASPM 03-13-18
 LPA 05-30-18
 SPM 04-17-18
 SPM 05-15-18

ADJOURN

This meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Clerk's Office by telephone: 954.630.4300, or via Fax: 954.630.4302 for information or assistance.

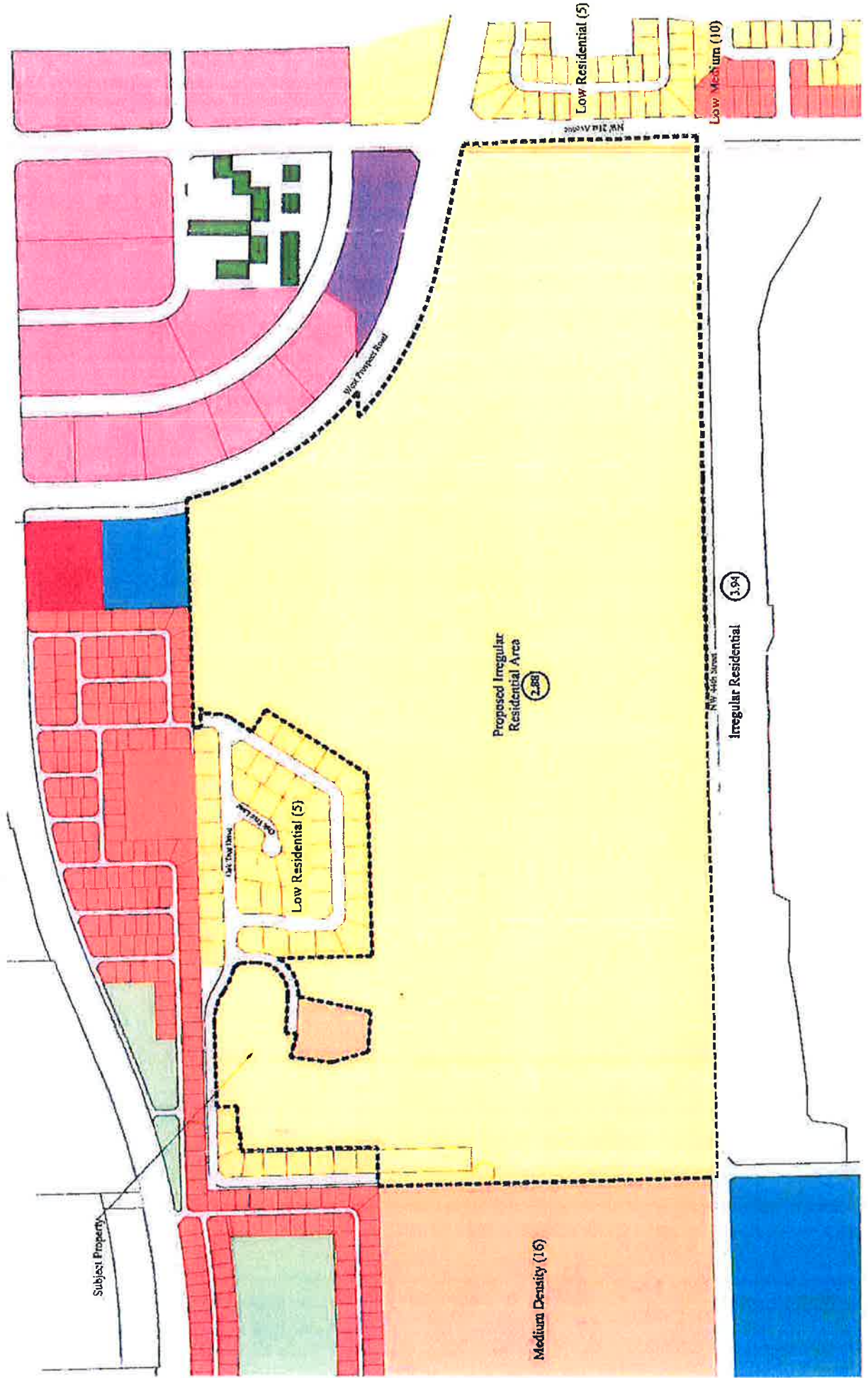
If a person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting, the person will need a record of the proceedings, and that, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes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

I, the undersigned authority, certify the above Notice of Meeting of the City Commission of the City of Oakland Park is a true copy of the Notice posted on the outdoor bulletin board at the main entrance of City Hall, a place convenient and readily accessible to the general public at all times.

Posted: _____

By: Renee M. Shrout
Renee M Shrout, CMC
City Clerk

Proposed Future Land Use Designation





W COMMERCIAL BLVD

W PROSPECT RD

Subject Site

NW 44TH ST

LAKE EMERALD DR

NW 31ST AVE

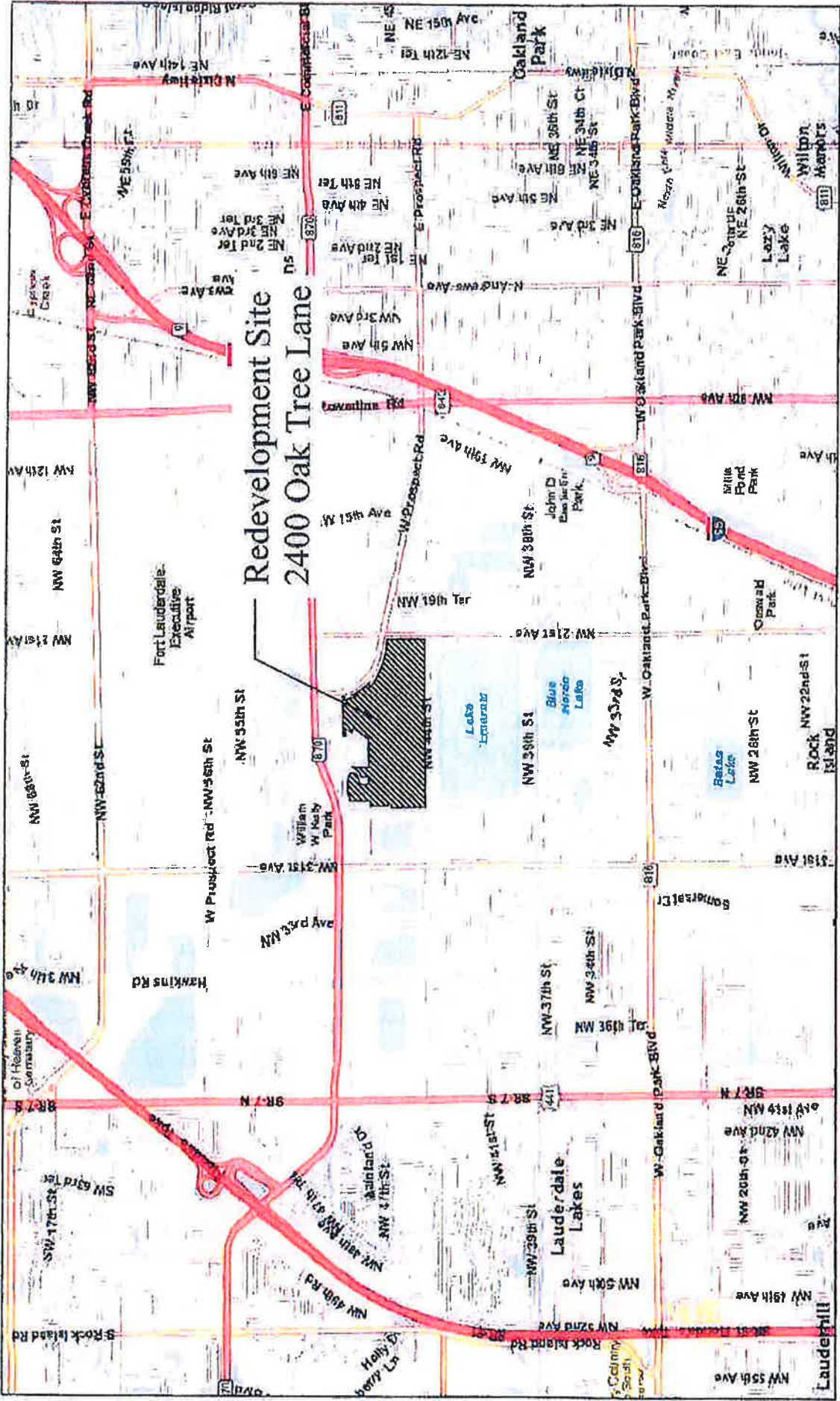
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



CD17-07 CP – Oak Tree LUPA

Location Map





Not to Scale

- Subject Area

Location Map



City of Oakland Park Future Land Use Map

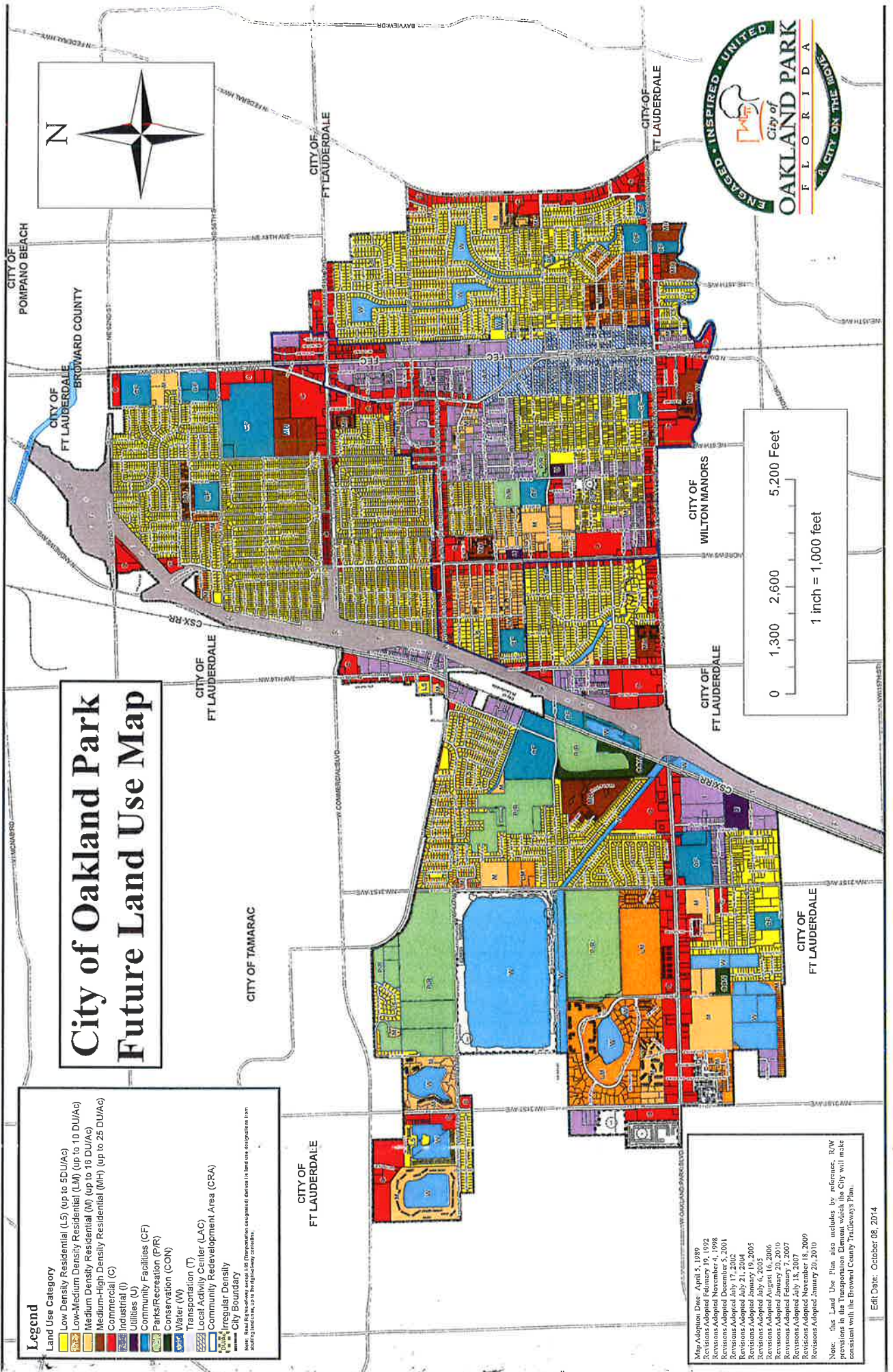
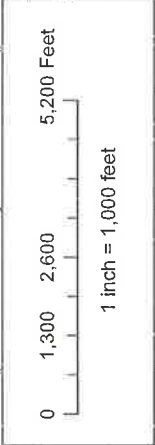
Legend

- Low Density Residential (L5) (up to 5 DU/Ac)
- Low-Medium Density Residential (LM) (up to 10 DU/Ac)
- Medium Density Residential (M) (up to 15 DU/Ac)
- Medium-High Density Residential (MH) (up to 25 DU/Ac)
- Commercial (C)
- Industrial (I)
- Utilities (U)
- Community Facilities (CF)
- Parks/Recreation (PR)
- Conservation (CON)
- Water (W)
- Transportation (T)
- Local Activity Center (LAC)
- Community Redevelopment Area (CRA)
- Irregular Density
- City Boundary

Note: Road Right-of-Way, Arterial & Expressway designations derived from Florida Department of Transportation (FDOT) data. All other designations from existing land uses, up to the regulatory corridor.

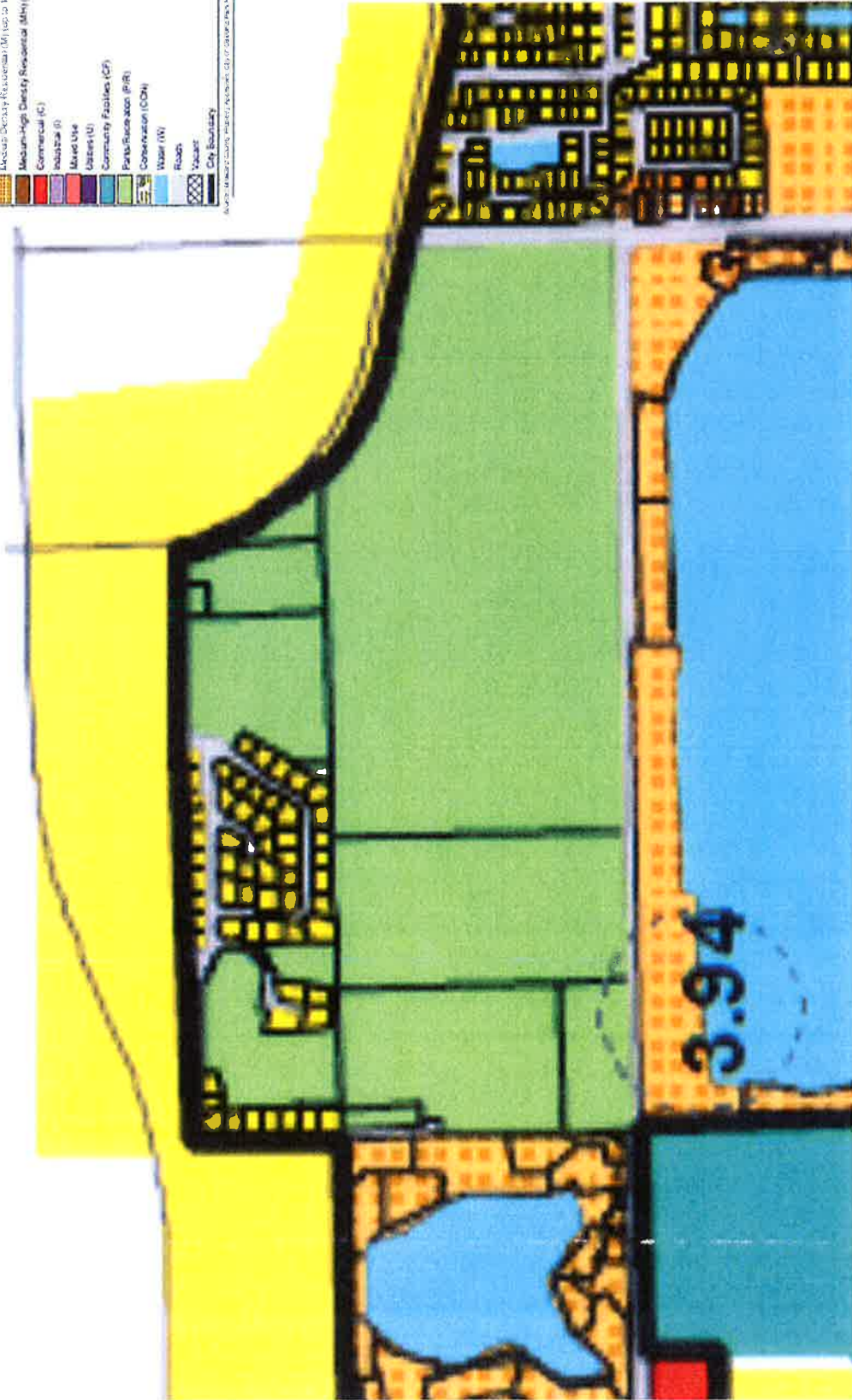
Map Adoption Date: April 5, 1989
 Revisions Adopted: February 19, 1992
 Revisions Adopted: November 4, 1998
 Revisions Adopted: November 5, 2001
 Revisions Adopted: July 17, 2002
 Revisions Adopted: January 19, 2005
 Revisions Adopted: July 6, 2005
 Revisions Adopted: August 16, 2006
 Revisions Adopted: January 20, 2010
 Revisions Adopted: July 15, 2007
 Revisions Adopted: November 18, 2009
 Revisions Adopted: January 20, 2010

Note: This Land Use Plan also includes by reference, R/W provisions in this Transportation Element which the City will make consistent with the Broward County/Tredegar's Plan.



Oak Tree LUPA – Existing Land Uses

Legend	
Land Use Category	
Low Density Residential (LD) (up to 20 DU/Ac)	[Yellow]
Low Medium Density Residential (LMD) (up to 10 DU/Ac)	[Orange]
Medium Density Residential (MD) (up to 10 DU/Ac)	[Light Green]
Medium-High Density Residential (MHD) (up to 20 DU/Ac)	[Dark Green]
Commercial (C)	[Light Blue]
Industrial (I)	[Dark Blue]
Manufacturing (M)	[Purple]
Utilities (U)	[Red]
Community Facilities (CF)	[Green]
Park/Recreation (PR)	[Light Green]
Conservation (CON)	[Light Green]
Water (W)	[Blue]
Road	[Black]
Vacant	[White]
City Boundary	[Black]



Map of Oak Tree LUPA – Existing Land Uses



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

Our Best.
Nothing Less.

December 6, 2017

Cynthia A. Pasch, AICP
Land Planner
Greenspoon Marder, P.A.
100 W. Cypress Creek Road
Fort Lauderdale, FL 33309

**RE: ABILITY TO PROVIDE WASTEWATER SERVICE TO
NW 21 Avenue Oakland Park, FL**

Dear Ms. Pasch:

Reference is made to your December 5, 2017 letter regarding the ability of Broward County Water & Wastewater Services (WWS) to provide wastewater services to the referenced development located within the City of Oakland Park.

Nothing in this letter reserves capacity for the referenced development.

WASTEWATER TREATMENT

The referenced development's wastewater will be treated at North Regional Wastewater Treatment Plant (NRWWTP).

The referenced development is expected to increase wastewater demand from its current land use potential of 0.003 million gallons per day (MGD) to 0.20 MGD, for an increase of 0.1970 MGD average day demand. The level of service standard for wastewater treatment plants is average day flow.

As of November 30, 2017, the one-year average day flow for the NRWWTP was 66.8 MGD and committed capacity was 1.44 MGD average day flow, for a total of 68.24 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 26.76 MGD (95.00 – 68.24). Projections indicate capacity will be sufficient beyond the year 2035.

WASTEWATER COLLECTION SYSTEM PIPING

Cynthia A. Pasch, AICP
Page 2 of 2
December 6, 2017

The referenced development is within the service area of Oakland Park. Please contact them for information on the ability of their wastewater collection system piping to provide the required level of service.

Please contact me at (954) 831-0930 or maispuero@broward.org if you have any questions.

Sincerely,



Mario C. Aispuro
Land Development Project Coordinator

cc: Rolando Nigaglioni, P.E., PMP, Planning, Development and GIS Manager
File: Rezoning and Land Use Plan Amendments

Cynthia Pasch

From: John Casagrande <jcasagrande@lglrecycling.com>
Sent: Thursday, July 06, 2017 12:50 PM
To: Cynthia Pasch
Cc: Lee Rickles
Subject: Land Use Plan for west side of NW 21 avenue and NW 44 st.

Dear Ms. Pasch,

I want to apologize for the delay in getting this reply back to you. As Lee explained Mr Kaine is no longer working with Sun Bergeron. Any future request can be sent directly to my attention. My contact information is below.

With regards to your Solid Waste Analysis, I would like to amend some of your information D.2.

The City of Oakland Park hauls its Municipal waste to the Facility located in the Town of Davie where it is processed, not Deerfield. Sun Bergeron does have a contract to use the JED Landfill in Saint Cloud however currently Oakland Parks Municipal waste is being hauled to the Waste to Energy facility in Palm Beach County. The capacity at the WTE plant will be available through at least the end of the current term of the City's agreement with Sun Bergeron.

If you have any questions please do not hesitate to get in contact with me.
Sincerely ,

John Casagrande



2401 PGA Blvd. Suite 200
Palm Beach Gardens, Florida 33410
954-444-7457
jcasagrande@lglrecycling.com

SURFACE WATER MANAGEMENT CALCULATIONS

PROJECT NAME:

OAK TREE PUD

City of Oakland Park, Broward County, Florida

PROJECT NUMBER:

201626

PREPARED FOR:



PULTE GROUP, INC.

4400 PGA Blvd, Suite 700
Palm Beach Gardens, FL 33410

PREPARED BY:



2737 NE 30th Place
Fort Lauderdale, Florida 33306
(954) 491-7811

June 7, 2018

A handwritten signature in blue ink, appearing to read "C. Ballbe", is written over a horizontal line.

6/7/2018

Carlos J. Ballbe
Registered Engineer No. 41811
State of Florida



Date:	June 7, 2018
Project Name:	OAK TREE PUD SURFACE WATER MANAGEMENT CALCULATIONS DOES NOT INCLUDE EXISTING RESIDENTIAL DEVELOPMENT
Project Number:	201626
Prepared By:	RAC

SURFACE WATER MANAGEMENT CALCULATIONS (S.F.W.M.D. CRITERIA)

I. GIVEN:

A. ACREAGE:

1.	Lake Area =	20.10 ac.
2.	Buildings Area =	27.89 ac.
3.	Pavement & Others Area =	6.91 ac.
4.	Green Area =	84.26 ac.
5.	NW 44Th Street (1/2 R/W) =	3.65 ac.
6.	Prospect Road (1/2 R/W) =	4.05 ac.
7.	Total =	<u>146.86 ac.</u>

B. OTHER:

- | | | |
|----|-------------------------------|-------------------|
| 1. | Present and proposed zoning | <u>OPEN SPACE</u> |
| 2. | Present and proposed land use | <u>PUD</u> |

II. DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

Quality standards shall be provided during a 3 year, 1 hour storm event for one of the following three combinations:

1. If a wet detention system, then whichever is the greater of the following:
 - a. The first inch of runoff from the entire project site.
 - b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

B. WATER QUANTITY CRITERIA:

1. DESIGN EVENTS AND RAINFALL AMOUNTS:

- a. Design Event for Minimum Road Elevation (if not specified by Local District Criteria):
Frequency: 10 year
Duration: 1 day
Amount: 9.00 inches
- b. Design Event for Minimum Discharge Elevation:



Frequency: 25 year
 Duration: 3 day
 Amount: 1.50 inches

c. Design Event for Minimum Finish Floor Elevation:
 Frequency: 100 year
 Duration: 3 day
 Amount: 1.90 inches

2. ADDITIONAL DESIGN INFORMATION:

- a. Design Water / Control Elevation: 4.00 NGVD PER SFWMD PERMIT
 (Note: Proposed minimum road elevation must be at least 2 feet above the wet season water table or control elevation.)
- b. Drainage Basin / Canal Number: -
- c. Receiving Body Regulated Stage Elevation: N/A NGVD
- d. Design Storm Allowable Discharge: 0.00 inches per day
- e. Time of Concentration: 0.20 hour
- f. Minimum Discharge:
 Residential projects shall have systems with the calculated ability to discharge by surface flow or subsurface percolation at least 3/8 inch per day.

III. COMPUTATIONS:

A. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:
 = 1.00 inch X 146,862 acres X (1 foot / 12 inches)
 = 12,238 ac-ft for the first inch of runoff
2. Compute 2.5 inches times the percent impervious for the developed project site:
 - a. Site area for water quality pervious / impervious calculations only:
 = Total Project - (Lake Area + Buildings)
 = 146,862 acres - (20,100 acres + 27,893 acres)
 = 98,869 acres of site area for water quality calculations
 - b. Impervious area for water quality pervious / impervious calculations only:
 = Site area for water quality - Pervious area
 = 98,869 acres - 84,264 acres
 = 14,605 acres of impervious area for water quality calculations
 - c. Percentage of impervious area for water quality:
 = Impervious area for water quality / Site area for water quality X 100%
 = 14,605 acres / 98,869 acres X 100%
 = 14.77 % Impervious
 - d. For 2.5 inches times the percentage of impervious area:
 = 2.5 inches X 14.77 %
 = 0.369 inches to be treated
 - e. Compute volume required for quality detention:
 = Inches to be treated X (Total Site Area - Lake Area)
 = 0.369 inches X (146,862 acres - 20,100 acres) X (1 foot / 12 inches)
 = 3,901 ac-ft required for detention storage



3. The first inch of runoff from the entire developed site = 12.238 ac-ft
 2.5 inches times the percentage of impervious area = 3.901 ac-ft

The volume of 12.238 ac-ft controls

4. If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:
- = 0.5 inches X (Total Site Area - Lake Area)
 = 0.5 inches X (146.862 acres - 20.100 acres) X (1 foot / 12 inches)
 = 5.282 ac-ft required for pre-treatment
5. Compute credit for using one of the following systems:
- a.1 Wet detention volume to be provided (without pretreatment):
 = Total required detention volume X 100%
 = 12.238 ac-ft X 100%
 = 12.238 ac-ft of volume required for wet detention
- a.2 Wet detention volume to be provided (with pretreatment):
 = Total required detention - Pre-treatment
 = 12.238 ac-ft - 5.282 ac-ft
 = 6.957 ac-ft of volume required for wet detention
- b. Dry detention volume to be provided (75% of the total required detention volume):
 = Total required detention volume X 75%
 = 12.238 ac-ft X 75%
 = 9.179 ac-ft of volume required for dry detention
- c. Dry retention volume to be provided (50% of the total required detention volume):
 = Total required detention volume X 50%
 = 12.238 ac-ft X 50%
 = 6.119 ac-ft of volume required for dry retention
- d. Exfiltration trench volume to be provided (50% of the total required detention volume):
 = Total required detention volume X 50%
 = 12.238 ac-ft X 50%
 = 6.119 ac-ft of volume required for dry retention

B. SUMMARY OF WATER QUALITY COMPUTATIONS:

Item:	Description:	Quantity
A.1	First inch of runoff from entire project site =	12.238 ac-ft
A.2	2.5 inches times percent impervious =	3.901 ac-ft
A.3	Volume to be treated =	12.238 ac-ft
A.4	Pre-treatment required for commercial site =	5.282 ac-ft
A.5.a.1	Wet detention volume required (w/o Pretreatment) =	12.238 ac-ft
A.5.a.2	Wet detention volume required (w/ Pretreatment) =	6.957 ac-ft
A.5.b	Dry detention volume required =	9.179 ac-ft
A.5.c	Dry retention volume required =	6.119 ac-ft
A.5.d	Exfiltration trench volume required =	6.119 ac-ft



C. STAGE ELEVATION INFORMATION: (ALL GRADES SHOWN ARE USING NGVD DATUM)

Item:	Description:	S type	Area ac.	Low ft.	High ft.	I %	C %	Total Area %
1	Lake Area	V	20.100	4.00	4.00	100	100	13.69
2	Lake Bank	L	4.020	4.00	6.00	0	100	2.74
3	NW 44TH Street Green Area	L	1.278	7.10	8.50	0	100	0.87
4	NW 44TH Street Roadway and S/W	L	2.373	7.10	8.20	100	100	1.62
5	Prospect Road Green Area	L	2.773	7.50	8.50	0	100	1.89
6	Prospect Road Roadway and S/W	L	1.215	7.00	8.20	100	100	0.83
7	Green Area	L	77.914	6.00	9.00	0	100	53.07
8	Roadway and sidewalk	L	6.905	7.10	7.50	100	100	4.70
9	Dry retention area	V	2.330	5.00	6.00	0	100	1.59
10		L						0.00
11	Buildings	V	27.893	9.50	9.50	100	100	19.00
Total:			146.80	4.00	9.50	39.84	100.00	100.0

^a Abbreviations: S=Storage; (V=Vertical Storage & L=Linear Storage)
 I=Impervious
 C=Compaction; (Use the following compaction factors: 0%, 50%, 100%)

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type: 2 **FLATWOODS**

Depth to Water Table ft.	Cumulative Water Storage (Pre-Dev.) in.	Compacted Water Storage (Post-Dev.) in.
1	0.60	0.45
2	2.50	1.88
3	5.40	4.05
4	9.00	6.75



2. Available Soil Storage Calculation:

Item:	Description:	Ave. Elev. ft.	S in.	P Area acres	Volume Stored ac-in
1	Lake Area	4.00	0.00	0.000	0.00
2	Lake Bank	5.00	0.45	4.020	1.81
3	NW 44TH Street Green Area	7.80	6.21	1.278	7.93
4	NW 44TH Street Roadway and S/W	7.65	5.81	0.000	0.00
5	Prospect Road Green Area	8.00	6.75	2.773	18.71
6	Prospect Road Roadway and S/W	7.60	5.67	0.000	0.00
7	Green Area	7.50	5.40	77.914	420.73
8	Roadway and sidewalk	7.30	4.86	0.000	0.00
9	Dry retention area	5.50	1.16	2.330	2.71
10	0	0.00	0.00	0.000	0.00
11	Buildings	9.50	6.75	0.000	0.00
Total:		7.35	43.06	88.314	451.90

* Abbreviations: S = Soil Storage
P = Pervious

3. Moisture Storage Calculation (S):
 = Available soil storage / Total Site Area
 = 451.90 ac-in / 146.862 acres
 = **3.08 inches**

4. SCS Curve Number Calculation (CN):
 = 1000 / (S + 10)
 = 1000 / (3.077 + 10)
 = **76**

B. SURFACE STORAGE CALCULATIONS:

1. Stage vs. Storage Calculations:

Stage ft.	Item:	STORAGE (ac-ft)											T ac-ft	Total ac-ft	
		1 ac-ft	2 ac-ft	3 ac-ft	4 ac-ft	5 ac-ft	6 ac-ft	7 ac-ft	8 ac-ft	9 ac-ft	10 ac-ft	11 ac-ft			
5.00		20.10	1.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.11
5.50		30.15	2.26	0.00	0.00	0.00	0.00	0.00	0.00	0.29	0.00	0.00	0.00	0.00	32.70
6.00		40.20	4.02	0.00	0.00	0.00	0.00	0.00	0.00	1.17	0.00	0.00	0.00	0.00	45.39
6.50		50.25	6.03	0.00	0.00	0.00	0.00	3.25	0.00	2.33	0.00	0.00	0.00	0.00	61.86
7.00		60.30	8.04	0.00	0.00	0.00	0.00	12.99	0.00	3.50	0.00	0.00	0.00	0.00	84.82
7.50		70.35	10.05	0.51	0.17	0.00	0.13	29.22	1.38	4.66	0.00	0.00	0.00	0.00	116.47
8.00		80.40	12.06	1.15	0.87	1.39	0.51	51.94	4.83	5.83	0.00	0.00	0.00	0.00	158.98
8.50		90.45	14.07	1.79	2.02	2.77	1.09	81.16	8.29	6.99	0.00	0.00	0.00	0.00	208.63
9.00		100.50	16.08	2.43	3.20	4.16	1.70	116.87	11.74	8.16	0.00	0.00	0.00	0.00	264.83
9.50		110.55	18.09	3.07	4.39	5.55	2.31	155.83	15.19	9.32	0.00	0.00	0.00	0.00	324.29
10.00		120.60	20.10	3.70	5.58	6.93	2.92	194.78	18.64	10.49	0.00	13.95	0.00	0.00	397.69
10.50		130.65	22.11	4.34	6.76	8.32	3.52	233.74	22.10	11.65	0.00	27.89	0.00	0.00	471.09
11.00		140.70	24.12	4.98	7.95	9.70	4.13	272.70	25.55	12.82	0.00	41.84	0.00	0.00	544.49
11.50		150.75	26.13	5.62	9.13	11.09	4.74	311.65	29.00	13.98	0.00	55.79	0.00	0.00	617.89
12.00		160.80	28.14	6.26	10.32	12.48	5.35	350.61	32.46	15.15	0.00	69.73	0.00	0.00	691.29
12.50		170.85	30.15	6.90	11.51	13.86	5.95	389.57	35.91	16.31	0.00	83.68	0.00	0.00	764.69
13.00		180.90	32.16	7.54	12.69	15.25	6.56	428.52	39.36	17.48	0.00	97.62	0.00	0.00	838.08

* Abbreviations: T = Exfiltration Trench



E. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 3-Day storm event:
= 19.00 in.
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(19.00 \text{ in.} - (0.2 X 3.08 \text{ in.}))^2 / (19.00 \text{ in.} + (0.8 X 3.08 \text{ in.}))$
= 15.75 inches of runoff
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 15.75 inches X 146.862 acres X (1 foot / 12 inches)
= 192.74 ac-ft of storage required (zero discharge)
4. From the stage vs storage curve, 192.74 ac-ft corresponds to elevation 8.34 NGVD

The proposed minimum Finish Floor elevation is 9.50 NGVD

100 year stage is below the proposed P.F.E. per existing conditions and SPWMD permit; the design is acceptable.

G. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 25-Year, 3-Day storm event:
= 15.50 in.
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(15.50 \text{ in.} - (0.2 X 3.08 \text{ in.}))^2 / (15.50 \text{ in.} + (0.8 X 3.08 \text{ in.}))$
= 12.33 inches of runoff
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 12.33 inches X 146.862 acres X (1 foot / 12 inches)
= 150.96 ac-ft of storage required (zero discharge)
4. From the stage vs storage curve, 150.96 ac-ft corresponds to elevation 7.91 NGVD

The proposed minimum perimeter grade is 8.40 NGVD

25 year stage is below the proposed discharge elevation per existing conditions and SPWMD permit; the design is acceptable.

H. MINIMUM ROAD CROWN ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 10-Year, 1-Day storm event:
= 9.00 in.
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(9.00 \text{ in.} - (0.2 X 3.08 \text{ in.}))^2 / (9.00 \text{ in.} + (0.8 X 3.08 \text{ in.}))$
= 6.13 inches of runoff
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 6.13 inches X 146.862 acres X (1 foot / 12 inches)
= 75.07 ac-ft of storage required (zero discharge)
4. From the stage vs storage curve, 75.07 ac-ft corresponds to elevation 6.79 NGVD

The proposed minimum road centerline elevation is 7.10 NGVD

10 year stage is below the proposed minimum crown of road elevation per existing conditions and SPWMD permit; the design is acceptable.

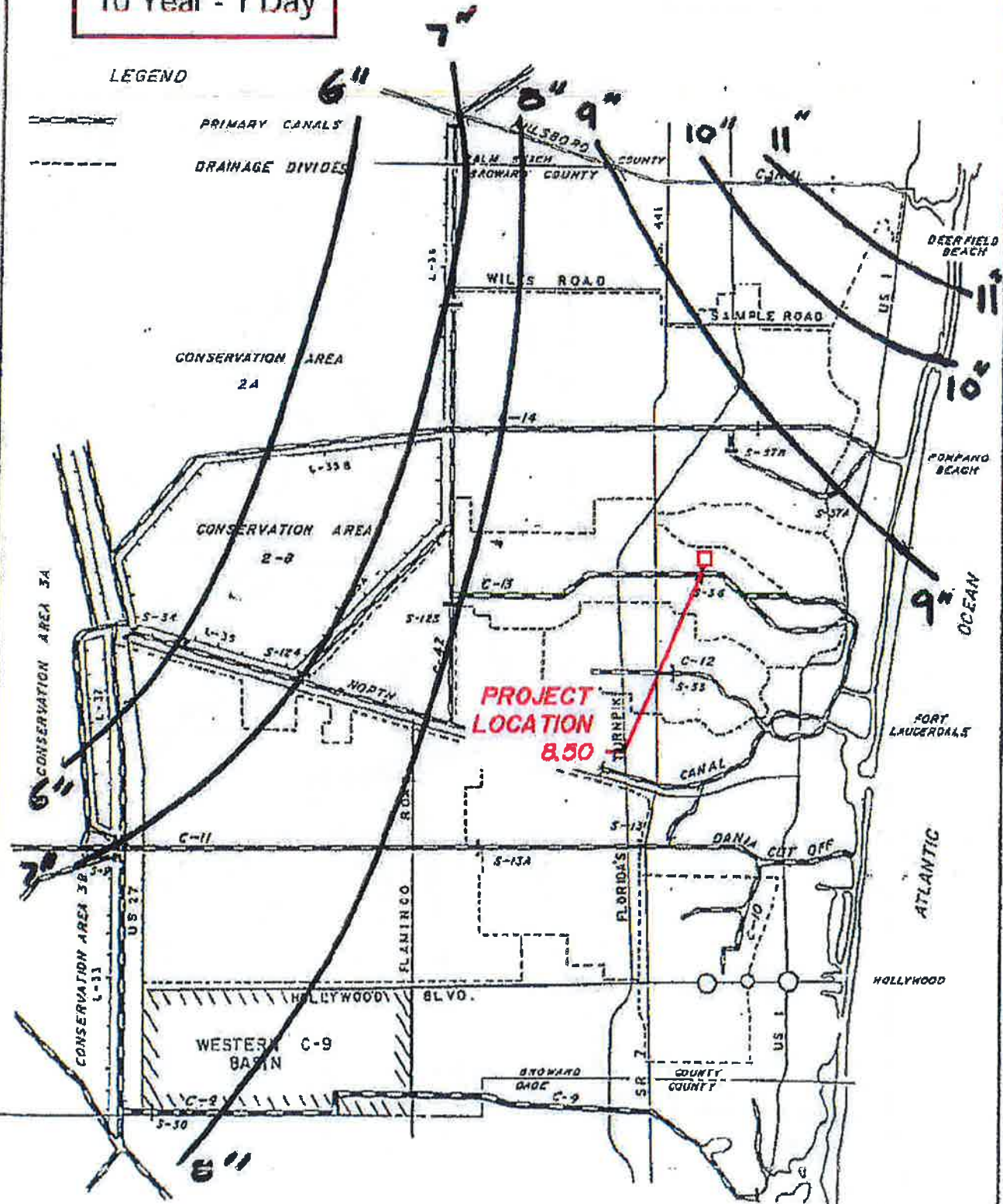


EXHIBITS

10 Year - 1 Day

LEGEND

-  PRIMARY CANALS
-  DRAINAGE DIVIDES



PROJECT LOCATION 8.50

NOTE: This map available on 24"x36" sheet

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
Water Resources
Management Division

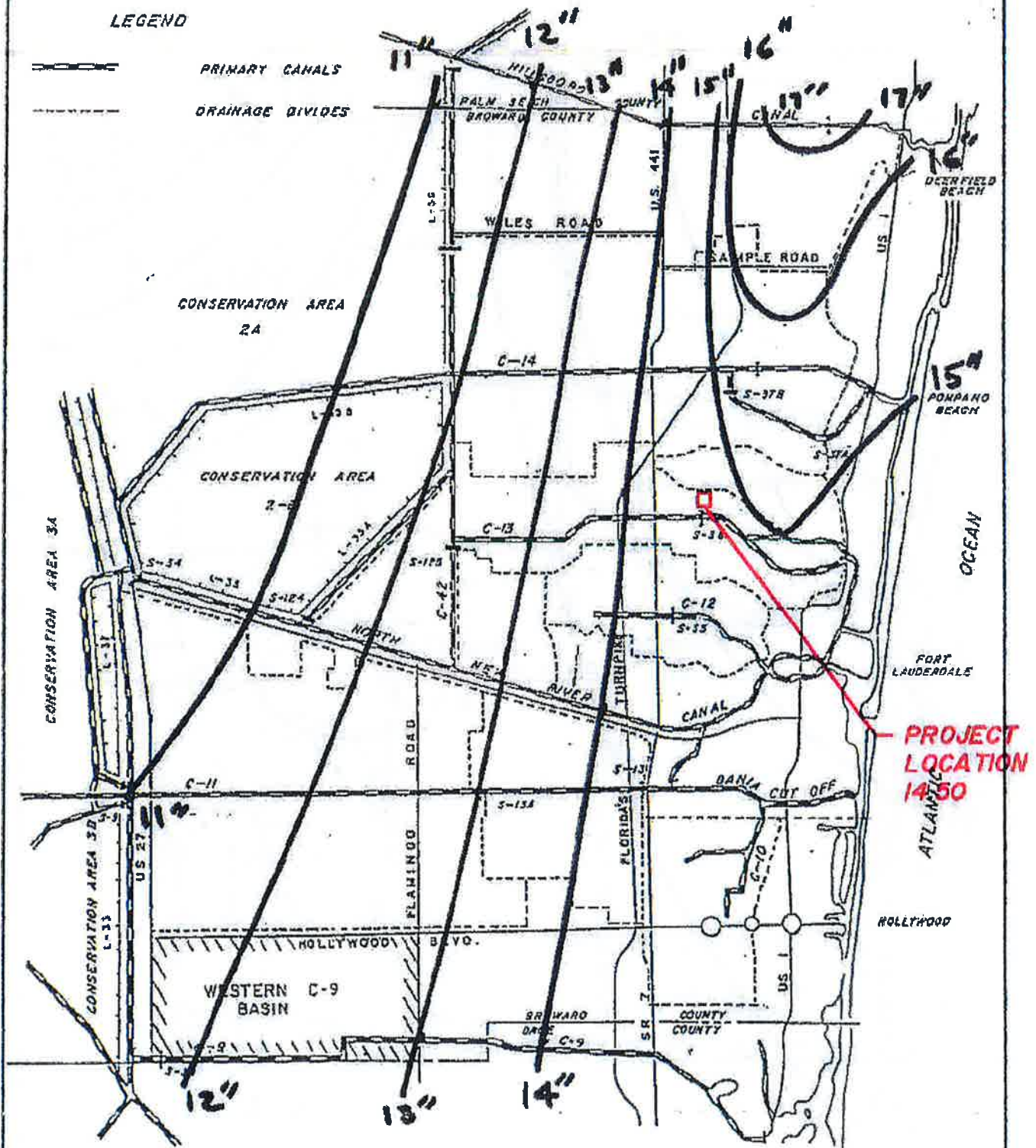
DRAINAGE DIVIDES

W.M.
1.1
1 OF 1
SHEETS

25 Year - 3 Day

LEGEND

-  PRIMARY CANALS
-  DRAINAGE DIVIDES



NOTE: This map available on 24"x36" sheet

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
Water Resources
Management Division

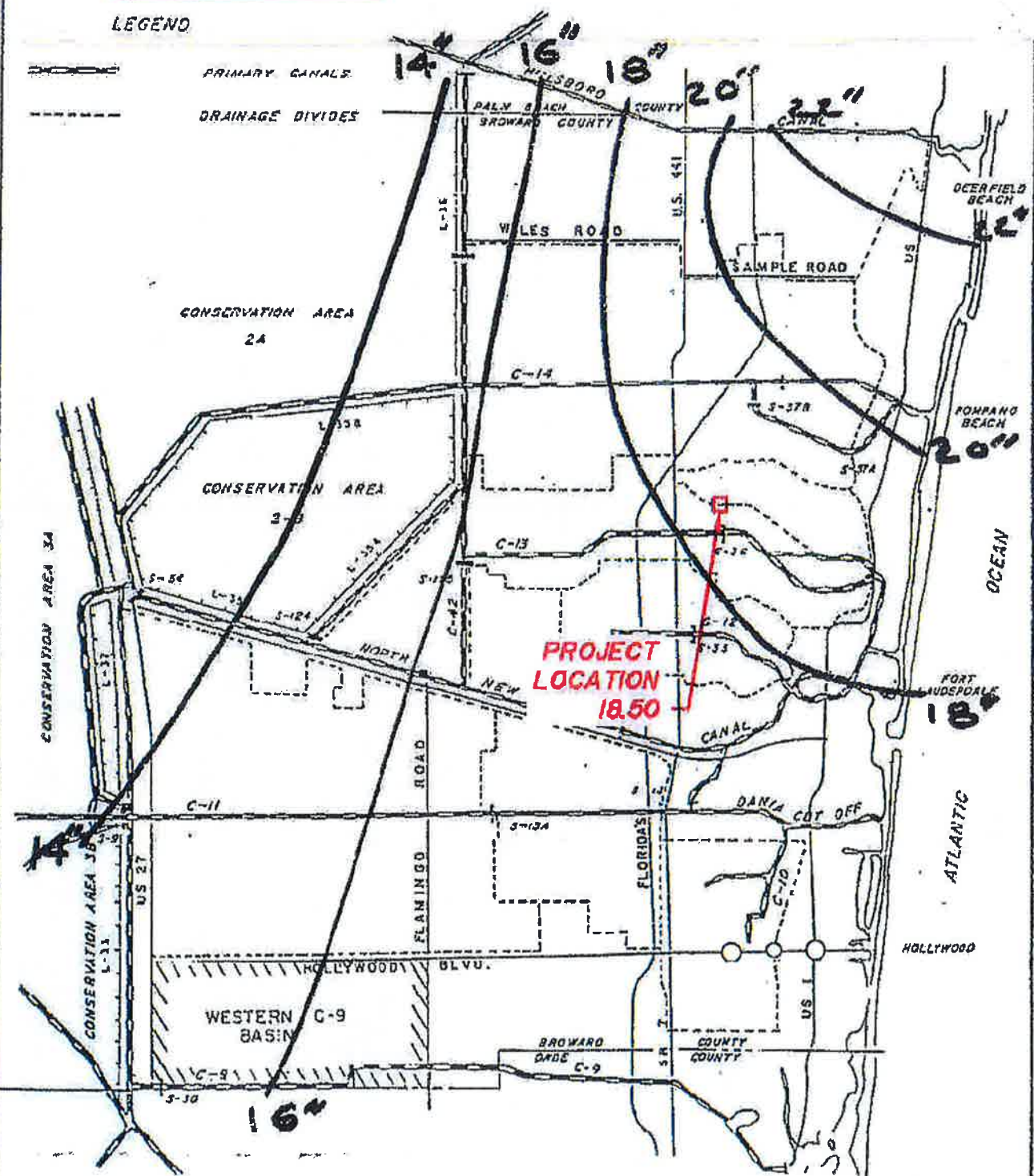
DRAINAGE DIVIDES

W.M.
1.1
1 OF 1
SHEETS

100 Year - 3 Day

LEGEND

-  PRIMARY CANALS
-  DRAINAGE DIVIDES

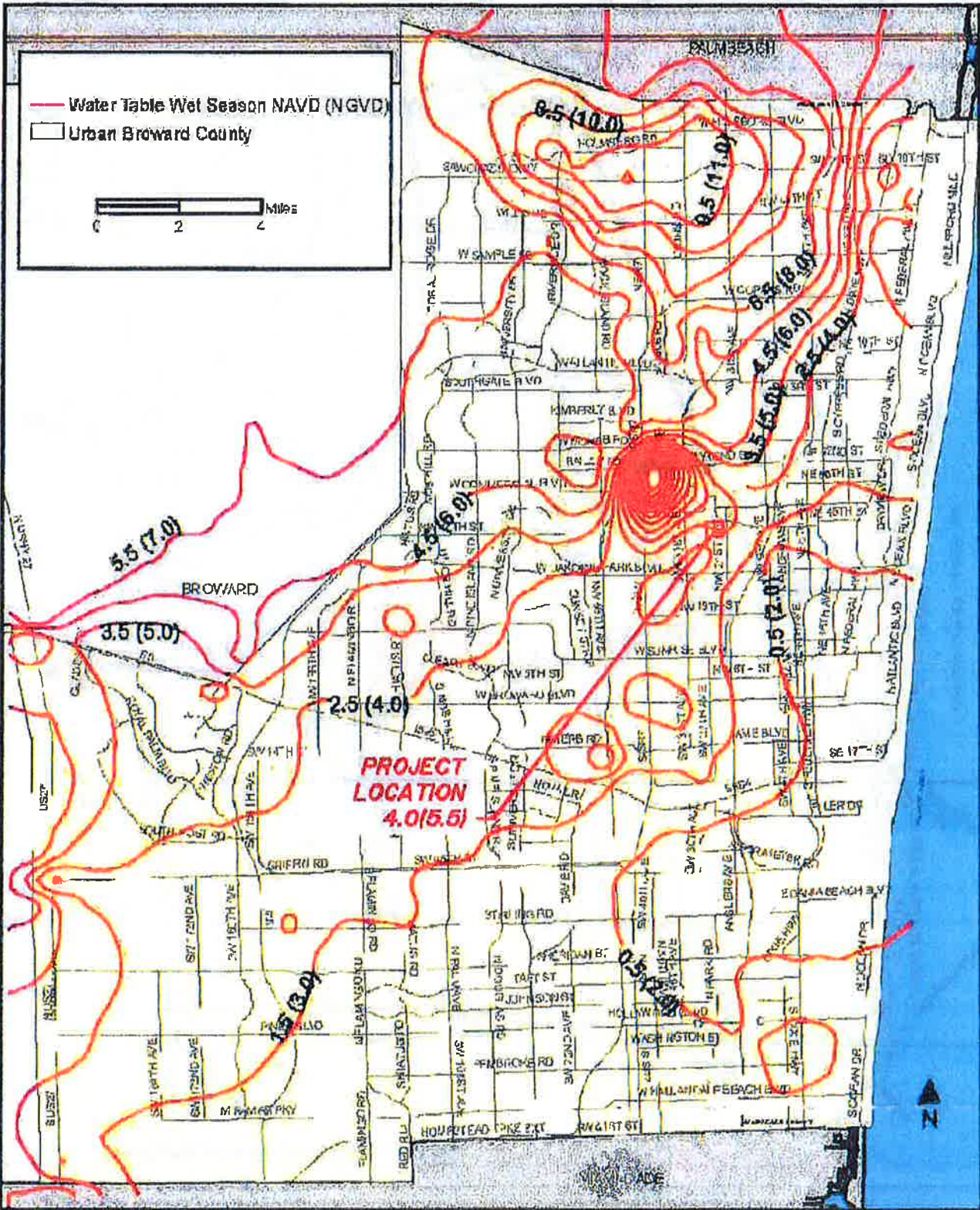


NOTE: This map available on 24"x36" sheet

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
Water Resources
Management Division

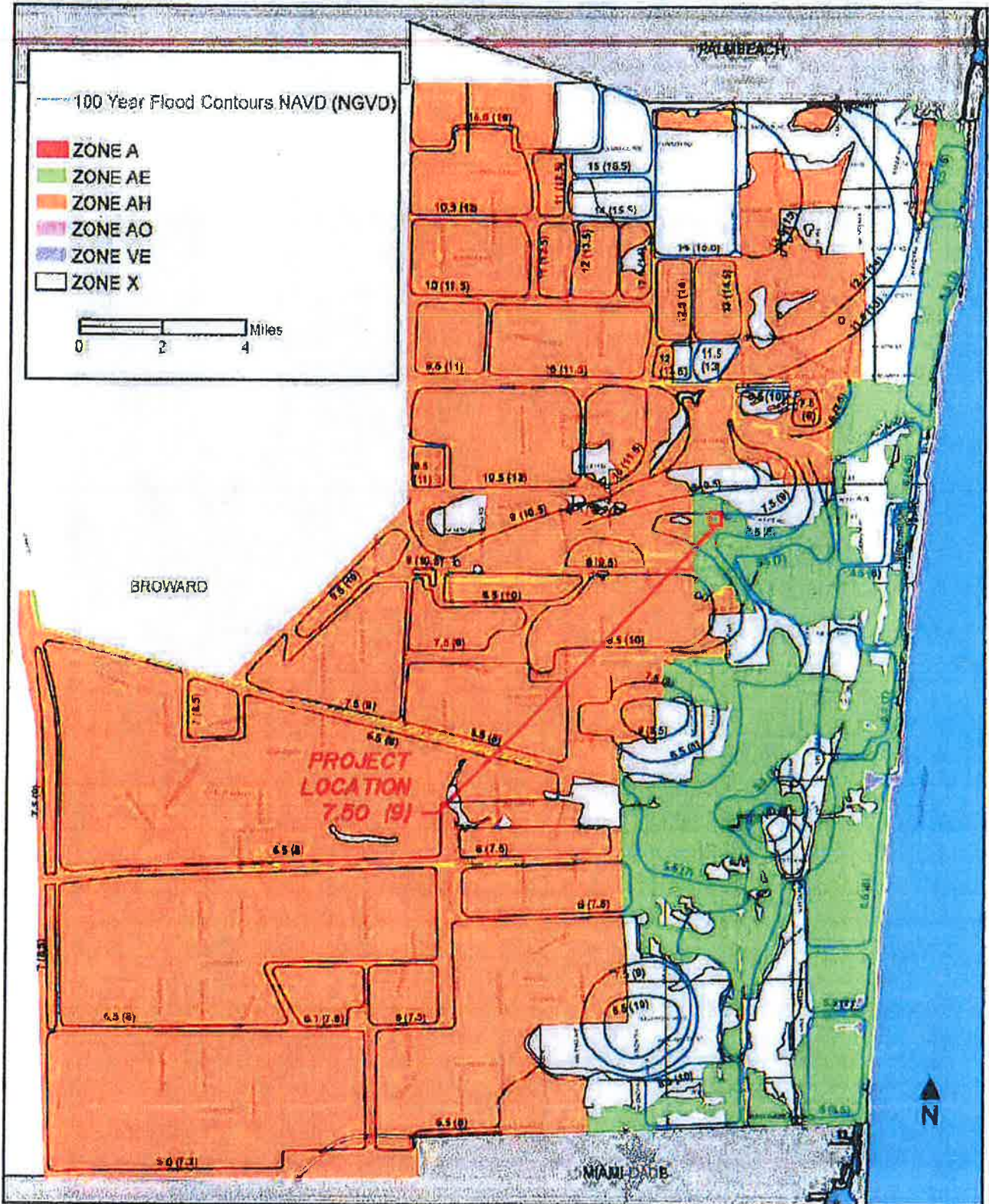
DRAINAGE DIVIDES

W.M.
1.1
1 OF 1
SHEETS



Division No. 10: Planning and Environmental Regulation
 Division No. 11: Environmental Protection and Growth Management

This map is for conceptual purposes only and should not be used for legal purposes. Contour values are elevation reported from NGVD - NAVD using the FEMA approved conversion factor for Broward County of 1.15



DATE PRINTED: 08/19/2014



MAP SCALE 1" = 300'



PROJECT LOCATION
OAK TREE COUNTRY CLUB
ZONE A1 EL. 6 NAVD (7.5 NGVD)
AND 7 NAVD (8.5 NGVD)

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0358

FIRM
FLOOD INSURANCE RATE MAP
BROWARD COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 385 OF 381
(OFF MAP NUMBER FOR PANEL LOCATION)

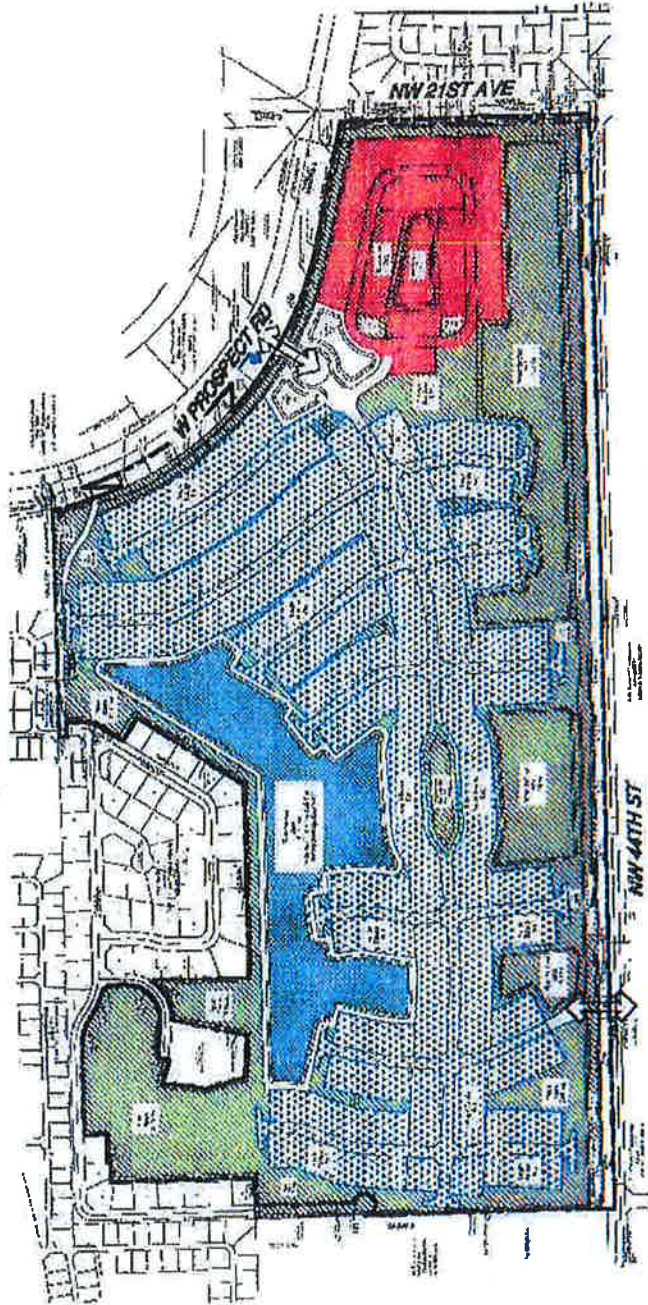
GENERAL INFORMATION

DATE OF MAP	12/01/2008
DATE OF REVISION	08/19/2014
DATE OF FIELD SURVEY	08/19/2014
DATE OF PHOTOGRAPHY	08/19/2014
DATE OF DATA ACQUISITION	08/19/2014
DATE OF DATA PROCESSING	08/19/2014
DATE OF DATA CHECKING	08/19/2014
DATE OF DATA APPROVAL	08/19/2014
DATE OF DATA RELEASE	08/19/2014
DATE OF DATA ARCHIVING	08/19/2014
DATE OF DATA DESTRUCTION	08/19/2014

MAP NUMBER: 1201100358H
EFFECTIVE DATE: AUGUST 19, 2014

Federal Emergency Management Agency

This is a digital copy of a map that was produced by the Federal Emergency Management Agency (FEMA) as part of the National Flood Insurance Program (NFIP). The map was produced by the Federal Emergency Management Agency (FEMA) as part of the National Flood Insurance Program (NFIP). The map was produced by the Federal Emergency Management Agency (FEMA) as part of the National Flood Insurance Program (NFIP).



PRELIMINARY WATER MANAGEMENT CALCULATIONS PLAN OAK TREE FIELD PLATE FRAMES		Project Name: OAK TREE FIELD Date: 07/20/01 Scale: 1" = 50'	3201 Northwood Dr. P.O. Box 133 Fort Lauderdale, Florida 33301 Phone: (954) 871-2111 Fax: (954) 871-2111 A/E/C/Firm No. 23-251-B	BALBE ASSOCIATES 1000 W. Broward Blvd., Suite 200 Fort Lauderdale, Florida 33304	Designer: _____ Date: _____ Checker: _____ Date: _____ Approver: _____ Date: _____	DRAWN BY: _____ DATE: _____ SCALE: _____
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Project Name: OAK TREE PUD
 Reviewer: Broward County
 Project Number: 201626

Period Begin: May 08, 2018;0000 hr End: May 11, 2018;0000 hr Duration: 72 hr
 Time Step: 0.2 hr, Iterations: 10

Basin 1: OAK TREE PUD

Method: Santa Barbara Unit Hydrograph
 Rainfall Distribution: **SFWM** - 3day
 Design Frequency: 100 year
 3 Day Rainfall: 19 inches
 Area: 146.86 acres
 Ground Storage: 2.47 inches
 Time of Concentration: 0.2 hours
 Initial Stage: 4 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
4.00	0.00
5.00	21.11
6.00	45.39
7.00	84.82
8.00	158.98
9.00	264.83
10.00	397.69

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	4.00
720.00	4.00

Structure: 1

From Basin: OAK TREE PUD
 To Basin: Offsitel
 Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 10 ft NGVD, Length = 5 ft

Bleeder: None

Pipe: Diameter = 48 ft, Manning's n = 0.021, Length = 20 ft

US Invert Elev = 4 ft NGVD, DS Invert Elev = 4 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	4.00	4.00
1.00	0.09	0.00	0.00	0.00	4.00	4.00
2.00	0.17	0.00	0.00	0.00	4.00	4.00
3.00	0.26	0.00	0.00	0.00	4.00	4.00
4.00	0.34	0.00	0.00	0.00	4.00	4.00
5.00	0.43	0.00	0.00	0.00	4.00	4.00
6.00	0.51	0.05	0.00	0.00	4.00	4.00
7.00	0.60	0.80	0.00	0.00	4.00	4.00
8.00	0.68	1.55	0.00	0.00	4.01	4.00
9.00	0.77	2.23	0.00	0.00	4.01	4.00
10.00	0.85	2.85	0.00	0.00	4.02	4.00
11.00	0.94	3.41	0.00	0.00	4.04	4.00
12.00	1.02	3.93	0.00	0.00	4.05	4.00
13.00	1.11	4.40	0.00	0.00	4.07	4.00
14.00	1.19	4.84	0.00	0.00	4.08	4.00
15.00	1.28	5.24	0.00	0.00	4.10	4.00
16.00	1.36	5.61	0.00	0.00	4.13	4.00
17.00	1.45	5.96	0.00	0.00	4.15	4.00
18.00	1.53	6.28	0.00	0.00	4.17	4.00
19.00	1.62	6.58	0.00	0.00	4.20	4.00
20.00	1.70	6.85	0.00	0.00	4.22	4.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
21.00	1.79	7.11	0.00	0.00	4.25	4.00
22.00	1.87	7.35	0.00	0.00	4.28	4.00
23.00	1.96	7.58	0.00	0.00	4.31	4.00
24.00	2.04	7.79	0.00	0.00	4.34	4.00
25.00	2.17	11.72	0.00	0.00	4.38	4.00
26.00	2.29	12.13	0.00	0.00	4.43	4.00
27.00	2.41	12.48	0.00	0.00	4.48	4.00
28.00	2.54	12.80	0.00	0.00	4.53	4.00
29.00	2.66	13.10	0.00	0.00	4.58	4.00
30.00	2.79	13.37	0.00	0.00	4.63	4.00
31.00	2.91	13.62	0.00	0.00	4.68	4.00
32.00	3.03	13.85	0.00	0.00	4.73	4.00
33.00	3.16	14.07	0.00	0.00	4.79	4.00
34.00	3.28	14.27	0.00	0.00	4.84	4.00
35.00	3.41	14.46	0.00	0.00	4.90	4.00
36.00	3.53	14.64	0.00	0.00	4.96	4.00
37.00	3.65	14.80	0.00	0.00	5.01	4.00
38.00	3.78	14.95	0.00	0.00	5.06	4.00
39.00	3.90	15.10	0.00	0.00	5.12	4.00
40.00	4.03	15.23	0.00	0.00	5.17	4.00
41.00	4.15	15.36	0.00	0.00	5.22	4.00
42.00	4.27	15.48	0.00	0.00	5.27	4.00
43.00	4.40	15.59	0.00	0.00	5.32	4.00
44.00	4.52	15.69	0.00	0.00	5.38	4.00
45.00	4.65	15.79	0.00	0.00	5.43	4.00
46.00	4.77	15.89	0.00	0.00	5.49	4.00
47.00	4.90	15.98	0.00	0.00	5.54	4.00
48.00	5.02	16.06	0.00	0.00	5.59	4.00
49.00	5.16	18.18	0.00	0.00	5.65	4.00
50.00	5.30	18.29	0.00	0.00	5.72	4.00
51.00	5.47	22.05	0.00	0.00	5.79	4.00
52.00	5.65	25.56	0.00	0.00	5.87	4.00
53.00	5.89	33.15	0.00	0.00	5.97	4.00
54.00	6.18	40.91	0.00	0.00	6.06	4.00
55.00	6.53	48.81	0.00	0.00	6.16	4.00
56.00	6.93	56.84	0.00	0.00	6.27	4.00
57.00	7.41	68.49	0.00	0.00	6.40	4.00
58.00	8.00	84.55	0.00	0.00	6.56	4.00
59.00	8.78	122.27	0.00	0.00	6.77	4.00
60.00	14.19	1246.53	0.00	0.00	7.47	4.00
61.00	15.74	173.68	0.00	0.00	7.98	4.00
62.00	16.46	95.75	0.00	0.00	8.08	4.00
63.00	16.90	61.95	0.00	0.00	8.14	4.00
64.00	17.32	61.07	0.00	0.00	8.18	4.00
65.00	17.57	36.82	0.00	0.00	8.22	4.00
66.00	17.83	36.67	0.00	0.00	8.25	4.00
67.00	18.08	36.69	0.00	0.00	8.27	4.00
68.00	18.33	36.70	0.00	0.00	8.30	4.00
69.00	18.50	24.55	0.00	0.00	8.32	4.00
70.00	18.66	24.48	0.00	0.00	8.34	4.00
71.00	18.83	24.48	0.00	0.00	8.36	4.00
72.00	19.00	24.49	0.00	0.00	8.38	4.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OAK TREE PUD	8.38	72.00	4.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OAK TREE PUD	199.31	0.00	0.00	0.00	199.31	0.00

Project Name: OAK TREE PUD

Reviewer: Broward County

Project Number: 201626

Period Begin: Jan 01, 2018;0000 hr. End: Jan 04, 2018;0000 hr Duration: 72-hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: OAK TREE PUD

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SEWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 15.4999 inches

Area: 146.8 acres

Ground Storage: 2.47 inches

Time of Concentration: 0.2 hours

Initial Stage: 4 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
4.00	0.00
5.00	21.11
6.00	45.39
7.00	84.82
8.00	158.98
9.00	264.83
10.00	397.69

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	4.00
720.00	4.00

Structure: 1

From Basin: OAK TREE PUD

To Basin: Offsitel

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 10 ft NGVD, Length = 5 ft

Bleeder: None

Pipe: Diameter = 48 ft, Manning's n = 0.021, Length = 20 ft

US Invert Elev = 4 ft NGVD, DS Invert Elev = 4 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	4.00	4.00
1.00	0.07	0.00	0.00	0.00	4.00	4.00
2.00	0.14	0.00	0.00	0.00	4.00	4.00
3.00	0.21	0.00	0.00	0.00	4.00	4.00
4.00	0.28	0.00	0.00	0.00	4.00	4.00
5.00	0.35	0.00	0.00	0.00	4.00	4.00
6.00	0.42	0.00	0.00	0.00	4.00	4.00
7.00	0.49	0.00	0.00	0.00	4.00	4.00
8.00	0.56	0.37	0.00	0.00	4.00	4.00
9.00	0.62	0.90	0.00	0.00	4.00	4.00
10.00	0.69	1.38	0.00	0.00	4.01	4.00
11.00	0.76	1.83	0.00	0.00	4.01	4.00
12.00	0.83	2.24	0.00	0.00	4.02	4.00
13.00	0.90	2.62	0.00	0.00	4.03	4.00
14.00	0.97	2.98	0.00	0.00	4.04	4.00
15.00	1.04	3.31	0.00	0.00	4.05	4.00
16.00	1.11	3.63	0.00	0.00	4.07	4.00
17.00	1.18	3.92	0.00	0.00	4.08	4.00
18.00	1.25	4.19	0.00	0.00	4.10	4.00
19.00	1.32	4.44	0.00	0.00	4.12	4.00
20.00	1.39	4.68	0.00	0.00	4.13	4.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
21.00	1.46	4.91	0.00	0.00	4.15	4.00
22.00	1.53	5.12	0.00	0.00	4.17	4.00
23.00	1.60	5.32	0.00	0.00	4.19	4.00
24.00	1.67	5.50	0.00	0.00	4.21	4.00
25.00	1.77	8.36	0.00	0.00	4.24	4.00
26.00	1.87	8.72	0.00	0.00	4.28	4.00
27.00	1.97	9.04	0.00	0.00	4.31	4.00
28.00	2.07	9.34	0.00	0.00	4.35	4.00
29.00	2.17	9.61	0.00	0.00	4.38	4.00
30.00	2.27	9.86	0.00	0.00	4.42	4.00
31.00	2.37	10.10	0.00	0.00	4.46	4.00
32.00	2.47	10.32	0.00	0.00	4.50	4.00
33.00	2.58	10.53	0.00	0.00	4.54	4.00
34.00	2.68	10.72	0.00	0.00	4.58	4.00
35.00	2.78	10.90	0.00	0.00	4.63	4.00
36.00	2.88	11.07	0.00	0.00	4.67	4.00
37.00	2.98	11.23	0.00	0.00	4.71	4.00
38.00	3.08	11.38	0.00	0.00	4.76	4.00
39.00	3.18	11.52	0.00	0.00	4.80	4.00
40.00	3.28	11.65	0.00	0.00	4.85	4.00
41.00	3.39	11.77	0.00	0.00	4.89	4.00
42.00	3.49	11.89	0.00	0.00	4.94	4.00
43.00	3.59	12.00	0.00	0.00	4.99	4.00
44.00	3.69	12.11	0.00	0.00	5.03	4.00
45.00	3.79	12.21	0.00	0.00	5.07	4.00
46.00	3.89	12.30	0.00	0.00	5.11	4.00
47.00	3.99	12.40	0.00	0.00	5.15	4.00
48.00	4.09	12.48	0.00	0.00	5.20	4.00
49.00	4.21	14.15	0.00	0.00	5.24	4.00
50.00	4.32	14.26	0.00	0.00	5.29	4.00
51.00	4.46	17.22	0.00	0.00	5.35	4.00
52.00	4.61	20.00	0.00	0.00	5.41	4.00
53.00	4.80	26.00	0.00	0.00	5.49	4.00
54.00	5.04	32.16	0.00	0.00	5.59	4.00
55.00	5.33	38.47	0.00	0.00	5.71	4.00
56.00	5.66	44.93	0.00	0.00	5.86	4.00
57.00	6.04	54.28	0.00	0.00	6.02	4.00
58.00	6.52	67.21	0.00	0.00	6.15	4.00
59.00	7.16	97.50	0.00	0.00	6.31	4.00
60.00	11.58	1003.73	0.00	0.00	7.11	4.00
61.00	12.84	140.36	0.00	0.00	7.52	4.00
62.00	13.42	77.45	0.00	0.00	7.63	4.00
63.00	13.79	50.13	0.00	0.00	7.69	4.00
64.00	14.13	49.44	0.00	0.00	7.75	4.00
65.00	14.34	29.81	0.00	0.00	7.79	4.00
66.00	14.54	29.70	0.00	0.00	7.82	4.00
67.00	14.75	29.71	0.00	0.00	7.85	4.00
68.00	14.95	29.73	0.00	0.00	7.89	4.00
69.00	15.09	19.89	0.00	0.00	7.91	4.00
70.00	15.23	19.83	0.00	0.00	7.93	4.00
71.00	15.36	19.84	0.00	0.00	7.95	4.00
72.00	15.50	19.85	0.00	0.00	7.98	4.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OAK TREE PUD	7.98	72.00	4.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Max (acre-ft)	Time (hr)	Min (acre-ft)	Time (hr)
OAK TREE PUD	0.00	72.00	0.00	0.00

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OAK TREE PUD	157.22	0.00	0.00	0.00	157.22	0.00

Project Name: OAK TREE PUD

Reviewer: Broward County

Project Number: 201626

Period Begin: Jan 01, 2018:0000 hr End: Jan 02, 2018:0000 hr Duration: 24 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: OAK TREE PUD

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 10 year

1 Day Rainfall: 9 inches

Area: 146.86 acres

Ground Storage: 2.47 inches

Time of Concentration: 0.2 hours

Initial Stage: 4 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
4.00	0.00
5.00	21.11
6.00	45.39
7.00	84.82
8.00	158.98
9.00	264.83
10.00	397.69

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	4.00
720.00	4.00

Structure: 1

From Basin: OAK TREE PUD

To Basin: Offsite1

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 10 ft NGVD, Length = 5 ft

Bleeder: None

Pipe: Diameter = 48 ft, Manning's n = 0.021, Length = 20 ft

US Invert Elev = 4 ft NGVD, DS Invert Elev = 4 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	4.00	4.00
1.00	0.09	0.00	0.00	0.00	4.00	4.00
2.00	0.18	0.00	0.00	0.00	4.00	4.00
3.00	0.29	0.00	0.00	0.00	4.00	4.00
4.00	0.41	0.00	0.00	0.00	4.00	4.00
5.00	0.56	0.64	0.00	0.00	4.00	4.00
6.00	0.75	4.39	0.00	0.00	4.01	4.00
7.00	0.97	9.40	0.00	0.00	4.04	4.00
8.00	1.23	15.30	0.00	0.00	4.09	4.00
9.00	1.54	23.07	0.00	0.00	4.16	4.00
10.00	1.92	33.64	0.00	0.00	4.27	4.00
11.00	2.42	55.50	0.00	0.00	4.44	4.00
12.00	5.90	712.63	0.00	0.00	5.48	4.00
13.00	6.90	104.61	0.00	0.00	6.24	4.00
14.00	7.36	58.30	0.00	0.00	6.39	4.00
15.00	7.65	37.87	0.00	0.00	6.48	4.00
16.00	7.92	37.45	0.00	0.00	6.56	4.00
17.00	8.08	22.63	0.00	0.00	6.61	4.00
18.00	8.24	22.57	0.00	0.00	6.66	4.00
19.00	8.41	22.62	0.00	0.00	6.71	4.00
20.00	8.57	22.66	0.00	0.00	6.76	4.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
21.00	8.68	15.18	0.00	0.00	6.79	4.00
22.00	8.78	15.14	0.00	0.00	6.82	4.00
23.00	8.89	15.16	0.00	0.00	6.86	4.00
24.00	9.00	15.17	0.00	0.00	6.89	4.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OAK TREE POD	6.89	24.00	4.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OAK TREE POD	80.38	0.00	0.00	0.00	80.38	0.00

SURFACE WATER MANAGEMENT CALCULATIONS

PROJECT NAME:
**OAK TREE ESTATES
(EXISTING SUBDIVISION)**
City of Oakland Park, Broward County, Florida

PROJECT NUMBER:
201626

PREPARED FOR:



PULTE GROUP, INC.
4400 PGA Blvd, Suite 700
Palm Beach Gardens, FL 33410

PREPARED BY:



2737 NE 30th Place
Fort Lauderdale, Florida 33306
(954) 491-7811

March 6, 2018

A handwritten signature in blue ink, appearing to read "Carlos J. Ballbe".

6/7/2018

Carlos J. Ballbe
Registered Engineer No. 41811
State of Florida



Date:	March 6, 2018
Project Name:	OAK TREE ESTATES SURFACE WATER MANAGEMENT CALCULATIONS (EXISTING RESIDENTIAL DEVELOPMENT)
Project Number:	201626
Prepared By:	RAC

SURFACE WATER MANAGEMENT CALCULATIONS (S.F.W.M.D. CRITERIA)

I. GIVEN:

A. ACREAGE:

- | | | |
|----|------------------------|---|
| 1. | Lake Area = | 4.00 ac. from proposed lakes for community |
| 2. | Buildings this phase = | 6.66 ac. |
| 3. | Pavement & Others = | 5.05 ac. |
| 4. | Green Areas = | 9.22 ac. |
| 5. | Total = | <u>24.92 ac.</u> (plat area = 19.92 ac + lake tracts 5.00 ac) |

B. OTHER:

- | | | |
|----|-------------------------------|---------------------------------|
| 1. | Present and proposed zoning | <u>R-1 RESIDENTIAL</u> |
| 2. | Present and proposed land use | <u>LOW RESIDENTIAL (SDU/AC)</u> |

II. DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

Quality standards shall be provided during a 3 year, 1 hour storm event for one of the following three combinations:

1. If a wet detention system, then whichever is the greater of the following:
 - a. The first inch of runoff from the entire project site.
 - b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

B. WATER QUANTITY CRITERIA:

I. DESIGN EVENTS AND RAINFALL AMOUNTS:

- a. Design Event for Minimum Road Elevation (if not specified by Local District Criteria):

Frequency:	10 year
Duration:	1 day
Amount:	9.00 inches
- b. Design Event for Minimum Discharge Elevation:

Frequency:	25 year
Duration:	3 day
Amount:	15.50 inches



- c. Design Event for Minimum Finish Floor Elevation:
 Frequency: 100 year
 Duration: 3 day
 Amount: 19.00 inches

2. **ADDITIONAL DESIGN INFORMATION:**

- a. Design Water / Control Elevation: 4.00 NGVD PER SFWMD PERMIT
 (Note: Proposed minimum road elevation must be at least 2 feet above the wet season water table or control elevation.)
- b. Drainage Basin / Canal Number: -
- c. Receiving Body Regulated Stage Elevation: N/A NGVD
- d. Design Storm Allowable Discharge: 0.00 inches per day
- e. Time of Concentration: 0.20 hour
- f. Minimum Discharge:
 Residential projects shall have systems with the calculated ability to discharge by surface flow or sub surface percolation at least 3/8 inch per day.

III. COMPUTATIONS:

A. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:
 = 1.00 inch X 24,922 acres X (1 foot / 12 inches)
 = 2,077 ac-ft for the first inch of runoff

2. Compute 2.5 inches times the percent impervious for the developed project site:
 - a. Site area for water quality pervious / impervious calculations only:
 = Total Project - (Lake Area + Buildings)
 = 24,922 acres - (4,000 acres + 6,657 acres)
 = 14,265 acres of site area for water quality calculations

 - b. Impervious area for water quality pervious / impervious calculations only:
 = Site area for water quality - Pervious area
 = 14,265 acres - 9,219 acres
 = 5,046 acres of impervious area for water quality calculations

 - c. Percentage of impervious area for water quality:
 = Impervious area for water quality / Site area for water quality X 100%
 = 5,046 acres / 14,265 acres X 100%
 = 35.37 % Impervious

 - d. For 2.5 inches times the percentage of impervious area:
 = 2.5 inches X 35.37 %
 = 0.884 inches to be treated

 - e. Compute volume required for quality detention:
 = Inches to be treated X (Total Site Area - Lake Area)
 = 0.884 inches X (24,922 acres - 4,000 acres) X (1 foot / 12 inches)
 = 1,542 ac-ft required for detention storage



3. The first inch of runoff from the entire developed site = 2,077 ac-ft
 2.5 inches times the percentage of impervious area = 1,542 ac-ft

The volume of 2,077 ac-ft controls

4. If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:

$$= 0.5 \text{ inches} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 0.5 \text{ inches} \times (24,922 \text{ acres} - 4,000 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{0.872 \text{ ac-ft required for pre-treatment}}$$

5. Compute credit for using one of the following systems:

- a.1 Wet detention volume to be provided (without pretreatment):

$$= \text{Total required detention volume} \times 100\%$$

$$= 2,077 \text{ ac-ft} \times 100\%$$

$$= \underline{2,077 \text{ ac-ft of volume required for wet detention}}$$

- a.2 Wet detention volume to be provided (with pretreatment):

$$= \text{Total required detention} - \text{Pre-treatment}$$

$$= 2,077 \text{ ac-ft} - 0.872 \text{ ac-ft}$$

$$= \underline{1,205 \text{ ac-ft of volume required for wet detention}}$$

- b. Dry detention volume to be provided (75% of the total required detention volume):

$$= \text{Total required detention volume} \times 75\%$$

$$= 2,077 \text{ ac-ft} \times 75\%$$

$$= \underline{1,558 \text{ ac-ft of volume required for dry detention}}$$

- c. Dry retention volume to be provided (50% of the total required detention volume):

$$= \text{Total required detention volume} \times 50\%$$

$$= 2,077 \text{ ac-ft} \times 50\%$$

$$= \underline{1,038 \text{ ac-ft of volume required for dry retention}}$$

- d. Exfiltration trench volume to be provided (50% of the total required detention volume):

$$= \text{Total required detention volume} \times 50\%$$

$$= 2,077 \text{ ac-ft} \times 50\%$$

$$= \underline{1,038 \text{ ac-ft of volume required for dry retention}}$$

B. SUMMARY OF WATER QUALITY COMPUTATIONS:

Item	Description	Quantity
A.1	First inch of runoff from entire project site =	2,077 ac-ft
A.2	2.5 inches times percent impervious =	1,542 ac-ft
A.3	Volume to be treated =	2,077 ac-ft
A.4	Pre-treatment required for commercial site =	0.872 ac-ft
A.5.a.1	Wet detention volume required (w/o Pretreatment) =	2,077 ac-ft
A.5.a.2	Wet detention volume required (w/ Pretreatment) =	1,205 ac-ft
A.5.b	Dry detention volume required =	1,558 ac-ft
A.5.c	Dry retention volume required =	1,038 ac-ft
A.5.d	Exfiltration trench volume required =	1,038 ac-ft



C. STAGE ELEVATION INFORMATION: (ALL GRADES SHOWN ARE USING NGVD DATUM)

Item:	Description:	S type	Area ac.	Low ft.	High ft.	I %	C %	Total Area %
1	Lake Area	V	4.000	4.00	4.00	100	100	16.05
2	Lake Bank	L	1.000	4.00	6.00	0	100	4.01
3		V						0.00
4		L						0.00
5		V						0.00
6		L						0.00
7	Green Area	L	8.219	6.00	9.00	0	100	32.98
8	Roadway and sidewalk	L	5.046	7.00	7.50	100	100	20.25
9		L						0.00
10		L						0.00
11	Buildings	V	6.637	9.50	9.50	100	100	26.71
Total:			24.92	4.00	9.50	63.01	100.00	100.0

* Abbreviations: S = Storage; (V = Vertical Storage & L = Linear Storage)
 I = Impervious
 C = Compaction; (Use the following compaction factors: 0%, 50%, 100%)

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type: FLATWOODS

Depth to Water Table ft.	Cumulative Water Storage (Pre-Dev.) in.	Compacted Water Storage (Post-Dev.) in.
1	0.60	0.45
2	2.50	1.88
3	5.40	4.05
4	9.00	6.75



2. Available Soil Storage Calculation:

Item:	Description:	Ave. Elev. ft.	S in.	P Area acres	Volume Stored ac-in
1	Lake Area	4.00	0.00	0.000	0.00
2	Lake Bank	5.00	0.45	1.000	0.45
3	0	0.00	0.00	0.000	0.00
4	0	0.00	0.00	0.000	0.00
5	0	0.00	0.00	0.000	0.00
6	0	0.00	0.00	0.000	0.00
7	Green Area	7.50	5.40	8.219	44.38
8	Roadway and sidewalk	7.25	4.73	0.000	0.00
9	0	0.00	0.00	0.000	0.00
10	0	0.00	0.00	0.000	0.00
11	Buildings	9.50	6.75	0.000	0.00
Total:		7.23	17.33	9.219	44.83

* Abbreviations: S = Soil Storage
P = Pervious

3. Moisture Storage Calculation (S):
 = Available soil storage / Total Site Area
 = 44.83 ac-in / 24.922 acres
 = 1.80 Inches

4. SCS Curve Number Calculation (CN):
 = 1000 / (S + 10)
 = 1000 / (1.799 + 10)
 = 85

E. SURFACE STORAGE CALCULATIONS:

1. Stage vs. Storage Calculations:

Stage ft.	Item:	STORAGE (ac-ft)											Total ac-ft	
		1 ac-ft	2 ac-ft	3 ac-ft	4 ac-ft	5 ac-ft	6 ac-ft	7 ac-ft	8 ac-ft	9 ac-ft	10 ac-ft	11 ac-ft		T ac-ft
5.00		4.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.25
5.50		6.00	0.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.56
6.00		8.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.00
6.50		10.00	1.50	0.00	0.00	0.00	0.00	0.34	0.00	0.00	0.00	0.00	0.00	11.84
7.00		12.00	2.00	0.00	0.00	0.00	0.00	1.37	0.00	0.00	0.00	0.00	0.00	15.37
7.50		14.00	2.50	0.00	0.00	0.00	0.00	3.08	1.25	0.00	0.00	0.00	0.00	20.84
8.00		16.00	3.00	0.00	0.00	0.00	0.00	5.48	3.78	0.00	0.00	0.00	0.00	28.26
8.50		18.00	3.50	0.00	0.00	0.00	0.00	8.56	6.31	0.00	0.00	0.00	0.00	36.37
9.00		20.00	4.00	0.00	0.00	0.00	0.00	12.33	8.83	0.00	0.00	0.00	0.00	45.16
9.50		22.00	4.50	0.00	0.00	0.00	0.00	16.44	11.35	0.00	0.00	0.00	0.00	54.29
10.00		24.00	5.00	0.00	0.00	0.00	0.00	20.55	13.88	0.00	0.00	3.33	0.00	66.75
10.50		26.00	5.50	0.00	0.00	0.00	0.00	24.66	16.40	0.00	0.00	6.66	0.00	79.21
11.00		28.00	6.00	0.00	0.00	0.00	0.00	28.77	18.92	0.00	0.00	9.99	0.00	91.67
11.50		30.00	6.50	0.00	0.00	0.00	0.00	32.87	21.45	0.00	0.00	13.31	0.00	104.13
12.00		32.00	7.00	0.00	0.00	0.00	0.00	36.98	23.97	0.00	0.00	16.64	0.00	116.60
12.50		34.00	7.50	0.00	0.00	0.00	0.00	41.09	26.49	0.00	0.00	19.97	0.00	129.06
13.00		36.00	8.00	0.00	0.00	0.00	0.00	45.20	29.01	0.00	0.00	23.30	0.00	141.52

* Abbreviations: T = Exfiltration Trench



F. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 3-Day storm event:
= **19.00 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(19.00 \text{ in.} - (0.2 X 1.80 \text{ in.}))^2 / (19.00 \text{ in.} + (0.8 X 1.80 \text{ in.}))$
= **17.00 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 17.00 inches X 24.922 acres X (1 foot / 12 inches)
= **35.31 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **35.31 ac-ft** corresponds to elevation **8.43 NGVD**

The proposed minimum Finish Floor elevation is 9.50 NGVD

100 year stage is below the proposed F.F.E. per existing conditions and SFWMD permit; the design is acceptable.

G. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 25-Year, 3-Day storm event:
= **15.50 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(15.50 \text{ in.} - (0.2 X 1.80 \text{ in.}))^2 / (15.50 \text{ in.} + (0.8 X 1.80 \text{ in.}))$
= **13.53 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 13.53 inches X 24.922 acres X (1 foot / 12 inches)
= **28.10 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **28.10 ac-ft** corresponds to elevation **7.99 NGVD**

The proposed minimum perimeter grade is 8.40 NGVD

25 year stage is below the proposed discharge elevation per existing conditions and SFWMD permit; the design is acceptable.

H. MINIMUM ROAD CROWN ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 10-Year, 1-Day storm event:
= **9.00 in.**
2. Compute inches of runoff, Q:
= $(P - (0.2 S))^2 / (P + (0.8 X S))$
= $(9.00 \text{ in.} - (0.2 X 1.80 \text{ in.}))^2 / (9.00 \text{ in.} + (0.8 X 1.80 \text{ in.}))$
= **7.15 inches of runoff**
3. Compute volume of runoff:
= (Inches of Runoff) X (Project Area)
= 7.15 inches X 24.922 acres X (1 foot / 12 inches)
= **14.85 ac-ft of storage required (zero discharge)**
4. From the stage vs storage curve, **14.85 ac-ft** corresponds to elevation **6.93 NGVD**

The proposed minimum road centerline elevation is 7.00 NGVD

10 year stage is below the proposed minimum crown of road elevation per existing conditions and SFWMD permit; the design is acceptable.

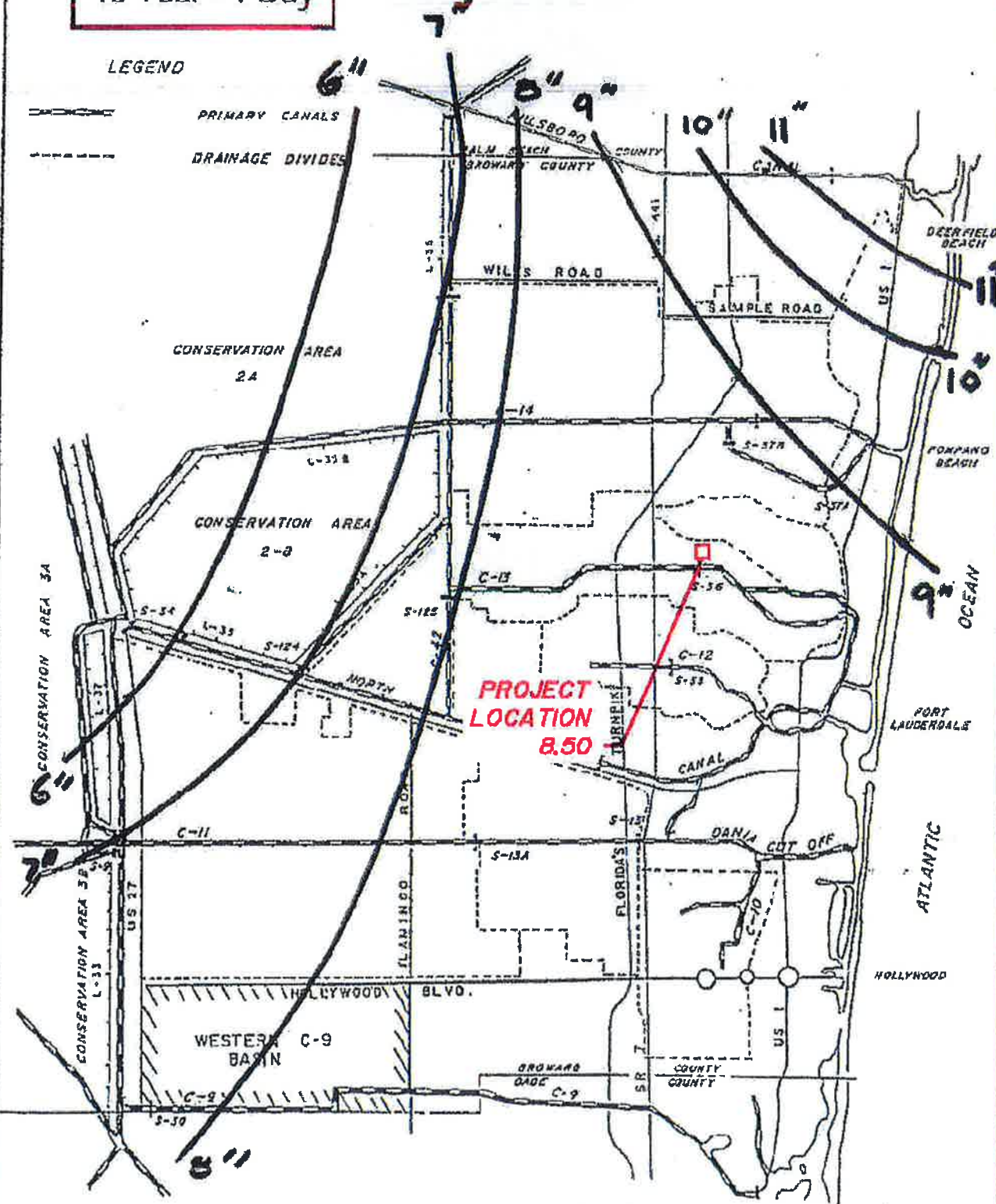


EXHIBITS

10 Year - 1 Day

LEGEND

-  PRIMARY CANALS
-  DRAINAGE DIVIDES



PROJECT LOCATION 8.50

NOTE: This map available on 24"x36" sheet

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
Water Resources
Management Division

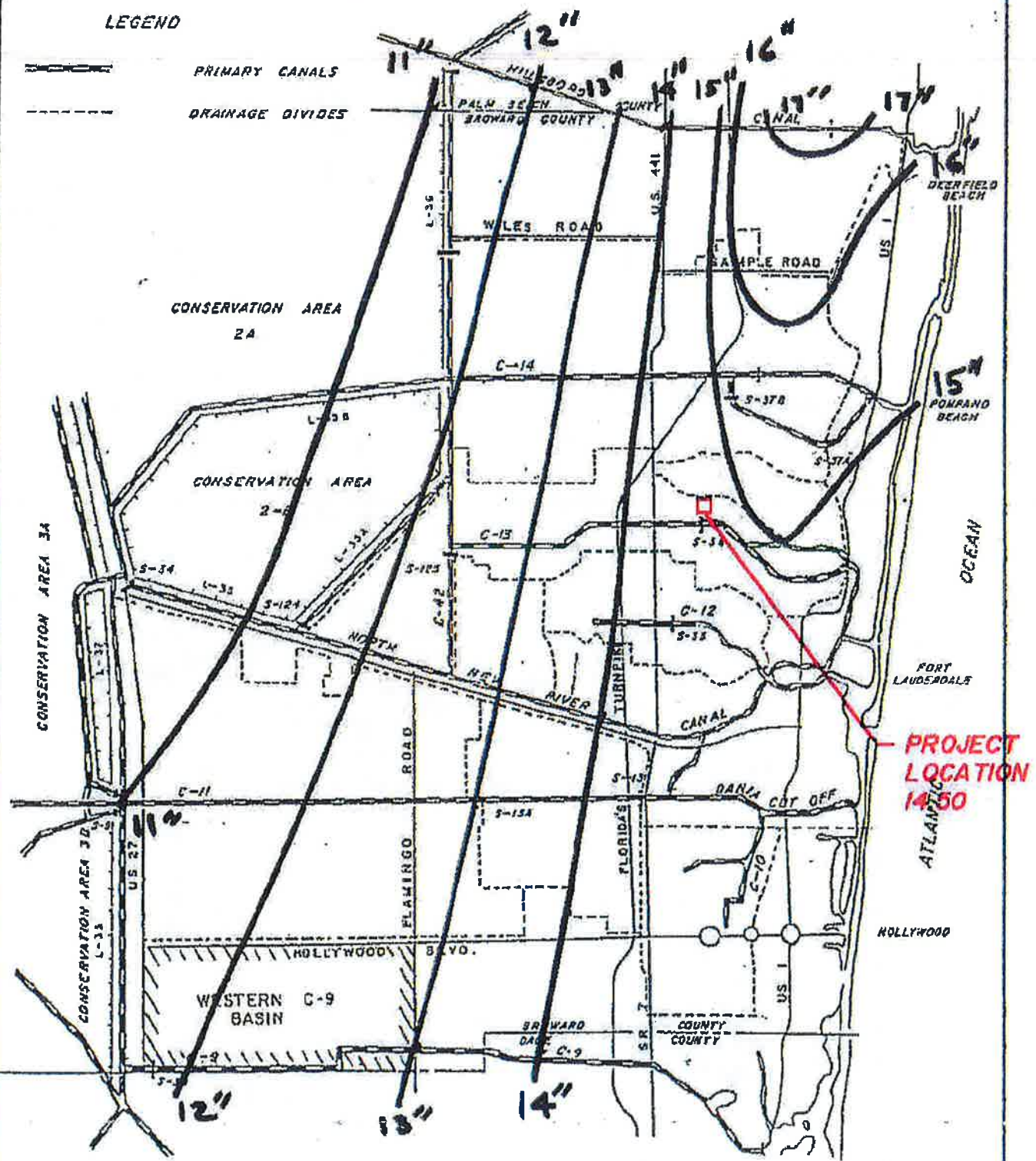
DRAINAGE DIVIDES

W.M.
I.I
1 OF 1
SHEETS

25 Year - 3 Day

LEGEND

-  PRIMARY CANALS
-  DRAINAGE DIVIDES



NOTE: This map available on 24"x36" sheet



BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
Water Resources
Management Division

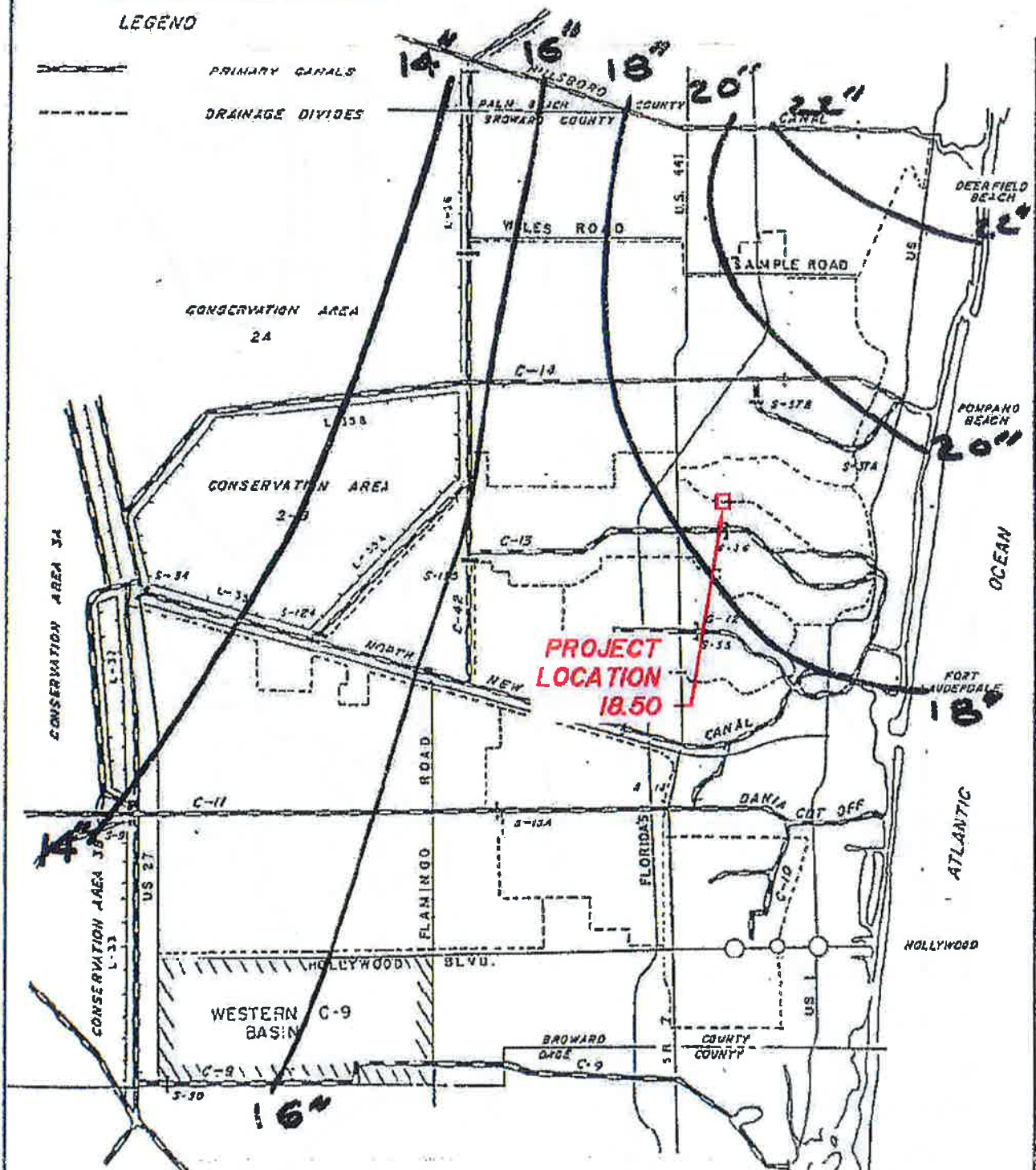
DRAINAGE DIVIDES

W.M.
1.1
1 OF 1
SHEETS

100 Year - 3 Day

LEGEND

-  PRIMARY CANALS
-  DRAINAGE DIVIDES

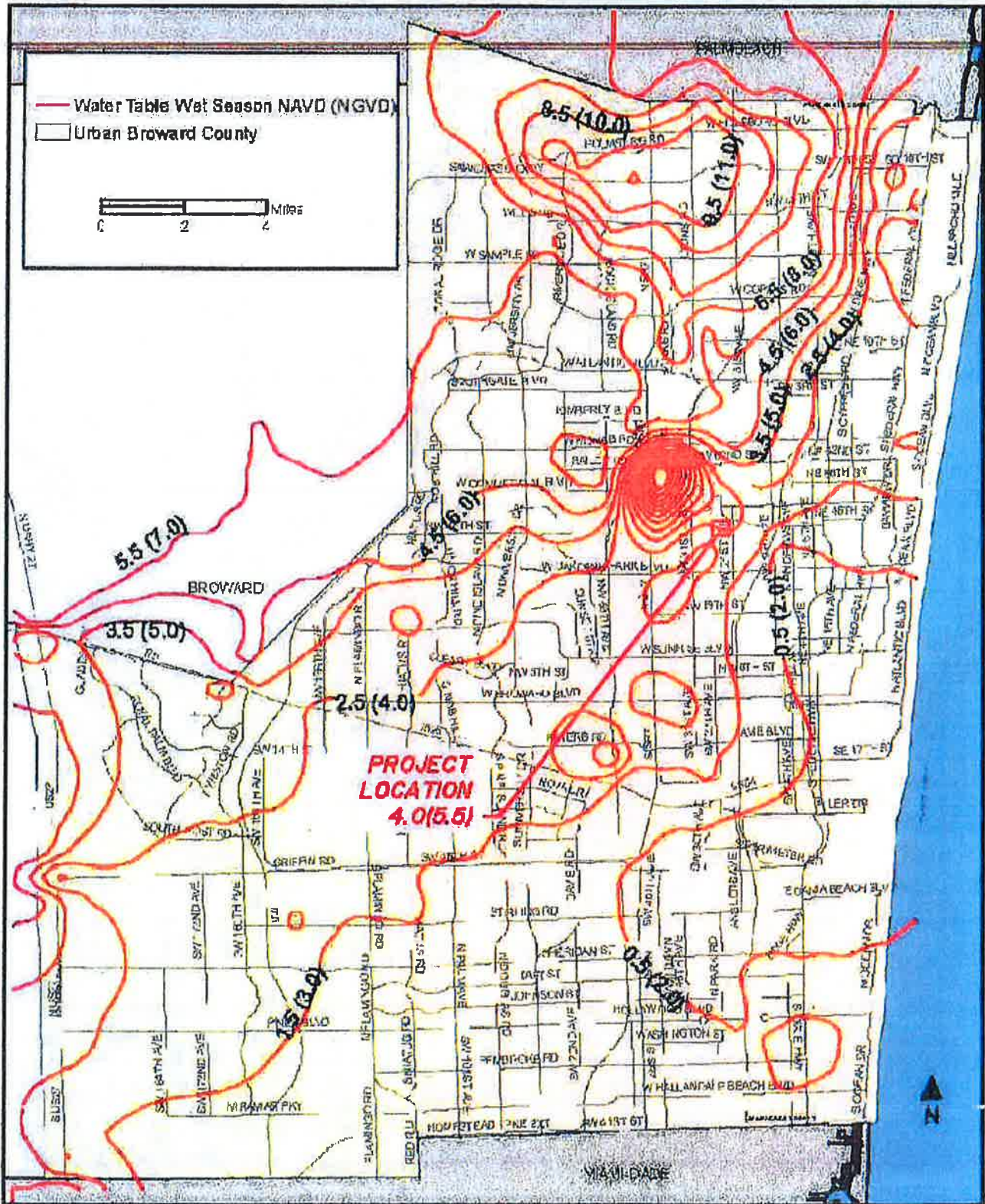


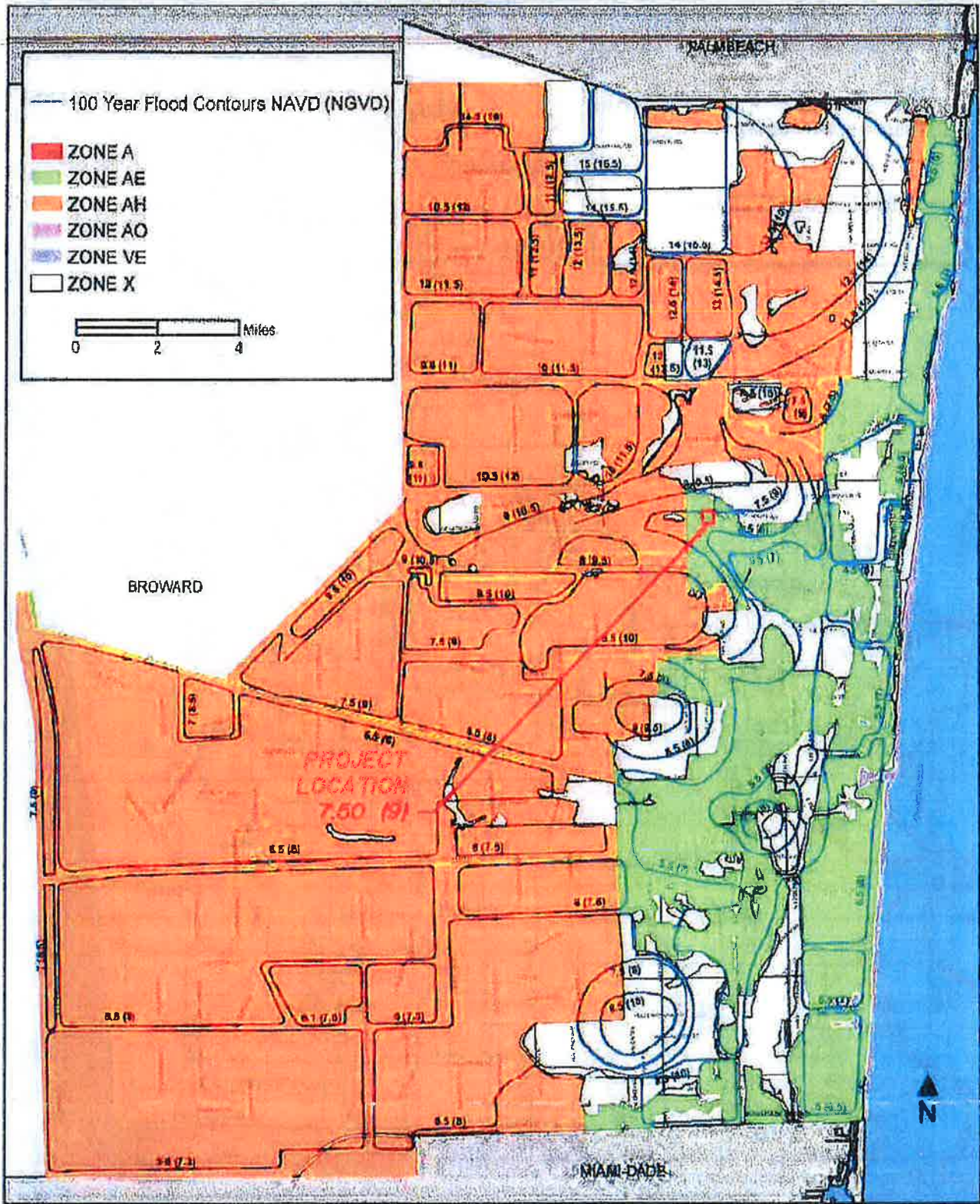
NOTE: This map available on 24"x36" sheet

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
Water Resources
Management Division

DRAINAGE DIVIDES

W.M.
I.I
1 OF 1
SHEETS





DATE PLOTTED: 08/15/2014 10:00 AM



MAP SCALE 1" = 500'



City of Tamarac
120058

ZONE AE
(EL. 6)

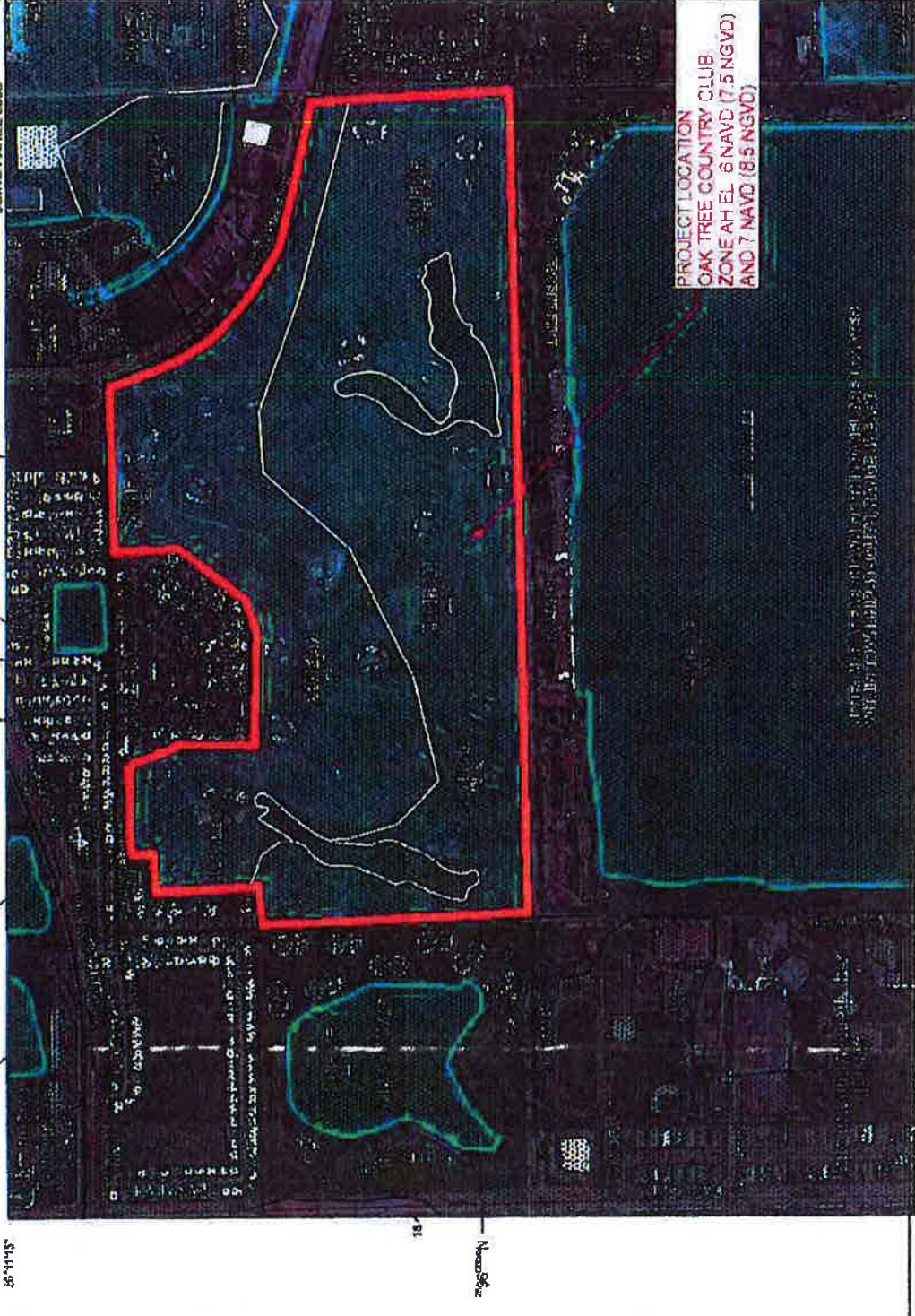
ZONE AE
(EL. 5)

80°11'15"

80°11'15"

HWY 27TH AVE

JOINS PANEL 0358



PROJECT LOCATION
OAK TREE COUNTRY CLUB
ZONE A H EL. 6 NAVD (7.5 NGVD)
AND 7 NAVD (8.5 NGVD)

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0360

FIRM
FLOOD INSURANCE RATE MAP
BROWARD COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 365 OF 731

OFF MAP AREA FOR PANEL NUMBER

DATE

REVISION

REVISION

REVISION

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REVISION

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Federal Emergency Management Agency

MAP NUMBER
120100668

EFFECTIVE DATE
AUGUST 15, 2014

This is a digital copy of a product of the FEMA Flood Insurance Rate Map (FIRM) program. It is not a replacement for the original map. The map data is derived from the original map. The map data is derived from the original map. The map data is derived from the original map.

Project Name: OAK TREE ESTATES

Reviewer: Broward County

Project Number: 201626

Period Begin: Jan 01, 2018;0000 hr End: Jan 04, 2018;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: OAK TREE ESTATES

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 19 inches

Area: 24.92 acres

Ground Storage: 1.8 inches

Time of Concentration: 0.2 hours

Initial Stage: 4 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
4.00	0.00
5.00	4.25
6.00	9.00
7.00	15.37
8.00	28.26
9.00	45.16
10.00	66.75

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	4.00
720.00	4.00

Structure: 1

From Basin: OAK TREE ESTATES

To Basin: Offsitel

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 10 ft NGVD, Length = 5 ft

Bleeder: None

Pipe: Diameter = 48 ft, Manning's n = 0.021, Length = 20 ft

US Invert Elev = 4 ft NGVD, DS Invert Elev = 4 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	4.00	4.00
1.00	0.09	0.00	0.00	0.00	4.00	4.00
2.00	0.17	0.00	0.00	0.00	4.00	4.00
3.00	0.26	0.00	0.00	0.00	4.00	4.00
4.00	0.34	0.00	0.00	0.00	4.00	4.00
5.00	0.43	0.11	0.00	0.00	4.00	4.00
6.00	0.51	0.28	0.00	0.00	4.00	4.00
7.00	0.60	0.43	0.00	0.00	4.01	4.00
8.00	0.68	0.57	0.00	0.00	4.02	4.00
9.00	0.77	0.69	0.00	0.00	4.03	4.00
10.00	0.85	0.80	0.00	0.00	4.03	4.00
11.00	0.94	0.89	0.00	0.00	4.06	4.00
12.00	1.02	0.98	0.00	0.00	4.08	4.00
13.00	1.11	1.05	0.00	0.00	4.10	4.00
14.00	1.19	1.12	0.00	0.00	4.12	4.00
15.00	1.28	1.18	0.00	0.00	4.15	4.00
16.00	1.36	1.24	0.00	0.00	4.17	4.00
17.00	1.45	1.29	0.00	0.00	4.19	4.00
18.00	1.53	1.34	0.00	0.00	4.22	4.00
19.00	1.62	1.39	0.00	0.00	4.25	4.00
20.00	1.70	1.43	0.00	0.00	4.27	4.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
21.00	1.79	1.46	0.00	0.00	4.30	4.00
22.00	1.87	1.50	0.00	0.00	4.33	4.00
23.00	1.96	1.53	0.00	0.00	4.36	4.00
24.00	2.04	1.56	0.00	0.00	4.39	4.00
25.00	2.17	2.32	0.00	0.00	4.43	4.00
26.00	2.29	2.38	0.00	0.00	4.48	4.00
27.00	2.41	2.43	0.00	0.00	4.52	4.00
28.00	2.54	2.47	0.00	0.00	4.57	4.00
29.00	2.66	2.51	0.00	0.00	4.62	4.00
30.00	2.79	2.54	0.00	0.00	4.67	4.00
31.00	2.91	2.58	0.00	0.00	4.72	4.00
32.00	3.03	2.61	0.00	0.00	4.77	4.00
33.00	3.16	2.63	0.00	0.00	4.82	4.00
34.00	3.28	2.66	0.00	0.00	4.87	4.00
35.00	3.41	2.68	0.00	0.00	4.92	4.00
36.00	3.53	2.70	0.00	0.00	4.98	4.00
37.00	3.65	2.72	0.00	0.00	5.03	4.00
38.00	3.78	2.74	0.00	0.00	5.07	4.00
39.00	3.90	2.76	0.00	0.00	5.12	4.00
40.00	4.03	2.78	0.00	0.00	5.17	4.00
41.00	4.15	2.79	0.00	0.00	5.22	4.00
42.00	4.27	2.80	0.00	0.00	5.27	4.00
43.00	4.40	2.82	0.00	0.00	5.32	4.00
44.00	4.52	2.83	0.00	0.00	5.36	4.00
45.00	4.65	2.84	0.00	0.00	5.41	4.00
46.00	4.77	2.85	0.00	0.00	5.46	4.00
47.00	4.90	2.86	0.00	0.00	5.51	4.00
48.00	5.02	2.87	0.00	0.00	5.56	4.00
49.00	5.16	3.25	0.00	0.00	5.62	4.00
50.00	5.30	3.26	0.00	0.00	5.67	4.00
51.00	5.47	3.92	0.00	0.00	5.74	4.00
52.00	5.65	4.54	0.00	0.00	5.81	4.00
53.00	5.89	5.87	0.00	0.00	5.90	4.00
54.00	6.18	7.22	0.00	0.00	6.02	4.00
55.00	6.53	8.59	0.00	0.00	6.12	4.00
56.00	6.93	9.97	0.00	0.00	6.24	4.00
57.00	7.41	11.98	0.00	0.00	6.38	4.00
58.00	8.00	14.74	0.00	0.00	6.56	4.00
59.00	8.78	21.24	0.00	0.00	6.79	4.00
60.00	14.19	214.26	0.00	0.00	7.48	4.00
61.00	15.74	29.74	0.00	0.00	7.98	4.00
62.00	16.46	16.38	0.00	0.00	8.09	4.00
63.00	16.90	10.59	0.00	0.00	8.15	4.00
64.00	17.32	10.44	0.00	0.00	8.20	4.00
65.00	17.57	6.29	0.00	0.00	8.24	4.00
66.00	17.83	6.27	0.00	0.00	8.27	4.00
67.00	18.08	6.27	0.00	0.00	8.30	4.00
68.00	18.33	6.27	0.00	0.00	8.33	4.00
69.00	18.50	4.19	0.00	0.00	8.35	4.00
70.00	18.66	4.18	0.00	0.00	8.37	4.00
71.00	18.83	4.18	0.00	0.00	8.39	4.00
72.00	19.00	4.18	0.00	0.00	8.41	4.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OAK TREE ESTAT	8.41	72.00	4.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OAK TREE ESTAT	35.21	0.00	0.00	0.00	35.21	0.00

Project Name: OAK TREE ESTATES
 Reviewer: Broward County
 Project Number: 201626

Period Begin: Jan 01, 2018:0000 hr End: Jan 04, 2018:0000 hr Duration: 72 hr
 Time Step: 0.2 hr, Iterations: 10

Basin 1: OAK TREE ESTATES

Method: Santa Barbara Unit Hydrograph
 Rainfall Distribution: SFWMD - 3day
 Design Frequency: 25 year
 3 Day Rainfall: 15.5 inches
 Area: 24.92 acres
 Ground Storage: 1.8 inches
 Time of Concentration: 0.2 hours
 Initial Stage: 4 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
4.00	0.00
5.00	4.25
6.00	9.00
7.00	15.37
8.00	28.26
9.00	45.16
10.00	66.75

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	4.00
720.00	4.00

Structure: 1

From Basin: OAK TREE ESTATES
 To Basin: Offsitel
 Structure Type: Gravity
 Weir: Sharp Crested, Crest Elev = 10 ft NGVD, Length = 5 ft
 Bleeder: None
 Pipe: Diameter = 48 ft, Manning's n = 0.021, Length = 20 ft
 US Invert Elev = 4 ft NGVD, DS Invert Elev = 4 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	4.00	4.00
1.00	0.07	0.00	0.00	0.00	4.00	4.00
2.00	0.14	0.00	0.00	0.00	4.00	4.00
3.00	0.21	0.00	0.00	0.00	4.00	4.00
4.00	0.28	0.00	0.00	0.00	4.00	4.00
5.00	0.35	0.00	0.00	0.00	4.00	4.00
6.00	0.42	0.08	0.00	0.00	4.00	4.00
7.00	0.49	0.20	0.00	0.00	4.00	4.00
8.00	0.56	0.30	0.00	0.00	4.01	4.00
9.00	0.62	0.40	0.00	0.00	4.01	4.00
10.00	0.69	0.48	0.00	0.00	4.02	4.00
11.00	0.76	0.56	0.00	0.00	4.03	4.00
12.00	0.83	0.63	0.00	0.00	4.05	4.00
13.00	0.90	0.70	0.00	0.00	4.06	4.00
14.00	0.97	0.76	0.00	0.00	4.07	4.00
15.00	1.04	0.81	0.00	0.00	4.09	4.00
16.00	1.11	0.86	0.00	0.00	4.10	4.00
17.00	1.18	0.91	0.00	0.00	4.12	4.00
18.00	1.25	0.95	0.00	0.00	4.14	4.00
19.00	1.32	0.99	0.00	0.00	4.16	4.00
20.00	1.39	1.03	0.00	0.00	4.18	4.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
21.00	1.46	1.06	0.00	0.00	4.20	4.00
22.00	1.53	1.09	0.00	0.00	4.22	4.00
23.00	1.60	1.12	0.00	0.00	4.24	4.00
24.00	1.67	1.15	0.00	0.00	4.26	4.00
25.00	1.77	1.73	0.00	0.00	4.29	4.00
26.00	1.87	1.78	0.00	0.00	4.33	4.00
27.00	1.97	1.82	0.00	0.00	4.36	4.00
28.00	2.07	1.87	0.00	0.00	4.40	4.00
29.00	2.17	1.90	0.00	0.00	4.44	4.00
30.00	2.27	1.94	0.00	0.00	4.47	4.00
31.00	2.37	1.97	0.00	0.00	4.51	4.00
32.00	2.47	2.00	0.00	0.00	4.55	4.00
33.00	2.58	2.03	0.00	0.00	4.59	4.00
34.00	2.68	2.05	0.00	0.00	4.63	4.00
35.00	2.78	2.07	0.00	0.00	4.67	4.00
36.00	2.88	2.10	0.00	0.00	4.71	4.00
37.00	2.98	2.12	0.00	0.00	4.75	4.00
38.00	3.08	2.14	0.00	0.00	4.79	4.00
39.00	3.18	2.15	0.00	0.00	4.83	4.00
40.00	3.28	2.17	0.00	0.00	4.88	4.00
41.00	3.39	2.19	0.00	0.00	4.92	4.00
42.00	3.49	2.20	0.00	0.00	4.96	4.00
43.00	3.59	2.21	0.00	0.00	5.00	4.00
44.00	3.69	2.23	0.00	0.00	5.04	4.00
45.00	3.79	2.24	0.00	0.00	5.08	4.00
46.00	3.89	2.25	0.00	0.00	5.12	4.00
47.00	3.99	2.26	0.00	0.00	5.16	4.00
48.00	4.09	2.27	0.00	0.00	5.20	4.00
49.00	4.21	2.57	0.00	0.00	5.24	4.00
50.00	4.32	2.58	0.00	0.00	5.29	4.00
51.00	4.46	3.11	0.00	0.00	5.34	4.00
52.00	4.61	3.60	0.00	0.00	5.40	4.00
53.00	4.80	4.67	0.00	0.00	5.47	4.00
54.00	5.04	5.76	0.00	0.00	5.56	4.00
55.00	5.33	6.86	0.00	0.00	5.67	4.00
56.00	5.66	7.98	0.00	0.00	5.80	4.00
57.00	6.04	9.60	0.00	0.00	5.96	4.00
58.00	6.52	11.84	0.00	0.00	6.11	4.00
59.00	7.16	17.09	0.00	0.00	6.29	4.00
60.00	11.58	173.49	0.00	0.00	7.12	4.00
61.00	12.84	24.13	0.00	0.00	7.53	4.00
62.00	13.42	13.30	0.00	0.00	7.64	4.00
63.00	13.79	8.60	0.00	0.00	7.70	4.00
64.00	14.13	8.48	0.00	0.00	7.76	4.00
65.00	14.34	5.11	0.00	0.00	7.79	4.00
66.00	14.54	5.09	0.00	0.00	7.83	4.00
67.00	14.75	5.09	0.00	0.00	7.86	4.00
68.00	14.95	5.09	0.00	0.00	7.89	4.00
69.00	15.09	3.41	0.00	0.00	7.92	4.00
70.00	15.23	3.40	0.00	0.00	7.94	4.00
71.00	15.36	3.40	0.00	0.00	7.96	4.00
72.00	15.50	3.40	0.00	0.00	7.98	4.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OAK TREE ESTAT	7.98	72.00	4.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OAK TREE ESTAT	28.03	0.00	0.00	0.00	28.03	0.00

Project Name: OAK TREE ESTATES
 Reviewer: Broward County
 Project Number: 201626

Period Begin: Jan 01, 2018:0000 hr End: Jan 02, 2018:0000 hr Duration: 24 hr
 Time Step: 0.2 hr, Iterations: 10

Basin 1: OAK TREE ESTATES

Method: Santa Barbara Unit Hydrograph
 Rainfall Distribution: SFWMD - 24 hr
 Design Frequency: 10 year
 1 Day Rainfall: 9 inches
 Area: 24.92 acres
 Ground Storage: 1.8 inches
 Time of Concentration: 0.2 hours
 Initial Stage: 4 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
4.00	0.00
5.00	4.25
6.00	9.00
7.00	15.37
8.00	28.26
9.00	45.16
10.00	66.75

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	4.00
720.00	4.00

Structure: 1

From Basin: OAK TREE ESTATES
 To Basin: Offsitel
 Structure Type: Gravity
 Weir: Sharp Crested, Crest Elev = 10 ft NGVD, Length = 5 ft
 Bleeder: None
 Pipe: Diameter = 48 ft, Manning's n = 0.021, Length = 20 ft
 US Invert Elev = 4 ft NGVD, DS Invert Elev = 4 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	4.00	4.00
1.00	0.09	0.00	0.00	0.00	4.00	4.00
2.00	0.18	0.00	0.00	0.00	4.00	4.00
3.00	0.29	0.00	0.00	0.00	4.00	4.00
4.00	0.41	0.08	0.00	0.00	4.00	4.00
5.00	0.56	0.64	0.00	0.00	4.01	4.00
6.00	0.75	1.46	0.00	0.00	4.03	4.00
7.00	0.97	2.44	0.00	0.00	4.07	4.00
8.00	1.23	3.54	0.00	0.00	4.12	4.00
9.00	1.54	4.97	0.00	0.00	4.21	4.00
10.00	1.92	6.87	0.00	0.00	4.32	4.00
11.00	2.42	10.86	0.00	0.00	4.49	4.00
12.00	5.90	127.99	0.00	0.00	5.45	4.00
13.00	6.90	18.39	0.00	0.00	6.21	4.00
14.00	7.36	10.20	0.00	0.00	6.37	4.00
15.00	7.65	6.61	0.00	0.00	6.47	4.00
16.00	7.92	6.53	0.00	0.00	6.56	4.00
17.00	8.08	3.94	0.00	0.00	6.62	4.00
18.00	8.24	3.93	0.00	0.00	6.67	4.00
19.00	8.41	3.93	0.00	0.00	6.72	4.00
20.00	8.57	3.94	0.00	0.00	6.77	4.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
21.00	8.68	2.64	0.00	0.00	6.81	4.00
22.00	8.78	2.63	0.00	0.00	6.84	4.00
23.00	8.89	2.63	0.00	0.00	6.88	4.00
24.00	9.00	2.63	0.00	0.00	6.91	4.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.00	0.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OAK TREE ESTAT	6.91	24.00	4.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OAK TREE ESTAT	14.80	0.00	0.00	0.00	14.80	0.00



October 26, 2017

Ms. Cynthia A. Pasch, AICP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301

Subject: Land Use Plan Amendment
Potable Water Analysis

Dear Ms. Pasch,

This letter is in response to your request for a Potable Water Analysis Confirmation Letter regarding the proposed project located on the west side of NW 21st Avenue between NW 44th Street and Commercial Boulevard in the City of Oakland Park.

We have determined that the Potable Water Analysis you provided is correct.

Should you have questions regarding this matter, please contact me at (954) 828-7809.

Sincerely,

Rick Johnson
Utilities Distribution and Collection Systems Manager
City of Fort Lauderdale

F - TRAFFIC CIRCULATION ANALYSIS

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service (LOS) and current LOS for each roadway.

The project site is located generally west of Prospect Road and NW 21st Avenue and north of NW 44th Street, in the City of Oakland Park, Florida, as graphically shown on **Figure 1**. The current land use designation is Parks/Recreation, which includes 139.9 acres of Golf Course. The proposed land use designation is Irregular Residential. The site will be restricted to 287 single-family dwelling units and 118 multi-family dwelling units (condominium/townhouses), for a total of 405 dwelling units.

Figure 1: Site Location



Table 1 and Table 2 summarize the link capacity analyses for existing (2017) daily and PM peak hour traffic conditions, respectively, only for roadways surrounding the project site, where project traffic was determined to be “significant”. Based on the Broward County criteria, the project will be considered significant on a roadway link where the project traffic is expected to be three (3) percent or more of the LOS D link capacity threshold. In addition, the links of NW 21st Avenue between Prospect Road and Oakland Park Boulevard have been added, whether significant or not, at the request of the City.

Year 2017 traffic volumes were obtained from the Broward Metropolitan Planning Organization’s (MPO) Roadway Level of Service Analysis for Years 2017 and 2040. Results of the 2017 daily analysis indicate that all significant roadway segments currently operate at an acceptable LOS. In addition, the roadway links of NW 21st Avenue between Prospect Road and Oakland Park Boulevard (not significant) currently operate at LOS F. Results of the 2017 PM peak hour analysis indicate that all significant roadway segments currently operate at an acceptable LOS, with the exception of NW 21st Avenue between Oakland Park Boulevard and NW 44th Street that operates at LOS F. In addition, the roadway link of NW 21st Avenue between NW 44th Street and Prospect Road (not significant) currently operates at LOS F.

Table 1: Existing (2017) Daily Link Capacity Analysis

ROADWAY	SEGMENT		LANES	ADOPTED LOS "D" THRESHOLD ⁽¹⁾	2017 TRAFFIC CONDITIONS	
	FROM	TO			2017 VOLUMES ⁽²⁾	LEVEL OF SERVICE
East/West Roadways						
Prospect Road	Commercial Boulevard	Site	4	37,810	26,500	C
NW 44 th Street	NW 31 st Avenue	NW 21 st Avenue	2	13,320	9,200	D
North/South Roadways						
NW 21 st Avenue	Oakland Park Boulevard	NW 44 th Street	2	13,320	17,800	F
	NW 44 th Street	Prospect Road	2	13,320	17,800	F

(1) Adopted LOS "D" threshold based on the Roadway Capacity and Level of Service Analysis 2017 & 2040 from the Broward MPO.

(2) 2017 volumes obtained from Broward MPO.

Table 2: Existing (2017) Two-Way PM Peak Hour Link Capacity Analysis

ROADWAY	SEGMENT		LANES	ADOPTED LOS "D" THRESHOLD ⁽¹⁾	2017 TRAFFIC CONDITIONS	
	FROM	TO			2017 VOLUMES ⁽²⁾	LEVEL OF SERVICE
East/West Roadways						
Prospect Road	Commercial Boulevard	Site	4	3,401	2,518	C
NW 44th Street	NW 31st Avenue	NW 21st Avenue	2	1,197	874	D
North/South Roadways						
NW 21st Avenue	Oakland Park Boulevard	NW 44th Street	2	1,197	1,691	F
	NW 44th Street	Prospect Road	2	1,197	1,691	F

(1) Adopted LOS "D" threshold based on the Roadway Capacity and Level of Service Analysis 2017 & 2040 from the Broward MPO.

(2) 2017 volumes obtained from Broward MPO.

2. Identify the projected LOS for the roadways impacted by the proposed amendment for the short (five year) and long-range planning horizons. Please utilize average daily and PM peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.

Trip Generation Analysis

A trip generation analysis was performed for the maximum-allowable development under the current land use designation and the proposed restriction on the future land use designation. Appropriate rates and/or equations were utilized from the Institute of Transportation Engineers' (ITE), *Trip Generation Manual*, 10th Edition. The site will be restricted to 287 single-family dwelling units and 118 multi-family dwelling units (low-rise). Consistent with Broward County methodology, the trip generation for PM peak hour conditions was based on the higher number of trips generated by the "PM Peak Hour of Adjacent Street Traffic" or "PM Peak Hour of Generator", using the provided rate or equation (whichever yields the highest trips). Results of the daily trip generation analysis, summarized in Table 3, indicate that the proposed amendment is expected to result in an increase of 3,084 daily trips. Results of the PM peak hour trip generation analysis summarized in Table 4, indicate that the proposed amendment is expected to result in an increase of 311 PM peak hour trips.

Table 3: Daily Trip Generation Analysis

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS		
						IN	OUT	TOTAL
EXISTING USES								
Golf Course	430	139.9 AC	T= 3.74 (X)	50%	50%	262	261	523
SUBTOTAL						262	261	523
PROPOSED USE								
Single-Family Detached Housing	210	287 DU	Ln(T)= 0.92 Ln(X)+ 2.71	50%	50%	1,372	1,371	2,743
Multifamily Housing (Low-Rise)	220	118 DU	T= 7.32 (X)	50%	50%	432	432	864
SUBTOTAL						1,804	1,803	3,607
NET DIFFERENCE						1,542	1,542	3,084

(1) Source: ITE Trip Generation Manual, 10th Edition.

Table 4: PM Peak Hour Trip Generation Analysis

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS		
						IN	OUT	TOTAL
EXISTING USES								
Golf Course	430	139.9 AC	T= 0.39 (X)	43%	57%	24	31	55
SUBTOTAL						24	31	55
PROPOSED USE								
Single-Family Detached Housing	210	287 DU	T= 1 (X)	64%	36%	184	103	287
Multifamily Housing (Low-Rise)	220	118 DU	T= 0.67 (X)	59%	41%	47	32	79
SUBTOTAL						231	135	366
NET DIFFERENCE						207	104	311

(1) Source: ITE Trip Generation Manual, 10th Edition.

Roadway Significance Analysis

Significance was determined for all major roadways surrounding the project site based on the future lane capacity based on coordination with Broward County. As previously stated, based on the Broward County criteria, the project will be considered significant on a roadway link where the project traffic is expected to be three (3) percent or more of the LOS D link capacity threshold. The general assignment of project trips onto the surrounding roadway network was based on preliminary model results provided by the Broward MPO for this project. In addition, the assignments of the project trips were adjusted based on the coordination with the City staff and location of the driveways of the proposed land use. **Table 5** and **Table 6** summarize the daily and PM peak hour significance analyses, respectively. Results of the analyses indicate that the project is expected to be significant on two (2) roadway segments during daily conditions (Prospect Road and NW 44th Street) and three (3) roadway segments during PM peak hour conditions (Prospect Road, NW 44th Street and NW 21st Avenue).

Table 5: Daily Significance Analysis

ROADWAY	SEGMENT		NO. OF LANES	ADOPTED LOS 'D' THRESHOLD ⁽¹⁾	PROJECT DIST. ⁽²⁾	TOTAL PROJECT TRIPS	PROJECT SIGNIFICANCE	PROJECT TRAFFIC SIGNIFICANCE > 3%
	FROM	TO						
East/West Roadways								
Commercial Boulevard	Florida's Turnpike	SR-7	6	59,900	9%	278	0.46%	No
	SR-7	NW 31st Avenue	6	59,900	10%	308	0.51%	No
	NW 31st Avenue	Prospect Road	6	59,900	19%	586	0.98%	No
	Prospect Road	NW 21st Avenue	6	59,900	22%	678	1.13%	No
	NW 21st Avenue	Powerline Road	6	59,900	24%	740	1.24%	No
	Powerline Road	I-95	6	59,900	15%	463	0.77%	No
	I-95	Dixie Highway	6	59,900	3%	93	0.16%	No
Prospect Road	SR-7	NW 31st Avenue	4	35,820	3%	93	0.26%	No
	NW 31st Avenue	Commercial Boulevard	2	13,320	3%	93	0.70%	No
	Commercial Boulevard	Site	4	37,810	44%	1357	3.59%	Yes
	Site	NW 21st Avenue	4	37,810	26%	802	2.12%	No
	NW 21st Avenue	Powerline Road	4	37,810	11%	339	0.90%	No
NW 44th Street	NW 31st Avenue	NW 21st Avenue	2	13,320	16%	493	3.70%	Yes
Oakland Park Boulevard	SR-7	NW 31st Avenue	6	59,900	6%	185	0.31%	No
	NW 31st Avenue	NW 21st Avenue	6	59,900	2%	62	0.10%	No
	NW 21st Avenue	I-95	6	59,900	16%	493	0.82%	No
North/South Roadways								
Florida's Turnpike	Sunrise Boulevard	Commercial Boulevard	8	154,300	2%	62	0.04%	No
	Commercial Boulevard	Atlantic Boulevard	8	154,300	1%	31	0.02%	No
SR-7	Oakland Park Boulevard	NW 44th Street	6	59,900	2%	62	0.10%	No
	NW 44th Street	Commercial Boulevard	6	59,900	1%	31	0.05%	No
	Commercial Boulevard	Prospect Road	6	59,900	1%	31	0.05%	No
	Prospect Road	Bailey Road	6	59,900	4%	123	0.21%	No
NW 31st Avenue	Oakland Park Boulevard	NW 44th Street	6	53,910	9%	278	0.52%	No
	NW 44th Street	Commercial Boulevard	6	53,910	3%	93	0.17%	No
	Commercial Boulevard	Prospect Road	6	53,910	11%	339	0.63%	No
NW 21st Avenue	NW 19th Street	Oakland Park Boulevard	2	13,320	9%	278	2.09%	No
	Oakland Park Boulevard	NW 44th Street	4	29,160	27%	833	2.86%	No
	NW 44th Street	Prospect Road	4	29,160	13%	401	1.38%	No
	Prospect Road	Commercial Boulevard	4	29,160	2%	62	0.21%	No
Powerline Road	Oakland Park Boulevard	Prospect Road	6	59,900	3%	93	0.16%	No
	Prospect Road	Commercial Boulevard	6	59,900	0%	0	0.00%	No
	Commercial Boulevard	Cypress Creek Road	6	59,900	9%	278	0.46%	No
I-95	Sunrise Boulevard	Oakland Park Boulevard	12	256,600	8%	247	0.10%	No
	Oakland Park Boulevard	Commercial Boulevard	12	256,600	0%	0	0.00%	No
	Commercial Boulevard	Cypress Creek Road	10	194,500	6%	185	0.10%	No

(1) Adopted LOS 'D' threshold based on the Roadway Capacity and Level of Service Analysis 2017 & 2040 from the Broward MPO.

(2) Project distribution based on MPO model.

Trip 6: Two-Way PM Peak Hour Significance Analysis

ROADWAY	SEGMENT		NO. OF LANDS	ADOPTED LOS "D" THRESHOLD ⁽¹⁾	PROJECT DIST. ⁽²⁾	TOTAL PROJECT TRIPS	PROJECT SIGNIFICANCE	PROJECT TRAFFIC SIGNIFICANCE > 3%
	FROM	TO						
East/West Roadways								
Commercial Boulevard	Florida's Turnpike	SR-7	6	5,390	9%	28	0.52%	No
	SR-7	NW 31st Avenue	6	5,390	10%	31	0.58%	No
	NW 31st Avenue	Prospect Road	6	5,390	19%	59	1.09%	No
	Prospect Road	NW 21st Avenue	6	5,390	22%	68	1.26%	No
	NW 21st Avenue	Powerline Road	6	5,390	24%	75	1.39%	No
	Powerline Road	I-95	6	5,390	15%	47	0.87%	No
	I-95	Dixie Highway	6	5,390	3%	9	0.17%	No
Prospect Road	SR-7	NW 31st Avenue	4	3,222	3%	9	0.28%	No
	NW 31st Avenue	Commercial Boulevard	2	1,197	3%	9	0.75%	No
	Commercial Boulevard	Site	4	3,401	44%	137	4.03%	Yes
	Site	NW 21st Avenue	4	3,401	26%	81	2.38%	No
	NW 21st Avenue	Powerline Road	4	3,401	11%	34	1.00%	No
NW 44th Street	NW 31st Avenue	NW 21st Avenue	2	1,197	16%	50	4.18%	Yes
Oakland Park Boulevard	SR-7	NW 31st Avenue	6	5,390	6%	19	0.35%	No
	NW 31st Avenue	NW 21st Avenue	6	5,390	2%	6	0.11%	No
	NW 21st Avenue	I-95	6	5,390	16%	50	0.93%	No
North/South Roadways								
Florida's Turnpike	Sunrise Boulevard	Commercial Boulevard	8	13,390	2%	6	0.04%	No
	Commercial Boulevard	Atlantic Boulevard	8	13,390	1%	3	0.02%	No
SR-7	Oakland Park Boulevard	NW 44th Street	6	5,390	2%	6	0.11%	No
	NW 44th Street	Commercial Boulevard	6	5,390	1%	3	0.06%	No
	Commercial Boulevard	Prospect Road	6	5,390	1%	3	0.06%	No
	Prospect Road	Bailey Road	6	5,390	4%	12	0.22%	No
NW 31st Avenue	Oakland Park Boulevard	NW 44th Street	6	4,851	9%	28	0.58%	No
	NW 44th Street	Commercial Boulevard	6	4,851	3%	9	0.19%	No
	Commercial Boulevard	Prospect Road	6	4,851	11%	34	0.70%	No
NW 21st Avenue	NW 19th Street	Oakland Park Boulevard	2	1,197	9%	28	2.34%	No
	Oakland Park Boulevard	NW 44th Street	4	2,628	27%	84	3.20%	Yes
	NW 44th Street	Prospect Road	4	2,628	13%	40	1.52%	No
	Prospect Road	Commercial Boulevard	4	2,628	2%	6	0.23%	No
Powerline Road	Oakland Park Boulevard	Prospect Road	6	5,390	3%	9	0.17%	No
	Prospect Road	Commercial Boulevard	6	5,390	0%	0	0.00%	No
	Commercial Boulevard	Cypress Creek Road	6	5,390	9%	28	0.52%	No
I-95	Sunrise Boulevard	Oakland Park Boulevard	12	22,030	8%	25	0.11%	No
	Oakland Park Boulevard	Commercial Boulevard	12	22,030	0%	0	0.00%	No
	Commercial Boulevard	Cypress Creek Road	10	16,840	6%	19	0.11%	No

(1) Adopted LOS "D" threshold based on the Roadway Capacity and Level of Service Analysis 2017 & 2040 from the Broward MPO.

(2) Project distribution based on MPO model.

Link Capacity Analysis – Short-Term (Year 2023)

Link capacity analysis was performed for the short-term (2023) planning horizon for the “significant” roadway segments per Broward County criteria. In addition, the links of NW 21st Avenue between Prospect Road and Oakland Park Boulevard have been added, whether significant or not, at the request of the City. Volumes were linearly interpolated between 2017 volumes and 2040 volumes obtained from the Broward MPO. No specific growth rate was assumed. Committed development trips were added to Prospect Road, obtained from the Residence Inn Traffic Study, prepared by Tinter Traffic LLC, dated September 4, 2014. The analysis was performed with and without the addition of traffic from the proposed amendment. Table 7 and Table 8 summarize the 2023 daily and PM peak hour analyses, respectively.

Table 7: Short-Term (2023) Daily Link Capacity Analysis

ROADWAY	SEGMENT		NO. OF LANES	ADOPTED LOS/D THRESHOLD	2023 TRAFFIC CONDITIONS WITHOUT PROJECT		2023 TRAFFIC CONDITIONS WITH PROJECT			
	FROM	TO			VOLUME ⁽¹⁾	LEVEL OF SERVICE	PROJECT TRIPS	TOTAL VOLUME	VOLUME TO CAPACITY RATIO (V/C)	LEVEL OF SERVICE
East/West Roadways										
Prospect Road ⁽²⁾	Commercial Boulevard	Site	4	37,810	28,912	C	1,357	30,269	0.80	C
NW 44th Street	NW 31st Avenue	NW 21st Avenue	2	13,320	8,678	D	493	9,171	0.69	D
North/South Roadways										
NW 21st Avenue	Oakland Park Boulevard	NW 44th Street	2	13,320	22,052	F	833	22,885	1.72	F
	NW 44th Street	Prospect Road	2	13,320	22,052	F	401	22,453	1.69	F

(1) 2023 volume based on linear interpolation between 2017 volumes and 2040 volumes.

(2) Committed development trips (38 trips) were added to this link, obtained from Traffic Study Residence Inn by Tinter Traffic, LLC dated September 4, 2014.

Table 8: Short-Term (2023) Two-Way PM Peak Hour Link Capacity Analysis

ROADWAY	SEGMENT		NO. OF LANES	ADOPTED LOS/D THRESHOLD	2023 TRAFFIC CONDITIONS WITHOUT PROJECT		2023 TRAFFIC CONDITIONS WITH PROJECT			
	FROM	TO			VOLUME ⁽¹⁾	LEVEL OF SERVICE	PROJECT TRIPS	TOTAL VOLUME	VOLUME TO CAPACITY RATIO (V/C)	LEVEL OF SERVICE
East/West Roadways										
Prospect Road ⁽²⁾	Commercial Boulevard	Site	4	3,401	2,746	C	137	2,883	0.85	C
NW 44th Street	NW 31st Avenue	NW 21st Avenue	2	1,197	824	D	50	874	0.73	D
North/South Roadways										
NW 21st Avenue	Oakland Park Boulevard	NW 44th Street	2	1,197	2,095	F	84	2,179	1.82	F
	NW 44th Street	Prospect Road	2	1,197	2,095	F	40	2,135	1.78	F

(1) 2023 volume based on linear interpolation between 2017 volumes and 2040 volumes.

(2) Committed development trips (3 trips) were added to this link, obtained from Traffic Study Residence Inn by Tinter Traffic, LLC dated September 4, 2014.

Results of the 2023 daily analysis indicate that roadway segments of Prospect Road and NW 44th Street are expected to operate at acceptable LOS without and with the proposed amendment;

however, roadway segments of NW 21st Avenue are expected to operate at unacceptable LOS without and with the proposed amendment. Results of the 2023 PM peak hour indicate that roadway segments of Prospect Road and NW 44th Street are expected to operate at acceptable LOS without and with the proposed amendment; however, roadway segments of NW 21st Avenue are expected to operate at unacceptable LOS without and with the proposed amendment.

Mitigation for the failing roadway segment will be coordinated with the City and the County. The failing roadway segment is under County jurisdiction. Complete Streets Improvements are currently underway for the following roadway segment listed under the Broward Metropolitan Planning Organization Transportation Improvement Program – FY 2017-2021:

- NW 21st Avenue from Commercial Boulevard to Oakland Park Boulevard (4366851).
Based on coordination with FDOT, these improvements will include widening the roadway to include five-foot bicycle lanes and three-foot buffer on both sides of NW 21st Avenue. The bridge just south of NW 39th Street will be widened sufficient to accommodate the proposed bicycle lanes only. The bridge is not being reconstructed for further expansion of the roadway.

Based on field reviews performed at the site, it is expected that traffic mitigation will be focused on the Prospect Road/NW 21st Avenue intersection. Potential mitigation improvements could include the addition of a second westbound left turn lane, the addition of an exclusive eastbound right turn lane, and the conversion of the northbound left turn movement from permitted-only operation to permitted-plus-protected operation. These improvements will require modifications to the existing signal. Right of way and utility conflicts will have to be coordinated with the County, as well as coordination with the above-mentioned complete streets improvements that are currently underway. To date, minimal coordination has been able to occur with Broward County since the application has not yet been transmitted to the County.

Link Capacity Analysis – Long-Range (Year 2040)

Link capacity analysis was performed for the long-range (2040) planning horizon for the “significant” roadway segments based on Broward County criteria. In addition, the links of NW 21st Avenue between Prospect Road and Oakland Park Boulevard have been added, whether significant or not, at the request of the City. The analysis was also performed with and without the addition of traffic from the proposed amendment. Year 2040 volumes were obtained from the Broward MPO *Roadway Level of Service Analysis for Years 2017 and 2040*. Committed development trips were added to Prospect Road, obtained from the Residence Inn Traffic Study, prepared by Tinter Traffic LLC, dated September 4, 2014. **Table 9** and **Table 10** summarize the 2040 daily and PM peak hour analyses, respectively.

Table 9: Long-Range (2040) Daily Link Capacity Analysis

ROADWAY	SEGMENT		NO. OF LANES	ADOPTED LOS ⁽¹⁾ THRESHOLD	2040 TRAFFIC CONDITIONS WITHOUT PROJECT		2040 TRAFFIC CONDITIONS WITH PROJECT			
					VOLUME ⁽²⁾	LEVEL OF SERVICE	PROJECT TRIPS	TOTAL VOLUME	VOLUME TO CAPACITY RATIO (V/C)	LEVEL OF SERVICE
East/West Roadways										
Prospect Road ⁽³⁾	Commercial Boulevard	Site	4	37,810	35,638	C	1,357	36,995	0.98	D
NW 44th Street	NW 31st Avenue	NW 21st Avenue	2	13,320	7,200	D	493	7,693	0.58	D
North/South Roadways										
NW 21st Avenue	Oakland Park Boulevard	NW 44th Street	4	29,160	34,100	F	833	34,933	1.20	F
	NW 44th Street	Prospect Road	4	29,160	34,100	F	401	34,501	1.18	F

(1) 2040 volumes based on the Roadway Capacity and Level of Service Analysis 2017 & 2040 from the Broward MPO.

(2) Committed development trips (38 trips) were added to this link, obtained from Traffic Study Residence Inn by Tinter Traffic, LLC dated September 4, 2014.

(3) Proposed Lane Geometry

Table 10: Long-Range (2040) Two-Way PM Peak Hour Link Capacity Analysis

ROADWAY	SEGMENT		NO. OF LANES	ADOPTED LOS ⁽¹⁾ THRESHOLD	2040 TRAFFIC CONDITIONS WITHOUT PROJECT		2040 TRAFFIC CONDITIONS WITH PROJECT			
					VOLUME ⁽²⁾	LEVEL OF SERVICE	PROJECT TRIPS	TOTAL VOLUME	VOLUME TO CAPACITY RATIO (V/C)	LEVEL OF SERVICE
East/West Roadways										
Prospect Road ⁽³⁾	Commercial Boulevard	Site	4	3,401	3,385	D	137	3,522	1.04	F
NW 44th Street	NW 31st Avenue	NW 21st Avenue	2	1,197	684	D	50	734	0.61	D
North/South Roadways										
NW 21st Avenue	Oakland Park Boulevard	NW 44th Street	4	2,628	3,240	F	84	3,324	1.26	F
	NW 44th Street	Prospect Road	4	2,628	3,240	F	40	3,280	1.25	F

(1) 2040 volumes based on the Roadway Capacity and Level of Service Analysis 2017 & 2040 from the Broward MPO.

(2) Committed development trips (3 trips) were added to this link, obtained from Traffic Study Residence Inn by Tinter Traffic, LLC dated September 4, 2014.

(3) Proposed Lane Geometry

Results of the 2040 daily analysis indicate that roadway segments of Prospect Road and NW 44th Street are expected to operate at acceptable LOS without and with the proposed amendment; however, roadway segments of NW 21st Avenue are expected to operate at unacceptable LOS without and with the proposed amendment. Results of the 2040 PM peak hour indicate that roadway segment of NW 44th Street is expected to operate at acceptable LOS without and with the proposed amendment and roadway segments of NW 21st Avenue are expected to operate at unacceptable LOS without and with the proposed amendment. The roadway segment of Prospect Road is expected to operate at acceptable LOS without the proposed amendment and at unacceptable LOS with the proposed amendment.

Mitigation for the failing roadway segments will be coordinated with the City and the County. The failing roadways segments are under County jurisdiction. Complete Streets Improvements are currently underway for the following roadway segments listed under the Broward Metropolitan Planning Organization Transportation Improvement Program – FY 2017-2021:

- Prospect Road from Commercial Boulevard to SR-811 (4359251). Based on coordination with FDOT, these improvements will include lane narrowing and the addition of bicycle lanes and landscape buffer (where possible). Lane elimination to accommodate bicycle lanes is also expected between Powerline Road and Dixie Highway.
- NW 21st Avenue from Commercial Boulevard to Oakland Park Boulevard (4366851). Based on coordination with FDOT, these improvements will include widening the roadway to include five-foot bicycle lanes and three-foot buffer on both sides of NW 21st Avenue. The bridge just south of NW 39th Street will be widened sufficient to accommodate the proposed bicycle lanes only. The bridge is not being reconstructed for further expansion of the roadway.

Based on field reviews performed at the site, it is expected that traffic mitigation will be focused on the Prospect Road/NW 21st Avenue intersection. Potential mitigation improvements could include the addition of a second westbound left turn lane, the addition of an exclusive

eastbound right turn lane, and the conversion of the northbound left turn movement from permitted-only operation to permitted-plus-protected operation. These improvements will require modifications to the existing signal. Right of way and utility conflicts will have be coordinated with the County, as well as coordination with the above-mentioned complete streets improvements that are currently underway. To date, minimal coordination has been able to occur with Broward County since the application has not yet been transmitted to the County.

Excerpts used for the analyses are included in Attachment A.

3. Planning Council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment – calculate anticipated average daily and PM 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 and identify the resulting LOS change for the short (5 year) and long-range planning horizons.

This analysis is provided in responses to Items 1 and 2.

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

The information provided in response to Items 1 and 2 represents the entirety of the traffic analysis for this LUPA.

ATTACHMENT A
TRAFFIC ANALYSIS EXCERPTS

Land Use: 210

Single-Family Detached Housing

Description

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

Additional Data

The number of vehicles and residents had a high correlation with average weekday vehicle trip ends. The use of these variables was limited, however, because the number of vehicles and residents was often difficult to obtain or predict. The number of dwelling units was generally used as the independent variable of choice because it was usually readily available, easy to project, and had a high correlation with average weekday vehicle trip ends.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Single-family detached units had the highest trip generation rate per dwelling unit of all residential uses because they were the largest units in size and had more residents and more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas, and other trip attractors than other residential land uses; and they generally had fewer alternative modes of transportation available because they were typically not as concentrated as other residential land uses.

Time-of-day distribution data for this land use are presented in Appendix A. For the six general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:00 and 5:00 p.m., respectively. For the two sites with Saturday data, the overall highest vehicle volume was counted between 3:00 and 4:00 p.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 10:15 and 11:15 a.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Delaware, Illinois, Indiana, Maryland, Minnesota, Montana, New Jersey, North Carolina, Ohio, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, and Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 903, 925, 936

Single-Family Detached Housing (210)

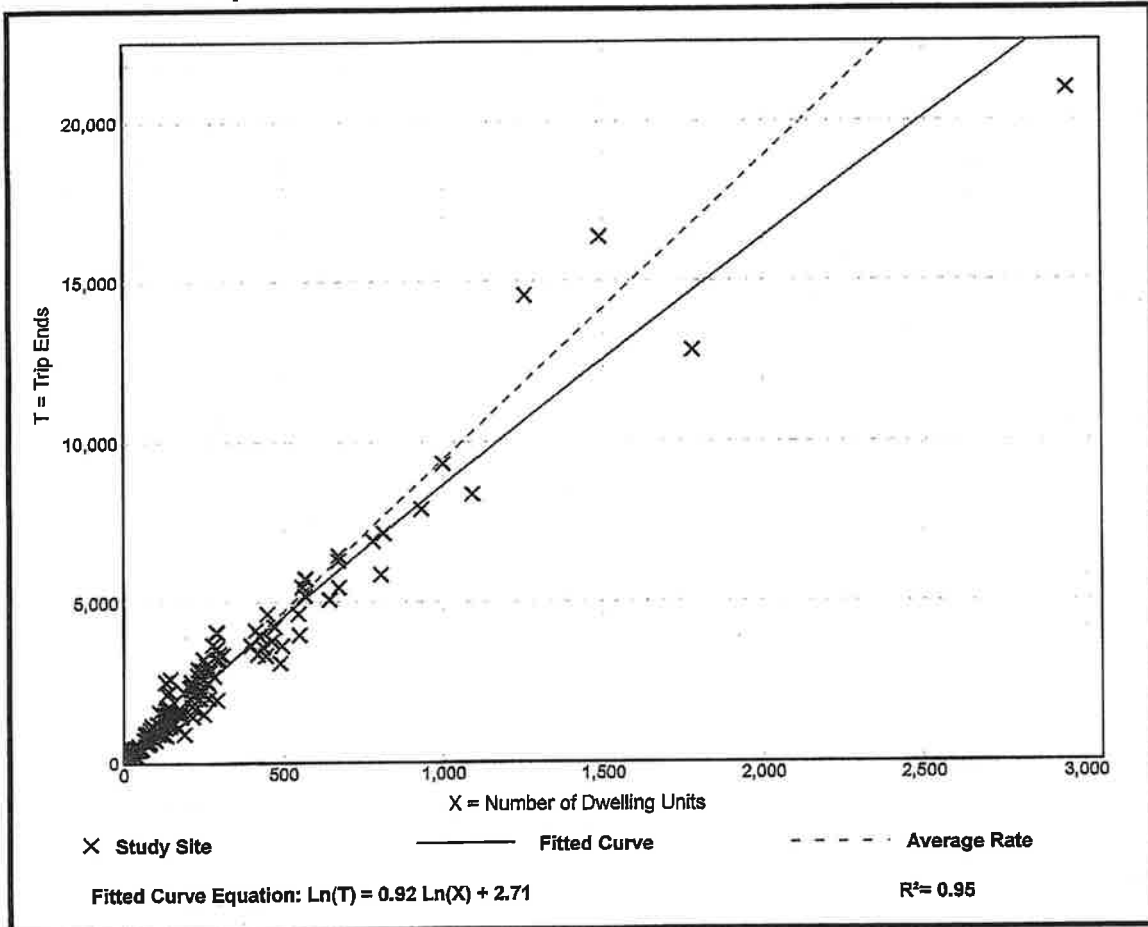
Vehicle Trip Ends vs: Dwelling Units
On a: **Weekday**

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Single-Family Detached Housing (210)

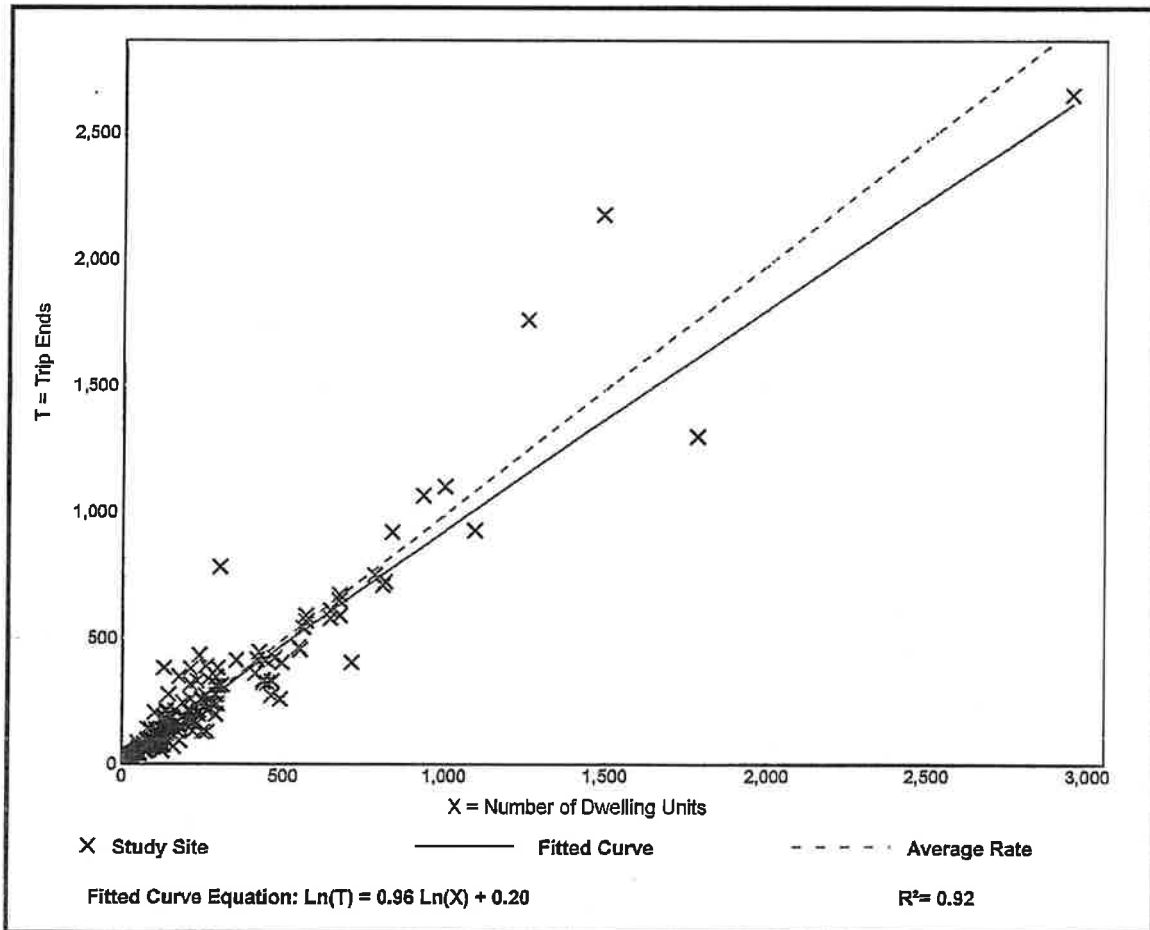
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 190
 Avg. Num. of Dwelling Units: 242
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



Single-Family Detached Housing (210)

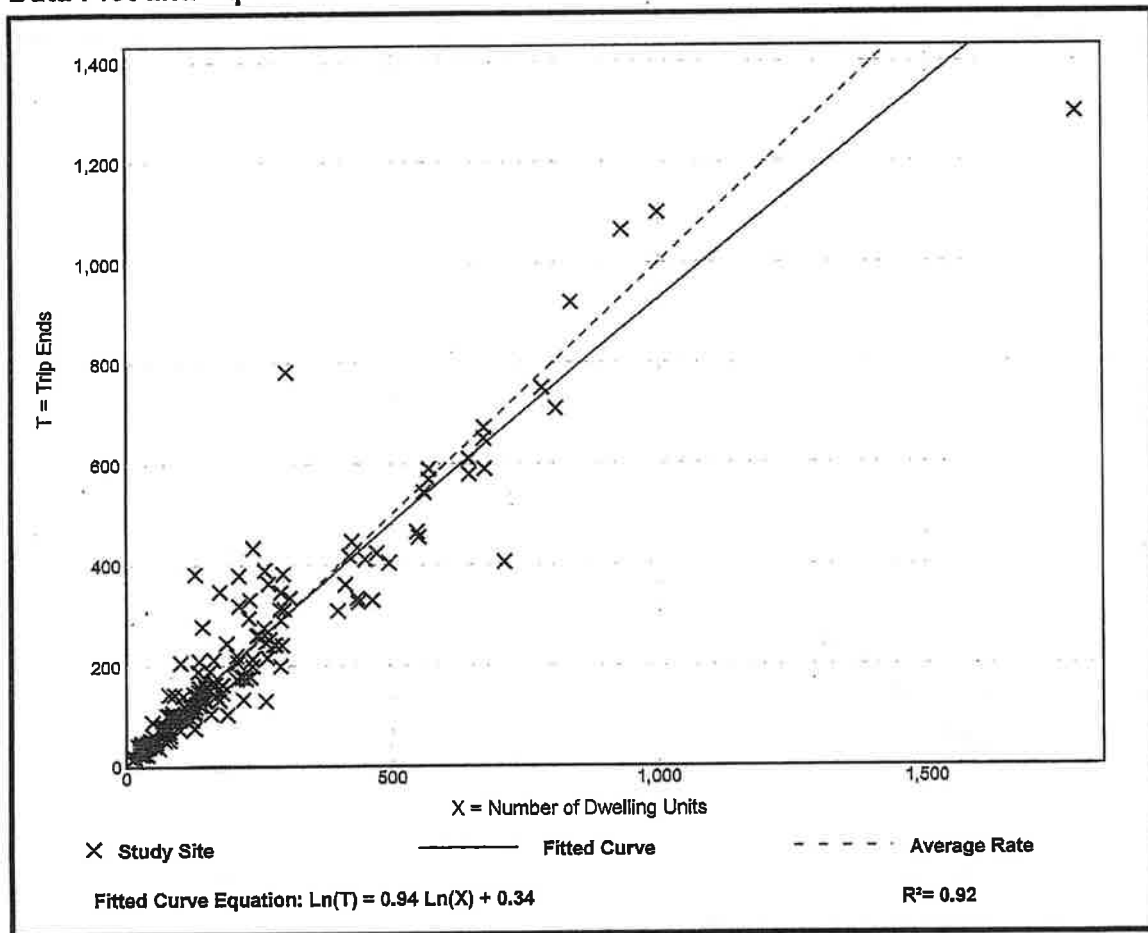
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 165
Avg. Num. of Dwelling Units: 217
Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.00	0.49 - 2.98	0.31

Data Plot and Equation



Land Use: 220

Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors). Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and off-campus student apartment (Land Use 225) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:45 and 5:45 p.m., respectively. For the one site with Saturday data, the overall highest vehicle volume was counted between 9:45 and 10:45 a.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 11:45 a.m. and 12:45 p.m.

For the one dense multi-use urban site with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 6:15 and 7:15 p.m., respectively.

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

The average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.13 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.21 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, District of Columbia, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Minnesota, New Jersey, New York, Ontario, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Virginia, and Washington.

It is expected that the number of bedrooms and number of residents are likely correlated to the number of trips generated by a residential site. Many of the studies included in this land use did not indicate the total number of bedrooms. To assist in the future analysis of this land use, it is important that this information be collected and included in trip generation data submissions.

Source Numbers

168, 187, 188, 204, 211, 300, 305, 306, 319, 320, 321, 357, 390, 412, 418, 525, 530, 571, 579, 583, 864, 868, 869, 870, 896, 903, 918, 946, 947, 948, 951

Multifamily Housing (Low-Rise) (220)

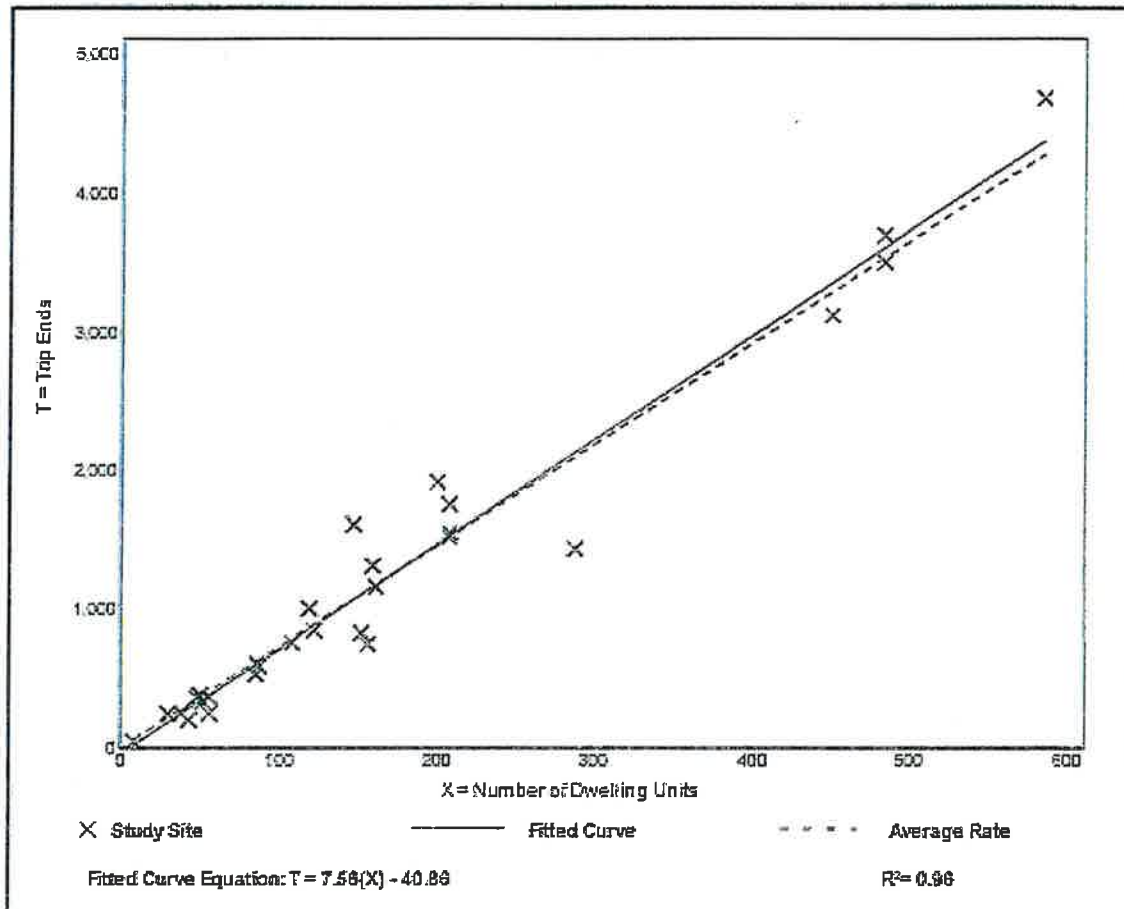
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

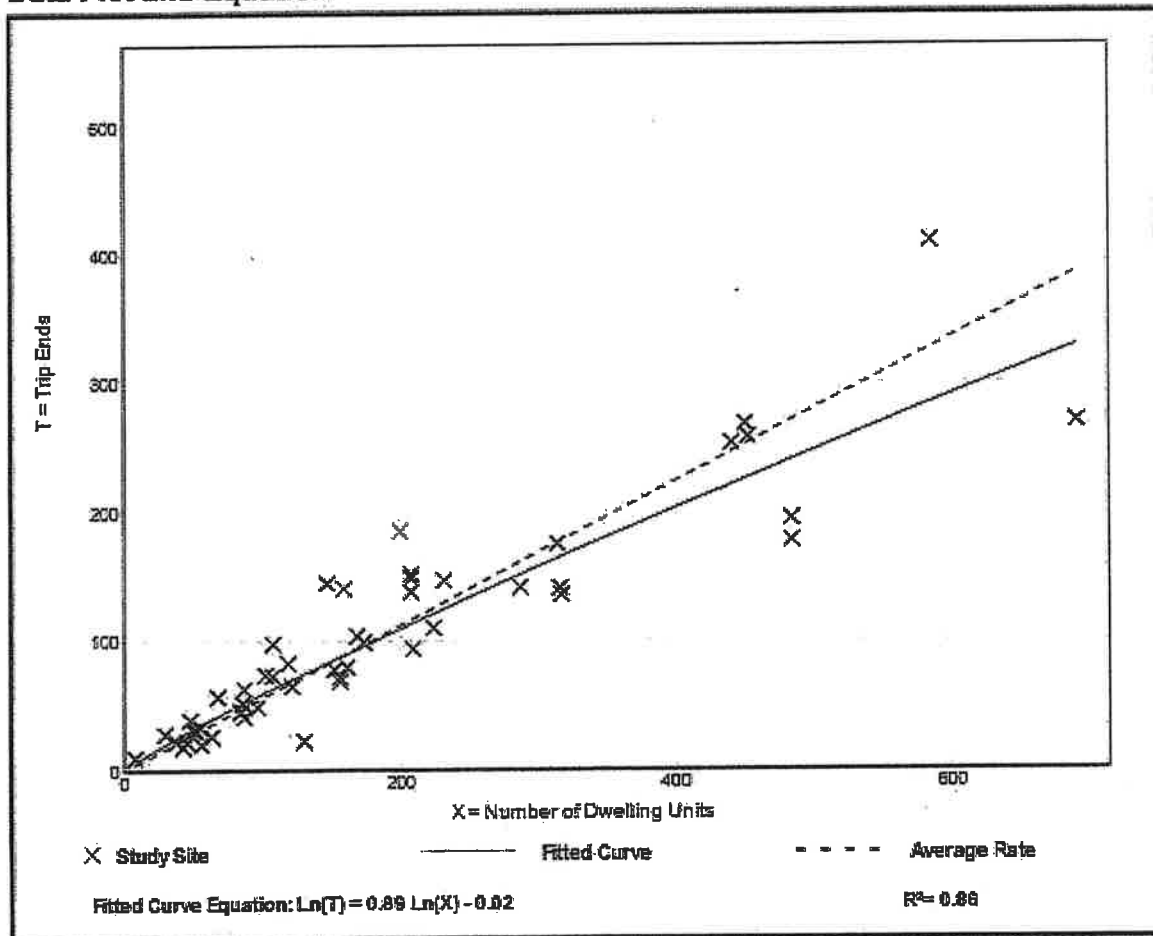
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 50
 Avg. Num. of Dwelling Units: 187
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

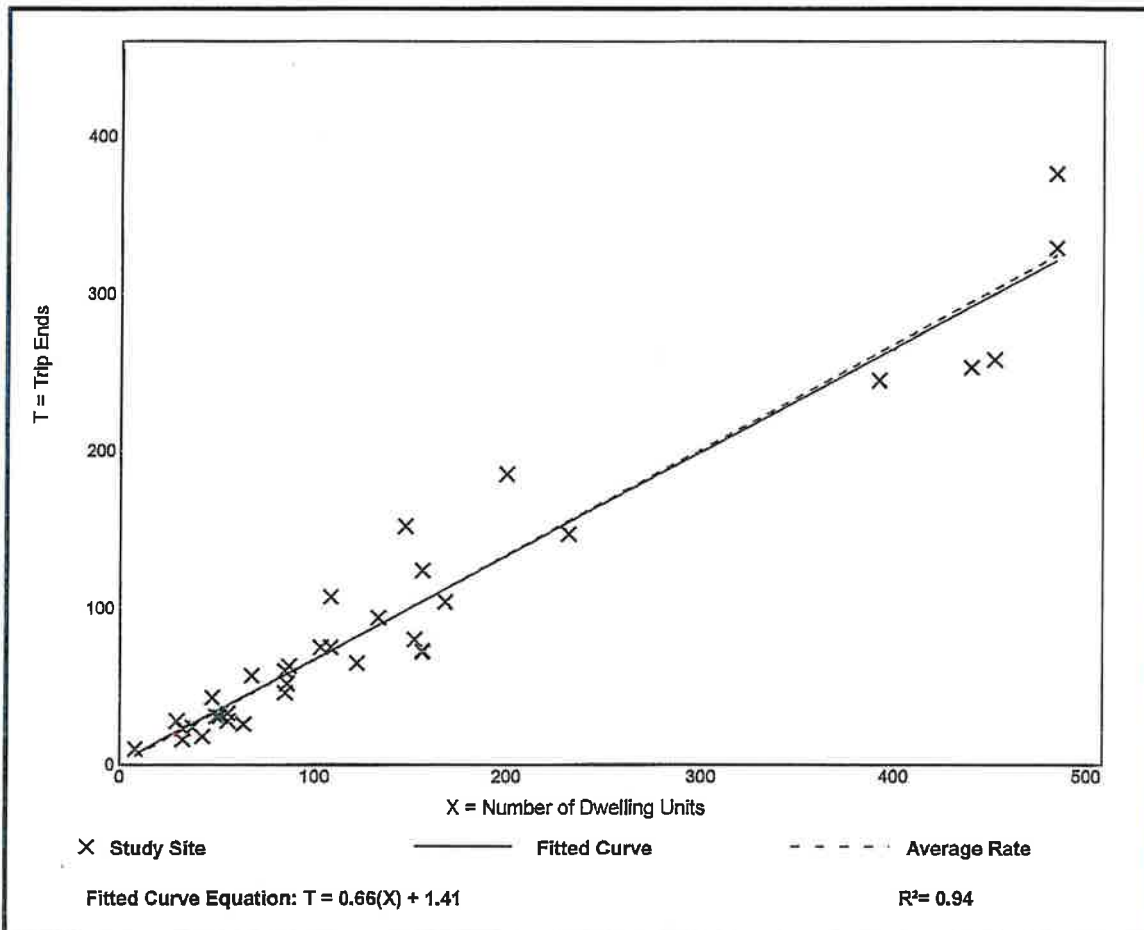
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 35
 Avg. Num. of Dwelling Units: 146
 Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.67	0.41 - 1.25	0.14

Data Plot and Equation



Land Use: 430 Golf Course

Description

Golf courses include 9-, 18-, 27- and 36-hole municipal courses. Some sites may also have driving ranges and clubhouses with a pro shop, restaurant, lounge, and banquet facilities. Miniature golf course (Land Use 431), golf driving range (Land Use 432), and multipurpose recreational facility (Land Use 435) are related uses.

Additional Data

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, New Jersey, New York, Oregon, Pennsylvania, and Vermont.

Source Numbers

378, 407, 440, 629, 728, 925, 940, 970

Golf Course (430)

Vehicle Trip Ends vs: Acres
On a: Weekday

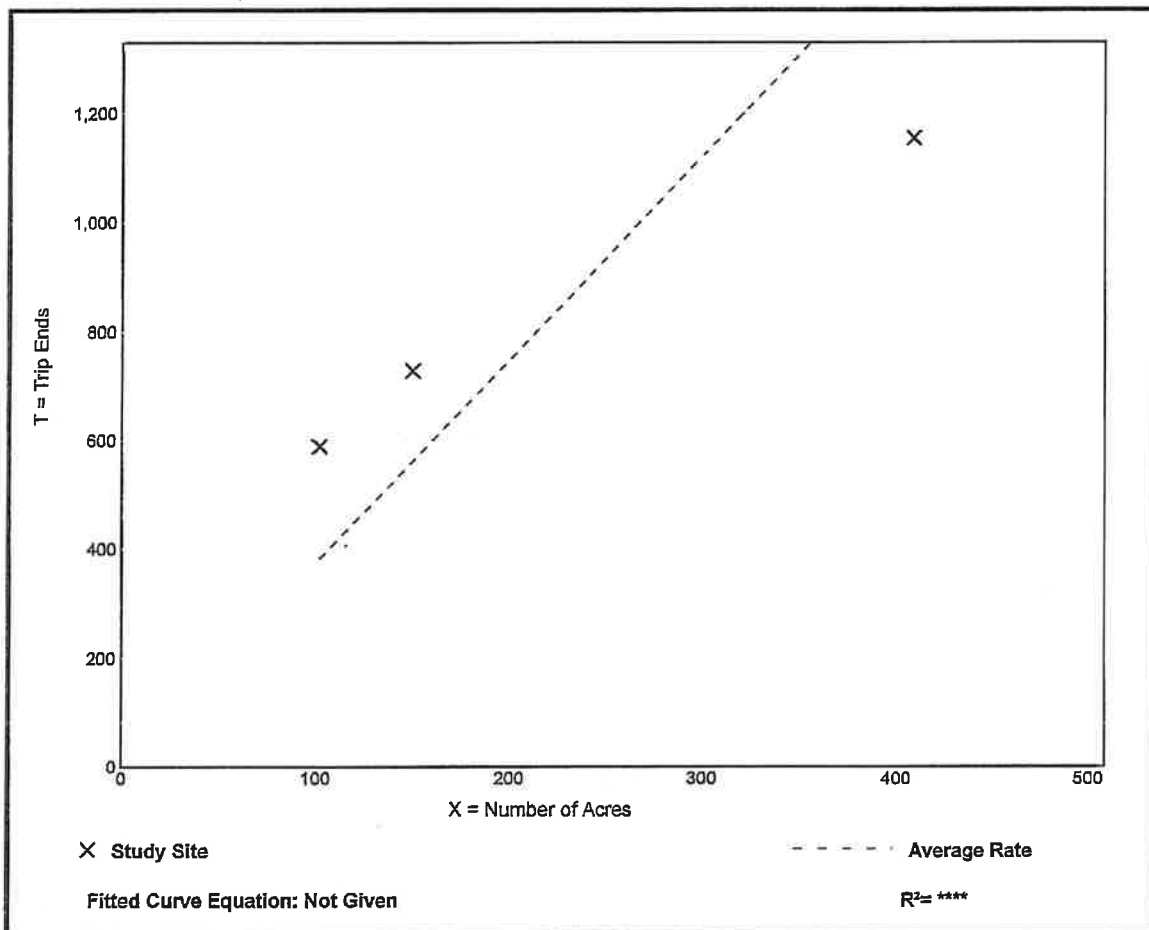
Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. Num. of Acres: 220
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
3.74	2.82 - 5.77	1.47

Data Plot and Equation

Caution – Small Sample Size



Golf Course (430)

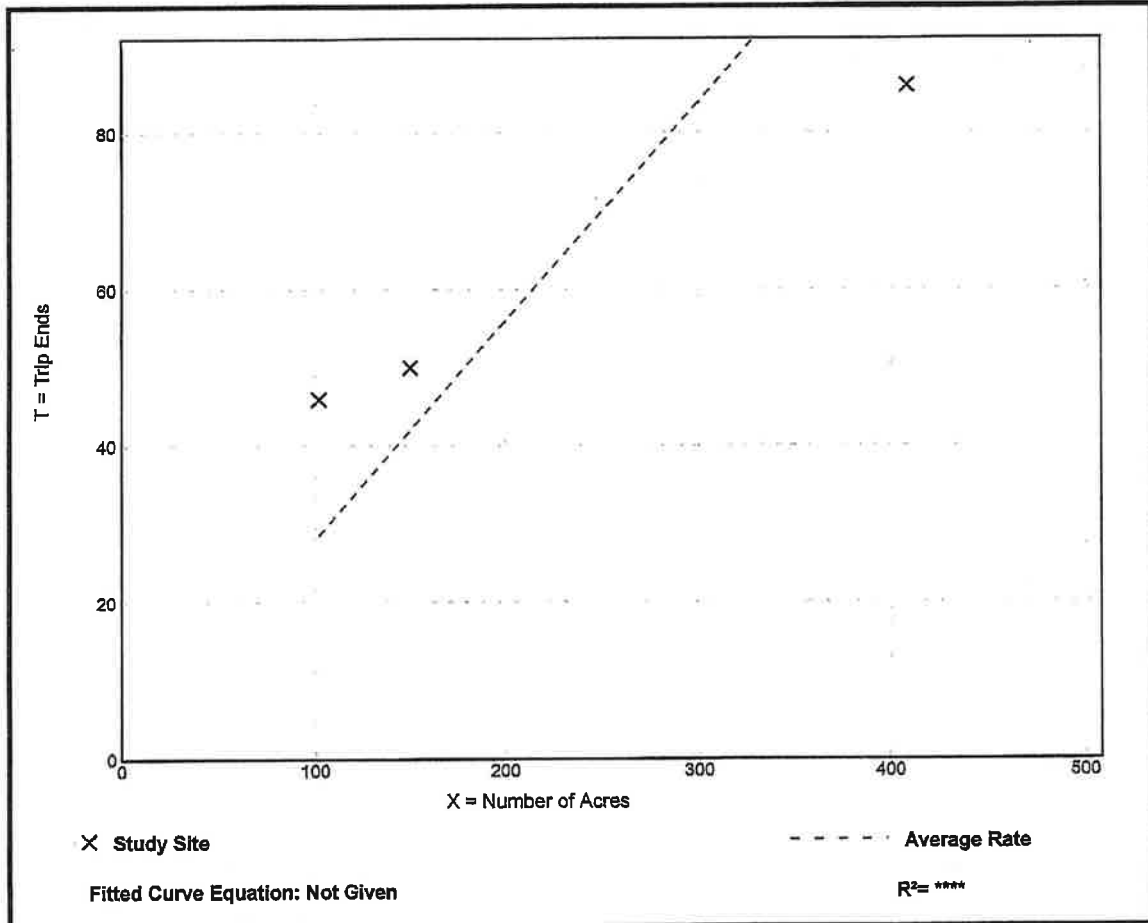
Vehicle Trip Ends vs: Acres
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. Num. of Acres: 220
Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.28	0.21 - 0.45	0.11

Data Plot and Equation

Caution – Small Sample Size



Golf Course (430)

Vehicle Trip Ends vs: Acres
On a: Weekday,
 PM Peak Hour of Generator

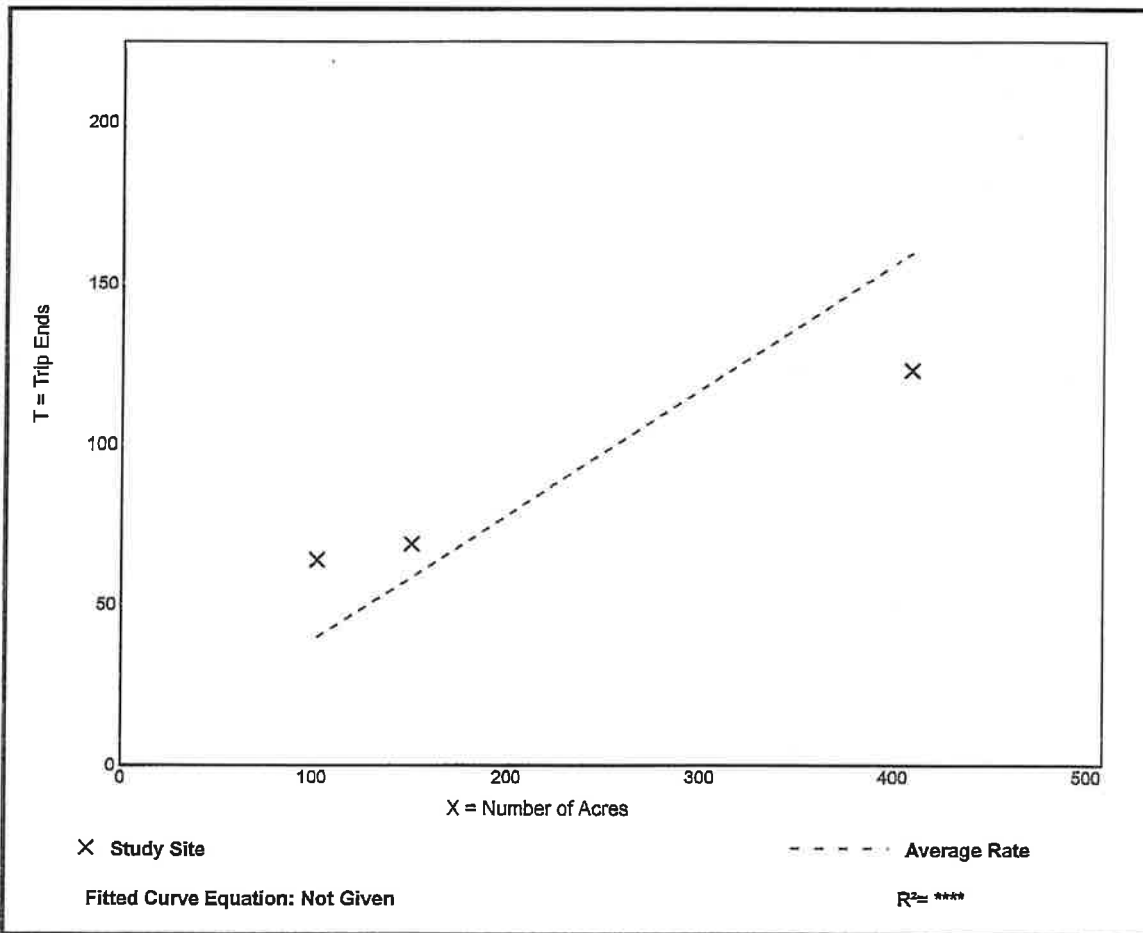
Setting/Location: General Urban/Suburban
 Number of Studies: 3
 Avg. Num. of Acres: 220
 Directional Distribution: 43% entering, 57% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.39	0.30 - 0.63	0.15

Data Plot and Equation

Caution – Small Sample Size



APPENDIX B: East / West Roadways Capacity and Level of Service Analysis 2017 & 2040

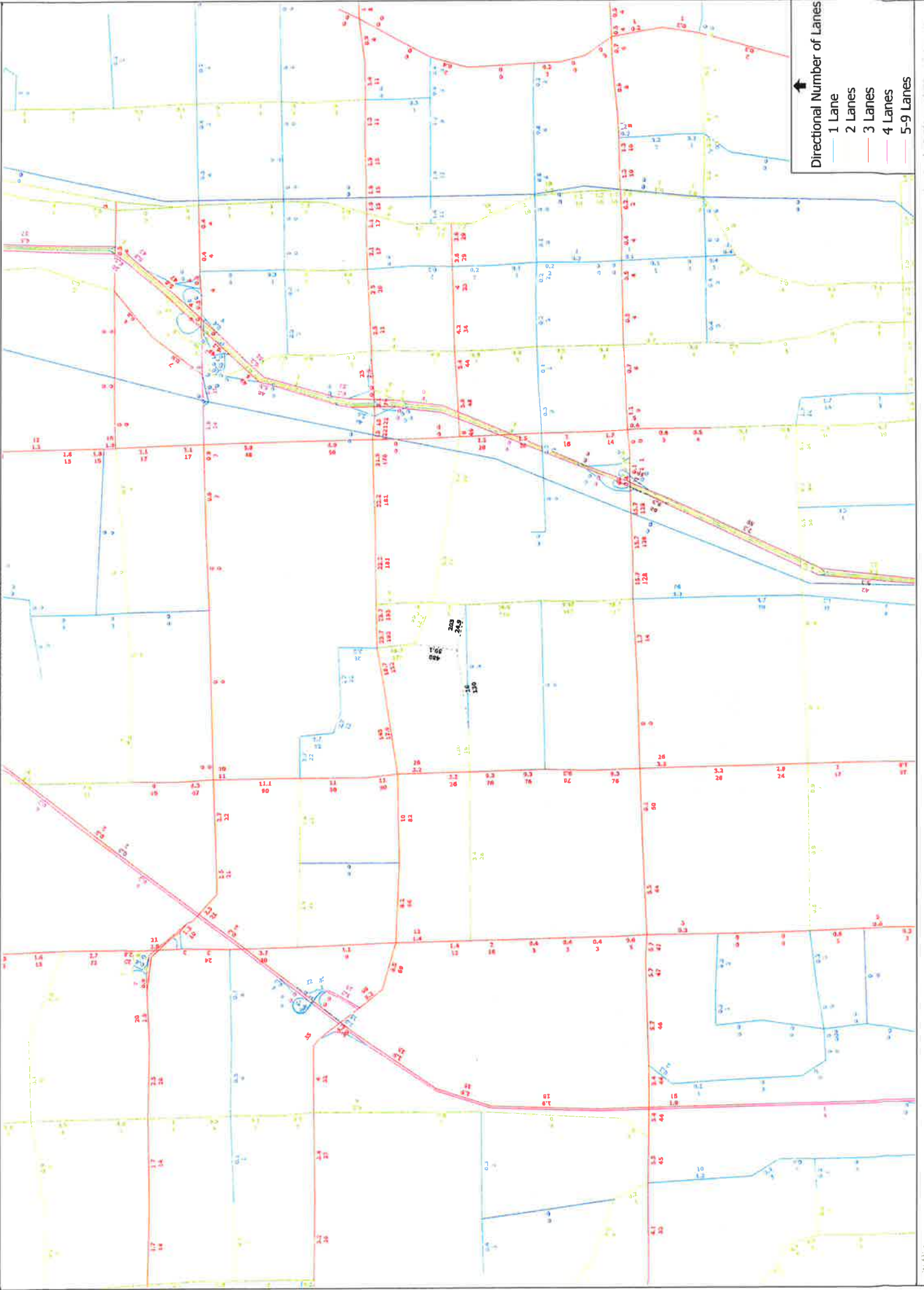
ID	E/W Roadway	Segment	2017										2040									
			Daily Conditions					Peak Hour Conditions					Daily Conditions					Peak Hour Conditions				
			Design Code	AADT	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS	Code	Volume	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS		
600	Oakland Pk Blvd	E of SR 7	622	58500	59900	0.98	D	5558	5390	1.03	F	622	69400	59900	1.16	F	6593	5390	1.22	F		
602	Oakland Pk Blvd	E of SW 31 Ave	622	54500	59900	0.91	C	5178	5390	0.96	C	622	68000	59900	1.14	F	6460	5390	1.20	F		
1142	NW 44 St	E of NW 31 Ave	264	9200	13320	0.69	D	874	1197	0.73	D	264	7200	13320	0.54	D	684	1197	0.57	D		
628	Prospect Rd	E of SR 7	474	16500	35820	0.46	C	1568	3222	0.49	C	474	37100	35820	1.04	F	3525	3222	1.09	F		
630	Prospect Rd	E of NW 31 Ave	264	14900	13320	1.12	F	1416	1197	1.18	F	264	13100	13320	0.98	D	1245	1197	1.04	E		
632	Commercial Blvd	S of Commercial Blvd	422	26500	37810	0.70	C	2518	3401	0.74	C	422	35600	37810	0.94	C	3362	3401	0.99	D		
654	Commercial Blvd	E of Fla Turnpike	622	56000	59900	0.93	C	5320	5390	0.99	D	622	72200	59900	1.21	F	6859	5390	1.27	F		
656	Commercial Blvd	E of SR 7	622	54000	59900	0.90	C	5130	5390	0.95	C	622	65800	59900	1.10	F	6251	5390	1.16	F		
658	Commercial Blvd	E of SW 31 Ave	622	54500	59900	0.91	C	5178	5390	0.96	C	622	64800	59900	1.08	F	6156	5390	1.14	F		
660	Commercial Blvd	E of NW 21 Ave	622	54500	59900	0.91	C	5178	5390	0.96	C	622	61500	59900	1.03	F	5843	5390	1.08	F		
660	Commercial Blvd	E of I-95	622	61500	59900	1.03	F	5843	5390	1.08	F	622	60000	59900	1.00	F	5700	5390	1.06	F		
Total																						

e - estimated traffic volumes; capacity - maximum LOS "D" service volume, not actual capacity; r - maximum LOS "D" service volume reduced by 5%

APPENDIX C: North / South Roadways Capacity and Level of Service Analysis 2017 & 2040

ID	N/S Roadway	Segment	2017										2040									
			Daily Conditions					Peak Hour Conditions					Daily Conditions					Peak Hour Conditions				
			Design Code	ADDT Column	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS	Volume	Capacity	V/C	LOS	Volume	Capacity	V/C
469	N/S Roadway	N of Sunrise Blvd	611	136000	116600	1.17	F	12920	10060	1.28	F	811	165800	154300	1.07	E	15751	13390	1.18	F		
471	Florida's Turnpike	N of Commercial Blvd	611	114900	116600	0.99	D	10916	10060	1.08	E	811	154300	154300	1.00	D	14659	13390	1.09	E		
513	SR 7	N of Oakland Pk Blvd	622	51000	59900	0.85	C	4845	5390	0.90	C	622	63400	59900	1.06	F	6023	5390	1.12	F		
515	SR 7	N of Commercial Blvd	622	43000	59900	0.72	C	4085	5390	0.76	C	622	58800	59900	0.98	D	5586	5390	1.04	F		
593	NW 31 Ave	N of Oakland Pk Blvd	674	31000	53910	0.58	C	2945	4851	0.61	C	674	60600	53910	1.12	F	5757	4851	1.19	F		
595	NW 31 Ave	N of Commercial Blvd	674	31000	53910	0.58	C	2945	4851	0.61	C	674	63300	53910	1.17	F	6014	4851	1.24	F		
597	NW 31 Ave	N of Prospect Rd	674	36500	53910	0.68	C	3468	4851	0.71	C	674	62700	53910	1.16	F	5957	4851	1.23	F		
635	NW 21 Ave	N of NW 19 St	264	15200	13320	1.14	F	1444	1197	1.21	F	264	18900	13320	1.42	F	1796	1197	1.50	F		
636	NW 21 Ave	N of Oakland Pk Blvd	264	17800	13320	1.34	F	1691	1197	1.41	F	264	34100	29160	1.17	F	3240	2628	1.23	F		
1089	NW 21 Ave	N of Commercial Blvd	264	3900	13320	0.29	C	371	1197	0.31	C	264	10700	13320	0.80	D	1017	1197	0.85	D		
661	Powerline Rd	N of Oakland Pk Blvd	622	26500	59900	0.44	C	2518	5390	0.47	C	622	57500	59900	0.96	C	5463	5390	1.01	F		
663	Powerline Rd	N of Prospect Rd	622	29000	59900	0.48	C	2755	5390	0.51	C	622	44200	59900	0.74	C	4199	5390	0.78	C		
665	Powerline Rd	N of Commercial Blvd	622	32500	59900	0.54	C	3088	5390	0.57	C	622	65900	59900	1.10	F	6261	5390	1.16	F		
707	-95	N of Sunrise Blvd	1021	242000	194500	1.24	F	22990	16840	1.37	F	1221	396000	256600	1.54	F	37620	22030	1.71	F		
708	-95	N of Oakland Pk Blvd	1021	275000	194500	1.41	F	26125	16840	1.55	F	1221	369000	256600	1.44	F	35055	22030	1.59	F		
711	-95	N of Commercial Blvd	821	275000	154300	1.78	F	26125	13390	1.95	F	1021	326700	194500	1.68	F	31037	16840	1.84	F		

Oak Tree LUPA
813 Net PM Peak Hour Trips

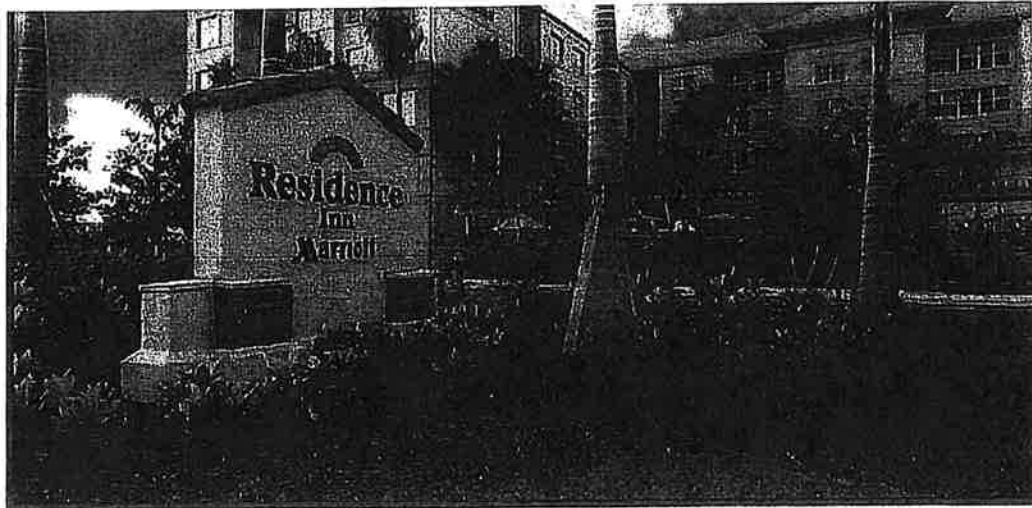


Traffic Impact Study

Residence Inn

Powerline Road @ NW 38th Street
Oakland Park, Florida





July 16, 2014
Revised September 4, 2014



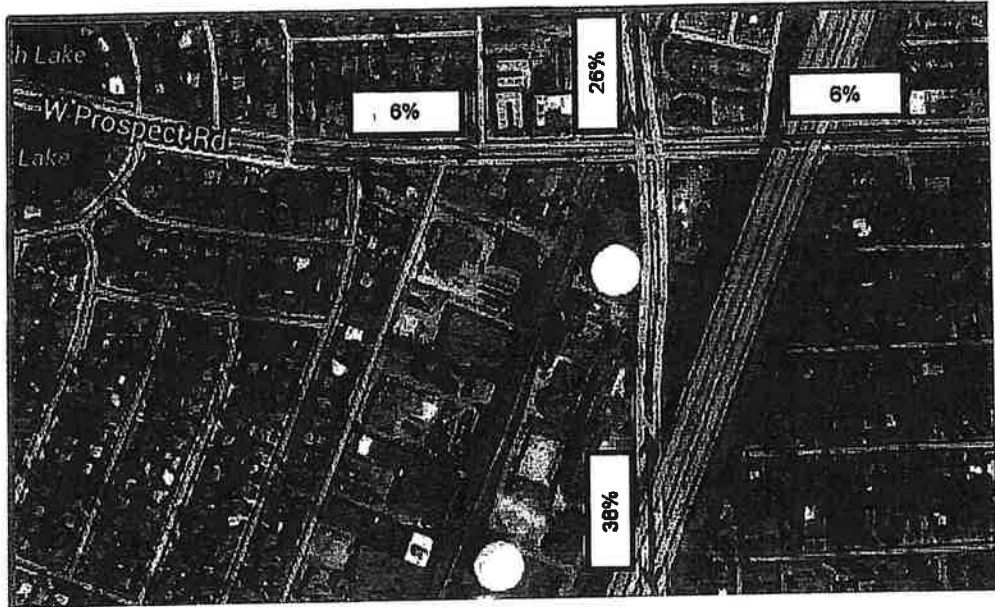
Tinter Traffic, LLC
2857 N.E. 25 Street
Ft. Lauderdale, FL 33305-17

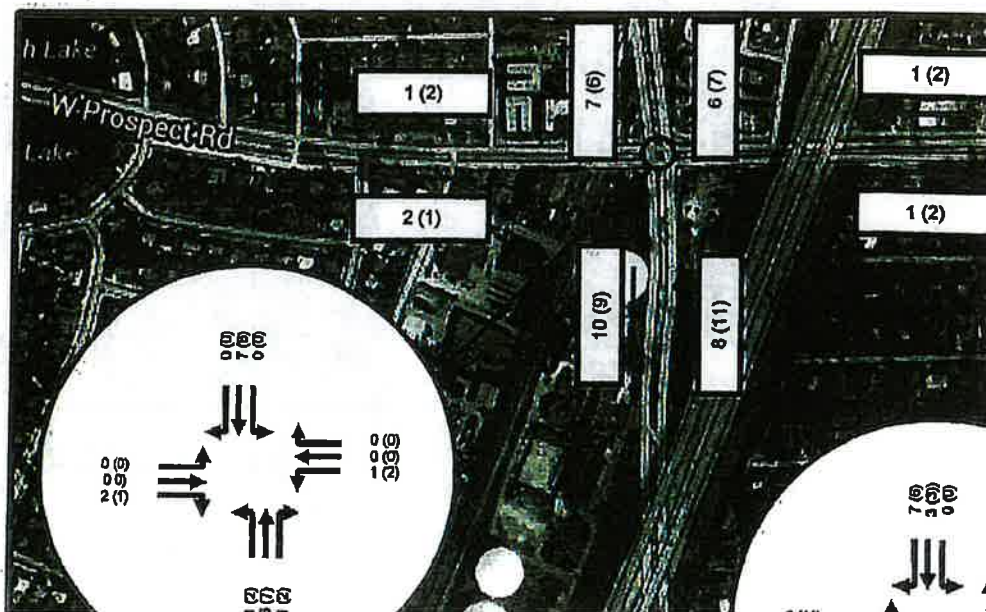
$$PM \text{ PEAK HOUR} = 0.40 (X)$$

where T = total number of trips (in vehicles per day (vpd) or hour (vph)
 X = the number of suites in the hotel

During the AM Peak Hour, it is expected that 55% of the hotel traffic will be entering and 45% will be exiting the site. During the PM Peak Hour, it is expected that 45% the site traffic will be entering and 55% will be exiting the site. Using these statistics from the ITE Report, the site is expected to generate the following traffic volumes for both the existing and proposed uses:

	<u>Existing Development</u>		
	<u>Daily</u>	<u>AM Peak Hour</u>	<u>PM Peak Hour</u>
<u>Entering</u>	314 vpd	27 vph	23 vph
<u>Exiting</u>	313 vpd	22 vph	28 vph
<u>Total</u>	627 vpd	49 vph	51 vph





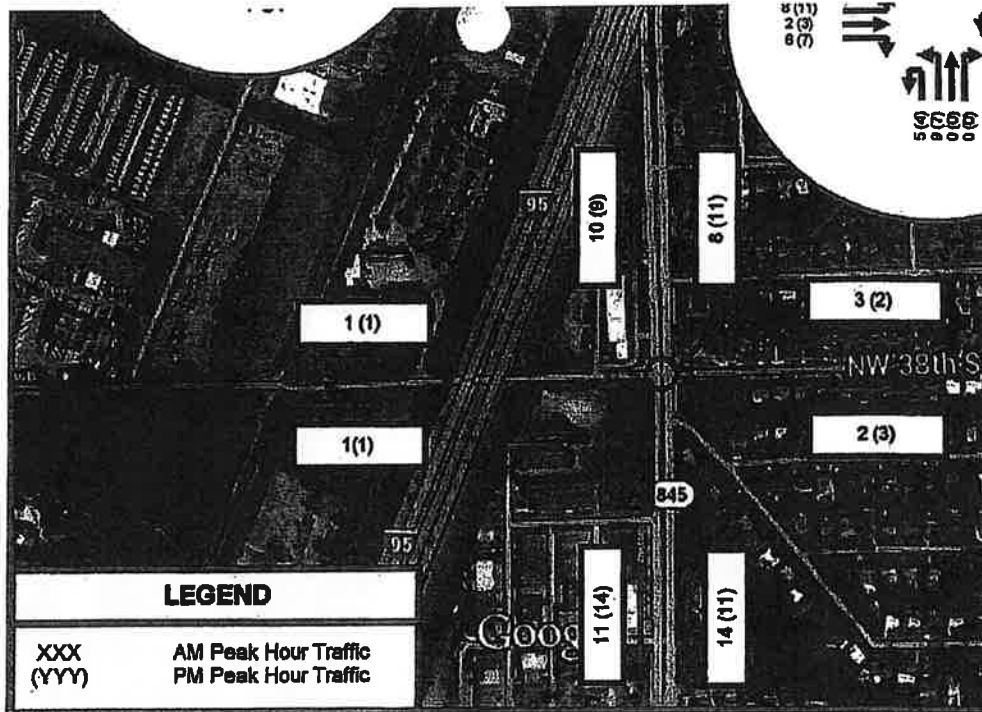


Figure 5
Residence Inn – Oakland Park



Transportation Department
TRANSIT DIVISION-Service and Capital Planning
 1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

VIA EMAIL

March 31, 2017

Cynthia Pasch, AICP
 Greenspoon Marder, P.A.
 200 East Broward Blvd, Suite 1800
 Fort Lauderdale, FL 33301

RE: LUPA Verification for Transit – Oak Tree Country Club

Dear Ms. Pasch,

Broward County Transit (BCT) has reviewed your correspondence dated March 24, 2017 regarding the proposed Land Use Plan Amendment (LUPA) for a 139 +/- acre property located on the west side of NW 21st Ave. between NW 44th Street and Commercial Blvd in the City of Oakland Park for current and planned transit service. The current transit service provided within one-quarter mile from the amendment site is limited to BCT Routes 11, 31 and 55. 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	5:00a - 11:47p	33/36 Min
	Saturday	5:00a- 11:21p	45 Min
	Sunday	7:00a - 9:23p	50/60 Min
BCT 31	Weekday	5:03a – 11:51p	30 Minutes
	Saturday	5:28a – 10:59p	45 Minutes
	Sunday	8:50a – 9:16p	45 Minutes
BCT 55	Weekday	5:05a – 10:06p	30 Minutes
	Saturday	6:00a - 9:30p	45 Minutes
	Sunday	9:00a – 8:00p	45 Minutes

Future fixed-route bus improvements including shorter headways, increased span of service are specified in the Broward County Transit Development Plan (TDP) or Broward MPO 2040 Long Range Transportation Plan (LRTP).



Transportation Department
TRANSIT DIVISION-Service and Capital Planning
1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

Although transit demand will likely increase as a result of this amendment, BCT can accommodate additional demand with existing and planned fixed-route bus service to the amendment site.

Transit Division has no objections to this LUPA, however BCT recommends that any proposed development on the amendment site is designed to provide safe movement for pedestrians and bicycles including connectivity to the existing sidewalk/bicycle network and bus stops adjacent to the amendment site.

Please be advised, BCT bus stops ID# 3775 is adjacent to the amendment site along NW 21st Avenue. Any proposed changes to this bus stop related to development on the amendment site will need to be closely coordinated with BCT during the development review and/or plat review process.

Please feel free to call (954) 357-8554 or email me murbina@broward.org if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in blue ink that reads "Mabelle Urbina".

Mabelle Urbina
Service Planner
Service and Capital Planning

**The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT**

LAND USE

SBBC-2209-2017

County No: TBD

Oak Tree

May 25, 2018

**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**

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION		IMPACT OF PROPOSED CHANGE			PROPERTY INFORMATION	
Date: May 25, 2018 9:56:05		Units Permitted	0	Units Proposed	455	Existing Land Use: Open Space/Recreation
Name: Oak Tree		NET CHANGE (UNITS):			455	Proposed Land Use: Irregular (3.24)
SBBC Project Number: SBBC-2209-2017		Students Permitted	0	Proposed NET CHANGE	106	Current Zoning: OS - Open Space
County Project Number: TBD		Elem	0	106	51	Proposed Zoning: PUD
Municipality Project Number: TBD		Mid	0	51	17	Section:
Owner/Developer: Blackshore Partners LLC		High	0	56	49	Township:
Jurisdiction: Oakland Park		Total	0	213	213	Range:

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity
Oriole Elementary	758	758	656	-102	-5	86.5%
Lauderdale Lakes Middle	1,243	1,243	885	-358	-16	71.2%
Anderson, Boyd H. High	2,829	2,829	1,820	-1,009	-40	64.3%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Capacity Adjusted Benchmark	Projected Enrollment		
				18/19	19/20	20/21
Oriole Elementary	656	-102	86.5%	628	624	616
Lauderdale Lakes Middle	887	-356	71.4%	862	846	813
Anderson, Boyd H. High	1,829	-1,000	64.7%	1,851	1,855	1,865

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

*The first Monday following Labor Day

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

Page 1

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data					Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	22/23	23/24	24/25	25/26	26/27	27/28	28/29
Area C - Elementary	19,075	16,109	-2,966	14,960	15,150	15,340	15,530	15,720		
Area C - Middle	10,228	8,315	-1,913	7,874	7,971	8,067	8,164	8,260		
Area C - High	11,171	8,254	-2,917	7,121	7,110	7,100	7,089	7,079		

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark* Enrollment	Over/(Under)	Projected Enrollment		
				18/19	19/20	20/21
Academic Solutions Academy - A	500	90	-410	90	90	90
Central Charter School	1,293	1,202	-91	1,202	1,202	1,202
Somerset Village Academy	750	237	-513	237	237	237
Somerset Village Academy Middle	750	140	-610	140	140	140
Suned High	550	308	-242	308	308	308

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts again at school facility review processes.

*The first Monday following Labor Day
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)**

School(s)	Description of Capacity Additions
Oriole Elementary	There are no capacity additions scheduled in the Adopted District Educational Facilities plan that will modify the reflected FISH capacity of the school.
Lauderdale Lakes Middle	There are no capacity additions scheduled in the Adopted District Educational Facilities plan that will modify the reflected FISH capacity of the school.
Anderson, Boyd H. High	There are no capacity additions scheduled in the Adopted District Educational Facilities plan that will modify the reflected FISH capacity of the school.

**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)**

Capacity Additions for Planning Area C	
School Level	Comments
Elementary	None
Middle	None
High	None

*The first Monday following Labor Day
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 140-acre site is generally located west of NW 21st Avenue between NW 44th Street and West Commercial Boulevard in the City of Oakland Park. The current land use designation for the site is Open Space and Recreation. Current designation allows no residential units. The applicant proposes to change the land use designation to Irregular (3.24) Residential to allow 455 single family (all four or more bedroom) units. The land use change as proposed is anticipated to generate 213 additional students (106 elementary, 51 middle, and 56 high) into Broward County Public Schools.

A portion of the site (approximately 5 acres) located at the southeast corner of Golfview Drive and West Prospect Road is part of Land Use Plan Amendment (LUPA) PC 04-22 which is subject to a Declaration of Restrictive Covenants (DRC). The DRC (Instr # 105535247, BK 40917, Pages 1604-1614) requires mitigation for the impact of the proposed 30 townhouse units approved under PC 04-22.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (DEFP). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2017-18 school year are Oriole Elementary, Lauderdale Lakes Middle, and Boyd Anderson High. Based on the District's Public School Concurrency Planning Document, all schools are operating below the adopted LOS of 100% of gross capacities in the 2017-18 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2017-18 – 2019-20), all schools are expected to operate below the adopted LOS of 100% of gross capacities through the 2019-20 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP, FY 2017-18 – 2021-22. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the subject site in the 2017-18 school year are depicted above.

Capital Improvements scheduled in the long-range section (2022-23 to 2026-27) of the currently Adopted DEFP Fiscal Years 2017-18 – 2021-22 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "C" and the elementary, middle, and high schools currently serving Planning Area "C" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area "C" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Areas.

Please note that the applicant should be advised to work with the School District to address the mitigation agreement related to the previously approved LUPA PC 04-22.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

*The first Monday following Labor Day
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

PROJECT NUMBER: SBBC-2209-2017

May 25, 2018

Date

Reviewed By:



Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

**INVENTORY OF EXISTING
PARKS AND RECREATION ACREAGE**

<u>OPEN SPACE SITES</u>	<u>LAND ACRES</u>	<u>WATER ACRES</u>	<u>ZONING</u>	<u>LAND USE</u>	<u>OWNER</u>
Royal Palm Park	10.00	42.00	OS	Parks/Rec.	City
Veterans Park	6.20	76.00	OS	Parks/Rec.	City
Carter G. Woodson	0.85	.	OS	Parks/Rec.	City
OPAC East/Stevens Field	3.00	-	OS	Parks/Rec.	City
Wimberly Athletic Complex	14.00	.	OS	Parks/Rec.	City
Greenleaf Park	2.00	-	OS	Parks/Rec.	City
City Boat Ramp	0.22	-	OS	Parks/Rec.	City
Lakeside Sand Pine Preserve*	5.00	-	OS	Cons.	City
Lloyd Estates Park*	0.42	-	OS	I-5	City
Oakland Bark Park*	2.25	.	OS	CF	City
Giusti Heart Par Course (leased)	5.00	-	CF	I-5	FPL
Cherry Creek Park (leased)*	2.91	.	CF	CF	Archdiocese
Northeast High School (leased)	5.00	-	CF	CF	BCSB
North Andrews Neighbor Park*	1.03	.	S-1(BC)	I-5	City
North Andrews Com. Center*	6.23	-	I-1(BC)	CF	City
Shad Park	0.14	-	R-1	I-5	City
Mini Park	0.12	-	R-1	I-5	City
Downtown Jaco Park*	<u>7.22</u>	-	MULD	LAC	City
Total	71.59	118.00			

Land Acres 71.59
 Water Acres + 118.00
 Total Parks = 189.59

- The Parks and Open Space standard from the City's Comprehensive Plan require at least 3 acres per 1,000 residents for local parks.
- Based on the City's 2008 population estimate of 42,241 residents.
- With the existing parks and open space acreage divided by the existing population the ratio is 4.49 acres per 1,000 residents. Currently, the City's park land inventory exceeds the standard by 1.49 acres per 1,000 residents.
- Land Only (1.69 acres per 1,000 residents/71.59 acres)
- Land Only Non-Leased (1.36 acres per 1,000 residents/57.78 acres)

*= New parks since 1998 Comprehensive Plan adoption
 June 26, 2009

RECERTIFIED: 4/22/10
 EFFECTIVE: 4/22/10

EXHIBIT "G"
INVENTORY OF PROJECTED
PARKS AND RECREATION ACREAGE

The City currently has 189.59 acres of park and recreation acreage. The adopted level of service in the City's Comprehensive Plan requires three (3) acres per 1,000 residents. Based upon the projected year 2030 buildout or capacity population of 60,321 (including the recently annexed areas) the adopted level of service standard will be maintained at a ratio of 3.18 acres per 1,000. The City has also included in its Downtown LAC, the Downtown Jaco Park which is located in the 3900 block of N. Dixie Highway that consists of 7.22 acres. Acquisition of the recreation and open space site was accommodated through the Broward County Safe Parks and Land Preservation Bond Program. With the addition of the Downtown LAC parks and open space, the projected park acreage increased to 189.59 acres in 2009. In addition, other park sites will be considered in the future based in the future needs of the expected residential development and/or redevelopment projects that are in the stages of going through the EAR-based land use amendment process and also in relation to the City's CRA Redevelopment Plan.

March 12, 2010

RECERTIFIED: 4/22/10

EFFECTIVE: 4/22/10



MEMORANDUM

DATE: July 11, 2018
TO: David Hebert, City Manager
FROM: Jennifer Frastai, Director of Engineering & Community Development
RE: Oak Tree Land Use Plan Amendment Application – Application Analysis

BACKGROUND:

Blackwood Partners, LLC and Blackshore Partners, LLC (Owner) & Pulte Group (Applicant) seeks to amend the City’s Future Land Use Map designation of 140.7 acres from Parks/Recreation to Irregular (2.88) Residential in a Dashed-Line Area to facilitate the future development of up to 405 residential unit development.

Description: The subject property consists of seven (7) parcels/folios. The property was previous utilized as a golf course. Current land use and zoning information is as follows:

Existing	
Future Land Use Map Designation	Parks/Recreation (P/R)
Open Space	134.35 +/- Acres
Lake Surface Area	6.0 +/- Acres
Zoning	Open Space / Recreation
Total Net Acres	139.16 Acres
Total Gross Acres	140.70 Acres

Application Process: The current application is requesting to amend the City’s Future Land Use Map. This requires two readings of an Ordinance (i.e. two public hearings). Should the ordinance be approved on first reading, a similar application will be transmitted to Broward County by the applicant to seek approval from Broward County to amend the Broward County Land Use Plan map from Low (5) Residential, Low-Medium (10) Residential, and Recreation and Open Space to Irregular (2.88) Residential, as indicated on Page 5 of the applicant’s submittal. The City is required to transmit the City’s application within ten (10) days of approval by on first reading by the City Commission. Both the City and County Land Use map amendments will be transmitted to the State of Florida for review by the State Department of Economic Opportunity, and other relevant agencies.

Upon completion of review by Broward County, the State of Florida and relevant agencies of this application, the application will be brought back before the City Commission for second reading of the Ordinance to hold a second public hearing.

The process for the review of the Land Use Plan Amendment is as follows:

Future Land Use Map Amendment Process	
Step 1	Oakland Park Development Review Committee
Step 2	Oakland Park Planning and Zoning Board
Step 3	Oakland Park Local Planning Agency (LPA)
Step 4	Oakland Park City Commission – 1 st Reading
Step 5	Broward County, State of Florida, and Relevant Agencies
Step 6	Oakland Park City Commission – 2nd Reading

Specifics to site layout, actual number of dwelling units, amenities, and similar zoning issues will be addressed at a future date by the applicant through the rezoning and site plan (master development plan) review process at the Development Review Committee, Planning and Zoning Board, and City Commission. The City Commission, with recommendation from the Planning and Zoning Board, will have the final approval on the master development plan including setbacks, amenities, and layout. The current request to amend the City’s Future Land Use Map will effectively establish the future maximum density for the site

Proposed Future Land Use: The applicant proposes using the Dashed-Line Area designation of the Broward County Land Use Plan. Dashed-Line Areas are a unique land use designation that can be used for planned unit developments. They are identified on the Future Broward County Land Use Plan Map and Oakland Park’s Future Land Use Maps by dashed lines circumscribing the designated area’s edges. For each of these areas, the

maximum overall density in dwelling units per acre is the number which appears in the circle inside the dashed line, in this case it is proposed to be “2.88”. Therefore, the maximum density will be calculated as follows: 2.88 dwelling units per acre x 140.7 acres = 405 dwelling units. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred, but they can be allocated within that area.

There are three developments that are designated a dash-Line Area in the Future Land Map. Those areas include:

- Lake Emerald
- Isle of Oakland Park Boulevard
- Cambridge Park

APPLICATION ANALYSIS

The applicant seeks to amend the Future Land Use Map designation of 140.7 acres from Parks/Recreation to Irregular (2.88) Residential in a Dashed-Line Area to facilitate the future development of up to 405 residential units, subject to rezoning and site plan approval.

As part of the Land Use Plan Amendment, the applicant has provided a Conceptual Master Plan which may be altered prior to final review of the rezoning and master site development plan by the Planning and Zoning Board and City Commission.

The following table summarizes the staff analysis of the proposed Conceptual Master Plan:

Site Data		
	Existing	Proposed
Future Land Use Map Designation	Parks/Recreation (P/R)	Irregular Residential (2.88 Dwelling Units per Acre)
Open Space	134.35 +/- Acres	49.79 Acres
Lake Surface Area	6.0 +/- Acres	24.22 +/- Acres
Zoning	Open Space / Recreation	TBD – (Applicant will request PUD)
Total Net Acres	139.16 Acres	139.16 Acres
Total Gross Acres	140.70 Acres	140.70 Acres
Residential Units	0	405

Net Density	0	2.91 Dwelling Units per Acre
Gross Density	0	2.88 Dwelling Units per Acre

Per the application, the submitted Conceptual Master Plan provided in the application was designed to provide a buffer to the residential community to the north of the subject site through an approximately 28-acre area that is comprised of lakes and green areas (11.51 acres of lake surface and 16.35 acres of green areas). Of this approximately 28-acre area, approximately 4 acres is lake surface area to satisfy the requirements of an existing drainage easement from the residential community to the north of the subject site.

Other significant components of the submitted Conceptual Master Plan include a greenway that will extend around the perimeter of the property with a pathway along all the public rights-of-way (NW 44 Street, NW 21 Avenue and Prospect Road), entrances on NW 44 Street and Prospect Road, and a traffic improvement/mitigation plan to be reviewed and approved by Broward County.

Open Space: The proposed open space calculation of the conceptual site plan (to be further detailed and considered when the rezoning and master site plan application is received) provided by the applicant is comprised of the following uses:

Proposed Open Space – Per Conceptual Master Plan (Planned Unit Development)	
Open Space Required	48.71 Acres
Total Open Space	49.79 Acres
Primary Recreation Area	1.97 Acres
Neighborhood Park / Dry Retention Area (within proposed development)	1.03 Acres
Oak Tree Open Space Area / Buffer Area	16.35 Acres
Open Space Area (South Area & Internal Neighborhood Parks) This area includes water surface areas.	21.14 Acres
Buffer Tract Area (West Buffer Area)	0.42 Acres
Public Greenway Park Open Space Area (South & East Buffer Areas)	8.88 Acres

Section 24-54(E)(11) of the City’s Land Development Code does not allow for the use of lakes, lagoons or other waterways in the calculation of open space for Planned Unit Developments (PUD); however, 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 Applicant has provided a calculation that states that the percentage of open space that will be a waterway is 33% of the required open space.

Drainage: The Drainage Area proposed by the applicant includes the area required by the existing easement between the subject property and the residential community to the north.

The proposed drainage area provided by the applicant is comprised of the following:

Proposed Drainage Area	
Total Drainage Area	24.22 +/- Acres
Total Lake Surface Residential Area	12.71 Acres
Total Dry Retention Area Residential Area	0.60 Acres
Total Lake Surface North Open Space Area	11.51 Acres
• Oak Tree Estates Drainage Area per Recorded Easement – Included in Total Lake Surface North Open Space Area	4.02 Acres

1. COMPREHENSIVE PLAN REVIEW

This review and analysis of the application is governed by the existing Goals, Objectives and Policies of the Oakland Park Comprehensive Plan (March 2015). Staff has reviewed the policies of the City’s Comprehensive Plan, as well as, reviewed potential impacts of the conversion of the land use to the City’s level of service in the following areas:

- Open Space
- Housing
- Traffic
- Public Water, Sewer, and Solid Waste
- Natural Resources
- Soil Conditions
- Fire Safety Resources
- School Facilities

OPEN SPACE

Policy 1.5.4 Amendments to the Future Land Use Map which would result in the loss of public or private open space shall be strongly discouraged.

Policy 1.5.5 Any Amendments to the Future Land Use Map related to open space sites, parks/recreation, golf courses, natural resource sites/areas/habitats and wetlands shall be required to address how open space and parks/recreation needs of the existing and projected residents of the community will be met and how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

Policy 1.5.6 The proposed development of any sites designated as parks/recreation, golf courses and/or conservation that are zoned and used as open space and/or conservation shall be strongly discouraged.

Policy 1.5.7 Amendments to the Future Land Use Map containing any open space, parks/recreation, golf courses, natural resource areas/habitats and/or conservation areas shall address the following:

- a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.**
- e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.**

Objective 6.3 The City shall continue to preserve and protect the City's existing open space sites, natural resource areas/habitats, wetlands and conservation areas.

Policy 7.2.4 The proposed development of any sites designated as park/recreation that are zoned and used as open space shall be strongly discouraged.

Analysis

- The applicant is proposing a change in land use designation from Parks/Recreation to Irregular (2.88) Residential to facilitate the development of “405 residential units”. The proposed change to land use designation and future use would result in the net loss of open space. The 140.7-acre property is not counted in the City’s inventory of recreational sites or toward acreage requirements as it related to Broward County requirements for municipal open space.
 - The applicant provided a justification statement regarding change in site designation for future development and how this is consistent with the City of Oakland Park Comprehensive Plan. This justification statement can be found in the application on pages 3-4.
- The City’s Community Rating System (CRS) consultant, CRS Max Consultants, Inc., calculated the impact of the proposed Future Land Use Map amendment on the City’s CRS program as administered by the National Flood Insurance Program (NFIP). The consultant found that the proposed removal of the open space “would result in a loss of 154 points in the CRS program”. This could potentially impact the City’s current CRS rating which is a Class 7. The Class 7 rating provides for a 15% discount flood insurance discount to residents citywide who reside in a special flood hazard area. The City’s consultant has recommended that the potential points lost be recovered through “concerted attention by the developer to one or more other activities within the CRS program”.
- The applicant provided a justification statement regarding the loss of private open space, as requested. The proposed Conceptual Master Plan delineates 49.79 acres of open space and calls for greenways along NW 44th Street, NW 21st Avenue, and Prospect Road. The proposed public greenway is sixty (60) feet wide and includes an eight (8) foot public fitness trail. At this time, the property, while vacant, is not accessible to the public, nor does it meet soil standards for public use. The applicant shall demonstrate on the future master development plan how the proposed development will tie into the existing neighborhood through sidewalks and roads.

- Policy 1.5.4 “discourages” loss of public or private open space, but it does not prohibit the loss for conversion to residential uses.

Policy 7.1.2 states that “the City’s overall level of service standard for parks and recreational facilities will remain at three (3) acres per 1,000 population, with two (2) acres per 1,000 population provided by neighborhood parks or mini-parks and one acre per 1,000 population provided by community parks.”

The applicant is proposing up to 405 dwelling units, or approximately 1,215 individuals. This calculation is dictated by Broward County Code Section 5-182(i)(3)(a) which provides for 3 persons per dwelling units.

This generates the following demand:

Parks & Recreation Facilities	3 acres per 1,000 population	3.65 acres
Neighborhood Parks	2 acres per 1,000 population	2.43 acres
Community Parks	1 acre per 1,000 population	1.22 acres
	Total	7.29 acres

In evaluating open space and whether an application will impact the City’s local park acreage standards, it has been determined that the need generated by a future development of up to 405 dwelling units meets the existing surplus. This calculation is based on the future population estimate as provided for in Table 7-3 of Volume II of the City of Oakland Park’s Comprehensive Plan which states that the City is projected to have a surplus in park space in 2030.

Table 7-3 - 2006, 2015, and 2030 Local Park Acreage Need/Demand and Deficiencies/(Surplus) Based on Local Park Acreage Standards in the Broward County Land Use Plan

Total Acreage of Parks in Oakland Park in 2005		182.37 acres	
Total Acreage of Parks in Oakland Park in 2015		183.74 acres	
Broward County Standard		3.0 acres/1,000 residents	
Year	Population	Need/Demand (in acres)	Deficiency/(Surplus) (in acres)
2006	43,739	131.22	(51.15)
2015	49,752	149.26	(34.48)
2030	60,121	180.36	(2.01)

Source: Carter & Burgess, Inc., 2007

Note: Based on population estimates and projections as shown in the Future Land Use Element.

LAND USE/HOUSING

Policy 1.3.2 The City shall assist in providing improved quality and safety of housing and neighborhoods, through such activities as:

- encouraging a diversity of housing types located near parks and open spaces, where feasible;
- encouraging in-fill development;
- improving neighborhood compatibility and buffering from industrial and commercial uses;
- improving the level of service for water, wastewater and drainage infrastructure; and
- encouraging innovative community policing programs.

Policy 1.7.2 The City shall reject rezoning, variance, and conditional use applications that would be detrimental to residential neighborhood quality by virtue of incompatibility of land use or excessive density. The City shall protect whenever possible existing and planned residential areas, including single family neighborhoods, from disruptive land uses and nuisances. When reviewing these types of applications the City shall consider compatibility of uses; intensity of uses; hours and types of operations; impacts (such as noise, lighting, and odors) that may negatively affect nearby residences, businesses, or community facilities; building mass and placement; and transportation access and connectivity.

Objective 1.11 The City shall continue to implement subdivision and other regulations promoting well planned, orderly, and attractive development which is consistent with locally adopted Capital Improvements Element and the Goals, Objectives and Policies of the Broward County Land Use Plan.

Objective 3.5 Protect the viability of residential neighborhoods.

Policy 3.5.1 Reject rezoning and variance applications that could be detrimental to neighborhood viability and stability. Items to be considered during the rezoning or variance process include, but are not limited to, compatibility and types of uses, building placement, mass and scale, lighting and noise conditions, traffic patterns, hours of operation, and buffering and aesthetics.

Policy 3.5.2 The City shall continue to enforce development code regulations which prohibit residential densities which are out of character with existing sound and viable neighborhoods.

Analysis

- The proposed change in land use designation from Parks/Recreation to Irregular (2.88) Residential to facilitate the development of “405 residential units” is compatible with the existing neighborhoods. The residential properties directly adjacent on the north and a portion of the west to the subject site have a land use designation of “Low Density Residential (up to 5 units per acre)”. These properties will be surrounded by, and contiguous with, the proposed development which includes a 25-acre buffer on the north side that includes land and water surface. The properties to the east are also designated “Low Density Residential (up to 5 units per acre)”. A portion of the west boundary and a small parcel to the north is designated “Medium Density Residential (up to 16 units per acre)”. The property to the south is at an irregular density of 3.94 units per acre. A designation of 2.88 units per acre is lower than the adjacent properties and the existing dominating character.

- The applicant is proposing a land use change that will lead to a planned unit development rezoning (to be submitted through separate application).
- The applicant is proposing to develop an abandoned property.

TRAFFIC

Objective 1.1 The City shall continue to enforce the Land Development Code in order to assure that all new development connects to public sewer and water, addresses traffic problems, and respects its soil and terrain characteristics.

Policy 1.1.5 The City shall continue to provide a Concurrency Management System (CMS) as incorporated within the land development code. The CMS provides procedures and criteria to assess future development approval requests relative to impacts to the adopted level of service standards. The procedures establish mechanisms such that development impacts can be phased concurrently with the level of service standards for roadways, recreation and open space and infrastructure facilities (i.e., sanitary sewer, drainage, solid waste, potable water and natural aquifer recharge). Development applications that are not consistent with the adopted level of service standards or cannot be phased concurrently with available facilities will be denied.

The Concurrency Management System includes the following guidelines.

- The City shall not grant a development permit for a proposed development unless the City has determined that public facilities are adequate to serve the needs of the proposed development or unless the developer agrees in writing that no certificate of occupancy shall be issued for the proposed development until public facilities meet the LOS Standards as specified in the Land Development Code. Transportation facilities must be in place or under construction within three years of building permit, or functional equivalent, approval.

Policy 1.5.7 Amendments to the Future Land Use Map containing any open space, parks/recreation, golf courses, natural resource areas/habitats and/or conservation areas shall address the following:

- f. **With any proposed amendment, the existing natural site characteristics will need to be included and taken into consideration in the form of a study addressing the impacts of the loss of open space, site lighting, development noise, impacts on visual views, analysis of current and future property values, natural resource/environmental impacts, traffic, impacts on man-made lakes, and the preservation of native specimen trees (including species names, maximum caliper size and maximum tree heights of those trees that would be acceptable to be removed and as determined by the City’s Parks & Leisure Services Department).**

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.

Policy 2.3.3 The City will only issue development permits for projects that do not access an over capacity local street or result in a local street exceeding LOS C. Permits may be issued under any one of the following circumstances:

- **The Applicant shows that no local streets are accessed or those that are will operate at, or better than, LOS C at project buildout or within three (3) years after obtaining a building permit, whichever is earlier.**
- **There is an approved Action Plan accompanying the traffic impacts of the proposed development, where an Action Plan refers to any combination of accepted transit, ride-sharing, transportation systems management methods, or other methods of traffic impact mitigation.**
- **The necessary improvements to provide LOS C are under construction, under contract for construction, or the City Commission determines they will be under contract during the same fiscal year.**
- **The necessary improvements to provide LOS C are included in an enforceable development agreement and the City agrees to, or has included, the improvement in its Capital Improvement Program in the Capital Improvements Element. The parties seeking development approvals (i.e. developers) will be responsible for preparing the Action Plan and**

providing the funding for any transportation improvements identified in the Action Plan. The City Commission will be responsible for approving Action Plans in instances where Broward County is not involved (i.e., development requests not requiring platting or impacts to local streets). In instances where Broward County is the responsible agency, the City Commission will provide a recommendation to the County. The Action Plan will specify how the impacts of the proposed development will be phased to be concurrent with the availability of traffic and or transportation capacity at the adopted level of service, the transportation improvements to be implemented, improvement costs and the funding mechanisms.

Policy 2.3.6 Require developments within the City to provide sidewalks along adjacent roads identified as collectors and arterials on the Future Roadway Functional Classified Map.

Policy 2.3.8 Require trip generation studies from all proposed development and redevelopment within the City and traffic impact studies for nonresidential developments and all residential developments with more than four (4) dwelling units and allow development contingent upon meeting LOS Standards.

Policy 2.3.9 The City, through its Concurrency Management System, will consider the individual and cumulative impacts of land use plan amendments on the existing and planned City transportation facilities.

Policy 9.2.1 The City shall continue to review development proposals cognizant of the City's adopted level of service standards, existing levels of service and where appropriate, the timeframe for implementation of additional facility improvements.

Policy 9.2.2 The approval of proposed development or redevelopment projects shall be conditioned on the basis of project related service needs being concurrently available at the adopted level of service standards specified in Policy 9.2.4. Transportation facilities needed to serve development or

redevelopment projects shall be in place or under construction within three (3) years after the building permit, or functional equivalent, is approved.

Policy 9.2.4 The Level of Service (LOS) standards for capital facilities shall be:

- **For sanitary sewer - 150 gallons per day per resident;**
- **For potable water - 119 gallons per day per resident;**
- **For fire flow - as required by the Fire Marshall;**
- **For solid waste - 8.0 pounds per capita per day with bi-weekly pickup;**
- **For drainage (Roadway Crown) - 10-year, 3-day storm;**
- **For drainage (Finished Floor) - Floor elevation above 100-year, 3-day storm; finished floor shall be no lower than the highest of:
 1. **One (1) foot above the FEMA Flood Insurance Rate Base Flood Elevation; or**
 2. **The 100-year flood elevation as determined by the Broward County 100-year Flood Criteria Map; or**
 3. **Twelve (12) inches above the adjacent road crown for residential development and six (6) inches above the adjacent road crown for nonresidential development.****
- **For parks and recreation facilities – three (3) acres per 1,000 residents, with two (2) acres per 1,000 population provided by neighborhood parks or mini-parks and one (1) acre per 1,000 population provided by community parks; and**
- **For transportation facilities:
 - **I-95 (a SIS corridor) - LOS E;**
 - **Cypress Creek Road from I-95 to Andrews Avenue and Andrews Avenue from Cypress Creek Road to the Tri-Rail station entrance (a SIS connector) - LOS D;**
 - **As part of the Broward County Central District using transit oriented concurrency – coordinate with the county to achieve headways of 30 minutes or less on 80% of routes (non-contract BCT routes), establish at least one neighborhood transit center, and establish at least two additional community bus routes, increase bus shelters by****

30%, and maintain the peak hour two-way maximum service volumes on arterial roads as listed below:

- **Two-lane arterials 2,555**
- **Four-lane arterials 5,442**
- **Six-lane arterials 8,190**
- **Eight-lane arterials 10,605; and**
- **For Local Roadways - LOS C ADT, PSDT and PKHR.**

Analysis

- The roads accessing the subject property are identified on the Broward County Trafficways Plan as follows. These roads and any improvements, impacts or mitigation to the roads are under the jurisdiction of Broward County.

Prospect Road	Arterial
NW 44 Street	Collector
NW 21 Avenue	Collector

- A review of the applicant submitted traffic report has been performed. The City shall make a recommendation to the County regarding a proposed Action Plan to mitigate traffic impacts. The applicant is proposing to address traffic mitigation as follows: (as provided in the attached exhibit)
 - Addition of a second westbound left turn lane
 - Addition of an exclusive eastbound right-turn lane
 - Conversion of the northbound left turn movement from permitted only operation to permitted-plus-protected operation
- The proposed mitigation will need to be approved by Broward County. Typically, Broward County will not meet with applicants about proposed mitigation until an application has been submitted. The applicant cannot submit to Broward County until an affirmative action is taken by the City of Oakland Park City Commission.
- Broward County Land Development Code requires an Action Plan. Per the Code: “An Action Plan is a program of transportation improvements designed, at a minimum, to accommodate the net traffic impact of development to the extent that the regional transportation network lacks the available capacity to

provide for the net traffic impact. The Action Plan shall provide substantiation in the form of engineering studies or other data acceptable to the County to demonstrate to the satisfaction of the County the anticipated effect of the proposed program of improvements and/or innovations; shall provide for a source of funding for the improvements and/or innovations; and shall provide for monitoring of the program to ensure implementation.” Once the Action Plan is submitted as part of the County’s review process, the City Commission shall make a recommendation on the Action Plan. The applicant shall demonstrate on the future master development plan how the proposed development will address traffic impacts of development.

- The Proposed Conceptual Master Plan provided by the applicant does not show dedicated turn lanes into the main entrance. This should be revisited at the time of site plan review.
- The link analysis demonstrates that the segments of NW 21st Avenue between Oakland Park Boulevard and Commercial Boulevard will operate at an unacceptable LOS with or without the project trips for the existing, Short Range (2022), and Long Range (2035) scenarios and both daily and peak hour conditions. Results of the daily trip generation analysis provided by the applicant, indicates that the proposed amendment is expected to result in an increase of 2,808 daily trips. (See Exhibit M of the Resubmitted Application for traffic details)

PUBLIC WATER, SEWER, AND SOLID WASTE

Objective 1.1 The City shall continue to enforce the Land Development Code in order to assure that all new development connects to public sewer and water, addresses traffic problems, and respects its soil and terrain characteristics.

Policy 1.1.1 As new development and redevelopment occurs; require a tie-in to public sanitary sewer and potable water systems, wherever feasible.

Policy 1.1.5 The City shall continue to provide a Concurrency Management System (CMS) as incorporated within the land development code. The CMS

provides procedures and criteria to assess future development approval requests relative to impacts to the adopted level of service standards. The procedures establish mechanisms such that development impacts can be phased concurrently with the level of service standards for roadways, recreation and open space and infrastructure facilities (i.e., sanitary sewer, drainage, solid waste, potable water and natural aquifer recharge). Development applications that are not consistent with the adopted level of service standards or cannot be phased concurrently with available facilities will be denied.

The Concurrency Management System includes the following guidelines.

- **The City shall not grant a development permit for a proposed development unless the City has determined that public facilities are adequate to serve the needs of the proposed development or unless the developer agrees in writing that no certificate of occupancy shall be issued for the proposed development until public facilities meet the LOS Standards as specified in the Land Development Code. Transportation facilities must be in place or under construction within three years of building permit, or functional equivalent, approval.**

Policy 1.1.9 Adequate water supplies and potable water facilities shall be in place and available to serve new development or redevelopment that increases density or intensity no later than the issuance by the City of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent that allows an increase in density or intensity, the City shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent. The Land Development Regulations shall be updated to reflect this change by 2009.

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.

Objective 4.2 The City shall continue to implement land development regulations to assure that new development or redevelopment occurs concurrently with the adopted level of service standards.

Policy 4.2.1 Approval of all City development and redevelopment plans shall be conditioned on service availability at the adopted standards concurrently with development.

Policy 9.2.1 The City shall continue to review development proposals cognizant of the City’s adopted level of service standards, existing levels of service and where appropriate, the timeframe for implementation of additional facility improvements.

Analysis

- The applicant is proposing to connect to public sewer and water and mitigate.
- The City has conducted a preliminary consultation with the City of Fort Lauderdale. An analysis by City Staff has determined that the City has adequate capacity to serve and accommodate the change in land use designation and the proposed use’s demand flows as identified in the applicant’s Potable Water Analysis.
- The applicant is proposing to tie-in to public sanitary sewer. The applicant has acknowledged that a hydraulic study is required prior to site plan approval and that the applicant will be responsible for the cost associated with the hydraulic modeling and, if required, the proportionate share of the cost of the upgrades to the City’s system.
- The City’s Solid Waste Division has sufficient equipment to provide services.

STORMWATER

Policy 1.5.7 Amendments to the Future Land Use Map containing any open space, parks/recreation, golf courses, natural resource areas/habitats and/or conservation areas shall address the following:

- b. Management of storm water retention taking into account the extent to which the open space, parks/recreation, golf courses and/or natural resource areas/habitats provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.**

Policy 4.5.2 Continue to enforce the City’s subdivision regulations to provide for increases in pervious area, improve on-site drainage retention capabilities, and where feasible, maintenance of wetland soils and vegetation characteristics.

Analysis

- Per the SFWMD permit 06-00437-S, issued on October 14, 1982, the 14.5 acre residential development (to the north, known as Oaktree Estates) is utilizing two onsite lakes located on the existing golf course (outside their development) for storm water mitigation. This development will have right to continue discharging into the proposed development’s storm water management systems. A drainage easement will need to be dedicated for the areas proposed to be used as the existing residential development’s storm water management system plus the drainage connection pipes from that existing residential development to the Oak Tree lake systems.

The City’s Community Rating System (CRS) consultant, CRS Max Consultants, Inc., calculated the impact of the proposed Future Land Use Map amendment on the City’s CRS program as administered by the National Flood Insurance Program (NFIP). The consultant found that the proposed removal of the open space “would result in a loss of 154 points in the CRS program”. This could potentially impact the City’s current CRS rating which is a Class 7. The Class 7 rating provides for a 15% discount flood insurance discount to residents citywide who reside in a special flood hazard area. The City’s consultant has recommended that the potential points lost be recovered through “concerted attention by the developer to one or more other activities within the CRS program”.

NATURAL RESOURCES

Policy 1.5.7 Amendments to the Future Land Use Map containing any open space, parks/recreation, golf courses, natural resource areas/habitats and/or conservation areas shall address the following:

- c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.**
- f. With any proposed amendment, the existing natural site characteristics will need to be included and taken into consideration in the form of a study addressing the impacts of the loss of open space, site lighting, development noise, impacts on visual views, analysis of current and future property values, natural resource/environmental impacts, traffic, impacts on man-made lakes, and the preservation of native specimen trees (including species names, maximum caliper size and maximum tree heights of those trees that would be acceptable to be removed and as determined by the City's Parks & Leisure Services Department).**

Objective 6.3 The City shall continue to preserve and protect the City's existing open space sites, natural resource areas/habitats, wetlands and conservation areas.

Policy 6.3.7 The City shall continue to protect and conserve the natural functions of existing soils, wildlife habitats, canals, lakes, rivers and marine habitats during the review of applications for new development and/or redevelopment through the implementation of adopted land development regulations consistent with Broward County's Comprehensive Plan which require at a minimum that:

- e) All endangered and threatened plant and animal populations are protected;**
- f) All habitats of significant value to existing populations of endangered and threatened species are preserved**
- i) A written environmental assessment is prepared for all proposed development and land use amendments considered by the City Commission and/or City development review boards that are currently or were previously undeveloped with urban uses. The**

assessment shall include, at a minimum, impacts on flora, fauna, air quality, and water quantity and quality.

Analysis

- The application states that it will re-evaluate the natural resources on the site during the development phase to determine if any changes occurred since the initial evaluation. This is required by the Florida Fish and Wildlife Conservation Commission. No known wetlands are on the site.
- The applicant has proposed buffering to the properties to the north.
- The applicant’s justification statement states that this property is contaminated and not currently open to the public. The applicant states that it is minimizing and mitigating the loss of private open space through the addition of a 60 ft wide public greenway along NW 21st Avenue, NW 44th Street, and Prospect Road. The applicant is required to address any natural resource areas/habitats that may be affected by future development.
- The applicant has provided an Environmental Assessment (dated November 2017; revised February 2018) which states that “No threatened or endangered faunal species, nor signs of such species were observed during this assessment”.
- As noted by the applicant, additional surveys will need to be conducted prior to construction to obtain the most current data regarding presence or absence of listed species prior to receiving a Broward County permit.

SOIL CONDITIONS

Objective 1.1 The City shall continue to enforce the Land Development Code in order to assure that all new development connects to public sewer and water, addresses traffic problems, and respects its soil and terrain characteristics.

Policy 1.5.7 Amendments to the Future Land Use Map containing any open space, parks/recreation, golf courses, natural resource areas/habitats and/or conservation areas shall address the following:

- d. Mitigation of environmental contamination on any public parks and/or golf course sites. The level of environmental contamination must be determined and evaluated by conducting a Phase 1 and Phase 2 environmental assessment.**

Analysis

- There is a Broward County Environmental Assessment and Remediation (EAR) License (#1155) and restrictive covenant regarding future development of the site due to current soil conditions. The restrictive covenant by the County restricts the use of the site to golf course for purposes of soil remediation. Should the request for the land use amendment be approved, the restrictive covenant may be removed by the County once the environmental assessment and remedial action plan is changed to meet the quality standards for a residential use.
- The applicant is proposing to mitigate any existing soil conditions.
- The applicant has stated they will work with all regulatory agencies to provide a mitigation plan.

FIRE SAFETY RESOURCES

Policy 1.10.5 The City shall direct new development into areas where necessary regional and community facilities and services exist.

Policy 4.2.1 Approval of all City development and redevelopment plans shall be conditioned on service availability at the adopted standards concurrently with development.

Analysis

- The City's Fire Rescue Department, per the Florida Fire Prevention Code Fifth Edition, NFPA 1 Chapter 15, received a service delivery concurrency evaluation to determine if the proposed land use change impacts the current level of service. Should an impact to the current level of service be determined, the

applicant will be required to mitigate this impact at the time of master development plan review.

SCHOOL FACILITIES

Objective 1.13 Ensure through the City’s future land use process that public elementary and secondary education facilities will be available to meet the current and future needs of Broward County’s school population.

Policy 8.1.5 Per the adopted Interlocal Agreement and as outlined in an adopted Public Schools Facility Element, the City will continue to coordinate at the staff level with the Broward County School District on any major rezoning, replatting, acquisition of adjacent open space, or change in land use within the City which may affect the safety of public school students, enhance public education or alter the City's existing or anticipated future needs for public schools facilities.

Analysis

- The applicant has provided data from Broward County Schools determining that capacity exists at the schools associated with this property.

NEXT STEPS

Should the City Commission transmit the application to the State of Florida for review, the Applicant may commence with the Broward County Land Use Plan Amendment and the City’s Development Application Process as follows:

- Plat Review (City and County)
- Rezoning
- Site Plan

It should be noted that the above steps cannot be considered by the City Commission until final adoption of the Future Land Use Map Amendment by the City.

ATTACHMENTS

1. [Proposed Ordinance](#)
2. [Initial Application](#)
3. [Updated Application \(405 Units\)](#)
4. [Resubmitted Application Materials](#)
5. [Broward County Future Land Use Map](#)
6. [City of Oakland Park Future Land Use Map](#)
7. Applicant's Comprehensive Plan Amendment Justification
8. DRC Documents
9. Ancillary Documents
10. Neighborhood Participation Meeting Info
11. Color Renderings
12. Copy of Public Notice
13. Application Form