



July 30, 2020

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

RE: City of Oakland Park Comprehensive Plan Text Amendment (**Case No. CD20-11CP**) Park & Recreation Element Permitted Uses

Dear Mr. Eubanks:

The City of Oakland Park is submitting the attached Comprehensive Plan text amendment to be reviewed under the expedited State review process. This amendment to the City's Comprehensive Plan was recommended for approval at a public hearing by the Local Planning Agency on July 16, 2020 and approved for transmittal by the Oakland Park City Commission at a public hearing held on July 22, 2020. The amendment proposes to change *Section 10. Land Use Implementation: Section 3. "Zoning as to Permitted Uses and Densities"* of the City's Comprehensive Plan to include new language related to Civic & Cultural Buildings and Community Facilities and/or Utility uses. Specifically, the Parks & Recreation Future Land Use designation category of the plan is being amended in order to accommodate the future needs of the City, which is also consistent with the Broward County Land Use Plan, BrowardNext. The amendment is anticipated to be adopted by the City of Oakland Park no later than October 2020.

The proposed amendment is not located within an Area of Critical State Concern and is not proposed for adoption under a joint planning agreement pursuant to Chapter 163, Florida Statutes.

We appreciate the continued assistance and cooperation of the Division of Community Planning, Development and Services. Please contact me or Rick Buckeye, AICP, Senior Planner, at 954-630-4345 if you have any questions or require additional information.

Respectfully,

Peter M. Schwarz, AICP
Assistant Director Community and Economic Development Department



Attachments: Comprehensive Plan Text Amendment Ordinance adopted on 1st Reading
Agenda Item Staff Report, dated July 22, 2020
Proof of Advertisement for P&Z Bd.; LPA and City Commission

cc: David Hebert, City Manager
Jennifer Frastai, Assistant City Manager
Brad Ostroff, Acting Director Community and Economic Development Department
Alex Dambach, AICP, Planning Supervisor, Planning and Zoning
D.J. Doody, Esq., City Attorney

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WHEREAS, the City of Oakland Park, Florida proposes a text amendment to the City's 2007 Comprehensive Plan by specifically amending Section 10. Land Use Implementation: Section 3. "Zoning as to Permitted Uses and Densities" to include new language related to Civic & Cultural Buildings and Community Facilities and/or Utility uses in the City's 2007 Comprehensive Plan; and

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1 by Chapter 163 of the Florida Statutes during the preparation and desires that the
2 amendment be transmitted to the Florida Department of Economic Opportunity "DEO."

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4 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION**
5 **OF THE CITY OF OAKLAND PARK, FLORIDA, THAT:**
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7 **SECTION 1.** The foregoing "Whereas" clauses are hereby ratified and
8 confirmed as being true and correct and are hereby made a part of this Ordinance.
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10 **SECTION 2.** The City Commission of the City of Oakland Park, Florida hereby
11 approves and adopts the proposed amendment to Section 10. Land Use Implementation:
12 Section 3. "Zoning as to Permitted Uses and Densities" of the City's 2007
13 Comprehensive Plan. The amendment to Section 3. "Zoning as to Permitted Uses and
14 Densities" is as follows:
15

16 **Section 10. Land Use Implementation**
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18 ***Section 3. Zoning as to Permitted Uses and Densities***
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20 E. Each parcel of land within an area designated in a **Park and Recreation**
21 Land Use category by the City's Land Use Plan Map must be zoned in an
22 open space or park and recreation zoning district which permits one or more
23 of the following uses, but no other uses:
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- 25 1. Passive recreational uses, including, but not limited to nature centers and
26 trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic
27 preserves, and picnic areas.
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- 29 2. Golf courses which are intended to remain permanent open space.
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- 31 3. Camping ground and facilities.
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- 33 4. Cemeteries.
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- 35 5. Active recreational uses, including, but not limited to tennis courts,
36 playgrounds, swimming pools, athletic fields and courts, beaches and
37 bikeways.
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- 39 6. Boat ramps and docks.
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- 41 7. Outdoor cultural, educational and civic facilities, including, but not
42 limited to animal exhibits, habitats, bandshells and outdoor classrooms.

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8. Concessions only when accessory to the above uses. Examples of such concessions are refreshment stands, pro shops, souvenir shops and rental facilities.
 9. Civic and cultural buildings may be permitted if they are ancillary to the primary recreation use of the site.
 10. Community facilities and utility uses, up to five (5) acres, provided that the:
 - a. Community facility and/or utility uses are publicly owned and intended to serve a public purpose to promote health, safety and welfare;
 - b. The City of Oakland Park meets the minimum open space requirement of 3 acres per 1,000 existing and projected permanent residents;
 - c. The proposed community facility or utility use is limited to no more than 5 acres and The City of Oakland Park demonstrates that sufficient and functional open space serving the area residents will be retained.

24 **SECTION 3.** The City Clerk is further directed to transmit a certified copy of
25 this Ordinance to the Florida Department of Economic Opportunity “DEO” pursuant to
26 Chapter 163, Florida Statutes, as well as any other interested governmental entity
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28 **SECTION 4.** If any clause, section or other part of this Ordinance shall be held
29 by any Court of competent jurisdiction to be unconstitutional or invalid, such
30 unconstitutional or invalid part shall be considered as eliminated and in no way affecting
31 the validity of the other provisions of this Ordinance.
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33 **SECTION 5.** All Ordinances or parts of Ordinances in conflict herewith are
34 hereby repealed to the extent of such conflicts.
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36 **SECTION 6.** This Ordinance shall be effective upon its passage and adoption by
37 the City Commission.
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1 PASSED BY THE CITY COMMISSION OF THE CITY OF OAKLAND PARK,
2 FLORIDA, ON FIRST READING, THIS 22nd DAY OF JULY 2020.
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4	J. BOLIN	<u>YES</u>
5	M. CARN	<u>YES</u>
6	T. LONERGAN	<u>YES</u>
7	S. GUEVREKIAN	<u>Absent</u>
8	M. SPARKS	<u>YES</u>

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10 PASSED AND ENACTED BY THE CITY COMMISSION OF THE CITY OF
11 OAKLAND PARK, FLORIDA, ON SECOND READING, THIS ____ DAY OF
12 _____, 2020.
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14 CITY OF OAKLAND PARK, FLORIDA
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16 _____
17 MAYOR MATTHEW SPARKS
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19	J. BOLIN	_____
20	M. CARN	_____
21	T. LONERGAN	_____
22	S. GUEVREKIAN	_____
23	M. SPARKS	_____

24
25 ATTEST:
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27 _____
28 RENEE M. SHROUT, CMC, CITY CLERK
29 LEGAL NOTE:
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31 I hereby certify that I have approved the form of this Ordinance. (O-2020-XXX)
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33 _____
34 DONALD J. DOODY, CITY ATTORNEY

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

AGENDA ITEM NO. 3

MEETING DATE: 7/22/2020

PREPARED BY: Rick Buckeye, AICP **DEPARTMENT HEAD APPROVAL:** CED Planning
Senior Planner

Peter Schwarz, AICP
Assistant Director

Brad Ostroff
Acting Director of
Community and
Economic Development

SUBJECT:

CASE #CD20-11CP "Comprehensive Plan - Park & Recreation Permitted Uses" - A proposed Ordinance to amend the 2007 City of Oakland Park Comprehensive Plan, Section 10 - Land Use Implementation: Section 3. "Zoning as to Permitted Uses and Densities" to allow Civic & Cultural Buildings and Community Facilities and/or Utility uses as permitted uses in the Park & Recreation land use category; and by providing for transmittal of the amendment to the state agencies required under Chapter 163, Part II, Florida Statutes.

1. BACKGROUND/HISTORY

Issue Statement: Section 10. Land Use Implementation: Section 3. "Zoning as to Permitted Uses and Densities" of the City's Comprehensive Plan needs to be amended to include new language related to Civic & Cultural Buildings and Community Facilities and/or Utility uses in order to accommodate future City needs, consistent with the Broward County Land Use Plan, BrowardNext.

Recommended Action: Staff recommends that the City Commission adopt the proposed Ordinance amending the text of the Comprehensive Plan in order allow Civic & Cultural Buildings and Community Facilities and/or Utility uses within the Parks & Recreation Future Land Use designation category of the plan.

The Planning and Zoning Board voted 4/1 to recommend approval at its June 15, 2020 public hearing.

The Local Planning Agency will hear this item on July 16, 2020.

2. CURRENT ACTIVITY

With the passage of the General Obligation Bond by the voters of the City in 2018, the City has undertaken a comprehensive review of its parks, library, fire stations and community facilities. As the master planning efforts have evolved, the need for flexibility in locating the new facilities and buildings has become evident.

Specifically, the development of the City Park site, which will house a new library/cultural center and various park amenities at the current site of Collins Community Center, Fire Station 9 and the City's Public Works facility necessitates the relocation of Fire Station 9 to the northwest corner of Park Lane East and NE 6 Avenue, on a portion of the Stevens Field site which is currently occupied by a pavilion and parking spaces. Stevens Field is currently designated as Parks & Recreation on the city's Future Land Use Plan.

This proposed text amendment to the permitted use language in the Comprehensive Plan is necessary in order to allow Community Facility uses under the Park & Recreation land use designation category of the city plan. Presently, the Park & Recreation land use designation category does not contain such language.

The text amendment language proposed is consistent with and is in compliance with both the goals, objectives and policies of BrowardNext and the City's Comprehensive Plan. The proposed language is same language found in the "Permitted Uses" section of BrowardNext. The text amendment language would add Civic and Cultural Buildings as a permitted use and add Community Facilities that are publicly owned and promote health, safety, and welfare provided minimum open space requirements of 3 acres per 1,000 existing or future residents is maintained, no more than 5 acres are used for the facility, and sufficient and functional open space serving area residents would be retained.

Applicable Codes (additions shown as underlined):**Section 10. Land Use Implementation*****Section 3. Zoning as to Permitted Uses and Densities***

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

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

3. FINANCIAL IMPACT

Not Applicable.

4. RECOMMENDATION

Staff recommends that the City Commission adopt the proposed Ordinance amending the text of the Comprehensive Plan in order allow Civic & Cultural Buildings and Community Facilities and/or Utility uses within the Park & Recreation Future Land Use designation category of the plan.

ATTACHMENTS:

[Ordinance](#)

Sanitas Dental in Cooper City became aware of a lost server following an office renovation where it is believed the server was inadvertently thrown out during the demolition process. The server contained patient demographic information and dental insurance data for some 1310 patients. A social security number could be part of the information if it was provided on registration forms; however, personal health information was encrypted. Sanitas Dental made efforts to recuperate the debris, but by the time the discovery was made, the materials had already been destroyed by the recycling plant. Security Engineer, Mr. Munoz confirmed "Based on forensic analysis, there is no indication that any of the data on the machine was actually compromised, only that the opportunity for someone to access it existed." In an advisory letter sent to patients, Dr. Breton recommended individuals take precautionary steps by monitoring account statements, Explanation of Benefits (EOB) received from insurance carriers, and the credit bureaus. The Facilities and IT departments have vowed to better communicate before, during, and after construction projects to ensure equipment is properly stored and secured before any work is begun. In addition, the IT department stated, "We recently implemented a new Remote Monitoring and Management (RMM) platform to monitor data encryption" going on to say, "we've been moving all servers to the cloud which is a lot more secure than having a physical server." Sanitas Dental apologizes for any concern this incident may have caused, reassuring its commitment to security and patient privacy.

Ad Number: 6716355-31 Client Name: / PO# m fletcher
 Insertion Number: City Of Oakland Park City Clerk's O...
 Size: 3 x 10.5 Section/Page/Zone: Local/B005/PN
 Color Type: B&W Description: comp plan parks/rec

Woman critically injured in hit-and-run

By WAYNE K. ROUSTAN

A 39-year-old woman was badly hurt in a hit-and-run, and her family, as well as Fort Lauderdale police, are searching for the person responsible for the crime. Lynn Hessler was crossing State Road 41A near Seville Street at about 10:30 p.m. on July 3 when a Ford Mustang struck her and kept going, police said. The car is white and may have stickers on the rear. Surveillance video showed the Mustang driving south on 41A. Several other vehicles stopped in front of the Weston hotel where an injured Hessler lay in the road. She remained hospitalized Saturday in intensive care.

Hessler's family has been passing out fliers offering a \$2,000 reward for information that leads to an arrest, in the hopes that someone will come forward. The flier reads: "The Victim Needs YOUR Help!"

Anonymous tips can be submitted to police through Broward Crime Stoppers at 954-493-8477 or online at browardcrimestoppers.org. Crime Stoppers is offering a \$3,000 reward for tips they receive that lead to an arrest.

Wayne Mixson 1922-2020 Governor for three days in 1987 dies at 98

By JIM SAUNDERS
 News Service of Florida

TALLAHASSEE — Wayne Mixson, a former state lawmaker who served two terms as lieutenant governor and three days as governor, died Wednesday at his home in Tallahassee. He was 98.

Mixson was elected lieutenant governor in 1978 and 1982 as the running mate of Democrat Bob Graham but is probably best remembered for serving his brief stint as governor in early 1987. That came after Graham was elected to the U.S. Senate and stepped down as governor before his term ended to go to Washington.

"By an unprecedented twist of fate, Lt. Governor Mixson assumed the office of the governor of Florida for three days," biographical information on the Florida governor's mansion website said. "Upon vacating his office to assume the duties as a United States senator, Governor Graham triggered the short-lived ascendancy of his lieutenant governor into office as Florida's 39th governor."



Mixson

state and his country," Mixson's family said in a statement Wednesday. "Guided by his conscience and a love for the Sunshine State, he served Florida with great honor."

Mixson was born in 1922 in New Brockton, Ala., and served in the Navy during World War II before graduating from the University of Florida. He is survived by his wife of 72 years, Margie Grace. Among his extended family members are great-nephew Jason Shoaf, a Port St. Joe Republican who was elected last year to represent a large swath of North Florida in the House.

2 accused of attaching credit card skimmers to gas pump in West Boca

By WAYNE K. ROUSTAN

BOCA RATON — Two Miami-Dade men were caught attaching credit-card skimming devices to a gas pump at a Chevron in West Boca, the Palm Beach County Sheriff's Office said. The devices are designed to electronically steal credit card and bank information from customers who pay at the pumps.

Francisco Costa-Perez,

34, and Daniel Milian-Diaz, 30, were seen on surveillance video tampering with two gas pumps at 19345 South State Road 7, just before 1 p.m. Thursday.

The manager of the gas station noticed the suspicious activity and called 911. A deputy arrived minutes after Milian-Diaz and Costa-Perez drove away in separate vehicles.

The deputy called for backup and both vehicles

were stopped on State Road 7 at Glades Road.

The manager opened pump 3 and found an electronic skimming device attached to the gas pump's credit card reader. The pump's receipt printer also sustained about \$350 worth of damage, investigators said.

Milian-Diaz and Costa-Perez were arrested and face multiple charges, including fraud and causing damage to a gas pump.



CITY OF OAKLAND PARK LEGAL NOTICE

A public hearing before the **Oakland Park City Commission** will be held **Wednesday, July 22, 2020, at 6:30 P.M.** or as soon thereafter, to consider the following:

CASE #CD20-11CP "Comprehensive Plan Park & Recreation Permitted Uses" A proposed Ordinance to amend the City's Comprehensive Plan to provide for the amendment to Section 10. Land Use Implementation: Section 3. "Zoning as to Permitted Uses and Densities" to include new language related to Civic & Cultural Buildings and Community Facilities and/or Utility uses in the City's 2007 Comprehensive Plan; and by providing for transmittal of the amendment, to the state agencies required under Chapter 163, Part II, Florida Statutes.

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, APPROVING A TEXT AMENDMENT TO THE CITY'S 2007 COMPREHENSIVE PLAN; BY SPECIFICALLY AMENDING SECTION 10. LAND USE IMPLEMENTATION: SECTION 3. "ZONING AS TO PERMITTED USES AND DENSITIES" TO INCLUDE NEW LANGUAGE RELATED TO CIVIC & CULTURAL BUILDINGS AND COMMUNITY FACILITIES AND/OR UTILITY USES; AND BY PROVIDING FOR TRANSMITTAL OF THE AMENDMENT TO THE STATE AGENCIES REQUIRED UNDER CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Due to the Coronavirus (COVID-19) all City facilities are closed, including City Hall. The City Commission Meeting will be held pursuant to Governor's Executive Order 20-69, which was extended by Executive Order 20-150. To participate in this public hearing, please call the City Clerk's Office for meeting log-in information at 954-630-4300 or submit your public comment (no more than 250 words) to publiccomments@oaklandparkfl.gov.

If a person decides to appeal any decision made by the above Oakland Park 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, City Clerk, CMC



CITY OF FORT LAUDERDALE CRA EMERGENCY BUSINESS INVESTMENT PROGRAM

APPLY FOR UP TO \$10,000 FOR ASSISTANCE WITH

- ✓ Business Lease or Rent
- ✓ Mortgage Payments
- ✓ Payroll
- ✓ Utilities

The City of Fort Lauderdale Community Redevelopment Agency (CRA) is launching the Emergency Business Investment Program. This program is designed to provide working capital to local small businesses that have limited access to state and federal assistance by offering up to \$10,000 in forgivable loans to help with rent/mortgage payments, employee payroll, or utilities.

Program details include:

- Provides up to \$10,000 to small businesses located in the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF-CRA) and the Central City CRA
- Available to qualified for-profit small businesses including:
 - ✓ Sole Proprietors
 - ✓ Partnerships
 - ✓ Corporations
 - ✓ Limited Liability Companies
- Businesses must employ 1 to 10 employees and make no more than \$1 million in annual revenue
- Must have a current Business Tax Receipt (BTR)
- Have not received other forms of federal or state COVID-19 assistance or relief at the time of the application
- Loan maturity of 24 months at an interest rate of 0%
- One loan per eligible business
- All entities must be located within the NPF-CRA or Central City CRA areas and have been operating for at least six months
- Additional qualifications may apply

Applications available July 15 at www.fortlauderdalecra.com.

For more information, please call 954-828-4617 or visit www.fortlauderdalecra.com.