

## EXHIBIT 2

**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PCT 14-3**  
**(OAKLAND PARK)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

- I. Planning Council Staff Transmittal Recommendation June 17, 2014

Planning Council staff finds that the proposed amendment is generally consistent with the goals, objectives and policies of the Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved. Further, the City's policies regarding historic and natural resources are recognized. See Attachment 8.

- II. Planning Council Transmittal Recommendation June 26, 2014

Approval per Planning Council staff transmittal recommendation.

Further, it was requested that the City provide additional information, prior to the Planning Council's second public hearing, regarding buffering requirements between the existing residential areas and any proposed employment center uses. (Vote of the board; Unanimous: 13-0; Aronson, Blattner, Bocard, DuBose, Furr, Good, Graham, Hobby, Kaplan, Kiar, Lazarow, Mack and Castro)

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 14-3**

**INTRODUCTION AND APPLICANT'S RATIONALE**

- I. Municipality: Oakland Park
- II. County Commission District: District 4
- III. Site Characteristics
- A. Size: Approximately 148.2 acres
- B. Location: In Section 23, Township 49, Range 42; generally located south of Northeast 42 Street, north of Oakland Park Boulevard, west of Northeast 13 Avenue and east of Northeast 10 Avenue.
- C. Existing Uses: Retail, warehouse, park, municipal complex, single- and multi-family residential and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: **Local Activity Center** consisting of:  
1,800 dwelling units  
400,000 square feet of commercial uses  
**225,000 square feet of office uses**  
**165,000 square feet of community facilities uses**  
5.47 acres (minimum) of recreation and open space uses
- B. Proposed Designation: **Local Activity Center** consisting of:  
1,800 dwelling units  
400,000 square feet of commercial uses  
**125,000 square feet of office uses**  
**100,000 square feet of community facilities uses**  
**200,000 square feet of employment center (high) uses**  
5.47 acres (minimum) of recreation and open space uses

**INTRODUCTION AND APPLICANT’S RATIONALE (continued)**

IV. Broward County Land Use Plan (BCLUP) Designations (continued)

- C. *Estimated Net Effect:*                      Reduction of 100,000 square feet of office uses  
Reduction of 65,000 square feet of community facilities uses  
Addition of 200,000 square feet of employment center (high) uses

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site

- A. *Existing Uses:*                                      *North:* Warehouse  
*East:* Warehouse, single- and multi-family residential and retail  
*South:* Retail  
*West:* Educational facility, single- and multi-family residential and warehouse
- B. *Planned Uses:*                                      *North:* Commercial, Industrial and Low (5) Residential  
*East:* Industrial, Low (5) Residential, Low-Medium (10) Residential and Commercial  
*South:* Commercial  
*West:* Commercial, Community Facilities, Low (5) Residential and Industrial

VI. Applicant/Petitioner

- A. *Applicant:*    City of Oakland Park
- B. *Agent:*    Leigh Robinson Kerr & Associates, Inc.
- C. *Property Owners:*                                      There are numerous property owners in the subject area.

VII. Recommendation of Local Governing Body:

The City of Oakland Park recommends approval of the proposed amendment. The City anticipates adoption of the corresponding local amendment in June of 2014.

**INTRODUCTION AND APPLICANT'S RATIONALE (continued)**

VIII. Applicant's Rationale

The applicant states: "The purpose of this text amendment is to modify the mix of non-residential land uses within the Oakland Park Local Activity Center (LAC) to be responsive to the needs within the community and to facilitate economic development and redevelopment activities within the LAC."

**SECTION III**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 14-3**

**REVIEW OF PUBLIC FACILITIES AND SERVICES**

*I. Potable Water/Sanitary Sewer/ Solid Waste/Drainage/ Parks & Open Space*

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, solid waste services, drainage, and park and open space acreage will be available to serve the amendment area. See Attachment 3.

Regarding the long-range planning horizon for potable water supply, it is noted that the City of Oakland Park adopted its 10-year Water Supply Facilities Work Plan on February 18, 2009.

*II. Transportation*

The text amendment proposes to reduce the office uses from 225,000 to 125,000 square feet, community facilities uses from 165,000 square feet to 100,000 square feet and to add 200,000 square feet of employment center (high) uses to the Oakland Park Local Activity Center (LAC). Planning Council staff's traffic analysis indicates that the proposed amendment is projected to increase the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 142 p.m. peak hour trips. See Attachment 4.

It is noted that Planning Council staff utilizes a "significance" threshold corresponding to additional p.m. peak hour trips in excess of three-percent (3%) of such capacity of a regional roadway link at the long-range planning horizon. For the subject amendment PCT 14-3, the additional impact is estimated at 0.8% of capacity for the link of Dixie Highway, between Northeast 38 Street and Commercial Boulevard and at 1.8% for the link of Northeast 38 Street, between Dixie Highway and Federal Highway/US 1. As such, the proposed amendment would not impact the operating conditions of the regional transportation network.

It is noted that Planning Council staff utilizes, as per Policy 12.01.11 of the Broward County Land Use Plan, a "significance" threshold corresponding to additional p.m. peak hour trips in excess of three-percent (3%) of such capacity of a regional roadway link at the long-range planning horizon.

## **REVIEW OF PUBLIC FACILITIES AND SERVICES**

### ***II. Transportation (continued)***

Planning Council staff utilizes this significance threshold for several reasons, including a) per Policy 12.01.11 of the Broward County Land Use Plan, a “significance” threshold corresponding to additional p.m. peak hour trips in excess of three-percent (3%) of such capacity of a regional roadway link at the long-range planning horizon, b) the threshold is also considered a margin of error to recognize that there is a range of potential permitted uses and development scenarios for any given land use plan designation, and c) recognition that all new development, independent of any land use plan amendment traffic analysis, is required to comply with Broward County traffic concurrency mitigation provisions, which is assessed at the plat/site planning stage.

In addition, the Broward County Transit Division staff report states that current and future fixed-route county bus service is currently provided to the proposed amendment area. See Attachment 5.

### ***III. Public Schools***

The Broward County School Board staff report states that the amendment as proposed is not anticipated to generate additional students into Broward County Public Schools. However, the amendment area is adjacent to Oakland Park Elementary and staff advises the applicant to take all appropriate measures to eliminate any negative impacts on the school site due to the proposed amendment. See Attachment 6.

**SECTION IV**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 14-3**

**REVIEW OF NATURAL RESOURCES**

*I. Designated Protected/Regulated Areas*

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites exist within the proposed amendment area. See Attachment 7.

*II. Wetlands*

The EPGMD report indicates that there may be wetlands present on a northern vacant parcel of the amendment area and a wetland determination is recommended. The proposed land use designation is not expected to have a negative impact on wetland resources, however. See Attachment 7. The City of Oakland Park has indicated that a wetland determination will be secured for the referenced parcel, prior to development. See Attachment 8.

*III. Sea Level Rise*

The EPGMD report states that the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. See Attachment 7.

*IV. Other Natural Resources*

The EPGMD report indicates that the subject site contains mature tree canopy. Development of the site must comply with the Tree Preservation regulations of the City of Oakland Park if trees are to be removed or relocated. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use amendment is not expected to have a negative impact on upland resources. It is noted that the development of the proposed amendment area should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 7.

The EPGMD report further notes two (2) contaminated sites found within the proposed amendment area and eight (8) sites found within close proximity to the amendment area. See Attachment 7.

## **REVIEW OF NATURAL RESOURCES**

### **V. Historical/Cultural Resources**

The Broward County Historical Commission (BCHC) report states that there are no previously recorded archaeological resources existing within the boundaries of the proposed amendment site. However, the amendment contains approximately fifty (50) buildings that are at least 50 years of age and one (1) linear historical resource (Florida East Coast Railroad). In addition, the amendment area is located adjacent to one (1) Broward County Local Area of Particular Concern (LAPC) Historic Site – Oakland Park Elementary School, which is also listed on the National Register of Historic Places. The BCHC states that the City of Oakland Park should take measures to ensure the protection of historic resources within the amendment area including, but not limited to, analyzing and updating the existing Florida Master File, conducting a historic site survey and encouraging adaptive reuse and rehabilitation of historic properties. See Attachment 9.

The City of Oakland Park has indicated that there are several historic preservation protocols in place at the local level, and that the City will continue to comply with these elements as requested by the BCHC. Further, the City will update the LAC historical resource list to include Oakland Park Elementary School. See Attachment 8.

**SECTION V**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 14-3**

**OTHER PLANNING CONSIDERATIONS/INFORMATION**

*I. Affordable Housing*

The proposed land use plan amendment is not subject to Broward County Land Use Plan (BCLUP) Policy 1.07.07, as it does not propose any additional residential units to the BCLUP. See Attachment 10.

*II. Broward County Land Use Plan Goals, Objectives and Policies*

The proposed amendment is found to be generally consistent with the goals, objectives and policies of the Broward County Land Use Plan.

It is noted the “Local Activity Center” (LAC) was previously evaluated and determined to be consistent with the objective, policies and implementation criteria of the Broward County Land Use Plan regarding “Local Activity Centers,” as part of the initial 2004 amendment. Planning Council staff analysis of the proposed amendment indicates that the Oakland Park LAC continues to meet the LAC criteria.

*III. Other Pertinent Information*

The Broward County Planning and Redevelopment Division (PRD) report indicates that the amendment area is located within the City’s Community Redevelopment Area (CRA) and has concluded that the proposed development will continue to be consistent with the elements of the City’s CRA Plan. See Attachment 10.

Planning Council staff notes that the proposed amendment site was the subject of previous Broward County Land Use Plan amendments PC 04-1/PCT 04-1, which amended the various land use designations to “Local Activity Center (LAC).” Said amendments were adopted by the Broward County Commission on June 29, 2004, subject to the City’s voluntary commitment regarding payment of student station fees for the additional residential dwelling units.

It is noted that the City of Oakland Park has executed an “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Local Activity Center.” Said agreement was approved by the Board of County Commissioners on April 12, 2005.

**Update: June 26, 2014:** Planning Council staff has received information from an interested party. See Attachments 13 - 16.

**SECTION VI**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 14-3**

**PLANNING ANALYSIS**

The City of Oakland Park is proposing this amendment to its existing Local Activity Center (LAC), which was adopted by the Broward County Commission in June 2004. The City is proposing to modify the mix of non-residential uses to decrease office uses from 225,000 to 125,000 square feet, community facilities uses from 165,000 square feet to 100,000 square feet and add 200,000 square feet of employment center (high) uses.

Our analysis indicates that the proposed amendment would continue to be compatible with surrounding existing land uses. Further, adequate **potable water** plant capacity and supply, **sanitary sewer, drainage** and **solid waste** capacity and **park** acreage will be available to serve the proposed amendment. See Attachment 3. In addition, our analysis finds that the proposed amendment is not projected to adversely impact the operating conditions of the **regional transportation network**. See Attachment 4. Further, no adverse impacts to **public school facilities** were identified. See Attachment 6.

Regarding **natural resources**, EPGMD report notes that there may be wetlands present on a northern vacant parcel of the amendment area and a wetland determination is recommended. See Attachment 7. The proposed land use designation is not expected to have a negative impact on wetland resources, however. The City of Oakland Park has indicated that a wetland determination will be secured for the referenced parcel, prior to development. See Attachment 8.

Regarding **historical or cultural resources**, the Broward County Historical Commission (BCHC) report states there are several historical structures within the amendment area. The City of Oakland Park should take measures to ensure the protection of these historic resources within the amendment area. See Attachment 9. The City has indicated that they will comply with the City's historic preservation protocols as requested by the BCHC. See Attachment 8.

Regarding **affordable housing**, the proposed land use plan amendment is not subject to Broward County Land Use Plan (BCLUP) Policy 1.07.07, as it does not propose any additional residential units to the BCLUP. See Attachment 10.

In conclusion, Planning Council staff finds that the proposed amendment is generally consistent with the goals, objectives and policies of the Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

**SECTION VII**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 14-3**

**ATTACHMENTS**

1. Proposed Text Amendment PCT 14-3
2. A. Aerial Photograph  
B. Broward County Land Use Plan Future Land Use Designations
3. Broward County Planning Council Supplemental Report of May 2014
4. Broward County Planning Council Traffic Analysis of May 19, 2014
5. Broward County Transit Division Report of February 27, 2014
6. Broward County School Board Consistency Review Report of May 22, 2014
7. Broward County Environmental Protection and Growth Management Department Report of March 18, 2014
8. Correspondence from John Stunson, City Manager, City of Oakland Park, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated May 27, 2014
9. Broward County Historical Commission Report of March 14, 2014
10. Broward County Planning and Redevelopment Division Report of March 13, 2014
11. Broward County Parks and Recreation Division Report of February 21, 2014
12. Broward County Water Management Division Report of March 10, 2014

**Update: June 26, 2014:**

13. E-correspondence from Suzanne Boisvenue to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated June 13, 2014
14. E-correspondence from Suzanne Boisvenue to Broward County Planning Council members, dated June 16, 2014
15. E-correspondence from Suzanne Boisvenue to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated June 20, 2014
16. E-correspondence from Suzanne Boisvenue to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated June 20, 2014

# ATTACHMENT 1

## Broward County Land Use Plan Text Amendment PCT 14-3

### Oakland Park Local Activity Center:

Acreage: Approximately 148.2 acres

General Location: South of Northeast 42 Street, north of Oakland Park Boulevard, west of Northeast 13 Avenue and east of Northeast 10 Avenue.

### Density and Intensity of Land Uses:

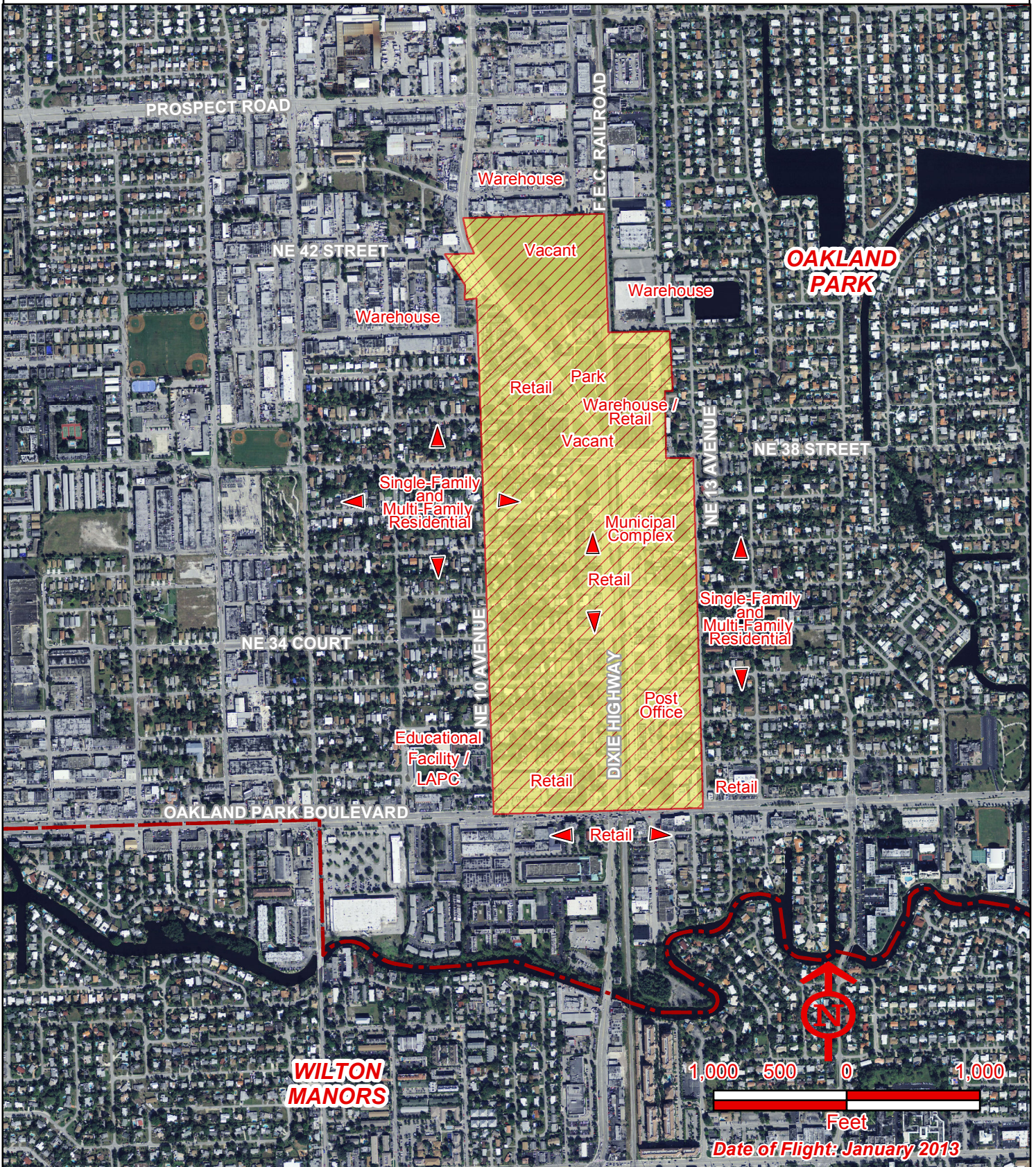
Residential Land Uses	1,800	dwelling units*
Commercial Land Uses	400,000	square feet
Office Land Uses	<del>225,000</del> <u>125,000</u>	square feet
Community Facilities Land Uses	<del>165,000</del> <u>100,000</u>	square feet
<u>Employment Center (High)</u> <u>Land Uses</u>	<u>200,000</u>	<u>square feet</u>
Recreation and Open Space Land Uses	5.47	acres minimum

*(Includes the City's proposed Downtown Park located in the 3900 block of North Dixie Highway that consists of 3.21 acres. Acquisition of the recreation and open space site was accommodated through the Broward County Safe Parks and Land Preservation Bond Program.)*

\*Consisting of 80 single-family homes, 120 duplex, 700 villas, 500 townhomes and 400 garden apartments. High-rise+ units may be substituted for the above units, if approved by the City Commission.

NOTE: Underlined words are proposed additions. ~~Strikethrough~~ words are proposed deletions.

**ATTACHMENT 2.A.**  
**AERIAL PHOTOGRAPH**  
**Amendment PCT 14-3**



# ATTACHMENT 2.B.

## BROWARD COUNTY LAND USE PLAN

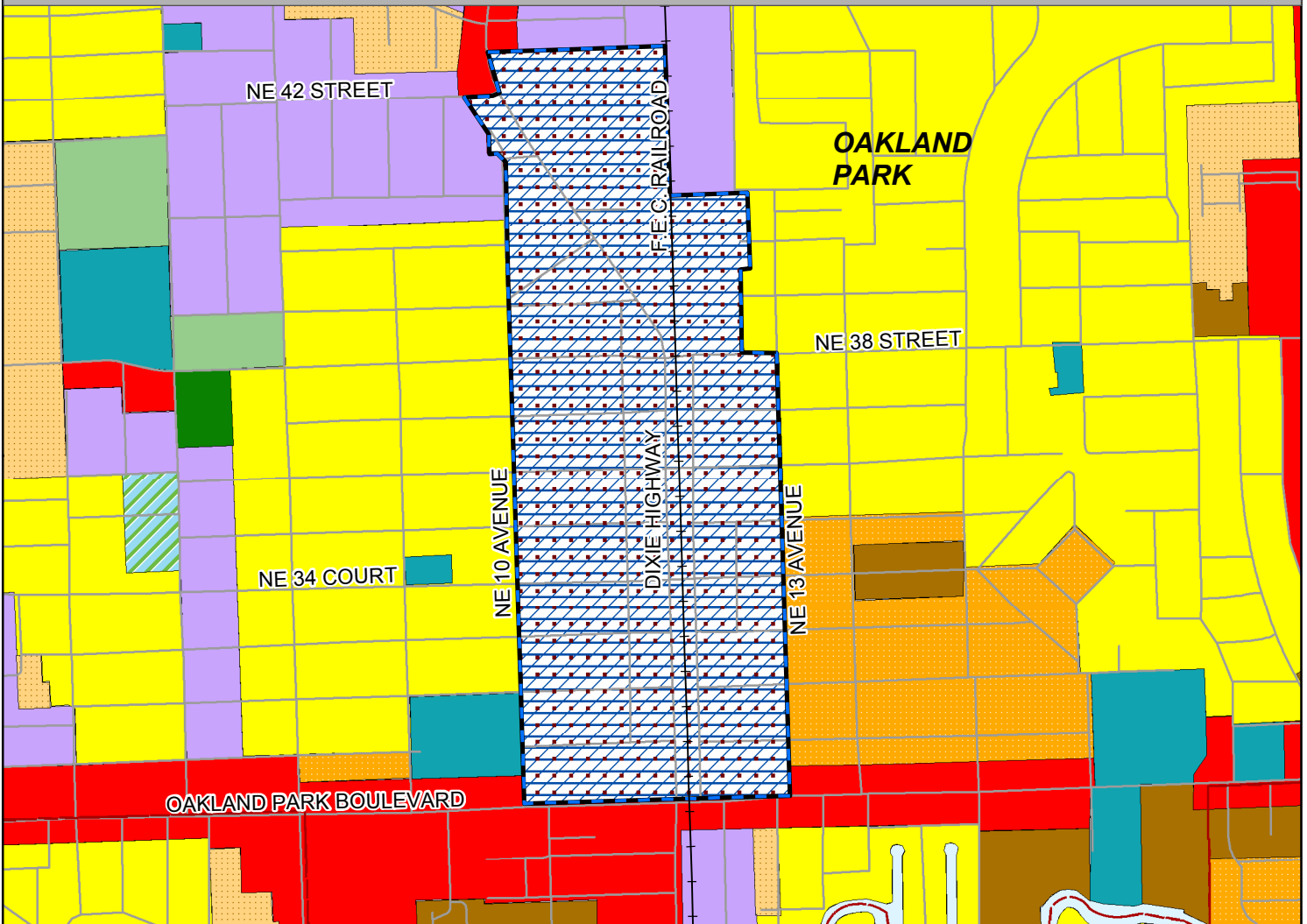
### FUTURE LAND USE DESIGNATIONS

#### Amendment PCT 14-3

**Current Land Use:** LOCAL ACTIVITY CENTER

**Proposed Land Use:** LOCAL ACTIVITY CENTER  
 REDUCTION OF 100,000 SQUARE FEET OF OFFICE USE  
 REDUCTION OF 65,000 SQUARE FEET OF COMMUNITY FACILITIES USE  
 ADDITION OF 200,000 SQUARE FEET OF EMPLOYMENT CENTER-HIGH USE

**Acreeage:** Approximately 148.2 acres



Low (5) Residential	Irregular Residential	Local Activity Center	Municipal Boundary
Low-Medium (10) Residential	Commercial	Utilities	
Medium (16) Residential	Community Facilities	Recreation & Open Space	
Medium-High (25) Residential	Industrial	Site	

1,000 500 0 1,000  
Feet

# ATTACHMENT 3

## BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

### BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PCT 14-3

Prepared: May 2014

#### **POTABLE WATER**

The proposed amendment area will be served by the Fiveash and Peele Dixie Water Treatment Plants, which have a combined current capacity of 82.0 million gallons per day (mgd). The current and committed demand on the treatment plants is 39.94 mgd, with 42.06 mgd available. The wellfields serving the amendment site have a permitted withdrawal of 52.55 mgd, with 12.61 mgd available for water withdrawal, which expires on September 11, 2028. Planning Council staff notes that the City of Oakland Park has a large user agreement with the City of Fort Lauderdale, which expires October 31, 2023, for providing potable water based upon meeting the City's water demands. Planning Council staff utilized a level of service of 0.2 gallons per day (gpd) per square foot for office uses and 0.1 gpd per square foot for community facility, commercial and industrial uses. The amendment will result in a net decrease in demand of 0.003 mgd. Sufficient potable water plant capacity is available to serve the proposed amendment area.

#### **SANITARY SEWER**

The proposed amendment area will be served by the G.T. Lohmeyer Wastewater Treatment Plant, which has a permitted capacity of 56.6 mgd. The current and committed demand is 48.3 mgd, with 8.3 mgd currently available. Planning Council staff utilized level of service of 0.2 gpd per square foot for office uses and 0.1 gpd per square foot for community facility, commercial and industrial uses. The amendment will result in a net decrease in demand 0.003 mgd. Sufficient sanitary sewer capacity is available to serve the proposed amendment area.

#### **SOLID WASTE**

The proposed amendment area will be served by Sun Bergeron for solid waste disposal service. The City of Oakland Park collects and transports the City's solid waste to Sun Bergeron's Sun12 facility. This facility has a capacity of 2,000 tons per day (TPD). The current demand placed on the facility is 1,000 TPD, with 1,000 TPD available. Planning Council staff utilized level of service of 4 pounds per 100 square feet per day for commercial uses, 1 pound per 100 square feet per day for community facility and office uses and 2 pounds per 100 square feet per day for industrial uses. The amendment will result in a net increase in demand of 2,750 pounds per day, or 1.38 TPD. Sufficient solid waste capacity will be available to serve the proposed amendment area.

#### **DRAINAGE**

The proposed amendment area is located within the jurisdiction of the Broward County Environmental Protection and Growth Management Department (EPGMD). A surface water management license from the EPGMD will be required prior to any construction.

#### **PARKS AND OPEN SPACE**

The City of Oakland Park has 189.6 acres in its parks and open space inventory. The projected population requires approximately 180.9 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The proposed amendment will have no net impact on the projected demand for local parks. It is noted that the Local Activity Center includes a minimum of 5.47 acres of open space, which is included in the City's 189.6 acre inventory. The City of Oakland Park continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

# ATTACHMENT 4

## TRAFFIC ANALYSIS PCT 14-3

Prepared: May 19, 2014

### INTRODUCTORY INFORMATION

Jurisdiction: Oakland Park

Size: Approximately 148.2 acres

### TRIPS ANALYSIS

#### Potential Trips - Current Land Use Designation

Current Designation:	Local Activity Center
Allowable Development:	80 single-family dwelling units 120 duplex units 700 villas 500 townhomes 400 garden apartment units 400,000 square feet of commercial uses <b>225,000 square feet of office uses</b> <b>165,000 square feet of community facilities uses</b> 5.47 acres (minimum) of recreation and open space uses
Trip Generation Rate:	"ITE Equation (210) Single-Family Detached Housing"* "ITE Equation (230) Residential Condominium/Townhouse" "ITE Equation (230) Residential Condominium/Townhouse" "ITE Equation (230) Residential Condominium/Townhouse" "ITE Equation (220) Apartment" "ITE Equation (820) Shopping Center" "ITE Equation (710) General Office Building" "ITE Equation (733) Government Office Complex" "ITE Equation (411) City Park"
Total P.M. Peak Hour Trips:	$82 + 71 + 339 + 242 + 249 + 1,411 + 312 + 437 + 9 = 3,152$ peak hour trips**

#### Potential Trips - Proposed Land Use Designation

Proposed Designation:	Local Activity Center
Potential Development:	80 single-family dwelling units 120 duplex units 700 villas 500 townhomes 400 garden apartment units 400,000 square feet of commercial uses <b>125,000 square feet of office uses</b> <b>100,000 square feet of community facilities uses</b> <b>200,000 square feet of employment center (high)*** uses</b> generally consisting of: 120,000 square feet of industrial use 40,000 square feet of office use 40,000 square feet of commercial use 5.47 acres (minimum) of recreation and open space uses

\*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation - Ninth Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

\*\*Reflects an internal capture rate of 7% consistent with the ITE guidelines.

\*\*\* Specified Employment Center (High) uses are for analytical purposes.

**Potential Trips - Proposed Land Use Designation (continued)**

Trip Generation Rate	"ITE Equation (210) Single-Family Detached Housing"* "ITE Equation (230) Residential Condominium/Townhouse" "ITE Equation (230) Residential Condominium/Townhouse" "ITE Equation (230) Residential Condominium/Townhouse" "ITE Equation (220) Apartment" "ITE Equation (820) Shopping Center" "ITE Equation (710) General Office Building" "ITE Equation (733) Government Office Complex" "ITE Equation (110) General Light Industrial"*** "ITE Equation (710) General Office Building"*** "ITE Equation (826) Specialty Retail Center"*** "ITE Equation (411) City Park"
Total P.M. Peak Hour Trips:	82 + 71 + 339 + 242 + 249 + 1,411 + 203 + 265 + 121 + 115 + 187 + 9 = 3,294 peak hour trips**
<b><u>Net P.M. Peak Hour Trips</u></b>	<b><u>+ 142 p.m. peak hour trips</u></b>

**PLANNING COMMENTS**

The proposed amendment is projected to increase traffic on the regional roadway network by approximately 142 p.m. peak hour trips at the long-range planning horizon. For the subject amendment PCT 14-3, the additional impact is estimated at 0.8% of capacity for the link of Dixie Highway, between Northeast 38 Street and Commercial Boulevard and at 1.8% for the link of Northeast 38 Street, between Dixie Highway and Federal Highway/US 1.

\*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation - Ninth Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

\*\*Reflects an internal capture rate of 7% consistent with the ITE guidelines.

\*\*\* Specified Employment Center (High) uses are for analytical purposes.

ATTACHMENT 5



Transportation Department  
Transit Division – Service and Capital Planning  
1 North University Drive, 3400A, Plantation, Florida 33324

RECEIVED

FEB 27 2014

February 27, 2014

Barbara Blake Boy, Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301

BROWARD COUNTY  
PLANNING COUNCIL

RE: Land Use Plan Amendment to Broward County Land Use Plan, PCT 14-3

Dear Ms. Barbara Blake Boy:

Broward County Transit (BCT) has reviewed your correspondence dated February 19, 2014 regarding Land Use Plan Amendment PCT 14-3, located in the City of Oakland Park for current and planned bus service. Current fixed-route county bus service to the amendment site is currently provided by BCT Routes 50 and 72. Please see the following table for detailed information:

BCT ROUTE	DAYS OF SERVICE	HOURS OF SERVICE A.M. – P.M	SERVICE FREQUENCY
50	Monday – Friday Saturday Sunday	5:20a – 10:58p 5:30a - 11:28p 7:45a - 8:55p	20/30 Min 30 Minutes 45 Minutes
72	Monday – Friday Saturday Sunday	5:00a - 12:43x 5:21a - 12:44x 7:50a – 10:08p	15 Minutes 20 Minutes 30 Minutes

Future fixed-route bus services including weekday & weekend frequency, weekday and Sunday span of service, new rapid bus, and premium high capacity transit improvements are specified in the Broward County Transit Development Plan (TDP) and Broward MPO 2035 Long Range Transportation Plan (LRTP).

If you have any additional questions concerning this matter, please feel free to call or email me at 954-357-8450 / jramos@broward.org if you require any further information.

Sincerely,

John A. Ramos, Senior Planner  
Service and Capital Planning

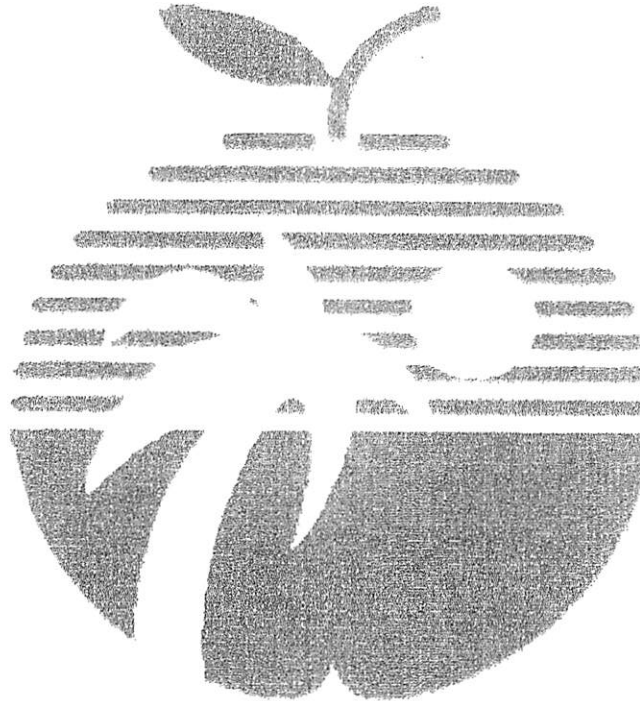


The School Board of Broward County, Florida  
**SCHOOL CONSISTENCY REVIEW REPORT**

**REVISED**  
5/22/14

LAND USE NON-RESIDENTIAL  
SBBC-1523-2014  
County No: PCT 14-3  
Oakland Park LAC

May 22, 2014 3:20:51



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

ATTACHMENT 6

**RECEIVED**  
MAY 22 2014  
BROWARD COUNTY  
PLANNING COUNCIL

## SCHOOL CONSISTENCY REVIEW REPORT LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION																				
<b>Date:</b> May 22, 2014 3:20:51	Units Permitted <input type="text"/> Units Proposed <input type="text"/>	Existing Land Use: Local Activity Center																				
<b>Name:</b> Oakland Park LAC	<b>NET CHANGE (UNITS):</b> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th style="width: 15%;">Students</th> <th style="width: 15%;">Perm</th> <th style="width: 15%;">Proposed</th> <th style="width: 15%;">NET CHANGE</th> </tr> </thead> <tbody> <tr> <td>Elem</td> <td><input type="text"/></td> <td><input type="text"/></td> <td><input type="text"/></td> </tr> <tr> <td>Mid</td> <td><input type="text"/></td> <td><input type="text"/></td> <td><input type="text"/></td> </tr> <tr> <td>High</td> <td><input type="text"/></td> <td><input type="text"/></td> <td><input type="text"/></td> </tr> <tr> <td>Total</td> <td><input type="text"/></td> <td><input type="text"/></td> <td><input type="text"/></td> </tr> </tbody> </table>	Students	Perm	Proposed	NET CHANGE	Elem	<input type="text"/>	<input type="text"/>	<input type="text"/>	Mid	<input type="text"/>	<input type="text"/>	<input type="text"/>	High	<input type="text"/>	<input type="text"/>	<input type="text"/>	Total	<input type="text"/>	<input type="text"/>	<input type="text"/>	Proposed Land Use: Local Activity Center
Students		Perm	Proposed	NET CHANGE																		
Elem		<input type="text"/>	<input type="text"/>	<input type="text"/>																		
Mid		<input type="text"/>	<input type="text"/>	<input type="text"/>																		
High		<input type="text"/>	<input type="text"/>	<input type="text"/>																		
Total	<input type="text"/>	<input type="text"/>	<input type="text"/>																			
<b>SBBC Project Number:</b> SBBC-1523-2014	Current Zoning	Proposed Zoning:																				
<b>County Project Number:</b> PCT 14-3		Section:																				
<b>Municipality Project Number:</b> TBD		Township:																				
<b>Owner/Developer:</b> Multiple Property Owners in the LAC		Range:																				
<b>Jurisdiction:</b> Oakland Park																						

### Comments

This land use plan amendment proposes to add an additional 320,000 square feet nonresidential use and as such, is not anticipated to generate additional students into Broward County Public Schools.

The site is located on the east side of Oakland Park Elementary School across NE 10 Avenue in the City of Oakland Park. Therefore, the applicant should be advised to take all appropriate measures to eliminate any negative impacts on the school site due to the proposed development.

5/22/2014

---

Date

Reviewed By:

M. Rasheduzzaman

---

Signature

Mohammed Rasheduzzaman, AICP

Name

Planner

Title

# ATTACHMENT 7

EP&GMD COMMENTS

PCT 14- 3

Page 1

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MAR 18 2014

**BROWARD COUNTY  
PLANNING COUNCIL**

## ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

**For:** Broward County Planning Council

**Applicant:** City of Oakland Park

**Amendment No.:** PCT 14 - 3

**Jurisdiction:** Oakland Park      **Size:** Approximately 148.2 acres

**Existing Use:** Commercial, warehouse, municipal complex, park, single and multi-family residential, institutional and vacant

**Current Land Use Designation:** Local Activity Center consisting of:  
1,800 dwelling units consisting of:  
80 single-family homes  
120 duplex units  
700 villas  
500 townhomes  
400 garden apartments  
400,000 square feet of commercial uses  
225,000 square feet of office uses  
165,000 square feet of community facilities uses  
5.47 acres (minimum) of recreation and open space uses

**Proposed Land Use Designation:** Local Activity Center consisting of:  
1,800 dwelling units consisting of:  
80 single-family homes  
120 duplex units  
700 villas  
500 townhomes  
400 garden apartments  
600,000 square feet of commercial uses  
225,000 square feet of office uses

## EP&GMD COMMENTS

PCT 14- 3

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165,000 square feet of community facilities uses  
120,000 square feet of employment center (high) uses  
consisting of:  
72,000 square feet of industrial uses  
24,000 square feet of office uses  
24,000 square feet of commercial uses  
5.47 acres (minimum) of recreation and open space  
uses

**Location:** Section: 23 Township: 49 South Range: 42 East; generally located south of Northeast 42 Street, north of Oakland Park Boulevard, west of Northeast 13 Avenue and east of Northeast 10 Avenue.

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

## ANALYSIS AND FINDINGS:

### **DEVELOPMENT & ENVIRONMENTAL REGULATION DIVISION**

**Wetlands** - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6, 13.10.1, 13.10.3, 13.10.4; BCLUP Policies 09.05.01, 09.05.06, 09.05.08, 09.05.09, 09.05.13, 09.05.17 09.05.18]

Wetlands may be present on northern vacant parcel. A wetland determination is recommended.

**Upland Resources (including Tree Preservation and Greenways)** - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 01.06.02, 05.03.02, 05.03.04, 05.03.05, 09.01.06, 09.01.08, 09.01.09, 09.01.10]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Oakland Park. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

## EP&GMD COMMENTS

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**Marine and Riverine Resources** - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 05.03.02, 06.01.04, 06.01.05, 06.01.06, 09.02.06, 09.03.01, 09.03.02, 09.03.05, 09.03.06, 09.03.07, 09.03.08, 09.03.09, 09.03.10, 09.03.11, 09.04.02]

The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

### **POLLUTION PREVENTION, REMEDIATION AND AIR QUALITY DIVISION**

**Air Quality** - [CP Policy 13.1.15, BCLUP Policy 09.14.03] The preliminary traffic analysis indicates that the proposed amendment would result in an increase by 142 PM peak hour trips per day compared to trips associated with the current designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a moderate impact on air quality. There are no existing or potential odor or noise concerns. Due to the attraction of mobile sources to commercial areas, if the applicant incurs the construction of parking facilities, the Broward County Code of Ordinances, Parking Facility Rule might be applicable.

The Air Quality Program recommends pro-active long term planning methods that will result in the prevention of any further deterioration of our air quality and quality of life. The Air Quality Program recommends that the plan for development includes air quality measures or provisions that will support alternative methods of transportation. These measures include promoting the use of transit, promoting the use of ridesharing, promoting the use of alternative fuel vehicles (AFV) where appropriate and AFV infrastructure, bikeways and bike storage facilities, and the use of pedestrian friendly designs which will include native tree shaded areas. SJS 5/22/14

**Wellfield Protection** - [CP Policies 4.2.10, 4.4.13, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3; BCLUP Policies 09.02.01, 09.02.03, 09.02.05] The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (LA 3/4/2014)

**Solid Waste** - [CP Policies 6.1.2, 6.1.3, 13.2.7; BCLUP Policies 01.04.04, 08.01.11, 08.01.13, 08.01.14, 08.01.15] There are no active solid waste facilities located within one mile of the

## EP&GMD COMMENTS

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amendment site. There are no inactive solid waste facilities located within one-quarter mile of the site. (LA 3/4/2014)

**Contaminated Sites** - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01] The list of known contaminated sites (from PPRAQD's GIS Database of Contaminated Locations in Broward County) has been reviewed. There are two (2) listed contaminant sites found on the proposed amendment location. Flowers Bakery Store (SF-1613) is located at 4250 N Dixie Highway, Oakland Park 33334. It is listed in a state-funded program with petroleum contamination. City of Oakland Park-Former Bennett Auto Supply Site (SF-1528) is located at 3869 N Dixie Highway, Oakland Park 33334. It is listed in a state-funded program with petroleum contamination. There are eight (8) active contaminated sites found in close proximity to the proposed amendment location. FCE #3831 (SF-1804B) is located at 3091 N Dixie Highway, Fort Lauderdale 33334. It is listed in a state-funded program with petroleum contamination. L T PROPERTIES/Colony Cleaners & Laundry (OT-2516) is located at 1510 E Oakland Park Boulevard, Fort Lauderdale 33334. It is listed in the Drycleaning Solvent Cleanup Program with chlorinated contamination. Holt Service Station (SF-1662) is located at 4450 N Dixie Highway, Oakland Park 33334. It is listed in a state-funded program with petroleum contamination. Everglades Electric Supply (SF-1620) is located at 841 East Prospect Road, Fort Lauderdale 33334. It is listed in a state-funded program with petroleum contamination. Red Sea Shores (SF-1557) is located at 1501 E Oakland Park Boulevard, Fort Lauderdale 33334. It is listed in a state-funded program with petroleum contamination. 7-Eleven Store #25775 (SF-1066) is located at 4401 N Dixie Highway, Oakland Park 33334. It is listed in a state-funded program with petroleum contamination. Everglades Petroleum, LLC #15796 (SF-1057) is located at 3101 N Dixie Highway, Oakland Park 33334. It is listed in a state-funded program with petroleum contamination. Former Tenneco/Oakland Park Amoco (SF-1013) is located at 1048 E Oakland Park Boulevard, Fort Lauderdale 33334. It is listed in a state-funded program with diesel and gasoline contamination. (LA 3/5/2014)

**SARA TITLE III (Community Right to Know)** - [CP Policy 13.2.7; BCLUP Policies 01.04.04, 03.04.01] The list of known SARA Title III facilities (from PPRAQD's GIS Database of SARA Title III Facilities in Broward County) has been reviewed. There are no SARA Title III facilities on or adjacent to the proposed amendment site. (LA 3/6/2014)

**Hazardous Material Facilities** - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies 01.04.04, 03.04.01] The list of known hazardous material facilities and storage tank facilities (from PPRAQD's GIS Database of Hazardous Material Facilities in Broward County) has been reviewed. There are two (2) hazardous material facilities on the proposed amendment site. There is one (1) known hazardous material facility and two (2) known storage tank facilities adjacent to the proposed amendment site. There is one (1) known storage tank facility and twenty-four (24) known hazardous material facilities in close proximity to the proposed amendment site. There are two (2) known

## EP&GMD COMMENTS

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facilities that have both storage tanks and hazardous materials in close proximity to the proposed amendment site. (LA 3/13/2014)

### **NATURAL RESOURCES PLANNING & MANAGEMENT DIVISION:**

**Specially Designated Areas** - [ CP policies 13.6.1, 13.6.4, 13.6.6, 13.6.7, 13.6.9, 13.6.10, 13.7.2, 13.7.5; BCLUP Policies 09.01.01, 09.01.02, 09.01.03, 09.01.04, 09.01.05, 09.01.06, 09.01.11] County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist within the boundaries of the proposed amendment site.

**Protected Natural Lands** – The project site is not included in the Protected Natural Lands Inventory and not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory may be accessed at <http://gis.broward.org/flex/ProtectedNaturalLands/> and provides information regarding the ownership and management for each of the Protected Natural Lands.

**Priority Planning Areas for Sea Level Rise** – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13; BCLUP Policies A.03.04, A.03.05, A.03.06, A.03.07, 9.07.02, 9.09.04, 12.01.13] The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise over the next 50 years. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or

## EP&GMD COMMENTS

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overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Policies A.03.05, 9.07.02, and 9.09.04 do not apply to the review of this project.

**NatureScape Program** – [CP Policies 4.4.8, 13.3.5, 13.3.7; BCLUP A.02.01] – Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans.

**Surface Water Management** - [CP Policies 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Policies 08.01.18, 08.01.19, 09.04.01, 09.04.02, 09.07.01, 09.07.03, 09.09.01, 09.09.02, 09.09.04, 09.10.02]

The proposed amendment site is located within the jurisdiction of the City of Oakland Park. Successful compliance with the criteria established by the County should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit from the City of Oakland Park will be required prior to any construction.

The proposed amendment site is located within the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area, Flood Zone AE, with a base flood elevation of 6 NGVD. A minimum elevation of 7 feet, NGVD, as found on the Broward County 100-Year Flood Maps will prevail in those areas where jurisdictionally appropriate.

**Water Recharge** - [CP Policies 7.4.3, 7.5.2, 7.5.3, 7.5.4, 7.5.7, 7.5.9, 7.5.11, 7.5.12, 13.3.12, 13.3.13; BCLUP Policies 06.01.01, 06.01.03]

The proposed land use designation would involve a minor percentage of impervious area. The development resulting from the proposed land use designation would result in no net change in the volume of water available for recharge. The recharge capacity resulting from development under the proposed designation would be insignificant. This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation. See the attached Water Recharge Questionnaire.

**BROWARD COUNTY PLANNING COUNCIL**

**WETLAND RESOURCE QUESTIONNAIRE**

**as completed by the**

**ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT**

**I. Introductory Information**

- A. Amendment No.:** PCT 14-3
- B. Municipality:** City of Oakland Park
- C. Project Name:**

**II. Site Characteristics**

- A. Size:** Approximately 148.2 acres
- B. Location:** Section: 23 Township: 49 South Range: 42 East; generally located south of Northeast 42 Street, north of Oakland Park Boulevard, west of Northeast 13 Avenue and east of Northeast 10 Avenue.
- C. Existing Use:** Commercial, warehouse, municipal complex, park, single and multi-family residential, institutional and vacant

**III. Broward County Land Use Plan Designation**

- A. Current Designation:** Local Activity Center consisting of:  
1,800 dwelling units consisting of:  
80 single-family homes  
120 duplex units  
700 villas

Wetland Resource Questionnaire  
PCT 14-3

500 townhomes  
400 garden apartments  
400,000 square feet of commercial  
uses  
225,000 square feet of office uses  
165,000 square feet of community  
facilities uses  
5.47 acres (minimum) of recreation  
and open space uses

B. ***Proposed Designation:***

Local Activity Center consisting of:  
1,800 dwelling units consisting of:  
80 single-family homes  
120 duplex units  
700 villas  
500 townhomes  
400 garden apartments  
600,000 square feet of commercial  
uses  
225,000 square feet of office uses  
165,000 square feet of community  
facilities uses  
120,000 square feet of employment  
center (high) uses consisting of:  
72,000 square feet of industrial  
uses  
24,000 square feet of office uses  
24,000 square feet of commercial  
uses  
5.47 acres (minimum) of recreation  
and open space uses

IV. **Wetland Review**

- A. ***Are wetlands present on subject property? Wetlands may be present on northern vacant parcel.***
- B. ***Describe extent (i.e. percent) of wetlands present on subject property. Unknown at present.***

Wetland Resource Questionnaire  
PCT 14-3

***C. Describe the characteristics and quality of wetlands present on subject property.  
Unknown at present.***

***D. Is the property under review for an Environmental Resource License? No application has  
been received.***

***If yes, at what stage in the process is the application?***

***E. Has the applicant demonstrated that should the proposed Land Use designation be  
approved, the proposed project will be consistent with the requirements of Article XI,  
Chapter 27 of the Broward County Code of Ordinances? .***

***If yes, what is the mitigation requirement for the property?***

***V. Comments***

A wetland determination is recommended.

Completed by: Linda Sunderland, NRS IV  
Aquatic & Wetland Resources Manager

BROWARD COUNTY PLANNING COUNCIL

WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

***I. Introductory Information***

- A. Amendment No.:*** PCT 14 - 3
- B. Municipality:*** City of Oakland Park
- C. Applicant:*** City of Oakland Park

***II. Site Characteristics***

- A. Size:*** Approximately 148.2 acres

***Location:*** Section: 23 Township: 49 South Range: 42 East; generally located south of Northeast 42 Street, north of Oakland Park Boulevard, west of Northeast 13 Avenue and east of Northeast 10 Avenue.

- B. Existing Use:*** Commercial, warehouse, municipal complex, park, single and multi-family residential, institutional and vacant

***III. Broward County Land Use Plan Designation***

- A. Current Land Use Designation:*** 148.2 acres of Local Activity Area consisting of: 1,800 dwelling units consisting of: 80 single-family homes, 120 duplex units, 700 villas, 500 townhomes, 400 garden apartments, 400,000 square feet of commercial uses, 225,000 square feet of office uses, 165,000 square feet of community facilities uses, and 5.47 acres (minimum) of recreation and open space uses
- B. Proposed Land Use Designation:*** 148.2 acres of Local Activity Area consisting of: 1,800 dwelling units consisting of: 80 single-family homes, 120 duplex units, 700 villas, 500 townhomes, 400 garden apartments, 600,000 square feet of commercial uses, 225,000 square feet of office uses, 165,000 square feet of community facilities uses, 120,000 square feet of employment center (high) and 5.47 acres (minimum) of recreation and open space uses

**IV. Water Recharge Review**

**A. Describe the general impacts of the current land use designation on water recharge:**

The current land use designation is 148.2 acres Local Activity Center. A typical value for an impervious area produced by this type of development is approximately 77 percent.

**B. Describe the general impacts of the proposed land use designation on water recharge:**

The proposed land use designation is 148.2 acres Local Activity Center. A typical value for an impervious area produced by this type of development is approximately 77 percent.

**V. Impact of Change in Land Use Designation**

The proposed land use designation would involve a minor percentage of impervious area. The development resulting from the proposed land use designation would result in an insignificant change in the volume of water available for recharge.

**VI. Comments**

None

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

Maena Angelotti

Natural Resources Planning and Management Division

ATTACHMENT 8



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**MAY 28 2014**

**BROWARD COUNTY  
PLANNING COUNCIL**

May 27, 2014

Barbara Blake Boy, Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301

**Re: City of Oakland Park Local Activity Center Amendment (LAC) – Wetland and Historical Comments**

**Dear Ms. Blake Boy,**

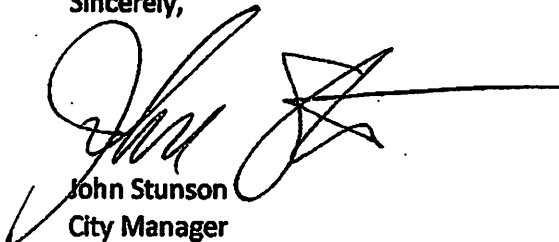
The City of Oakland Park is in receipt of County Staff comments dated March 14, 2014 related to the Historical Commission Review and the Environmental Protection and Growth Management review pertaining to potential wetlands in a portion of the LAC.

As it relates to the Historical Commission comments, Oakland Park Elementary is outside the LAC. However, the City will update the list provided by the Historical Commission and include it in the LUPA for the LAC. As noted by the Historical Commission, the City of Oakland Park has several historic preservation protocols in place. Please be advised that the City will continue to comply with these elements as requested by the Historical Commission.

In addition, the City will ensure that prior to development of the northern vacant parcel within the LAC, also known as the Delegal site or Dixie-Landmark Plat; a wetland determination will be secured.

Thank you for your assistance in this manner. Please call Rick Buckeye, AICP, Senior Planner at 954-630-4345 if you should have any questions or require additional information.

Sincerely,



John Stunson  
City Manager

# ATTACHMENT 9



Our Best.  
Nothing Less.

**LIBRARIES DIVISION • Historical Commission**

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March 14, 2014

**RECEIVED**

Matthue Goldstein  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Fl 33301

MAR 14 2014

**BROWARD COUNTY  
PLANNING COUNCIL**

**Re: Broward County Historical Commission Review  
Broward County Land Use Plan Amendment PCT 14-3  
City of Oakland Park Local Activity Center**

Dear Mr. Goldstein:

I have had an opportunity to review materials relative to **Broward County Land Use Plan Amendment PCT 14-3: City of Oakland Park Local Activity Center.**

A review of materials including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF) indicate that the proposed amendment contains no previously recorded archaeological resources; however, the amendment does contain approximately fifty (50) building that are at least 50 years of age and one (1) linear historical resource (Florida East Coast Railroad). Additionally, the amendment is located adjacent to one (1) Broward County Local Area of Particular Concern (LAPC) Historic Site – Broward County LAPC # 8 - *Oakland Park Elementary School*, also listed on the National Register of Historic Places. A review of the FMSF indicates that a majority of these structures were identified and recorded as result of the 2000 Oakland Park Historical Survey, conducted by Historic Design Concepts and sponsored by the City of Oakland Park Planning Department.

Known resources are listed below:

Resource Type	FMSF No.	Site Name	Address	Year Built
Building	BD03021	TONER PROPERTY	3235 N DIXIE HWY	c1937
	BD03022	GAS STATION	33RD ST	c1940
	BD03023	OAKLAND PARK PRE-OWNED AUTOS	3301 N DIXIE HWY	c1940
	BD03024	B.S. CRUIKSHANK BUILDING	3334 N DIXIE HWY	c1926
	BD03031	WATERS PROPERTY	4281 N DIXIE HWY	c1947
	BD03033	TREBOR BUILDING	OLD DIXIE HWY	c1938
	BD03034	DELEGAL PROPERTY	4100 N DIXIE HWY	c1945
	BD03035	4202 NORTH DIXIE HIGHWAY	4202 N DIXIE HWY	c1930
	BD03047	LEE J. STEVENS HOUSE	1028 NE 36 ST	c1933
	BD03437	1253 NE 32 STREET	1253 NE 32 ST	c1930
	BD03438	1254 NE 32 STREET	1254 NE 32 ST	c1930
	BD03439	1279 NE 32 STREET	1279 NE 32 ST	c1940

Broward County Board of County Commissioners

Sue Gunzburger • Dale V.C. Holness • Kristin Jacobs • Martin David Kiar • Chip LaMarca • Stacy Ritter • Tim Ryan • Barbara Sharief • Lois Wexler  
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	BD03442	1099 NE 33 STREET	1099 NE 33 ST	c1942
	BD03445	1001 NE 34 STREET	1001 NE 34 ST	c1937
	BD03446	1015 NE 34 STREET	1015 NE 34 ST	c1940
	BD03448	1321 NE 34 STREET	1321 NE 34 ST	c1940
	BD03449	1398 NE 34 STREET	1398 NE 34 ST	c1930
	BD03453	1302 NE 34 COURT	1302 NE 34 CT	c1940
	BD03463	1015 NE 35 STREET	1015 NE 35 ST	c1944
	BD03464	1028 NE 35 STREET	1028 NE 35 ST	c1940
	BD03465	1061 NE 35 STREET	1061 NE 35 ST	c1936
	BD03466	1279 NE 35 STREET	1279 NE 35 ST	c1930
	BD03467	1338 NE 35 STREET	1338 NE 35 ST	c1940
	BD03475	1001 NE 36 STREET	1001 NE 36 ST	c1940
	BD03476	1002 NE 36 STREET	1002 NE 36 ST	c1933
	BD03477	1027 NE 36 STREET	1027 NE 36 ST	c1933
	BD03479	1042 NE 36 STREET	1042 NE 36 ST	c1933
	BD03480	1068 NE 36 STREET	1068 NE 36 ST	c1940
	BD03481	1069 NE 36 STREET	1069 NE 36 ST	c1930
	BD03482	1091 NE 36 STREET	1091 NE 36 ST	c1940
	BD03492	1028 NE 38 STREET	1028 NE 38 ST	c1936
	BD03493	1077 NE 38 STREET	1077 NE 38 ST	c1940
	BD03494	1085 NE 38 STREET	1085 NE 38 ST	c1940
	BD03497	1062 NE 39 STREET	1062 NE 39 ST	c1940
	BD03506	4101 NE 10 AVENUE	4101 NE 10 AVE	c1941
	BD03509	1302 NE 32 STREET	1302 NE 32 ST	c1947
	BD03514	1027 NE 33 STREET	1027 NE 33 ST	c1940
	BD03515	1033 NE 33 STREET	1033 NE 33 ST	c1946
	BD03516	1077 NE 33 STREET	1077 NE 33 ST	c1944
	BD03517	1256 NE 33 STREET	1256 NE 33 ST	c1940
	BD03520	1034 NE 34 STREET	1034 NE 34 ST	c1946
	BD03521	1353 NE 34 STREET	1353 NE 34 ST	c1942
	BD03525	1056 NE 34 COURT	1056 NE 34 CT	c1942
	BD03526	1261 NE 34 COURT	1261 NE 34 CT	c1936
	BD03532	1041 NE 35 STREET	1041 NE 35 ST	c1948
	BD03533	1055 NE 35 STREET	1055 NE 35 ST	c1940
	BD03534	1077 NE 35 STREET	1077 NE 35 ST	c1947
	BD03535	1299 NE 35 STREET	1299 NE 35 ST	c1947
	BD03544	1041 NE 36 STREET	1041 NE 36 ST	c1937
	BD03545	1085 NE 36 STREET	1085 NE 36 ST	c1940
National Register	8BD714	Oakland Park Elementary School	936 NE 33 ST	
Linear Resource	8BD4087	Railroad Tracks	FEC RR	

The historic resources located within the amendment area include residential and commercial structures and at least one public building – the Oakland Park Elementary School (Cultural Resource – Historic Site LAPC #8). These resources were constructed between 1930 and 1950 and it is likely that in addition to the Oakland Park Elementary School, there are other structures eligible for local historical designation either individually or as contributing structures within an historic district as allowed by the City of Oakland Park historic preservation ordinance (O-2012-027).

The Broward County Historical Commission requests the following:

1. Pursuant to Broward County Comprehensive Plan Policy 9.08.01, the proposed Land Use Amendment shall include the list of historically, architecturally and archaeologically significant properties within the proposed Land Use Amendment identified on the

*Broward County Land Use Plan, Cultural Resource Map Series: Local Area of Particular Concern –Historic Sites and those previously identified in the 2000 City of Oakland Park Historical Survey.*

\* Oakland Park Comprehensive Plan Objective 1.6 *Protect the City's limited historic resources*

2. Pursuant to Broward County Comprehensive Plan Policy 9.08.02, the Land Use Plan Amendment shall take measures to ensure the protection of historic resources within the amendment site and which are identified in the *City of Oakland Park Historical Survey*. City shall complete the following measures subsequent to approval of the proposed Land Use Amendment and prior to pulling a building permit for structures on or immediately adjacent to properties with structures greater than 49 years in age.
  - a. Analyze and update the existing Florida Master Files for properties in the LAC.
  - b. Conduct a historic site survey of the LAC. The survey is to:
    - Identify historic resources that have achieved the 50 year period of historic significance since 2000,
    - Evaluate identified historic resource eligibility for historic site designation in the City of Oakland Park (O-2012-027) and/or inclusion on the National Register of Historic Places.
3. Pursuant to Broward County Comprehensive Plan Policy 9.08.03, the Land Use Plan should ensure that the historic sites data including the table above, as well as data generate from item 2 above, is forwarded by City Planning Department to the City of Oakland Park Historic Preservation Board for review in accordance with the City's historic site designation process (Oakland Park ordinance O-2012-027).

\* Oakland Park Comprehensive Plan Objective 1.6 *Protect the City's limited historic resources*, Policy 1.6.4 as it pertains to the establishment of a City Historic Preservation Ordinance and Advisory Board for the evaluation of additional historically significant buildings or districts.

4. Pursuant to Broward County Comprehensive Plan Policy 9.08.02, the City of Oakland Park shall encourage adaptive reuse and rehabilitation of historic properties in accordance with the Secretary of the Interiors *Standards for Rehabilitation*, the *Guidelines for Rehabilitating Historic Structures*, and the *Guidelines for Archeology and Historic Preservation* as amended, throughout the LAC as historic properties are encountered for rehabilitation and/or redevelopment as a means to ensure the protection of historic resources. This is especially significant as portions of the LAC maybe eligible for historic district designation.

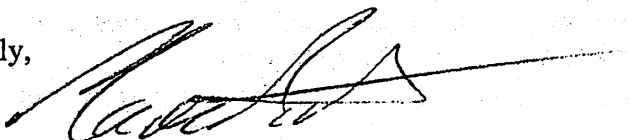
\* Oakland Park Comprehensive Plan Policy 1.14.5 as it pertains to promoting rehabilitation and use of historic buildings within a proposed LAC.

In the event that archaeological features or artifacts are discovered during the course of the development, the Historical Commission *shall* be notified within twenty four (24) hours of the discovery and the discovery shall be reported pursuant to Broward County Code Ordinance 92-38.

If, in the event, any unmarked human burial remains are discovered, then work in the vicinity of the burial find is to halt immediately until a determination can be made, in accordance with Florida State Statutes, Chapter 872, by either the state archaeologist or the county medical examiner as to jurisdiction, custody, and disposition of the remains. Should this occur, this office is to be contacted immediately to facilitate the coordination of the find.

If you have any questions regarding these comments or would like additional information please contact me at the Broward County Historical Commission by telephone: (954) 357-5506, or email: [mdefelice@broward.org](mailto:mdefelice@broward.org).

Sincerely,



Matthew DeFelice  
County Archaeologist

Ec:            Laura Connors, Associate Director, Libraries Division  
                Peggy Davis, Manager, Libraries Division, Historical Commission  
                David Baber, Historic Preservation Coordinator, Libraries Division



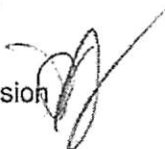
# ATTACHMENT 10



Environmental Protection and Growth Management Department  
**PLANNING AND REDEVELOPMENT DIVISION**  
115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

DATE: March 13, 2014

TO: Barbara Blake Boy, Executive Director  
Broward County Planning Council

FROM: Henry Sniezek, Director  
Planning and Redevelopment Division 

SUBJECT: Broward County Land Use Plan  
*Review of Proposed Amendment – Oakland Park PCT 14-3*

**RECEIVED**

**MAR 13 2014**

**BROWARD COUNTY  
PLANNING COUNCIL**

The Broward County Planning and Redevelopment Division (PRD) staff has reviewed proposed amendment PCT 14-3. The subject site is located in Oakland Park involving approximately 148.2 acres. The amendment proposes:

**Current Designations:** Local Activity Center consisting of:  
1,800 dwelling units consisting of:  
80 single-family homes  
120 duplex units  
700 villas  
500 townhomes  
400 garden apartments  
(High-rise units\* may be substituted for the above units, if approved by the City Commission)  
400,000 square feet of commercial uses  
225,000 square feet of office uses  
165,000 square feet of community facilities uses  
5.47 acres (minimum) of recreation and open space uses  
(Includes the City's proposed Downtown Park, located in the 3900 block of North Dixie Highway, that consists of 3.21 acres. Acquisition of the recreation and open space site was accommodated through the Broward County Safe Parks and Land Preservation Bond Program.)

**Proposed Designation:** Local Activity Center consisting of:  
1,800 dwelling units consisting of:  
80 single-family homes  
120 duplex units  
700 villas  
500 townhomes  
400 garden apartments  
(High-rise units\* may be substituted for the above units, if approved by the City Commission)  
600,000 square feet of commercial uses  
225,000 square feet of office uses  
165,000 square feet of community facilities uses  
120,000 square feet of employment center (high) uses consisting of:  
72,000 square feet of industrial uses  
24,000 square feet of office uses

24,000 square feet of commercial uses  
5.47 acres (minimum) of recreation and open space uses  
(Includes the City's proposed Downtown Park, located in the 3900 block of North Dixie Highway, that consists of 3.21 acres. Acquisition of the recreation and open space site was accommodated through the Broward County Safe Parks and Land Preservation Bond Program.)

*Estimated Net Effect:* Addition of 200,000 square feet of commercial uses  
Addition of 120,000 square feet of employment center (high) uses consisting of:  
72,000 square feet of industrial uses  
24,000 square feet of office uses  
24,000 square feet of commercial uses

Item 8 - Affordable Housing

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 1.07.07. The net effect of the amendment will be an addition of 0 residential units; thus, Policy 1.07.07 does not apply.

Item 10 - Hurricane Evacuation Analysis

The amendment site is not located in a Hurricane Evacuation Zone based on the Broward County Land Use Plan's "Natural Resource Map Series Eastern Broward County: Hurricane Evacuation Zones".

Item 11 - Redevelopment Analysis

The amendment site is located within the Oakland Park CRA. The application states that "the proposed mix of uses will facilitate redevelopment of the area by encouraging compact, mixed-use development consistent with the City's CRA Plan. The Planning and Redevelopment staff have reviewed the Oakland Park CRA Plan and have determined that the increase in commercial and employment center uses proposed in the amendment is consistent with the CRA Plan's goal of "(building) upon the planned Park Place downtown destination by concentrating higher intensity and density with mixed-use development that provides for social, cultural, and economic opportunities" within the Downtown Mixed Use District.

Item 12 - Intergovernmental Coordination

The proposed amendment site is not adjacent to any Broward County Unincorporated Area lands or County-owned facilities/property. The Broward County Human Services Department has a facility that is located approximately 600ft to the south of the proposed amendment site. The facility houses the Child Care Licensing and Enforcement Division as well as the Elderly and Veterans Services Division. The facility administers the fingerprinting and licensing of child care service owners, as well as informing of and providing benefits to Veterans and the Elderly.

If you have any questions, please contact Maribel Feliciano, Planning Administrator of the Planning and Redevelopment Division staff at [954-519-1424](tel:954-519-1424) or [mfeliciano@broward.org](mailto:mfeliciano@broward.org)

## ATTACHMENT 11



PARKS AND RECREATION DIVISION • Administrative Offices  
950 N.W. 38<sup>th</sup> St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management  
Accredited by the Commission for Accreditation of Parks and Recreation Agencies (CAPRA)*

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MAR 20 2014

## MEMORANDUM

BROWARD COUNTY  
PLANNING COUNCIL

February 21, 2014

To: Barbara Blake Boy, Executive Director  
Broward County Planning Council

Thru: Dan West, Director  
Parks and Recreation Division

From: John R. Fiore, Associate Planner  
Parks and Recreation Division

A handwritten signature in black ink, appearing to read "J. Fiore", written over a horizontal line.

Re: **Land Use Plan Amendment Comments**  
**April 17, 2014 Meeting**

The Broward County Parks and Recreation Division has reviewed the proposed amendments to the Broward County Land Use Plan scheduled for the Planning Council's first public hearing at their April 2014 meeting. Our comments are as follows:

- PCT 14-3** No objections. However, regional park impact fees will be required at the time of platting, replatting, or a note on the face of the plat, to reflect the regional park impact fees to be paid for the residential units.
- PC 14-7** No objections. However, additional regional park impact fees will be required. A note on the face of the plat, to reflect the additional regional park impact fees to be paid for the increased residential units proposed by this Land Use Amendment will be required.

If you or your staff has any questions about our comments, please call me at 954-357-8133.

# ATTACHMENT 12



Public Works Department - Water and Wastewater Services  
**WATER MANAGEMENT DIVISION**  
2555 West Copans Road • Pompano Beach, Florida 33069 • 954-831-0751 • FAX 954-831-3285

## MEMORANDUM

March 10, 2014

TO: Barbara Blake Boy  
Executive Director Broward County Planning Council

FROM: Joe Heilman  
Broward County Water Management Division

SUBJECT: LAND USE PLAN AMENDMENT  
PCT 14-3 and PC 14-7

**RECEIVED**

**MAR 10 2014**

**BROWARD COUNTY  
PLANNING COUNCIL**

I have reviewed the information in the package for the referenced Land Use Plan Amendments. The drainage information in the package is generally correct.

- PCT 14-3: No objection
- PC 14-7: No objection

Our office has no objections or comments for these amendments.

Respectfully,

A handwritten signature in black ink, appearing to read "Joe Heilman", written over a light blue horizontal line.

Joe Heilman  
Natural Resource Specialist II  
Broward County Water Management Division  
2555 W. Copans Road, Pompano Beach, FL 33069  
Office: (954)-831-0764  
Fax: (954) 831-3285  
E-mail: JHeilman@Broward.org

## ATTACHMENT 13

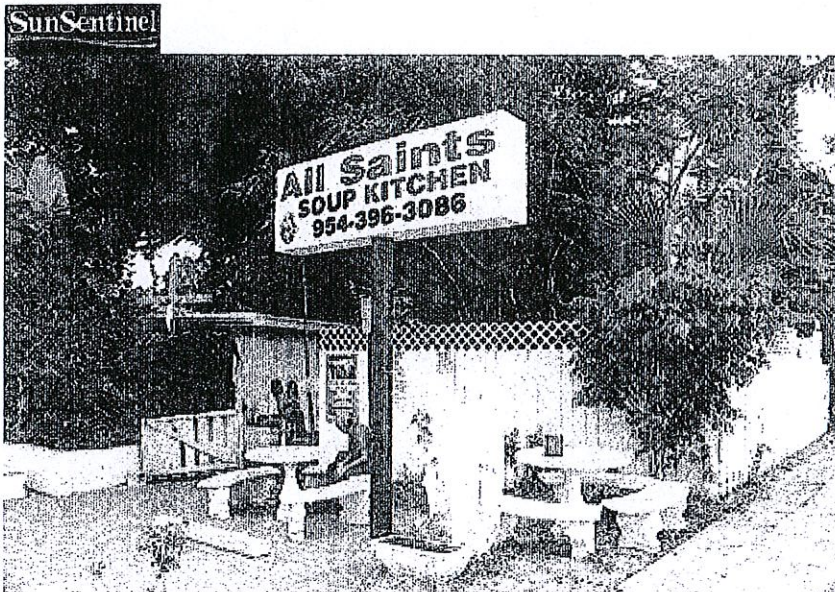
From: suzanneboisvenue@yahoo.com  
Sent: Friday, June 13, 2014 9:33 PM  
To: Blake Boy, Barbara  
Subject: amendment PCT 14-3 BC Planning Council

Mrs. Blakeboy

Please share the Sun Sentinel news with the Planning Council board.

I send you this only to give you insight to the minds of the commission here. Clearly they lack knowledge on redevelopment as shown in the Sun Sentinel story below. It is not legal to remove current businesses as stated by the city attorney.

It is the same decision making process that will destroy the home values in the Coral Heights Neighborhood where commissioners want to place incompatible uses abutting private homes on the North end of 13 Av. North of NE 38 St.



Suzanne Boisvenue  
A lifetime of caring  
954 298 8899

## Powerline Road Plan Offers New Energy for Corridor

By Larry Barszewski, Sun Sentinel

10:08 p.m. EDT, June 14, 2014

### OAKLAND PARK—

The city is trying to work some magic on Powerline Road, a trick that would turn the street into a trendy spot to live, work, shop and dine — and make some of its less-desirable aspects disappear.

The stretch of road from Oakland Park Boulevard north to the Interstate 95 overpass could be transformed into high-density mixed-use, three-story buildings of apartments over businesses on the east side and similar five-story buildings on the west side of Powerline.

In order for the plan to succeed, officials say some things have to go: possibly a gas station, a tattoo parlor, a drug-counseling center and the All Saints Catholic Mission.

To Father Bob Caudill of All Saints, who has fought with the city for years over his feeding center, the city's plan is nothing more than a pipe dream and a way to shut down the church's soup kitchen that serves several hundred homeless people a day.

"There's nothing on Powerline in any city that suggests that it could be anything other than industrial or commercial," Caudill said. "They have Las Olas dreams, and there's no money for that. Who's going to invest in that?"

The city has dealt with complaints about the soup kitchen from residents and businesses who say the homeless sleep and go to the bathroom on their properties.

It's not clear whether the city can force the soup kitchen or other businesses to close down. The proposal says the targeted businesses are detrimental to the city's goals and would have to close within five years.

"You're not going to be able to zone somebody out of business," City Attorney D.J. Doody told commissioners. "You're going to have to justify the five years."

Community Development Director Harris Hamid said he did not know which current operations would be subject to elimination under the proposal, which is undergoing revisions.

Businessman Mark Gelfand, who owns All-Pro Bowling and Art Supply, said it's about time the city gave the road some attention.

"I've been in business for 29 years on Powerline Road and watched a once beautiful street degenerate into what the bank — when I tried to buy a piece of property six years ago — called a blighted neighborhood," Gelfand said.

Commissioners want the corridor redeveloped, but they have problems with some parts of the proposal, which will come back before them on July 2.

They've already objected to the residential portions proposed for the west side of Powerline, because of the adjacent industrial zone behind those properties. The mix would create future tensions, they said.

"Corridors like this lend themselves better to higher density than smack-dab in the middle of a residential neighborhood," Commissioner John Adornato said, agreeing with the idea behind the proposed zoning. "I'm just not sure that it can happen next to an industrial area."

Another flashpoint is a potential hotel on the southwest corner of Powerline at Northwest 38th Street. While current zoning allows for a hotel there under certain conditions, some residents want the hotel use eliminated, too.

They successfully opposed a Value Place Hotel at the same site in 2009.

Now there are plans for a Marriott Residence Hotel, attracted to the high-visibility site that backs up to the I-95 overpass. Even though the current proposal carries the Marriott name, residents fear a lack of business could see it eventually become a low-rent structure attracting vagrants and criminal elements.

But Adornato said the city can't make decisions based on the current state of Powerline.

"The very intent of what we're doing is to try to make this area a new destination," Adornato said.

Warehouse owner John O'Brien isn't sure the proposed changes will make a difference.

"It's an industrial area. I don't know why they want to change it," O'Brien said. "For me, it doesn't matter. I'm not going to tear my building down."

## ATTACHMENT 14

From: [suzanneboisvenue@yahoo.com](mailto:suzanneboisvenue@yahoo.com) [mailto:[suzanneboisvenue@yahoo.com](mailto:suzanneboisvenue@yahoo.com)]

Sent: Monday, June 16, 2014 3:05 PM

To: Suzanne Boisvenue; ALT2 Long Michael

Subject: Plan Amendment PCT 14-3 including the Oakland Park Sears warehouse abutting residential

Please see attachment showing a tractor trailer at the loading dock and the front of the 18 wheeler sideways against the R1 residential neighborhood fence only feet from bedrooms. This is what we used to have repeatedly prior to Algae to Omega coming to this location where the previous residential zoning was at 1201 NE 38 St. The North end of the Sears warehouse now grows Algae and is agricultural use for the past several years which makes no noise and trucks rarely arrive. It is so far great. There used to be constant complaints to code and police about noise which is gone now.

The noise from the delivery trucks motors, constant beeping when backing and forklifts motors and beeping to the retail store called "employment Center" will be unbearable as well as the fumes into homes and adversely affects the future and present home owners use.

Residents will not be able to have a cook out in back yards without hearing the noise, smelling fumes and will not be able to hear the person sitting next to them when loading dock activity is occurring as deliveries arrive.

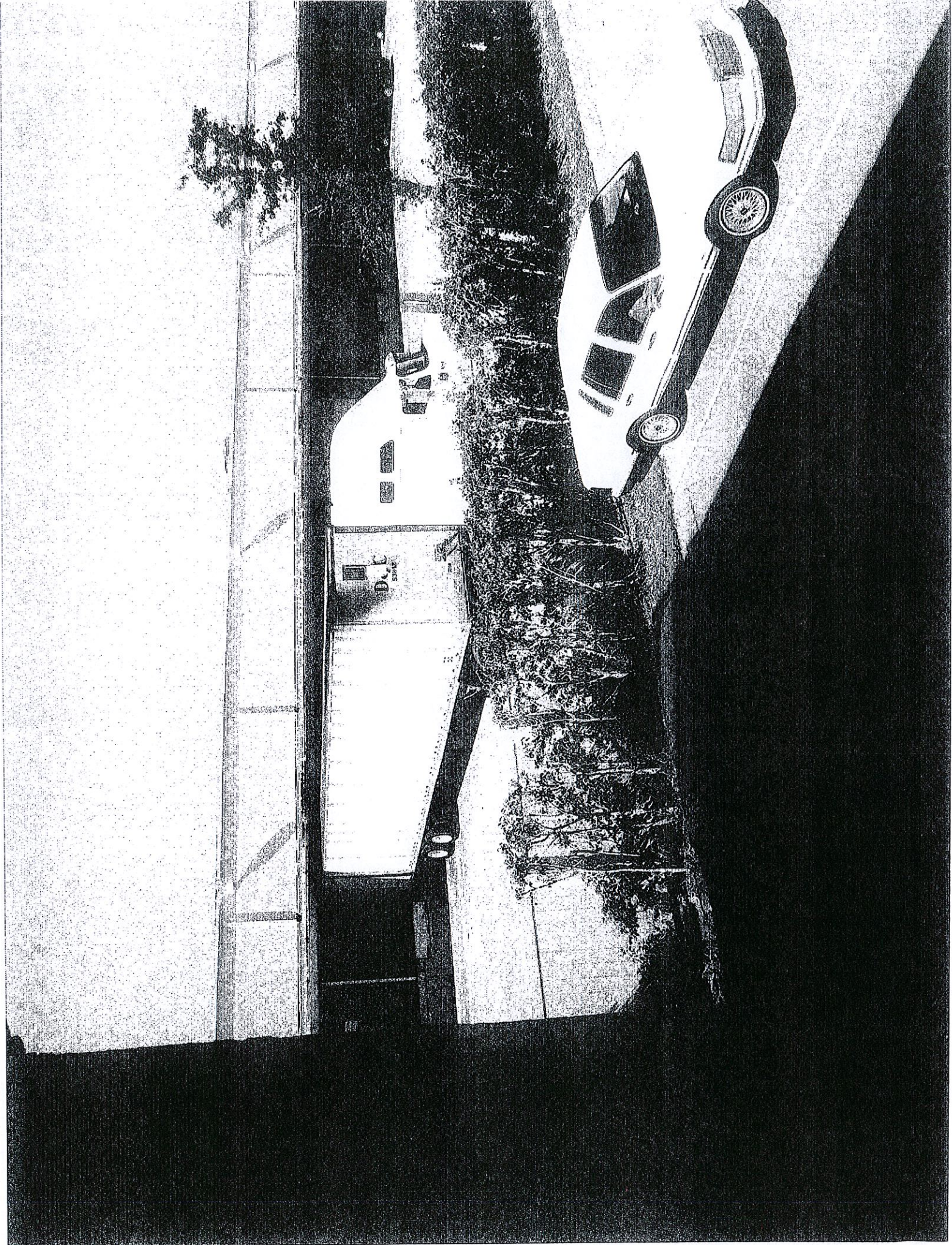
The plan is to call it an "employment center" in the middle of the 1201 NE 38 St Oakland Park, FL Sears warehouse (200,000 sq ft) where vendors may rent space to sell food and or other items. Trucks will be involved. This is why the proposed new LAC use includes 200,000 feet of high use called "employment center."

This was previously zoned for residential prior to the market crash and now you are asked to change the LAC use. I believe 1201 NE 38 St in Oakland Park LAC is the only area abutting residential and this use is not compatible.

Oakland Park Commissioners were sent letters from nearby residents objecting to this use and residents were ignored.

I would ask that the employment center be allowed anywhere in the LAC but not five feet from abutting residential zoning.

**Suzanne Boisvenue**  
**A lifetime of caring**  
**954 298 8899**



## ATTACHMENT 15

**From:** suzanneboisvenue@yahoo.com  
**Sent:** Friday, June 20, 2014 11:01 AM  
**To:** Blake Boy, Barbara  
**Subject:** Fw: Plan Amendment PCT 14-3  
**Attachments:** Planning Council Board Members List as of 3-27-14.doc

Please provide this to all Planning Council Members

How has the lack of compatibility with the residential neighborhood been addressed as required?

On Friday, June 13, 2014 4:11 PM, "Von Stetina, Deanne" <[DVONSTETINA@broward.org](mailto:DVONSTETINA@broward.org)> wrote:

Ms. Boisvenue,

Attached please find the contact information for our Planning Council members.

Also, the following is a list of permitted uses in the "Employment Center – High" land use category:

### EMPLOYMENT CENTER USES

In general, Employment Center areas are designated on the Future Broward County Land Use

Map (Series), consistent with Objective 3.02.00, to encourage types of development which may

be compatible with residential and other less intensive land uses, and which would support high

technology and service-based activities which Broward County has attracted in recent years, as

well as the tourist-oriented segment of Broward County's economy.

### Employment Center-High

#### 1. Principal Uses:

- a. light manufacturing, fabrication and assembly
- b. office uses
- c. research businesses, including medical and research laboratories
- d. hotels, motels and similar lodging
- e. restaurants and personal services
- f. community facilities
- g. communication facilities
- h. non-residential Agricultural uses
- i. Residential uses are permitted without the need to amend the local land use plan map, provided that the local government applies flexibility or reserve units to the parcel in the following manner:

(1) For parcels 5 acres in size or less, free-standing or mixed-use multi-family structures are permitted; within areas designated on the County Land Use

Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas, free-standing or mixed-use multi-family residential uses are permitted on parcels 10 acres in size or less.

(2) For mixed use developments greater than 5 acres in size (or 10 acres within areas designated on the County Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas) free-standing or mixed-use multi-family residential uses are permitted provided that the gross residential acreage does not exceed 5 acres (10 acres within areas designated on the County Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas) or 40% of the total gross acreage of the employment center designated parcel, whichever is greater, and that the entire mixed use development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development.

**2. Accessory Uses (Limited to less than fifty percent (50%) of the site):**

- a. transportation and utilities, excluding electrical power plants
- b. storage
- c. retail within buildings devoted to principal uses
- d. recreation and open space uses

3. Commercial and retail business uses may also be permitted if certified by the Broward County Planning Council in the local land use plan, subject to the review and approval requirements of Policy 13.01.10 and as long as the total area of these uses does not consume more than 20 percent of the employment center land designated on the Future Broward County Land Use Plan Map (Series) within a flexibility zone, and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for employment center use.

Please contact me if you need any additional information. Thank you.

Deanne Von Stetina, AICP, Director of Planning  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301  
Phone: 954-357-6690  
Fax: 954-357-6685  
E-mail: [cvonstetina@broward.org](mailto:cvonstetina@broward.org)

## ATTACHMENT 16

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**From:** suzanneboisvenue@yahoo.com  
**Sent:** Friday, June 20, 2014 5:19 PM  
**To:** Blake Boy, Barbara  
**Subject:** Sears Warehouse 1201 NE 38 St Employment Center uses (high)

This is a request for the planning council to ask Oakland Park for a letter addressing buffering and set back requirements for the Employment Center between first and second reading.

I want the LAC to be successful, encourage development which is compatible with residential and have adverse affects to the future surrounding areas addressed of the planned Employment Center.

**Suzanne Boisvenue**  
**A lifetime of caring**  
**954 298 8899**