



# City of Oakland Park Facilities Q & A



## 1. How did Oakland Park's Facility Initiative come about?

A Facilities Master Plan (hyperlink) was completed and adopted by Commission in 2010 which indicated that the majority of the City's structures are non-compliant with Florida Building codes, are not ADA accessible, do not accommodate critically important functions and lack hardening standards that pose safety risks.

## 2. Why has this been delayed to this point?

The economic challenges that continued until just recently resulted in significant financial challenges for the City. This delayed the ability to address the substantial deficiencies in our city facilities including fire rescue stations and community centers.

## 3. What are some of the facilities currently being reviewed and discussed?

Many of the City's vulnerable and outdated facilities that serve the public include the Oakland Park Fire Rescue stations, Collins and North Andrews Gardens Community Centers. Other longstanding facilities being considered are city hall and the library which are both more than fifty years old and in need of replacement.

## 4. How would our Fire-Rescue services be impacted?

Two of the City's three fire rescue stations were constructed in the 1960's. Each of the facilities have structural deficiencies such as a lack of hardening, are not hurricane compliant, require extensive upgrades to the HVAC, electrical and plumbing systems to meet Florida Building Code compliance. Staff has compiled fact sheets on each facility to document operation and structural deficiencies.

## 5. What is the potential impact to the Ethel M. Gordon Oakland Park Library?

The City's library was constructed in 1963 with several renovations over the past 25 years. Elements of the building are in poor condition with significant deficiencies such as no fire sprinklers, visible foundation settling, poorly sealed windows and an inefficient HVAC system. Replacement of the facility is needed to meet service levels and spatial needs for service delivery for the next generation of library patrons.

## 6. What will happen to City Hall?

Like the library, city hall is not hurricane protected nor does it accommodate city operations. If city hall is relocated, the new building would be built to code, be ADA accessible and would be large enough to accommodate all city administrative services.

## 7. Where could City Hall be relocated?

The City Commission awarded an RFQ to Integra Investments of Miami to negotiate a proposal for a mixed-use development that includes residential, commercial and parking in addition to a new city hall complex. This would accomplish the City's goal to centralize city administration in a hardened structure and would further the economic development of downtown by providing additional parking, residential opportunities, and new commercial space.

## 8. How will these initiatives be paid for?

Should the City Commission decide to renovate and rebuild city facilities, the Commission could seek voter approval of a bond to fund these improvements in our community. This referendum could be on the November ballot. City staff is also seeking grant opportunities to support the building effort.

## 9. What is a General Obligation Bond?

A General Obligation Bond is a voter-approved municipal bond. All money from the bond MUST be spent in Oakland Park to benefit our community. If a bond is approved by voters, the City would have the authority to issue general obligation debt to be repaid through a separate tax that would appear on the annual property tax bills.

**10. How would a bond affect my taxes?**

A bond's annual cost to homeowners would be based on the taxable value of the property, not the sale/market value. Taxable value is generally considerably below a home's sale value, as the taxable value is limited through [homestead exemptions](#) and the [Save-Our-Homes amendment](#). Staff has estimated that the monthly cost to the median, homesteaded, single-family house would be approximately \$10 a month.

**11. What is the next phase of this City Facility Initiative?**

City staff will be presenting recommendations to the City commission for consideration. Afterwards, the City Commission would determine whether to support placing a bond referendum on the November ballot for voter approval.

**12. How can I find out more information on this initiative?**

Please visit the City's website at [www.oaklandparkfl.gov](http://www.oaklandparkfl.gov) and select the "Facilities Information" picture <http://www.oaklandparkfl.gov/566/Facility> to view information on the city's facilities, 2010 conditions assessment and the March 14, 2018 open house presentation. The City welcomes comments and suggestions emailed to: [HelpPlanOP@oaklandparkfl.gov](mailto:HelpPlanOP@oaklandparkfl.gov) (hyperlink).