



2005 Evaluation & Appraisal Report

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City of Oakland Park Evaluation & Appraisal Report

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1.0 INTRODUCTION

The City of Oakland Park completed its last Evaluation and Appraisal Report (EAR) in 1995. All of the EAR-based amendments were completed in 1998, resulting in the existing Comprehensive Plan (hereafter referred to as “the 1998 Plan”). Since adoption on October 21, 1998, the 1998 Plan has been amended to update the Intergovernmental Coordination and Transportation elements to be consistent with changes in State law; the Future Land Use element has been amended to incorporate the Local Activity Center land use category and revised language for school siting. As a substantially built-out city in Broward County, the City has not experienced significant growth over the past seven years, but is reinvesting in its older areas, and has seen a recent upswing in the requests for residential units as a result of the booming real estate market in South Florida and across the country.

1.1 City Profile

The City of Oakland Park was formally incorporated under the name of “Floranada” in 1925 and in 1929 the name of the City was changed to Oakland Park. The City is located in the center of eastern Broward County, in South Florida (see Figure 1), and occupies 8.04 square miles of land area (includes annexed areas effective on September 15, 2005). The major transportation facilities within the City include Interstate 95, Dixie Highway/State Road 811, Commercial Boulevard, Oakland Park Boulevard, Andrews Avenue, the Florida East Coast Railway, and the South Florida Rail Corridor. The City is adjacent to the Cities of Fort Lauderdale, Pompano Beach, Tamarac, Lauderdale Lakes, and Wilton Manors, and unincorporated Broward County.

In 2004, prior to the annexations, the population of Oakland Park was estimated to be 31,810. This represents a 2.7 percent increase over the 2000 population. Recent annexations increased the City’s population to an estimated 43,000. The City is primarily a residential community and has an overall density of 5,348 persons per square mile (including annexed areas). At the time of this report, residential uses occupy 38 percent of the land in the City, commercial uses occupy 9 percent; and industrial occupies 6 percent. The remaining 47 percent of the City consists of utility, community facility, park, conservation, and water uses (20 percent combined), vacant land (3 percent), and roadways (24 percent). The highest occurrence of multi-family uses is west of Interstate 95. Single-family, commercial and industrial uses are concentrated east of Interstate 95.

The City Administration developed a vision for the City as follows:

By 2008, Oakland Park will be recognized as a friendly “small town” with safe and attractive neighborhoods, quality schools, outstanding parks and exceptional recreation programs, with the social, cultural and business opportunities of a *big city*.

The City Staff relies on this vision during their daily activities and it was a guiding principal in developing the major issues for the EAR.

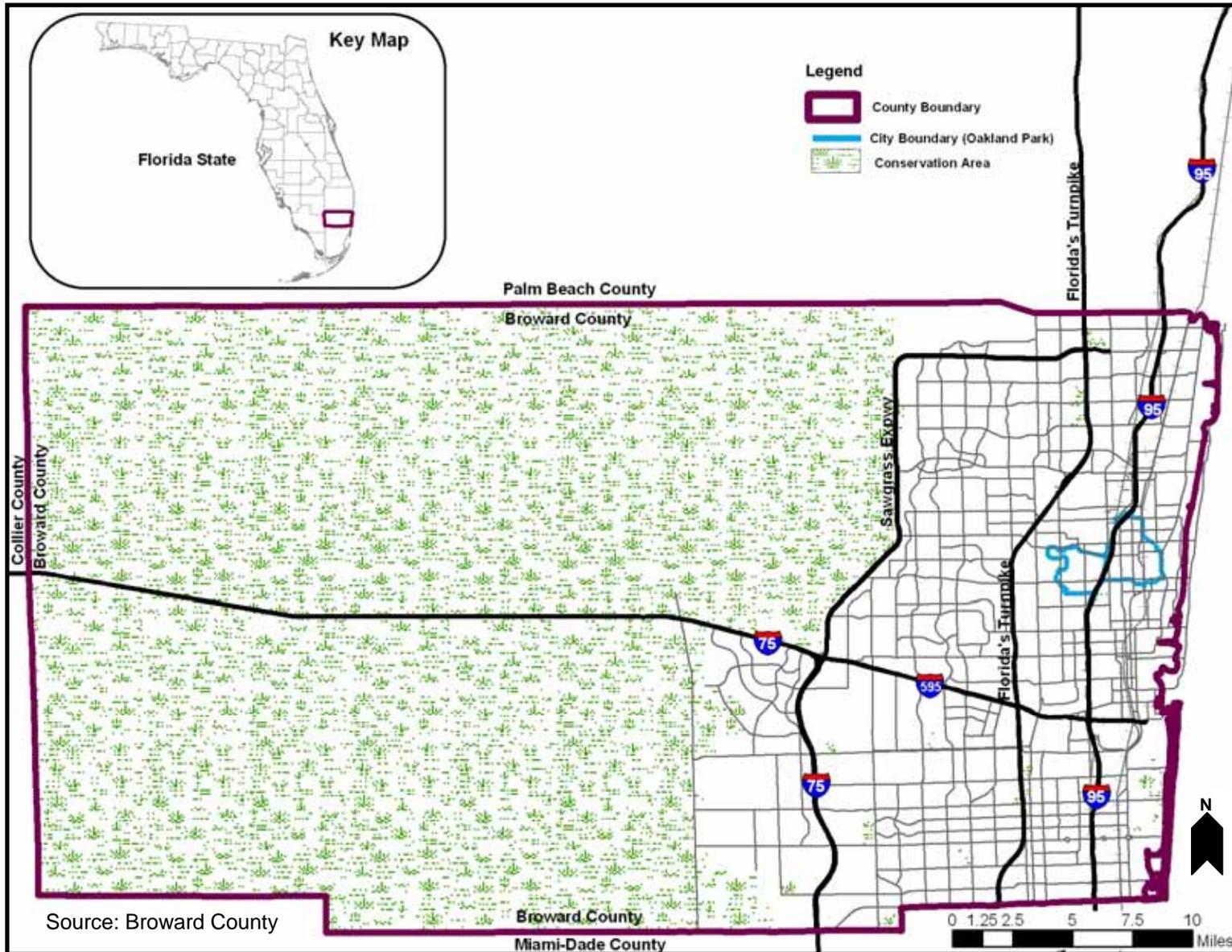


Figure 1: City of Oakland Park Location Map

1.2 Purpose

The purpose of the evaluation and appraisal report (EAR) for the City of Oakland Park Comprehensive Plan is to look back over the past seven years since the plan was adopted and evaluate how well the plan is serving the City. It is a time to consider what kinds of changes have taken place and how the plan could be modified to reflect those changes. Specifically, the purpose of the evaluation process is to:

- ⊗ Identify major issues for the community
- ⊗ Review past actions of the City in implementing the plan since the last EAR
- ⊗ Assess the degree to which plan objectives have been achieved
- ⊗ Assess both successes and shortcomings of the plan
- ⊗ Identify ways the plan should be changed to:
 - Respond to changing conditions and trends affecting the local community
 - Respond to the need for new data
 - Respond to changes in state requirements regarding growth management and development
 - Respond to changes in the South Florida Regional Planning Council's Strategic Regional Policy Plan
- ⊗ Ensure effective intergovernmental coordination

1.3 Public Participation Process

Evaluation of the City of Oakland Park Comprehensive Plan began in January 2005 when representatives from each City Department met to discuss potential major issues to be addressed during the EAR (referred to as the Kick-Off Meeting). A Public Forum was held on Wednesday, March 9, to review the preliminary list of major issues developed by the City Staff at the Kick-Off Meeting, and to discuss additional issues that should be addressed by the EAR. Appendix B provides the list of issues derived during the Public Forum. Notice for this Public Forum was posted on the City's website and in City Hall, mailed to homeowner's associations on file with the City Clerk, and posted on the City's public access television channel (OPTV). Additionally, a Scoping Meeting, held on Wednesday, March 23, was open to the public and was advertised in a local newspaper. During the Scoping Meeting, no additional major issues beyond those derived during the Public Forum were raised for inclusion in the EAR.

On October 10, 2005, the Local Planning Agency held an advertised public hearing on the EAR and recommended to the City Commission that it be transmitted to the Department of Community Affairs. On November 16, 2005, the City Commission held an advertised public hearing and approved the EAR for transmittal.

2.0 ANALYSIS OF ISSUES

Through a series of meetings (Kick-Off, Public Forum, and Scoping), a list of major issues for the City of Oakland Park was developed. This list of issues was provided to the Department of Community Affairs in a Letter of Understanding dated April 9, 2005 (see Appendix A). The issues (both locally identified and required) to be addressed in this EAR are:

- ⌘ Changes in population since the plan was adopted or last amended (163.3191[2][a], F.S.).
- ⌘ Changes in land area, including annexation, since the plan was adopted or last amended (163.3191[2][a], F.S.).
- ⌘ The amount and location of vacant land and its suitability for development (163.3191[2][b], F.S.).
- ⌘ The extent to which the community has met the demands of growth on infrastructure, the ability to maintain adopted levels of service, the provision of public services and facilities, concurrency management, and the financial feasibility of the plan (163.3191[2][c], F.S.). Of specific interest to the City are:
 - Stormwater management,
 - Wastewater service,
 - Adequacy of water supply systems,
 - Surface water quality,
 - Public safety (fire and police), and
 - Transportation facilities.
- ⌘ The location of development in relation to its anticipated location in the adopted plan (163.3191[2][d], F.S.).
- ⌘ The success of coordinating land use and school facilities planning (163.3191[2][k], F.S.).
- ⌘ An evaluation of the plan with respect to water supply planning requirements (163.3191[2][l], F.S.).
- ⌘ Local Issues:
 1. Incorporate the Community Redevelopment Area (CRA) Master Plan into the Comprehensive Plan and implement redevelopment and infill objectives.
 2. Integrate recently annexed areas into the City and provide public services and facilities to these areas.
 3. Increase the amount of park and open space in the City.
 4. Develop and implement neighborhood planning goals, objectives and policies.
 5. Develop better guidance for short-term planning activities that directs the location of certain uses in the City, addresses community appearance, and encourages revitalization.
 6. Establish transit-oriented and multimodal land use patterns, including the provision of sidewalks and better pedestrian connections.
 7. Address congestion on Oakland Park Boulevard.
- ⌘ The successes or shortcomings of each element (163.3191[2][h], F.S.).

- ∅ Changes to residential, commercial and institutional development with the CRA (163.2517[6][a], F.S.).

This section presents each of these issues separately, defining the issue, comparing the past to the present with respect to the issue, describing what the issue means for Oakland Park, and discusses how the City will address it through the EAR-based amendments.

2.1 Changes in Population

Change in population is an issue required to be addressed pursuant to Ch. 163.3191, F.S. The purpose of this issue is to examine how the community's population has changed since the last EAR and to compare the population projections of that plan to existing demographics.

In 1994, at the time of the last Evaluation & Appraisal Report, the City's population was 28,083 (University of Florida, Bureau of Education and Business Research (BEBR)). The City grew to an estimated 2004 population of 31,810, a growth rate of 13.27 percent for the past 10 years, or an average growth rate of 1.33 percent per year. This is lower than the anticipated rate of growth identified in the 1998 Comprehensive Plan. For the seven year period between 1994 and 2001, the plan projected a growth rate of 17.01 percent, or an average growth rate of 2.43 percent per year. The population increased 10.26 percent between 1994 and 2000, with an average growth rate of 1.71 percent per year. Table 1 provides the population estimates for 1995 to 2004.

The slower growth rate experienced by the City between 1994 and 2000 can be attributed to a number of factors. Broward County, in general, between 1990 and 2000 experienced significant growth in its western communities, such as Parkland, Pembroke Pines, Coral Springs and Weston. Therefore, some of this slower growth can be attributed to the attractiveness of the western communities, which drew population away from the older eastern cities. Also, between 1997 and 1998, a number of mobile homes, single family residences and apartment buildings were demolished in the City. This explains the slight decrease in population between these years; however, new multi-family units were constructed that enabled the City to regain this population for an overall net increase by 2000.

Between 2001 and 2010, the 1998 Comprehensive Plan projected a growth rate of 1.97 percent, or an average growth rate of 0.22 percent per year. The Plan projected that buildout would occur in 2010, and therefore, additional growth would not occur between 2010 and 2015. Table 2 below shows the population projections from the 1998 Plan.

Since the 1998 Plan does not include population projections for the year 2005, it is not possible to compare the plan's projections to the current population. However, it can be noted that the current population estimate (31,810) is lower than the population projection in the

1998 Plan for the year 2001. This is most likely due to the decline experienced in 1997 and 1998, as explained above, and the continued migration of people to western Broward County communities.

Table 1: Estimates of Population (1995-2000)

Year	Population Estimate
1995	28,095
1996	28,144
1997	28,200
1998	28,087
1999	28,236
2000	30,966
2001	31,543
2002	31,715
2003	31,738
2004	31,810

Source: University of Florida, Bureau of Economic and Business Research

Table 2: 1998 Plan Population Projections (2001 to 2015)

Year	2001	2010	Percent Change	2015	Percent Change
High Range	32,955	33,605	1.97%	33,605	0%
Low Range	32,769	33,299	1.62%	33,299	0%
Middle Range	32,861	33,452	1.80%	33,452	0%

Source: City of Oakland Park 1998 Comprehensive Plan

The City now uses population projections provided by Broward County, which are based on Traffic Analysis Zones, or TAZs. The current projections prepared by the County do not take into account several newly annexed areas (effective September 15, 2005) or recent Future Land Use Plan Map amendments. These annexations (North Andrews Gardens, Twin Lakes South, Mira Lago and Montage by the Lake/Sartori Plat Area) added 11,500 additional people to the City in 2005, increasing the overall City population to approximately 43,000. Further, the County anticipates that an additional one million people will move into Broward County by 2025. The City continues to work closely with the County to allocate the City's share of this projected growth throughout its TAZs. The future projections for the City, prepared by Broward County, will have to be revised to address these factors, prior to adoption of the EAR-based amendments.

2.2 Changes in Land Area

Annexations that were effective on September 15, 2005 (North Andrews Gardens, Twin Lakes South, Mira Lago and Montage by the Lake (Sartori Plat Area)) added 742.4 acres (or 1.16 square miles) to the City, increasing its size from 6.88 to 8.04 square miles. The 1998 Plan anticipated the annexation of these areas and includes a policy directing the City to complete a fiscal impact analysis of the potential annexations. This fiscal impact analysis was completed in 2004 and assisted the City in determining the areas to be annexed.

The Broward County Board of County Commissioners and the Broward County Legislative Delegation adopted a policy in 1996 that requires all unincorporated areas outside of the conservation area to be incorporated. This policy was revised in 2001 establishing a year 2005 deadline for the annexation of these areas. The County has been working with residents in unincorporated areas to accomplish this goal. All of the areas that became part of the City on September 15, 2005, were identified by Broward County as possible annex areas. There are no other areas available for annexation purposes. The City does not anticipate any further annexations.

2.3 Amount of Vacant Land

The Broward County Property Appraiser Tax Rolls, as well as information from the Community Development Department and limited field reviews, were used to compile this summary of vacant land. There are approximately 173 acres of vacant land in the City, representing 3.3 percent of the City's total area. The Existing Land Use Map (Figure 2) shows the vacant developable land within the City.

The majority of the vacant land is located in the southwest portion of the City, which is the area south of NW 39th Street and west of I-95. In this area, there are several large vacant parcels that front on either NW 31st Avenue or Oakland Park Boulevard (see Figure 2). There are other smaller lots located south of Oakland Park Boulevard. The primary reason that these parcels are vacant is a lack of infrastructure. Potable water is available to the area, but sanitary sewer is not as widely available. Also, for the area known as Orange Grove Manor (south of Oakland Park Boulevard and east of NW 31st Avenue), the local roads are not improved. Access is possible, but on unpaved roads.

Perhaps the most significant vacant land is the parcel located south of Cypress Creek Road that was approved for development as the Lightspeed Development of Regional Impact (DRI). This 8.8-acre parcel is currently used as a Park-n-Ride and intermodal transfer facility for Tri-Rail. The property has remained undeveloped as a result of ownership issues and is being considered for transit oriented development.

Except for several lots in residential areas, the remaining vacant land is located within the Community Redevelopment Area (CRA). There are several large parcels located along Dixie Highway that are surrounded by industrial uses. Most of these large vacant parcels were previously developed and have only recently been made vacant through the demolition of the old structures. These parcels will be redeveloped as part of the Local Activity Center (LAC) and CRA, and one of these parcels will be developed as a City park.

There are several small vacant lots scattered throughout the CRA, located in residential areas. The vacancy of these lots is based primarily on the socio-economic conditions in the areas, and is not due to a lack of services. During the field reviews, there were a few of these parcels that were under development, so re-investment is beginning to occur.

All of the vacant land depicted on Figure 2 is suitable for development.

2.4 Demands of Growth on Infrastructure

2.4.1 Potable Water Supply

The City receives potable water from two entities, the City of Fort Lauderdale and Broward County. The City of Fort Lauderdale Utilities Department has the largest service area within the City. The Broward County Office of Environmental Services is responsible for the northernmost and westernmost portions of the City. The following table shows the City acreage served by each of these entities (prior to the recent annexations) along with the percent share of the total City area.

Table 3: Potable Water Service Areas (1995)

Service Entity	Acreage Served	Percent of Total
Fort Lauderdale	3,992.8	90.6%
Broward County	411.3	9.4%
Totals	4,404.1	100.0%

Source: City of Oakland Park 1998 Comprehensive Plan

The City has large user agreements with both the City of Fort Lauderdale and Broward County to ensure that adequate quantities of potable water are provided. Neither the City of Fort Lauderdale nor Broward County allocates plant capacity, but both agree to meet the City's water demands. The majority of the water purchased by the City from Fort Lauderdale is treated at the Fiveash Water Treatment Plant. Fiveash has a capacity of 70 million gallons per day (MGD) and also serves the jurisdictions of Fort Lauderdale, Wilton Manors, Lauderdale-by-the-Sea, Port Everglades and portions of Tamarac, Davie and Broward County. An additional 20 MGD capacity is available from Fort Lauderdale's Peele/Dixie Water Plant, where interconnections between it and Fiveash provide for back-up capacity in periods of high demand or plant maintenance shutdowns. Combined, these

two plants have a potable water capacity of 90 MGD. The projected demand in 2010 for potable water is 65.82 MGD (City of Fort Lauderdale, *Evaluation and Appraisal Report*); thus the combined capacity of the two plants exceeds the existing and short-term demand.

Potable water from Broward County is treated at the Broward County Lauderdale Lakes Water Treatment Plant, which has an existing capacity of 16.0 MGD. The service area for this plant includes portions of the cities of Fort Lauderdale, Lauderdale Lakes, Lauderhill, North Lauderdale, Oakland Park, Plantation, Pompano Beach, and Tamarac, as well as certain unincorporated areas in central Broward County. The projected 2005 demand for potable water from this plant is 12.4 MGD; therefore, sufficient capacity exists to meet demand.

The City maintains the water distribution system and recently completed an analysis of the ability of this distribution system to continue to provide adequate service to City residents. The analysis found that the existing distribution system is adequate to handle average daily, maximum daily, and peak hourly demands. In addition to evaluating the ability to provide adequate water supply to residents and businesses, the analysis also addressed the adequacy of existing fire hydrant locations and fire flow pressures. The analysis indicates that the City needs to add 392 fire hydrants and improve fire flow pressures in several areas.

The recommended improvements were classified into four categories. Priority 1 areas have sub standard pressures during fire flow and require the addition of 8-inch Ductile Iron Pipe (DIP) to improve fire protection. Priority 2 areas have pressures that meet minimum standards for fire flow but that are still less than desirable, where upgrades from 2- to 6-inch pipe will be required. Priority 3 areas will provide even more pressure distribution throughout the City and will require upgrading from 2- to 6-inch pipe. Priority 4 areas are where non-essential 2-inch water mains need to be replaced with 4-inch pipe throughout the City. Priority 1 and 2 areas should be addressed within the next five years, Priority 3 within five to ten years, and Priority 4 within ten to fifteen years.

The adopted level of service (LOS) for potable water is 150 gallons per day per resident. For the 2005 population estimate, the City should be receiving a total of 6.45 million gallons of water per day from its potable water providers. The City currently receives 4.48 million gallons per day from the City of Fort Lauderdale. Since the only area of the City that receives water from Broward County was previously unincorporated, it is not possible to determine the amount of water received from the County. However, based on the increase in population due to the annexations (11,500), a conservative¹ estimate of 1.72

¹ This estimate is conservative because some of the annexation areas received potable water from the City of Fort Lauderdale, and therefore are being counted twice. However, it was not possible to determine the exact amount of water being supplied by either the City or the County to each individual annexation area.

million gallons per day would be required from Broward County. Adding this to the 4.48 million gallons received from the City of Fort Lauderdale results in total water use of 6.2 million gallons per day (or 144 gallons per resident per day), which is slightly less than the adopted LOS. The City’s adopted level of service for potable water should be maintained at 150 gallons per resident per day.

Potable water service for the recently annexed areas will be provided by both the City of Fort Lauderdale and Broward County. Table 4 indicates which entity provides service to these areas.

Table 4: Potable Water for Annexed Areas

Annexed Area	Current Source	Source Upon Annexation
North Andrews Gardens	Broward County	Broward County
Twin Lakes South	City of Fort Lauderdale	City of Fort Lauderdale
Mira Lago	City of Fort Lauderdale	City of Fort Lauderdale
Montage by the Lake (Sartori)	City of Fort Lauderdale	City of Fort Lauderdale

Source: City of Fort Lauderdale Planning and Zoning Services Department

The City performs an analysis of the potable water demand for each development application as part of the development review process. There have not been any issues related to inadequate potable water supply since the 1998 Plan. If additional potable water is required, the City will renegotiate its contracts with the City of Fort Lauderdale and Broward County.

2.4.2 Wastewater

As with potable water, the City does not provide wastewater treatment services but does provide and maintain the wastewater collection system. Wastewater treatment is provided by the City of Fort Lauderdale and Broward County. The City of Fort Lauderdale has the largest wastewater treatment service area within the City, with Broward County only providing wastewater treatment to the northern and western portions of the City. There is a small portion of the City where no wastewater treatment service is provided. The following table shows the acreage served by these entities and the percent share of the City’s total area.

Table 5: Wastewater Treatment Service Areas

Service Entity	Acres Served	Percent of Total
Fort Lauderdale	2,360.19	55%
Broward County	1,470.00	34%
Non-Service Areas	473.71	11%
Totals	4,303.90	100%

Source: City of Oakland Park 1998 Comprehensive Plan

The City has large user agreements with both the City of Fort Lauderdale Utilities Department and the Broward County Office of Environmental Services to ensure that adequate wastewater treatment services are provided. Neither the City of Fort Lauderdale nor Broward County has established a fixed allocation of their wastewater treatment plants for the City. The wastewater collected in the City by the City of Fort Lauderdale is treated at the G.T. Lohmeyer Sewage Treatment Plant. This plant has a treatment capacity of 43 million gallons per day (MGD) and also serves the jurisdictions of Fort Lauderdale, Wilton Manors, and portions of Tamarac, unincorporated Broward County and Port Everglades.

Wastewater treated by Broward County is treated at the Broward County North Regional Sewage Treatment Plant. This plant has a capacity of 80 MGD and serves the jurisdictions of Coral Springs, Coconut Creek, Deerfield Beach, Lauderhill, North Lauderdale, Pompano Beach, Plantation and portions of unincorporated Broward County.

The adopted LOS for sanitary sewer is 150 gallons per resident per day. Based on the 2005 population estimate, the City should be generating approximately 6.45 million gallons of wastewater per day. For the 2004 fiscal year (October 1, 2003 to September 30, 2004), Broward County collected a total of 0.5 million gallons of wastewater from the City. The City of Fort Lauderdale collected a total of two billion gallons of wastewater for the same period, resulting in an annual total of approximately two billion gallons. Converting this to a daily total results in 5.5 MGD, which when divided by the 2004 population estimate (31,810) gives an estimated 172 gallons of wastewater per resident per day. This exceeds the City's adopted LOS by 22 gallons per day. The City should revise its adopted LOS standard for sanitary sewer to more accurately reflect existing conditions. There is sufficient capacity available at both the City of Fort Lauderdale and Broward County, so it is only the adopted standard that needs to be modified.

Sanitary sewer for the annexed areas will be provided by Broward County. The City has policies to encourage the improvement of non-serviced areas and will continue to pursue such improvements in the future. The City will conduct a complete wastewater analysis to assess the infrastructure.

As with potable water, the estimated demand for sanitary sewer is calculated during the development review process to ensure adequate capacity is available. There has not been an incident of inadequate sanitary sewer capacity since the 1998 Plan was adopted. If additional capacity is required, the City will renegotiate with the County and the City of Fort Lauderdale for the necessary capacity.

2.4.3 Stormwater and Drainage

An objective in the comprehensive plan calls for the City to develop a Master Drainage Plan, which was completed in 1998. This plan identifies thirty drainage deficient areas and fourteen potential area projects, including projects previously identified in the comprehensive plan. The City began the design and permitting process for several projects and started construction on a stormwater trunk line to drain the Central Area of the City.

The 1998 Stormwater Master Plan is aggressive regarding the projects to be undertaken and the City is actively working to obtain funding for expediting design and construction. Potential funding sources include stormwater utility fees, Community Development Block Grant (CDBG) funds, Federal Emergency Management Agency (FEMA) mitigation grant programs, Environmental Protection Agency (EPA) grants such as the Special Projects Authorization Process, and other revenue sources available to the City.

Two adopted level of service (LOS) standards apply for stormwater. The first, for roadway crowns, is to provide sufficient drainage for a ten-year three-day storm. The second standard applies to finished floor elevations and requires a floor elevation above the 100-year three-day storm level. The City also is limited by the discharge rates set by the South Florida Water Management District for outfall into District canals and the New River. The City has met these levels of service standards in the past and the standards will continue to apply in the future.

For unincorporated areas being annexed into the City, the County has committed to providing any necessary drainage improvements.

The City has made good progress in implementing policies identified in the City's Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element regarding stormwater and drainage. During EAR-based amendments to the comprehensive plan, the City should update the element to reflect the 1998 Stormwater Master Plan and associated funding.

2.4.4 Solid Waste

The City provides single-family residential solid waste collection services twice weekly, with monthly collection of bulk items. The City also performs commercial and multi-family solid waste collection services, at frequencies appropriate to the user. Weekly curbside recycling of newspapers, glass, aluminum, steel, and certain plastics is offered to both residential and commercial customers.

There are no solid waste terminal disposal sites within the City and solid waste collected by the City is transported to County-managed facilities. Broward County, through an interlocal

agreement with the City, is responsible for the management of solid waste, including treatment and disposal of solid waste and the coordination of recyclable material collected in the solid waste collection process. The County also handles collection and disposal of household hazardous wastes.

The adopted level of service (LOS) for solid waste is eight (8) pounds per capita per day with bi-weekly pickup. In 2004, 1,167 tons of recyclable materials were delivered to the materials recovery facility and 38,018 tons of refuse was delivered to disposal sites. This figure includes bulk trash, residential refuse, and commercial refuse. For the 2004 population estimate of 31,810 persons, the total amount of materials collected equates to 6.75 pounds per capita per day, well under the eight (8) pounds per capita per day level of service standard.

For the newly annexed areas of the City, the existing hauler will provide collection services until 2010.

2.4.5 Recreation Facilities

The comprehensive plan specifies three acres per 1,000 residents as the standard for local parks. As the City evaluates its population projections during the generation of EAR-based amendments, the impacts on the parks and recreation level of service standards need to be evaluated as well. In addition, the City has acquired new parks, open space and recreation facilities since the comprehensive plan was last updated and this information needs to be incorporated in the analysis. Table 6 provides a listing of the existing facilities and the total acreage available (183 acres) and Figure 3 shows the facility locations. Also shown on Figure 3 are proposed parks or park expansions.

Based on the estimated population of 43,000 after the 2005 annexations, the level of service being provided is 4.26 acres (existing parks only) per 1,000 residents. This level of service includes the acreage in water bodies. If the 118 acres of water is removed from the available acreage, there is only 1.51 acres of recreation, park and open space per 1,000 residents in the City. If the leased areas also are removed from the total, the level of service provided is 1.33 acres per 1,000 residents.

The comprehensive plan has an objective to survey residents on the adequacy of facilities by 2000 and an informal survey has been conducted. One result of the survey is the recognition that additional recreation opportunities are needed. This supports the City's general emphasis on maintaining and improving the quality of life for residents. To address these issues, the City has recently adopted a recreation and open space impact fee ordinance to obtain additional lands as opportunities arise. The EAR-based amendments will reflect this new funding source and the City's quest for additional recreational facilities.

The City also intends to increase its neighborhood planning activities and when working with the neighborhoods, opportunities to establish mini-parks in neighborhoods may be possible. The EAR-based amendments will address linkages between neighborhood planning and neighborhood parks. Similarly, recreation and open space issues associated with redevelopment activities in the CRA and LAC will be addressed. Plazas and green space connections will be encouraged and appropriate policies included in the comprehensive plan to support these types of recreation and open spaces.

The City's comprehensive plan focuses on the physical aspects of recreation planning, and objectives and policies supporting the provision of services will be considered for inclusion in the plan as part of the EAR-based amendments. For example, the City provides many youth and senior based programs and activities and providing supportive policies in the comprehensive plan will assist when seeking additional funding sources. Also, pursuing additional cultural opportunities, such as festivals, historic events, and public art, will be considered during the EAR-based amendment process.

During the Public Forum, three other issues related to parks and recreation were discussed: improving recreational access to water bodies, providing more parking at park facilities, and pursuing the establishment of a performing arts center. To address these issues, the City may want to include policies in the Recreation and Open Space element directing studies to be completed.

Table 6: Existing Parks, Recreation and Open Space Facilities

Name	Acres	Amenities/Services Available
Active Adult Center	0.0	Senior activities, multi-purpose rooms
Boat Ramp	0.22	Picnic area, boat ramp and docks
Carter G. Woodson Park	0.85	Lighted basketball court, pavilion, tot play area, limited parcours
Cherry Creek Park	2.91 (leased)	One mile of daytime jogging track with exercise stations
Collins Community Center	(1)	Multi-purpose meeting rooms, Parks and Recreation administrative offices
Dillon Tennis Center	(1)	6 lighted clay tennis courts, small pavilion
Dog Park	2.25	Small and large dogs play areas with equipment, pavilions and seating for each area
Giusti Heart Parcours	5.0	One mile of lighted jogging track and exercise stations
Greenleaf Park	2.0	Basketball and tennis courts and playground.
Lakeside Sand Pine Preserve	5.63	Sand pine scrub forest with nature trail, observation deck, outdoor classroom and nature center
Lloyd Estates Park	0.42	Daytime tot play area
Mini-Park	0.12	Neighborhood open space
North Andrews Gardens Park	6.23	Playground, picnic area and open space.
North Andrews Gardens Community Center	1.03	Multi-purpose meeting rooms
Northeast High School	5.0 (leased)	Lighted multi-purpose athletic complex (softball, baseball, soccer, flag and tackle football fields)
Oakland Park Athletic Complex East (Stevens Field)	3.0	Lighted multi-purpose athletic complex (softball, baseball, soccer, flag football), covered pavilion
Royal Palm Park	52.0 (42 ac. water)	Covered pavilions with picnic facilities, tot play area, play field, small outdoor amphitheater, 4 hard surface lighted tennis courts, 2 ADA accessible Bocce courts, 4 lighted handball/racquetball courts, 1 basketball court, lighted walk path with limited exercise stations, lighted volleyball court
Shad Park	0.14	Open space
Spiher Recreation Center	(2)	Shaded tot play area, 2 daytime hard surface tennis courts, 1 basketball court, shaded picnic area, indoor game room, community room
Veterans Park	82.2 (76 ac. water)	Lighted walk path and boardwalk, tot play area, military tank display
Wimberly Athletic Field	14.0	Lighted multi-purpose athletic complex (softball, baseball, soccer, flag football), lighted basketball court, inline hockey rink, tot play area, small pavilion
TOTAL	183.00	4.37 acres per 1,000 residents
Land Only	65.00	1.62 acres per 1,000 residents
Land Only (non-leased)	57.09	1.44 acres per 1,000 residents
Notes:		
(1) Collins Community Center is located with the Wimberly Athletic Field.		
(2) Spiher Recreation Center is located with Greenleaf Park.		

Sources: City of Oakland Park Community Development and Parks & Recreation Departments, Broward County Geographic Information System Data

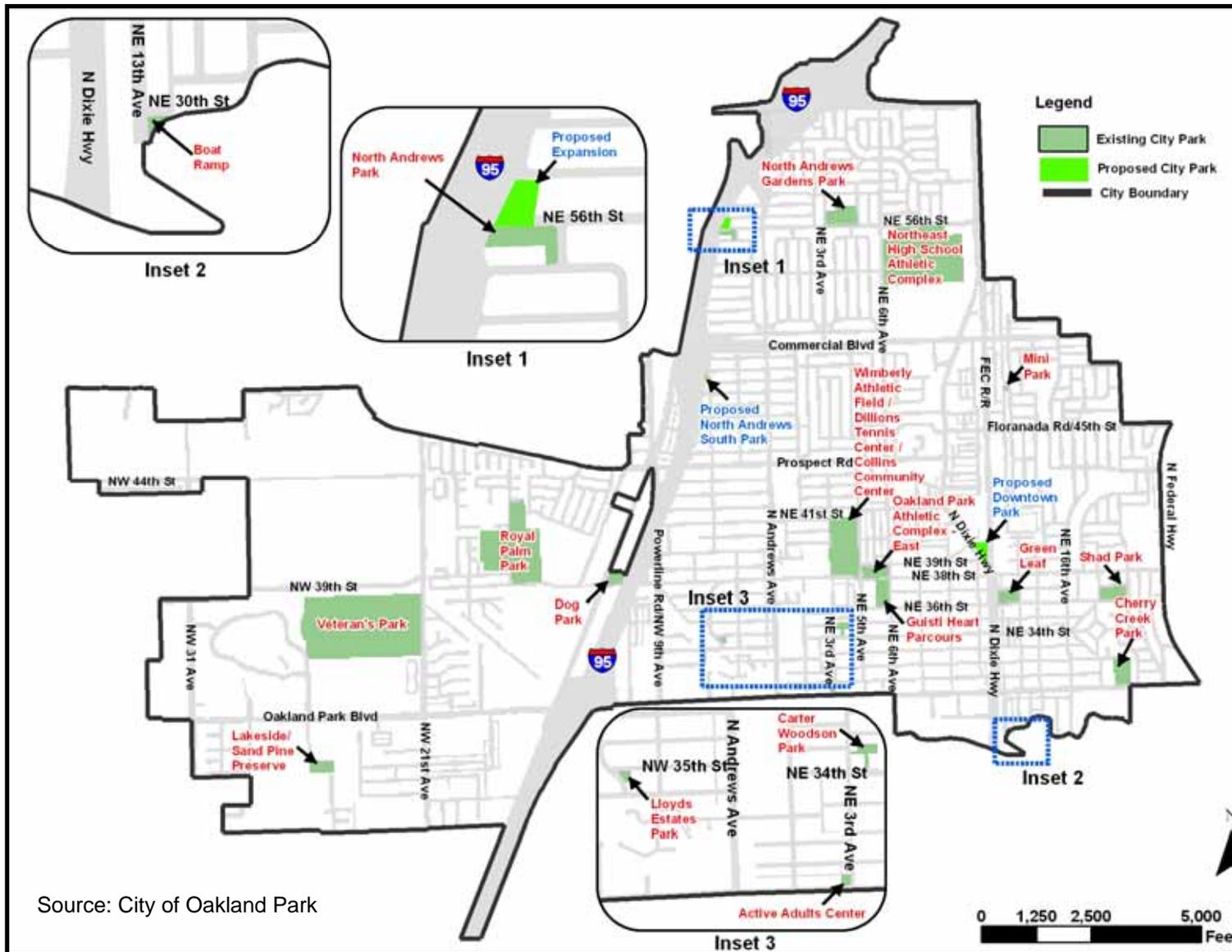


Figure 3: Existing and Proposed City Parks

2.4.6 Transportation Facilities

The City's Transportation Element was adopted in 2001 when the former Traffic Circulation Element was replaced pursuant to State law. The County is responsible for acquiring right-of-way and monitoring level of service for the regional roadway network that serves Oakland Park. However, since Oakland Park was previously included in the County's Transportation Concurrency Exception Area (removed in 2004), roadway concurrency was not a factor in development review and approval.

The following transportation facilities, which are shown on Figure 4, serve Oakland Park:

Limited Access Facility – I-95

Arterial Roads –

NW 31st Avenue
Powerline Road/NW 9th Avenue
N. Andrews Avenue
N. Dixie Highway
US-1/Federal Highway
Cypress Creek Road/NE 62nd Street
Commercial Boulevard
Prospect Road
Oakland Park Boulevard

Collector Roads –

NW 21st Avenue
NE 6th Avenue
NE 16th Avenue
NE 18th Avenue
NE 56th Street
Floranada Road/NE 45th Street
NW 44th Street
38th/39th Street
NW 26th Street

Public Transportation –

CXS Railway Corridor (Tri-Rail and Amtrak)
Oakland Park Boulevard (BCt fixed route no. 72)
Commercial Boulevard (BCt fixed route no. 55)
Cypress Creek Road/NE 62nd Street (BCt fixed route no. 62)
NW 31st Avenue (BCt fixed route no. 31)
NW 21st Avenue (BCt fixed route no. 11)
Powerline Road (BCt fixed route no. 14)
Andrews Avenue (BCt fixed route no. 60)
Dixie Highway (BCt fixed route no. 20)
US-1/Federal Highway (BCt fixed route no. 10)

Sources: City of Oakland Park 1998 Comprehensive Plan and Broward County

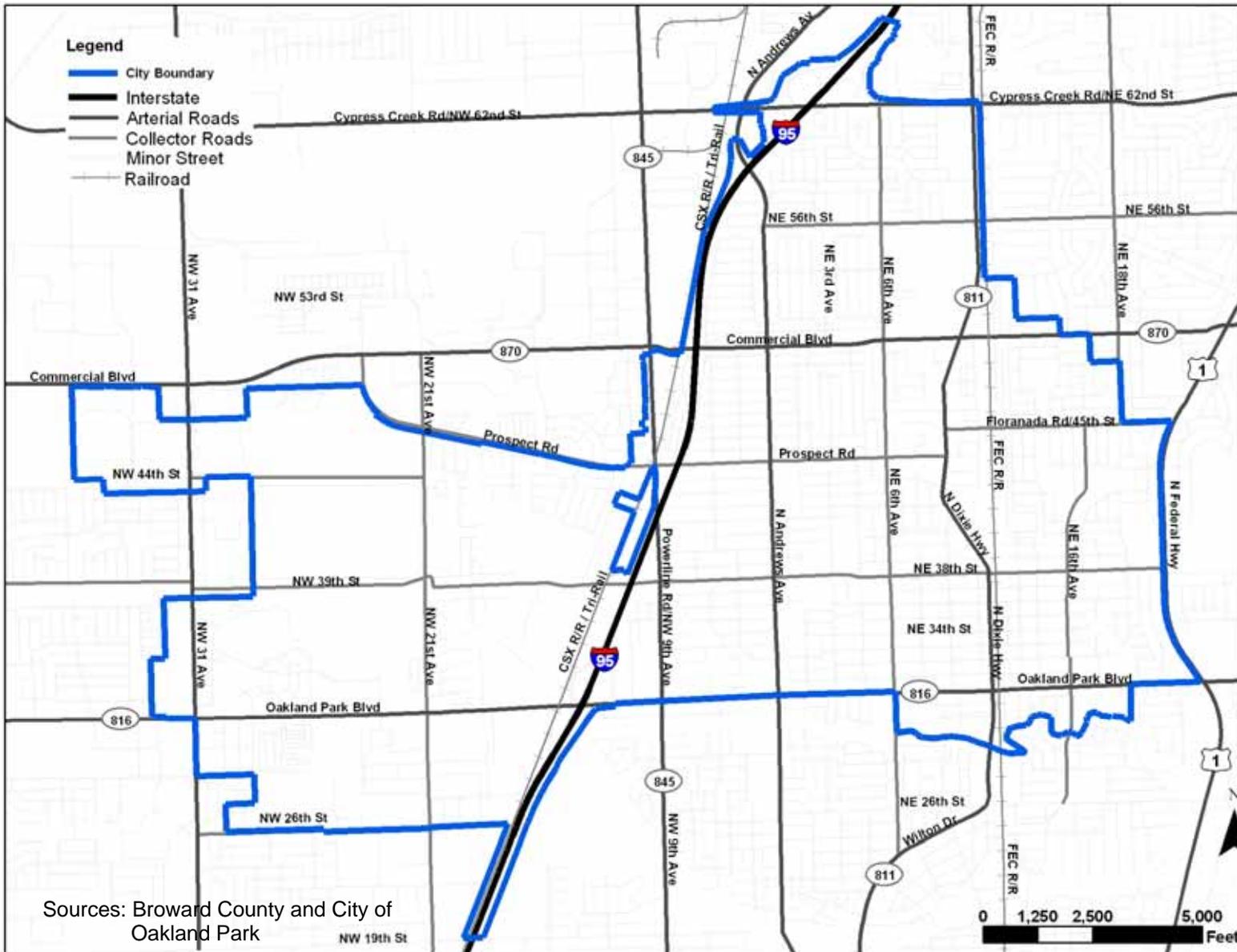


Figure 4: Transportation Facilities - Major Roadways

There are no public transit terminals or transfer stations within Oakland Park, other than the Park-and-Ride Lot on Cypress Creek Road west of I-95. Bus stops are located throughout the City along the numerous fixed bus routes. The City has developed, in conjunction with Broward County Transit, a community bus route that provides service to City Hall and major shopping areas, and is developing another route that will serve the western portions of the community. There are nine Broward County Transit (BCt) routes operating within the City, including routes 10, 11, 14, 20, 31, 50, 55, 62, and 72.

There are no dedicated bicycling facilities in Oakland Park. Sidewalks exist along the major roadways, but are not present along many local roads.

There are no port or aviation facilities in Oakland Park, though the Fort Lauderdale Executive Airport is just west of the City. There are two railway corridors within the City: the Seaboard Coastline (CSX) Railroad and the Florida East Coast (FEC) Railroad. Both railway corridors are utilized for freight service, however, passenger service is provided on the CSX via Tri-Rail and Amtrak. There are no terminals or transfer stations for these passenger services within Oakland Park.

The only intermodal facility is the Park-and-Ride Lot on Cypress Creek Road between I-95 and Andrews Avenue. This lot allows commuters to transfer from their vehicles to a Broward County Transit (BCt) bus or to Tri-Rail, whose Cypress Creek station is located just across Andrews Avenue (within Fort Lauderdale's municipal boundary).

There are three Strategic Intermodal System facilities within the City: I-95, the CSX Railway and the FEC Railway. During the EAR-based amendments, the City will need to identify these facilities on the transportation map series and adopt the Department's level of service for I-95.

The adopted level of service (peak hour) for I-95 (a Florida Interstate Highway System facility) is "D". All non-FIHS facilities classified as collector roads or higher have a level of service "D" (peak hour). The adopted level of service (peak hour) for local roads is "C".

The following tables show the average daily traffic and the peak hour traffic counts for the major roadways in Oakland Park.

Table 7 shows that the majority (74 percent) of the roads serving Oakland Park have experienced increases in volume since 1998. In 2002, there were 10 roadway segments with average daily traffic volumes lower than those recorded in 1998. Only two of those roadway segments (Commercial Boulevard west of Andrews Avenue and Oakland Park Boulevard west of NW 31 Avenue) showed a continued decline during the 2004 counts.

Table 7: 1998, 2002, and 2004 Roadway System Average Daily Traffic Volumes

Roadway	Segment	1998 ADT	2002 ADT	Change		2004 ADT	Change	
				#	%		#	%
NW 31 Ave	S of Commercial Blvd	30,500	31,200	700	2.30%	32,300	1,100	3.53%
	N of Commercial Blvd	28,600	37,000	8,400	29.37%	30,900	-6,100	-16.49%
	S of Oakland Park Blvd	36,600	40,500	3,900	10.66%	40,100	-400	-0.99%
NW 21 Ave	S of Prospect Rd	14,100	NA	--	--	17,400	--	--
	N of Oakland Park Blvd	16,200	18,100	1,900	11.73%	17,600	-500	-2.76%
	S of Oakland Park Blvd	20,000	24,000	4,000	20.00%	23,300	-700	-2.92%
Powerline Rd	S of Commercial Blvd	25,000	28,250	3,250	13.00%	NA	--	--
	S of Prospect Rd	24,500	26,500	2,000	8.16%	24,000	-2,500	-9.43%
	N of Oakland Park Blvd	26,500	26,500	0	0.00%	25,500	-1,000	-3.77%
	S of Oakland Park Blvd	29,500	29,000	0	0.00%	26,000	-3,000	-10.34%
Interstate 95	S of Cypress Creek Rd	243,000	250,000	7,000	2.88%	260,000	10,000	4.00%
	S of Commercial Blvd	244,000	260,000	16,000	6.56%	262,000	2,000	0.77%
	S of Oakland Park Blvd	268,000	284,000	16,000	5.97%	279,000	-5,000	-1.76%
Andrews Ave	N of Commercial Blvd	16,500	14,400	-2,100	-12.73%	17,400	3,000	20.83%
	N of Prospect Rd	20,300	20,900	600	2.96%	20,600	-300	-1.44%
	N of Oakland Park Blvd	26,500	27,300	800	3.02%	28,700	1,400	5.13%
	S of Oakland Park Blvd	29,300	28,900	-400	-1.37%	28,900	0	0.00%
NE 6 Ave	N of Oakland Park Blvd	8,800	9,900	1,100	12.50%	8,900	-1,000	-10.10%
Dixie Hwy	N of NE 62 St	19,000	21,500	2,500	13.16%	21,500	0	0.00%
	N of Floranada Rd	28,500	NA	--	--	23,000	--	--
	N of NE 38 St	23,500	27,000	3,500	14.89%	26,500	-500	-1.85%
	S of Oakland Park Blvd	20,500	NA	--	--	20,000	--	--
NE 16 Ave	S of Oakland Park Blvd	9,800	NA	--	--	9,500	--	--
US 1	N of Oakland Park Blvd	51,000	51,500	500	0.98%	51,000	-500	-0.97%
NE 62 St	E of I-95	37,600	37,500	-100	-0.27%	37,500	0	0.00%

Roadway	Segment	1998 ADT	2002 ADT	Change		2004 ADT	Change	
				#	%		#	%
NE 56 St	W of Dixie Hwy	12,400	8,800	-3,600	-29.03%	7,400	-1,400	-15.91%
Floranada Rd	W of US 1	9,000	9,900	900	10.00%	11,200	1,300	13.13%
Commercial Blvd	E of NW 31 Ave	55,100	58,400	3,300	5.99%	55,800	-2,600	-4.45%
	W of Andrews Ave	68,500	66,500	-2,000	-2.92%	61,000	-5,500	-8.27%
	W of Dixie Hwy	61,700	66,500	4,800	7.78%	53,800	-12,700	-19.10%
Prospect Rd	S of Commercial Blvd	15,300	25,900	10,600	69.28%	15,800	-10,100	-39.00%
	W of Powerline Rd	24,000	NA	--	--	26,000	--	--
	W of Andrews Ave	23,800	24,400	600	2.52%	26,500	2,100	8.61%
	W of Dixie Hwy	18,100	25,700	7,600	41.99%	20,200	-5,500	-21.40%
38/39 St	W of Powerline Rd	8,800	7,500	-1,300	-14.77%	9,100	1,600	21.33%
	E of Andrews Ave	8,600	8,900	300	3.49%	8,700	-200	-2.25%
	W of US 1	6,800	8,700	1,900	27.94%	NA	--	--
Oakland Park Blvd	W of NW 31 Ave	61,500	61,000	-500	-0.81%	57,500	-3,500	-5.74%
	E of NW 31 Ave	53,600	62,500	8,900	16.60%	55,000	-7,500	-12.00%
	W of I-95	66,000	NA	--	--	57,500	--	--
	E of I-95	72,300	75,000	2,700	3.73%	69,500	-5,500	-7.33%
	W of Powerline Rd	73,500	NA	--	--	NA	--	--
	W of Andrews Ave	60,000	NA	--	--	56,000	--	--
	E of Andrews Ave	57,500	48,000	-9,500	-16.52%	48,500	500	1.04%
	W of Dixie Hwy	47,000	36,000	-11,000	-23.40%	44,500	8,500	23.61%
	W of US 1	39,000	29,000	-10,000	-25.64%	37,500	8,500	29.31%
NW 26 St	E of NW 31 Ave	NA	5,500	--	--	4,300	-1,200	-21.82%

Sources: City of Oakland Park 1998 Comprehensive Plan and Broward County

There are a number of factors that can affect traffic volume counts, and therefore it is difficult to draw conclusions from this limited data set. Generally speaking, however, it can be reasonably concluded that traffic volumes on area roadways are increasing.

Table 8 shows the PM peak hour volumes and capacity of these same major roadway segments within the City. The shaded areas highlight segments experiencing a degraded level of service between 1998 and 2004. In 1998, there were 17 roadway segments with PM peak hour levels of service exceeding the adopted standard of D. In 2004, the number of roadway segments exceeding the adopted standard decreased to 14; however, for three segments, no data was available in 2004. For the three roadway segments with improved peak hour LOS in 2004, the traffic volumes recorded were lower than those recorded in 1998. As mentioned above, there are many factors that affect traffic counts and it is difficult to know whether the data shows improving conditions or the influence of other factors.

There is one roadway within the City that consistently fails to meet the adopted LOS standard, Oakland Park Boulevard. Congestion on this roadway is so severe that the City determined it should be a major issue for this Evaluation and Appraisal Report. Other roadway segments with LOS problems within the City include NW 21st Avenue, Interstate 95, US 1, and Commercial Boulevard west of Andrews Avenue. The City will need to work closely with the County and the Department of Transportation on solutions to these failing roadway segments. With the County's recent change to transit-oriented concurrency and the cost of right-of-way, it is highly unlikely that any expansion to existing roadways will occur. Instead, alternatives to single occupant vehicles will be pursued and encouraged through the County's transit assessment fee.

Amendments may also be required to the Transportation Element to bring the City's plan into compliance with the County's recently adopted transit oriented concurrency system.

Table 8: 1998 and 2004 Roadway System Traffic Volumes PM Peak Hour

Roadway	Segment	1998				2004			
		Peak Vol (x 1000)	LOS D Capacity (x 1000)	Peak V/C	LOS Peak	Peak Vol (x 1000)	LOS D Capacity (x 1000)	Peak V/C	LOS Peak
NW 31 Ave	S of Commercial Blvd	2.78	4.45	0.63	*	2.95	4.45	0.66	C
	N of Commercial Blvd	2.88	4.45	0.65	*	3.41	4.45	0.77	D
	S of Oakland Park Blvd	3.29	4.45	0.74	C	3.60	4.45	0.81	D
NW 21 Ave	S of Prospect Rd	1.42	1.39	1.02	E	1.75	1.39	1.26	F
	N of Oakland Park Blvd	1.45	1.39	1.04	E	1.58	1.39	1.13	F
	S of Oakland Park Blvd	1.57	1.39	1.13	F	1.82	1.39	1.31	F
Powerline Rd	S of Commercial Blvd	2.48	4.68	0.53	*	NA	4.68	--	NA
	S of Prospect Rd	2.22	4.68	0.47	*	2.17	4.68	0.46	*
	N of Oakland Park Blvd	2.40	4.68	0.51	*	2.31	4.68	0.49	*
	S of Oakland Park Blvd	2.67	4.68	0.57	*	2.35	4.68	0.50	C
Interstate 95	S of Cypress Creek Rd	18.59	17.16	1.08	E	19.89	17.16	1.16	F
	S of Commercial Blvd	18.67	17.16	1.09	E	20.04	17.16	1.17	F
	S of Oakland Park Blvd	20.50	17.16	1.19	F	21.34	17.16	1.24	F
Andrews Ave	N of Commercial Blvd	1.74	3.11	0.56	*	1.83	3.11	0.59	C
	N of Prospect Rd	1.82	3.11	0.59	*	1.85	3.11	0.59	C
	N of Oakland Park Blvd	2.41	2.95	0.82	C	2.62	2.95	0.89	D
	S of Oakland Park Blvd	2.60	2.95	0.88	C	2.57	2.95	0.87	D
NE 6 Ave	N of Oakland Park Blvd	0.90	0.95	0.95	C	0.92	0.95	0.97	D
Dixie Hwy	N of NE 62 nd St	1.72	3.11	0.55	C	1.95	3.11	0.63	C
	N of Floranada Rd	2.56	3.11	0.82	D	2.08	3.11	0.67	C
	N of NE 38 St	2.13	3.11	0.68	C	2.40	3.11	0.77	C
	S of Oakland Park Blvd	1.86	3.11	0.60	C	1.81	3.11	0.58	C
NE 16 Ave	S of Oakland Park Blvd	0.94	0.95	0.99	D	0.92	0.95	0.96	D
US 1	N of Oakland Park Blvd	5.30	4.68	1.13	F	5.29	4.68	1.13	F
NE 62 St	E of I-95	3.40	4.24	0.80	D	3.39	4.24	0.80	D
NE 56 St	W of Dixie Hwy	1.25	0.95	1.31	F	0.75	0.95	0.79	D
Floranada Rd	W of US 1	0.75	0.95	0.79	D	0.94	0.95	0.99	D
Commercial Blvd	E of NW 31 Ave	4.40	4.68	0.94	D	4.46	4.68	0.95	D
	W of Andrews Ave	6.20	4.68	1.32	F	5.52	4.68	1.18	F
	W of Old Dixie Hwy	4.37	4.24	1.03	E	3.81	4.24	0.90	C
Prospect Rd	S of Commercial Blvd	1.64	3.11	0.53	B	1.69	3.11	0.54	B
	W of Powerline Rd	2.36	3.11	0.76	B	2.32	3.11	0.75	C
	W of Andrews Ave	2.19	4.45	0.49	*	2.45	4.45	0.55	C
	W of Old Dixie Hwy	1.60	4.45	0.36	*	1.79	4.45	0.40	*
38/39 St	W of Powerline Rd	0.61	0.95	0.64	D	0.63	0.95	0.66	D
	E of Andrews Ave	0.77	0.95	0.81	D	0.78	0.95	0.82	D
	W of US 1	0.61	0.95	0.64	D	NA	0.95	--	NA
Oakland Park Blvd	W of NW 31 Ave	5.57	4.68	1.19	F	5.20	4.68	1.11	F
	E of NW 31 Ave	4.85	4.68	1.04	E	4.98	4.68	1.06	F
	W of I-95	5.97	4.68	1.28	F	5.20	4.68	1.11	F
	E of I-95	6.54	4.68	1.40	F	6.29	4.68	1.34	F
	W of Powerline Rd	7.34	4.24	1.73	F	NA	4.24	--	NA
	W of Andrews Ave	5.43	4.24	1.28	F	5.07	4.24	1.20	F
	E of Andrews Ave	5.20	4.24	1.23	F	4.39	4.24	1.04	E
	W of Dixie	4.25	4.68	0.91	D	4.03	4.68	0.86	D
W of US 1	3.53	4.68	0.75	D	3.39	4.68	0.73	C	
NW 26 St	E of NW 31 Ave	NA	0.95	NA	NA	0.39	0.95	0.41	C

Notes: Peak Volumes were calculated based on the ratio of ADT to Peak Hour for 2004. For example, the peak hour traffic count for Commercial Boulevard west of Andrews Avenue is 5,521. This is 9.05 percent of the average daily traffic for that segment. To determine what the 1998 peak hour count would have been, the ADT (61,000) was multiplied by 0.0905 to produce 2.78.

*The level of service for these segments is better than C, but the exact level cannot be determined using the FDOT's Generalized tables.

Sources: Broward County and Carter & Burgess, Inc.

2.4.7 Other Growth and Infrastructure Needs

During the Public Forum, several other growth and infrastructure related needs were identified that do not rise to the level of major issues, but that should be addressed during the EAR-based comprehensive plan amendments.

Fire mains and hydrants – The Fire Chief attended the meeting and commented that a fire protection study should be completed. This study would identify locations for hydrants, establish a plan for emergencies, identify ways to build adequate pressure, and rehabilitate older areas of the City to bring them into compliance with current fire safety requirements. The initial phase of this was completed as part of the “Water Distribution System Hydraulics Analysis”, which identified the deficiencies in fire hydrant locations and pipe pressures, and recommended improvements in priority order. The next step is to identify specific locations for the new fire hydrants and to prepare final designs.

Surface water quality – This comment was directed specifically to requiring the pre-treatment of light industrial runoff. The City should consider revising its land development regulations to require new development to provide pre-treatment on site and the City should develop a program for establishing pre-treatment on older developed sites or areas. The 1998 Plan currently includes an objective and several policies regarding surface water quality.

Fire and police station locations – Due to the increase in population from the annexation, the City should evaluate the need for additional police and fire stations to ensure that adequate protection is provided to the annexed areas.

Improvements to and expansion of public facilities – Also related to the annexations, the City should conduct a survey to identify locations for “new” public facilities and/or the need to expand existing facilities to meet the demand generated by the increased population.

Improving the coordination of utility locations and construction – This comment was directed at both coordinating the timing of construction and the placement of utilities. This issue is more appropriately addressed through better inter-departmental coordination, but may also require revisions to existing policies in the Intergovernmental Coordination Element.

2.5 Location of Development

There have been six adopted amendments to the Future Land Use Plan Map (Figure 5) since the 1998 Plan; and there are presently two amendments pending. Table 9 lists the adopted and pending amendments. The location of these amendments is shown on Figure 6. Development

has generally occurred where indicated in the 1998 Plan. The unanticipated change has been the conversion of commercial properties to residential uses; four of the adopted amendments – five, including the Local Activity Center amendment – and both of the pending amendments are to support residential development. One of the pending changes reflects another phenomenon being seen in south Florida, the conversion of golf course lands to residential uses.

The increase in residential Future Land Use Plan Map designations has resulted from the unexpected increase in population throughout the County. As mentioned in the population projection section, the City had anticipated being fully developed by 2010, with no subsequent increases in population. That is no longer the situation. Many of the proposed developments are for townhouse units and the impact of these changes is mostly the effect on adjacent, existing development. During the Public Forum, several people expressed concern about how new development and redevelopment have not been compatible with existing neighborhoods. This issue is being considered in two of the locally identified issues, neighborhood planning and developing better guidance for short-range planning.

The adopted Future Land Use Plan Map amendments, except for the Local Activity Center, are for parcels that are located at the outer edges of the City's boundary. Three of the parcels were vacant, or predominately vacant, in 1995 when the existing land use map was last revised. These three areas are now designated for residential development. One of the remaining two parcels contained a mobile home park that has been replaced with self-storage and the second parcel contains a Tri-Rail/Broward County Transit park and ride lot, slated for the addition of office and hotel development. The development of this parcel, known as the Lightspeed DRI, will be consistent with Broward County's existing policies regarding development adjacent to the Fort Lauderdale Executive Airport.

Several of the larger areas identified as vacant in 1995 are still undeveloped, or are planned for development according to their Future Land Use Plan Map designations. These areas include parcels located west of NW 31st Avenue near Oakland Park Boulevard, parcels west of Dixie Highway south of Cypress Creek Road, commercial parcels north of and residential parcels south of Oakland Park Boulevard west of I-95, and a parcel between Dixie Highway and the FEC corridor in the LAC. Of the smaller infill parcels identified as vacant in 1995, most are no longer vacant and have been developed consistent with their Future Land Use Plan Map designations.

The City does not intend to pursue any further annexations and infill development will predominate in the future. Redevelopment activities also will occur in the future, primarily as part of activities in the CRA according to the Master Plan, with emphasis in the near term on areas in the LAC. Some redevelopment of previously used land also is occurring in the western

areas of the City, such as is proposed with the pending St. Regis and Orange Grove Manor Phase 2 and adopted Cambridge PUD Future Land Use Plan Map amendments.

It is recommended that the City complete a visioning exercise that establishes a consensus-based view of the City in the year 2030. This process should develop a vision for the City as a whole and then look at different areas of the City and develop more specific visions or master plans for these areas. In particular, the City should focus on the neighborhoods west of I-95 that were not sufficiently addressed in the 1998 Plan.

Table 9: Future Land Use Plan Map Amendments

Amendment	Acres	From	To
Adopted			
Villas of Coral Heights	4.5	Commercial	Medium (16) Residential
Lightspeed DRI	6.22	Transportation	Commercial
Burlington Self Storage	3.4	Medium (16) Residential	Commercial
Strok Plat #2	20.5	Commercial	Irregular (12) Residential
Local Activity Center	148.2	32.8 – Low (5) Res. 5.5 – Low-Medium (10) 11.4 – Medium (16) Res. 8.5 – Medium-High (25) 72.1 – Commercial 11.5 – Industrial 2.9 – Community Facil. 3.5 – Rec. & Open Space	LAC
Cambridge PUD	12.8	Commercial	Irregular (12.5) Residential
Pending			
St. Regis	5.0	Parks & Recreation	Low-Medium (10) Residential
Orange Grove Manors – Ph. 2	12.5	Commercial	Low-Medium (10) Residential

Source: City of Oakland Park Community Development Department

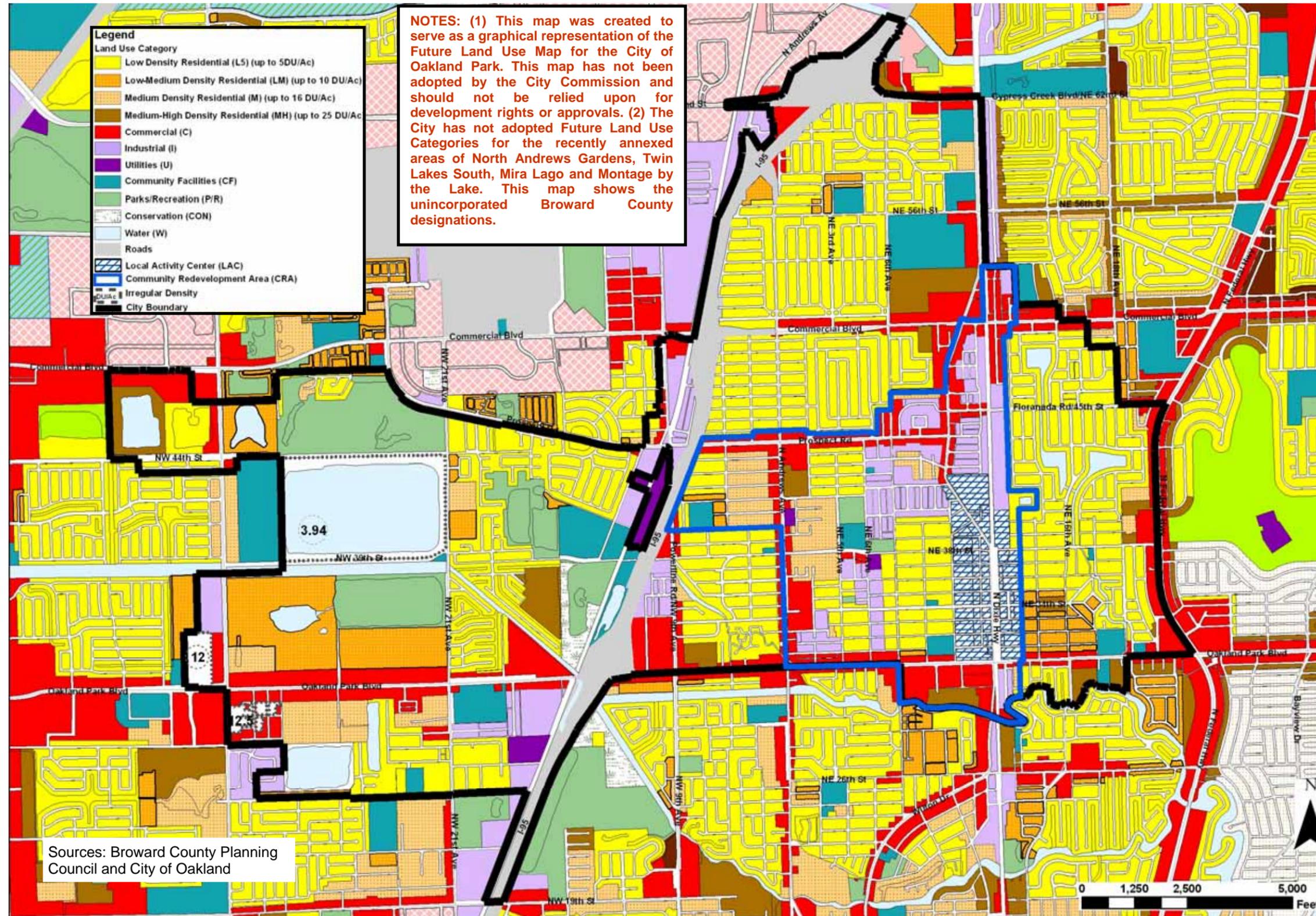


Figure 5: Future Land Use Plan Map (Display Purposes Only)

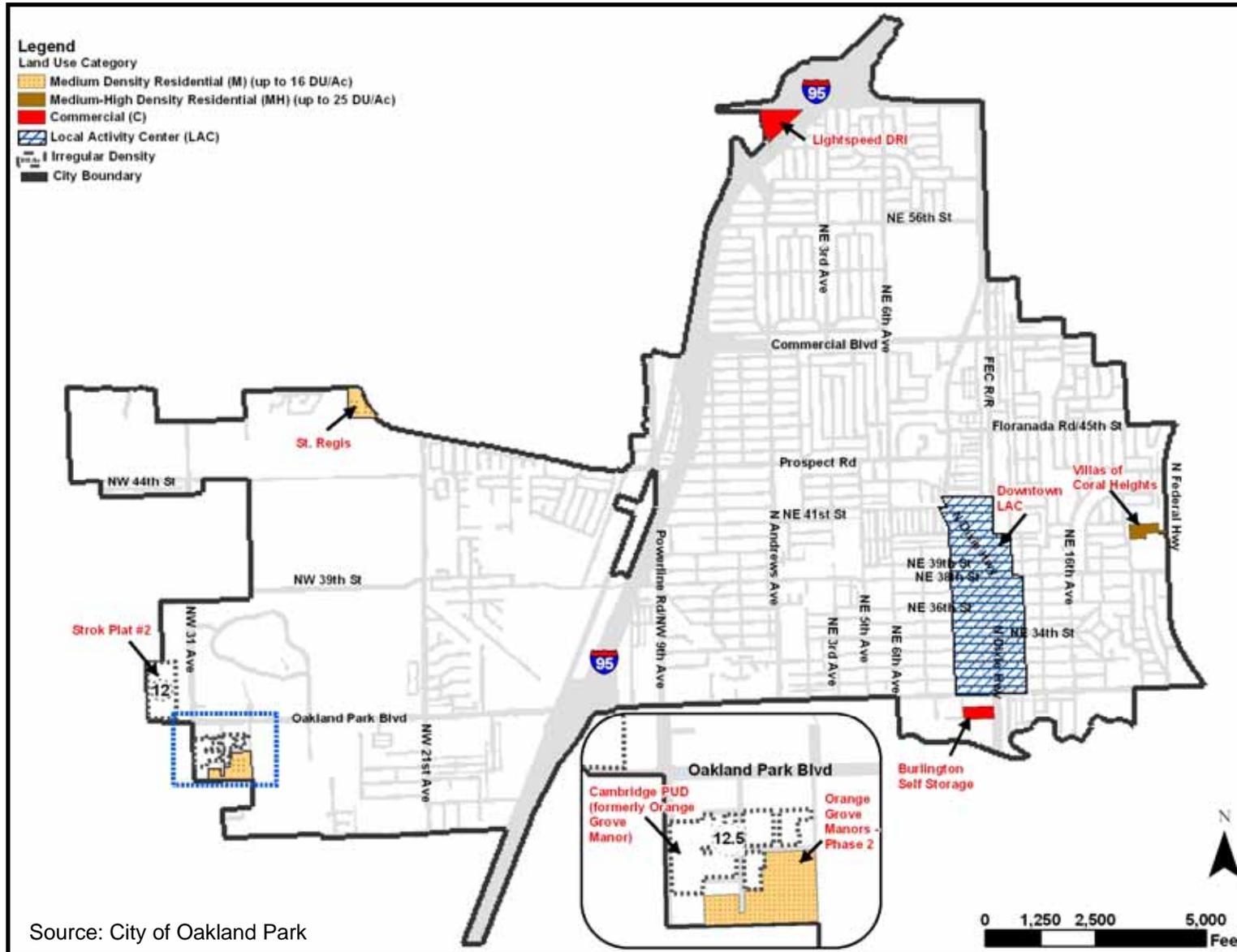


Figure 6: Future Land Use Plan Map Amendments

2.6 Coordination of School Locations

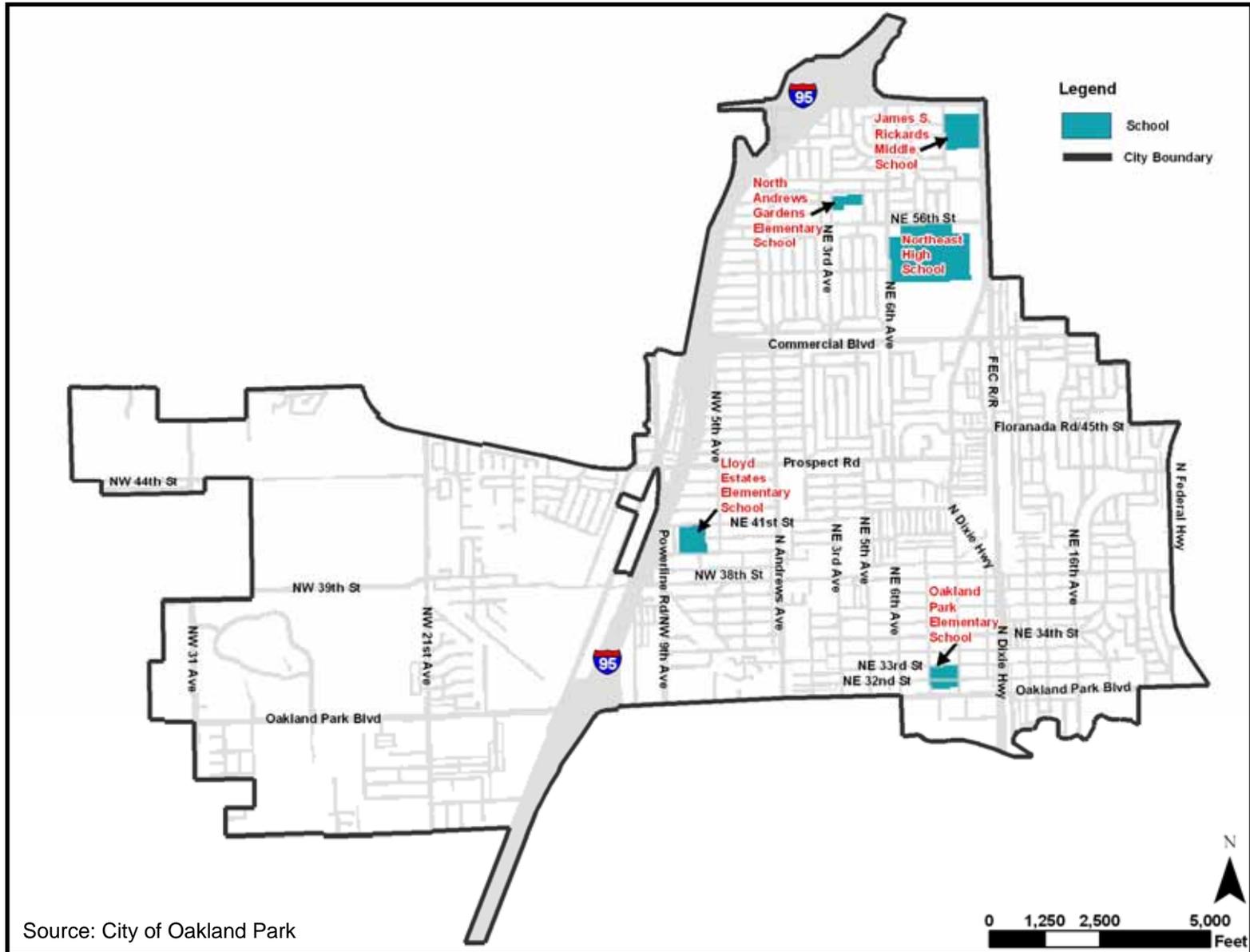
Three elementary schools serve the City: Lloyd Estates, North Andrews Gardens and Oakland Park. The James S. Rickards Middle School and Northeast High School are the other public schools in the City. (See Figure 7 for the location of these schools.) Due to its developed nature, locating new schools within the City is unlikely. However, the City continues to work with the School Board on the expansion of existing facilities to meet local needs. For example, during Fiscal Year 2004/2005 North Andrews Gardens Elementary saw an expansion of classrooms to replace portables and a new addition containing twelve classrooms was constructed at Oakland Park Elementary.

In April 2003, the School Board of Broward County, Broward County Commission and 26 municipalities in Broward County, including the City of Oakland Park, entered into an Interlocal agreement addressing Public School Facility Planning. A joint working group comprised of staff representing the School Board, Broward County and 26 municipalities was formed to discuss and formulate recommendations regarding the coordination of land use and school facilities planning. In particular, the City coordinates with the School Board on land use decisions affecting schools through the inclusion of a non-voting School Board representative on the Planning and Zoning Board. The Interlocal agreement also provides for procedures for coordinating plan amendments, rezonings and development approvals and the establishment of an oversight board to monitor the agreement.

The City relies on the Broward County Department of Urban Planning and Redevelopment (DUPR) regarding the establishment of appropriate population projections. DUPR maintains an excellent working relationship with the Broward County School Board, Department of Property Management and Site Acquisition, and meets biannually to discuss population growth and pupil generation rates. The School Board considers the information when preparing its Long Range Facilities Plan.

2.7 Consistency with Plans of the South Florida Water Management District

The City of Oakland Park does not have a consumptive use permit from the South Florida Water Management District since it purchases its water from the City of Fort Lauderdale and Broward County, and therefore will not be completing a Water Supply Work Plan. The 1998 Plan includes an objective (Objective 6.4 in the Conservation Element) to reduce per capita water consumption rates by at least 5 percent through 2001. The City will consider revising this objective to continue water conservation methods through the long-range planning horizon and will coordinate with the City of Fort Lauderdale and Broward County on the incorporation of other water conservation techniques.



Source: City of Oakland Park

Figure 7: School Locations

2.8 Locally Identified Issues

During the Kick-Off Meeting and Public Forum, the following local issues were identified.

2.8.1 Incorporate the CRA Master Plan into the Comprehensive Plan and Implement Redevelopment and Infill Objectives

When the 1998 Plan was adopted, the City was anticipated to reach build out by 2010. In the 1998 Plan, four areas in need of redevelopment were identified: the Central Oakland Park Chapter 163 Redevelopment Area, the Rock Island Area, the Dixie Highway Redevelopment Area, and the Orange Grove Estates Redevelopment Area. Only two of these areas were included in the official urban infill and redevelopment area designated by the County in 1986, the Central Oakland Park and Dixie Highway Redevelopment Areas. A redevelopment plan for the Central Oakland Park Redevelopment Area was adopted in 1992 and significant progress has been made in this area to upgrade water and stormwater systems and to construct public parking.

Redevelopment plans for the remaining three areas were not adopted. A redevelopment strategy for Rock Island was completed in 1993 but was not adopted by the City Commission. This area does not meet the eligibility guidelines of HUD for CDBG funding, and therefore, the City determined that the best course of action was to enhance code enforcement activities and to provide incentives for private development that would achieve greater conformance with the land use plan and allow for the needed public improvements. This plan for Rock Island is being revisited by the City. The 1998 Plan indicates that the strategy for the Orange Grove Estates Redevelopment Area is for the City to assist a private redevelopment effort. The Dixie Highway Redevelopment Area, as shown in the 1998 Plan extends the length of Dixie Highway within the City. Only a portion of this area was included in the 163 Redevelopment Area established by the County in 1986. Improvements were made to this area along Dixie Highway as a result of a widening project. Future Land Use Element Objective 1.2 of the 1998 Plan states that revised redevelopment strategies for the three redevelopment areas (Dixie Highway, Rock Island and Orange Grove Estates) will be detailed. The County ultimately identified all of these areas as urban infill and redevelopment areas in 1994, when the eastern portion of the County was given this designation (areas east of I-95 from Commercial Boulevard north to the Palm Beach County Line and areas east of Florida's Turnpike from south of Commercial Boulevard to the Miami-Dade County Line).

In 2002, the City established a Community Redevelopment Area that encompasses approximately 1,000 acres (see Figure 8). The CRA includes portions of both the Central Oakland Park and Dixie Highway Redevelopment Areas. Since its creation, the City has been developing a master plan for the redevelopment of this area. As part of this effort, in

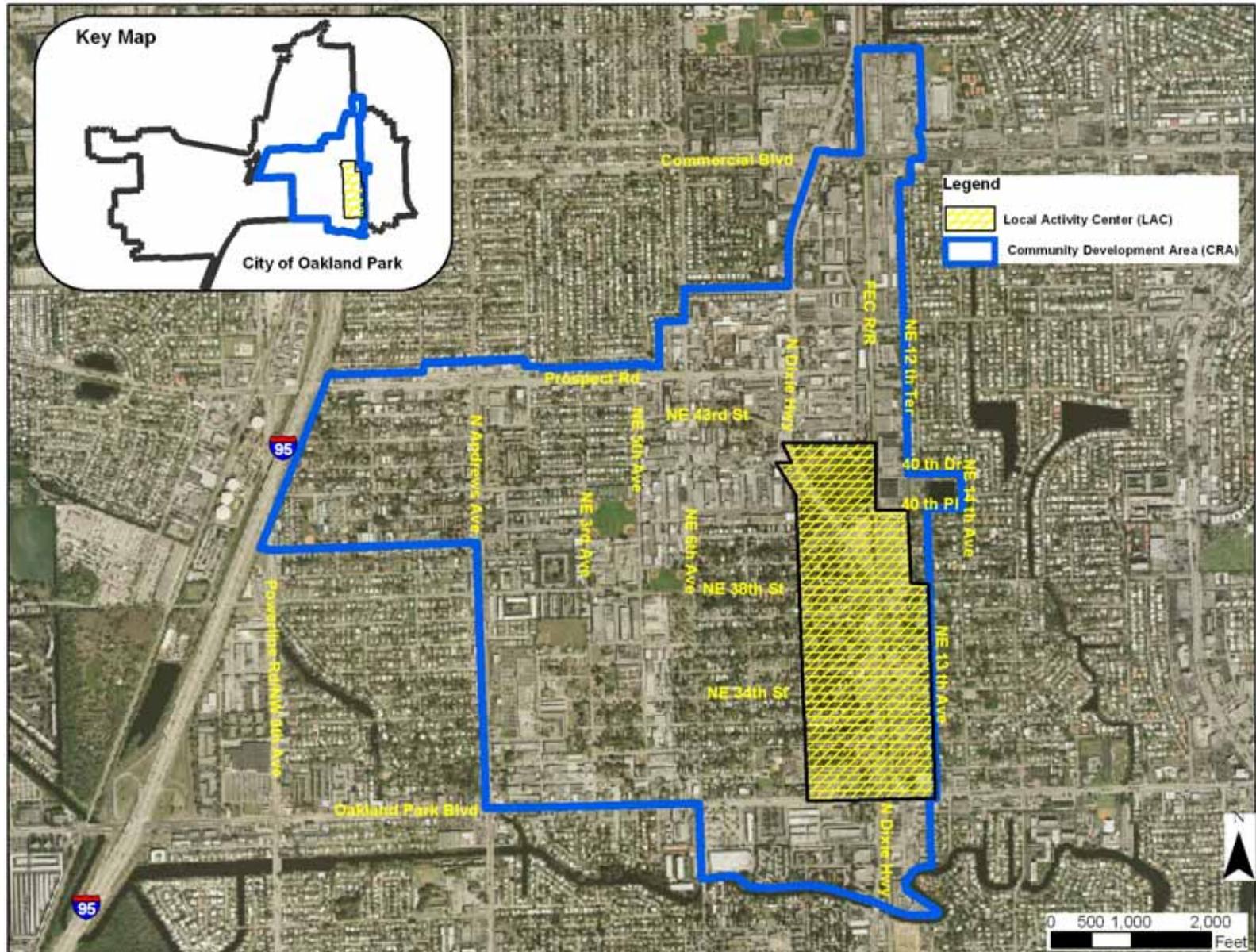


Figure 8: Location of CRA and LAC

2004 the City changed the Future Land Use Plan Map designation for a portion (also shown on Figure 8) of the CRA to Local Activity Center (LAC), a designation that allows a mix of uses. The LAC designation allows for 1,800 residential units (80 single-family, 120 duplexes, 700 villas, 500 townhouses, and 400 garden apartments), 400,000 square feet of retail, 225,000 square feet of office, 165,000 square feet of community facilities, and 5.47 acres of recreation and open space. The City has developed a mixed-use zoning category to allow the development permitted in the LAC to occur and created design guidelines for this area. The City has also developed a schedule of public improvements for the CRA, including potable water, sanitary sewer, stormwater and public parking improvements.

The major issue for the City regarding the CRA is the incorporation (by reference) of the goals and objectives of the adopted redevelopment master plan into the Comprehensive Plan and addressing the issues related to the implementation of this Plan. Incorporation of the Master Plan into the Comprehensive Plan is simple to accomplish. During the EAR-based amendments, the City will include an objective and related policies that incorporate the Master Plan into the Comprehensive Plan by reference and establish target dates for achievement of measurable milestones. It is the issues related to implementation that are more difficult to address and that should be considered during development of the EAR-based amendments. The two primary issues are maintaining an adequate supply of affordable housing and the impact nonconforming uses have on redevelopment and how to address these uses.

Affordable housing is a regionally significant issue. Housing prices in Florida have increased 80 percent in the past 5 years (Office of Federal Housing Enterprise Oversight). The City, which has historically provided a greater percentage of affordable housing than other areas of Broward County, has started to feel the pressure created by the booming residential market. The number of conversions of nonresidential buildings to residential uses has increased and most of the vacant land developed since 1998 has been developed for residential purposes.

According to the Census, nearly half, or 49 percent, of the City's occupied dwelling units housed renters, whereas renters occupied only 30 percent of the units countywide in 2000. Similarly, the City's percentage of multi-family units in 2000, at 62 percent, was higher than the County's 48 percent. Housing values in the City are generally lower than those in Broward County as a whole*. Almost three-fourths, or 72 percent, of the City's single-family owner occupied units had values less than \$150,000, versus 62 percent of similar units for the County in 2000. Over seven (7) percent of the County's units were valued at \$300,000 or higher in 2000 while the City had less than two (2) percent of its units in this range. Not

* Since the 2000 Census, housing prices in Broward County have soared. Although the values have increased, it is unlikely that the County/City comparisons have significantly changed.

surprisingly, the City experienced a much lower vacancy rate than the County, 7 percent versus nearly 12 percent. For these reasons, the City of Oakland Park considers itself an affordable housing area for the County, providing a fair share of affordable and workforce housing for the region. Furthermore, the City will not ignore the need for additional affordable housing, especially workforce housing, as the populations in the City and County increase in the future. As the City explores additional housing units in the CRA and LAC, it will continue to offer a range of housing opportunities for residents.

Nonconforming uses are a difficult issue in any community. Within the CRA, they are especially critical. The City is striving to create an active downtown (the Local Activity Center) in an area that has traditionally been utilized for retail, service, and repair with some light industrial uses. Respecting property owner rights while achieving redevelopment objectives requires a delicate balance, something the City tried to address in the 1998 Plan. A variety of ways to address nonconforming uses will be researched during the preparation of the EAR-based amendments, and the City will select the most appropriate means for addressing this issue.

Other issues related to redevelopment are determining and establishing the right balance of uses and preserving the character of existing neighborhoods. The preservation of neighborhoods should be addressed in the EAR-based amendments related to the short-range planning and neighborhood planning issues. Determining and establishing the right balance of uses should be accomplished in the creation of a Master Plan for the CRA; however, it may be appropriate for the City to establish a new objective that calls for the monitoring of changes in land use in the CRA and a review of economic and market conditions at appropriate intervals to ensure the balance is maintained.

Existing Plan objectives regarding redevelopment, affordable housing and nonconforming uses include:

- Future Land Use Element Objective 1.2 and related policies
- Future Land Use Element Objective 1.4 and related policies
- Future Land Use Element Objective 1.16 and related policies
- Housing Element Objective 3.1 and related policies
- Housing Element Objective 3.6 and related policies

2.8.2 Integrate Recently Annexed Areas

As of September 15, 2005, four new areas were added to the City. These areas, identified as North Andrews Gardens, Twin Lakes South, Mira Lago, and Montage by the Lake (Sartori Plat Area) and shown in Figure 9, added an additional 742 acres to the City. While the provision of potable water, sanitary sewer and solid waste collection are resolved; the outstanding issue is the integration of these areas into the City. Integration refers to both

physically including these areas within the City limits by relocating city boundary signs and updating City maps and plans, and to the inclusion of these areas in the Oakland Park community. This latter issue is better addressed through the implementation of neighborhood planning, another major issue identified for the City. The former issue, the physical integration is what this major issue addresses.

There is no previous discussion of this issue in the 1998 Plan, beyond the identification of these areas as potential annexation areas for the City; therefore it is not possible to compare the past to the present.

What this issue means for the City is that a review of the impact of these annexations on existing City maps, plans, population projections and demand for City supplied services, such as parks, libraries and community facilities, should be conducted. Other issues include the provision of water, infrastructure for fire service, locations for new Oakland Park city limits signs, and an evaluation of the need for traffic calming in these areas. In order to accomplish these tasks, the City needs to identify a funding source to complete the review, develop an implementation plan, and identify additional funding sources to implement the plan. As part of the EAR-based amendments, all of the maps in the City's Comprehensive Plan will be updated to include these newly annexed areas. Similar updates will be required to the City's Zoning Map, utility atlas, and other publications. As part of the neighborhood planning initiative, the City should develop an overall theme, such as graphic elements and landscaping, that can be used to identify entry points to the City and differentiate Oakland Park from the adjacent areas. Once identified, these features should be incorporated into the annexed areas to identify them as part of the City.

There are no objectives or policies in the existing plan regarding the integration of annexed areas.

2.8.3 Increase the Amount of Park and Open Space

The City has an objective to provide three acres of parks and recreation for every 1,000 residents. Given the large water bodies in the City, it is able to meet this objective. However, as stated in the infrastructure section, the level of service associated with park, recreation and open space lands that are not water is 1.62 acres per 1,000 residents. The City's intent to provide sufficient areas for residents to recreate and enjoy the outdoors is not met and the City has instituted a recreation and open space impact fee to increase the amount of land available for more active types of activities. More specifically, as part of the EAR based amendments, the City will consider setting an additional level of service standard of one acre per 1,000 residents for community parks, which are Royal Palm Park and Veterans Park, and establishing a target level of service standard of two acres per 1,000 residents for the amount of neighborhood parks.

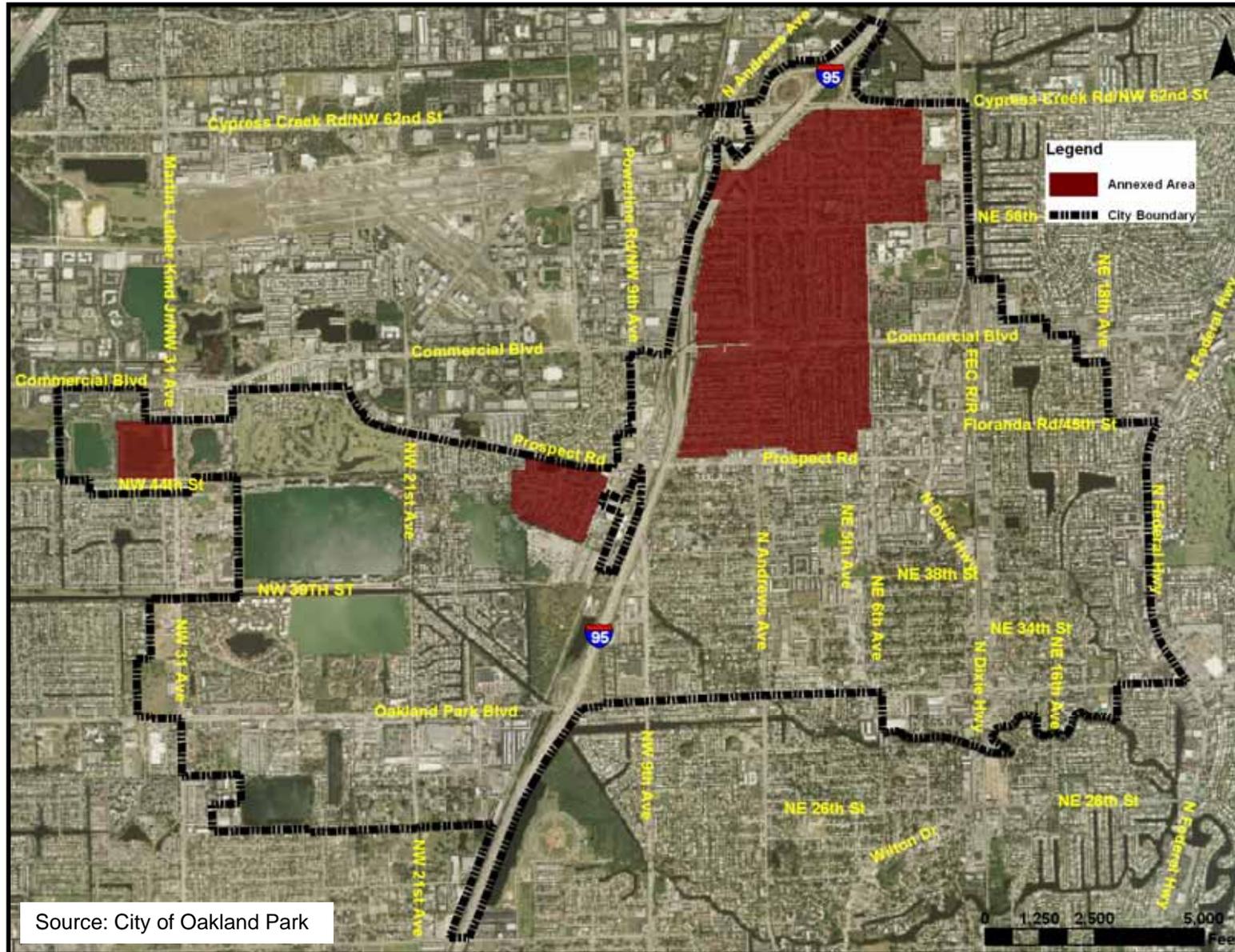


Figure 9: Annexed Areas (September 2005)

The two largest recreation areas in the City are located west of I-95, at Royal Palm and Veterans Parks. Royal Palm Park consists of 52 acres, with 42 acres of water, and Veterans Park contains over 82 acres, with 76 acres of water. Royal Palm Park has some active recreation facilities, including four tennis courts and a basketball court; however, the remainder of the City's active recreation facilities are located east of I-95, and east-west access through the City may deter residents from traveling across I-95. Locating more facilities in the western portion of the City will allow residents a greater ability to visit parks and recreation facilities and partake in activities. EAR-based amendments will address the need for more active recreation areas throughout the City and in the western areas in particular. Furthermore, the EAR-based amendments will address the recreation and open space impact fees collected by the City.

Because the City is almost fully developed, there is little land to establish large parks. There may, however, be opportunities to create neighborhood or pocket parks in several areas throughout the City. The neighborhoods in the western portion of the City, in particular, would benefit from the creation of neighborhood parks, since all of the existing neighborhood parks are located east of I-95. The eastern areas of the City would benefit from the creation of additional neighborhood parks so that residents may walk to the facilities. Redevelopment projects in the CRA and LAC also provide opportunities to create additional recreation and open space, through green space or the creation of plazas.

Current objectives related to this major issue include:

- Future Land Use Element Objective 1.1, especially Policies 1.1.2, 1.1.3, and 1.1.5
- Future Land Use Element Objective 1.16, especially Policy 1.16.2
- Recreation and Open Space Element Objective 7.1 and related policies
- Recreation and Open Space Element Objective 7.2 and related policies
- Recreation and Open Space Element Objective 7.3 and related policies
- Recreation and Open Space Element Objective 7.4 and related policies
- Capital Improvement Element Objective 9.2 and related policies

2.8.4 Develop and Implement Neighborhood Planning

In recent years, the City of Oakland Park, through the Mayor's Alliance of Homeowner Associations, has begun working more proactively to improve where residents live – the neighborhoods. The comprehensive plan does not identify the desire for neighborhood planning and the creation of neighborhood plans or action steps. Some structure is needed in the plan to address neighborhood-planning issues. This structure will help guide the City in its emerging efforts and assist in identifying and directing where available resources are to be applied.

Different neighborhoods are organized at different levels and some communities may be more active participants in neighborhood planning. Other neighborhoods may need assistance in organizing homeowners, residents or community associations, and staff support in the initial phases may be offered. The City may consider neighborhood-planning strategies such as:

- Beautification activities, such as matching grants for landscaping.
- Increased code enforcement to address problems early.
- Signage programs to assist with improving neighborhood identification and pride.
- Use of CDBG or other funds for rehabilitation and maintenance of residential and non-residential structures.
- “Paint Up” programs or donations of recycled paint provided by Broward County.
- Transportation safety programs, to support pedestrian, bicycle and mass transit usage in particular.
- Neighborhood safety activities such as the creation of neighborhood watches or working with the Sheriff’s Office to increase police presence in areas to deter unwanted activities.
- Neighborhood Traffic Committees to support traffic calming.

EAR-based amendments will identify neighborhood-planning areas and include objectives and policies outlining a framework for the City regarding neighborhood planning. Specific issues that should be considered in developing these policies are adequate buffering from incompatible uses, traffic access and operational issues, and pedestrian access. A policy specifying the introduction of neighborhood livability measures or indicators also may be considered.

Existing plan objectives related to this issue include:

- Future Land Use Objective 1.1, especially Policy 1.1.2
- Future Land Use Objective 1.2 and related policies
- Future Land Use Objective 1.4, especially Policies 1.4.2 and 1.4.5
- Transportation Objective 2.1, especially Policy 2.1.7
- Transportation Objective 2.6 and related policies
- Transportation Objective 2.14, especially Policy 2.14.3
- Housing Objective 3.1, especially Policy 3.1.6
- Housing Objective 3.5 and related policies

2.8.5 Develop Better Guidance for Short-Term Planning Activities

As part of redeveloping the City, several property owners have requested zoning changes or conditional use requests to accommodate different uses than originally permitted. The comprehensive plan identifies only a handful of directly related policies guiding the

decision as to whether the new zoning designation or conditional use is consistent with the plan and should be approved. As such, the City has been limited in its evaluation of and actions regarding conditional use requests for undesirable uses, or the proliferation of uses with undesirable impacts, such as high intensity uses adjacent to residential areas.

Another issue is a lack of investment in the community from an aesthetic standpoint. As an older City, there are many structures and buildings that are in need of repair, rehabilitation, or basic maintenance. Further, older developments were not required to provide landscaping and other improvements that enhance the community's appearance. The City will explore methods for encouraging property owners to maintain or improve their properties, thereby enhancing the community's appearance.

The plan's objectives and policies do a very good job of making sure the basics of development are addressed, for example, ensuring the adequate provision of services and facilities. As part of the EAR-based amendments the City may choose to be more prescriptive in the types, locations and aesthetics of development. The City can choose somewhere along the continuum of providing minimal direction in the comprehensive plan to including land development regulations as policies in the plan. Because the City has experienced difficulties in the past, the EAR-based amendments will be enhanced to provide some additional direction for development. Specific issues that should be addressed by these modifications, and that were raised during the Public Forum, include design sensitive lighting in public areas, placement of public art, preservation of mature trees, underground utilities and power lines, and maintenance requirements.

Several of the plan's objectives and policies are designed to preserve and protect residential areas, but these policies do not suggest specific items to consider when assessing compatibility. Identifying such compatibility issues as character, type, style, massing, height, and density can strengthen the policies during the generation of EAR-based amendments. Comprehensive plan guidance regarding development of non-residential areas concentrates on protecting residential areas only. Additional direction about the types of non-residential uses desired, and how these uses should appear, is warranted. In addition to specifying density and intensity standards for each future land use plan map category, the City will investigate incorporating such requirements as Floor Area Ratios (FAR), lot coverage maximums/minimums, and transitions or buffering in its comprehensive plan. There may be components of the LAC design guidelines that the City elects to apply to a larger area, City-wide for example, through a comprehensive plan policy or land development regulations.

Another idea the City may consider during EAR-based comprehensive plan amendments is to include criteria to be considered when processing land development applications. This

will assist the City in directing uses to the most appropriate locations, consistent with the future land use plan map. For example, to address recent issues, the City investigated establishing an ordinance regarding separation requirements for selected uses, such as gas stations. Separation or agglomeration of uses is one criterion that may be considered for inclusion in a comprehensive plan policy. Other criteria to consider include suitability and compatibility with the City's redevelopment activities or applicable neighborhood plans, a market analysis outlining the need for the use, and appropriateness of location. For example, new policies may be included to give precedence to policies in the adopted CRA Master Plan and adopted neighborhood plans. More detailed criteria for incorporation into policies as part of the EAR-based amendments may include safety concerns, levels of traffic impact analyses according to development size, and maintaining light and noise on-site.

The *better guidance for short-term planning* issue is related to the handling of non-conforming uses. The City's decisions about how non-conforming uses will be addressed will have the direction provided in the comprehensive plan for short-term planning purposes.

Related objectives in the existing plan include:

Future Land Use Objective 1.4 and related policies

Future Land Use Objective 1.8 and related policies

Future Land Use Objective 1.12, especially Policies 1.12.3 and 1.12.5

Housing Objective 3.3, especially Policy 3.3.2

Housing Objective 3.5 and related policies

Transportation Element Objective 2.8 and related policies

Transportation Element Objective 2.14 and related policies

2.8.6 Establish Transit-Oriented and Multimodal Land Use Patterns

This major issue was borne out of two separate events: the discussion of establishing passenger service on the Florida East Coast (FEC) Railway and the County's conversion to transit-oriented concurrency. The FEC is located on the east side of Dixie Highway and passes through the City's CRA. In anticipation of passenger service, the City amended the Future Land Use Plan Map of the area adjacent to the FEC to Local Activity Center (see discussion in Section 2.8.1) to allow mixed-use development. With the advent of transit-oriented concurrency, the City recognizes the need to establish land use patterns that are more supportive of transit and other alternative modes of travel as a way to maintain and enhance the quality of life for its residents.

Technically speaking, the establishment of transit-oriented and multimodal land use patterns means that the City will work with the County to identify areas where transit exists

or is planned, the best locations for future transit hubs/intermodal centers, where roadway conditions cannot be improved, and where development patterns and market conditions are appropriate to allow for the redevelopment of the land with a mixture of land uses at densities and intensities that support transit use and/or a pedestrian/bicycle environment. In addition to land use modifications, the City will need to identify areas where improvements to the existing pedestrian circulation system are necessary, such as filling in gaps in the sidewalk network or constructing bike paths, and identify urban design standards that will create a pleasing pedestrian environment.

Oakland Park was substantially developed between 1960 and the mid-1980s, a period of time during which development in Florida was centered around the use of the automobile. Consequently, Oakland Park is an auto-dependent city where residential uses are separated from nonresidential uses by significant distances or physical barriers (such as six-lane arterial roads). This development pattern was furthered by the City's inclusion in the Traffic Concurrency Exception Area established by the County, since at that time there were no requirements for communities to develop alternatives to automotive travel within these areas. Now as roadways have become extremely congested and the need to provide alternatives to automobile travel has become more apparent, communities across the country are realizing the connection between land use patterns and transportation, and striving for a better balance.

Discussions about utilizing the FEC Railway for passenger service began in the mid to late 1990s. The Florida Department of Transportation, in conjunction with the Metropolitan Planning Organizations of Miami-Dade, Broward and Palm Beach Counties, is embarking upon a feasibility analysis for this corridor. In recognition of the importance of this corridor for passenger service, the City began a program of modifying land use patterns through the establishment of the CRA in 2002 and the application of the LAC future land use plan map designation in 2004. Should passenger service be established on the FEC, the City would like to have a station, and should establish policies in the Future Land Use, Transportation and Intergovernmental Coordination elements to encourage and support appropriate measures and activities for this to occur. Broward County, the governmental agency responsible for transportation concurrency, recognized that improvements to roadways were no longer going to solve the County's mobility problems, and initiated the change from roadway-based to transit-oriented concurrency. Now the City needs to continue its efforts in establishing more transit supportive land uses and creating a pedestrian friendly environment.

In 2004, Broward County created two new land use designations, Transit Oriented Development (TOD) and Transit Oriented Corridor (TOC). Both of these designations require proximity to existing or proposed transit services. In 2005, the County developed a

new mixed use designation, Mixed Use Residential (MUR), which will allow mixed use development patterns in areas not served by transit. The City will be applying the TOD designation to the Broward Lightspeed development, the area adjacent to the Cypress Creek Tri-Rail station, and intends to apply the MUR designation to the area bounded by Oakland Park Boulevard on the south, NW 38th Street to the north, Dixie Highway to the west, and US 1 to the east.

Objectives in the current plan related to transit-oriented and multimodal development patterns include:

- Future Land Use Objective 1.1 and related policies
- Future Land Use Objective 1.8, especially Policy 1.8.4
- Future Land Use Objective 1.15, especially Policy 1.15.6
- Future Land Use Objective 1.16 and related policies
- Transportation Objective 2.1, especially Policy 2.1.7
- Transportation Objective 2.2 and related policies
- Transportation Objective 2.3, especially Policy 2.3.6
- Transportation Objective 2.12 and related policies
- Transportation Objective 2.13 and related policies
- Transportation Objective 2.15 and related policies
- Transportation Objective 2.16 and related policies
- Transportation Objective 2.17 and related policies
- Transportation Objective 2.18 and related policies
- Transportation Objective 2.21 and related policies
- Transportation Objective 2.22 and related policies

2.8.7 Address Congestion on Oakland Park Boulevard

Oakland Park Boulevard is the main east-west arterial roadway serving the City. It provides access to I-95, Powerline Road, Andrews Avenue, Dixie Highway and US 1. The traffic data included in the 1998 Plan shows that all segments of Oakland Park Boulevard, except for the portion west of US 1, exceeded the adopted LOS D. During the Public Forum, several participants mentioned congestion on Oakland Park Boulevard as a serious problem, and during other meetings where roadway conditions were discussed Oakland Park Boulevard was frequently mentioned. Table 10 compares the recorded average daily traffic volumes on this roadway for 1998, 2002 and 2004.

This table shows that for the segments of Oakland Park Boulevard west of NW 31st Avenue to east of Andrews Avenue, congestion continues to be a problem. None of these segments have operated at the adopted LOS D since 1998. The 1998 Plan anticipated this problem and includes a number of policies related to supporting transit service; however, providing transit alone will not solve congestion. The land use patterns along Oakland Park

Boulevard will need to change, as well as the parking policies, in order to encourage people to leave their cars for transit.

Table 10: Traffic Volumes and LOS on Oakland Park Boulevard

Roadway Segment	Design Capacity	1998			2002			2004		
		Volume (ADT)	V/C	LOS	Volume (ADT)	V/C	LOS	Volume (ADT)	V/C	LOS
W of NW 31 Ave	48,900	61,500	1.26	F	61,000	1.25	F	57,500	1.18	F
E of NW 31 Ave	48,900	53,600	1.10	E	62,500	1.28	F	55,000	1.12	F
W of I-95	48,900	66,000	1.35	F	NA	--	--	57,500	1.18	F
E of I-95	48,900	72,300	1.48	F	75,000	1.53	F	69,500	1.42	F
W of Powerline Rd	43,300	73,500	1.70	F	NA	--	--	NA	--	--
W of Andrews Ave	43,300	60,000	1.38	F	NA	--	--	56,000	1.29	F
E of Andrews Ave	43,300	57,500	1.33	F	48,000	1.11	E	48,500	1.12	E
W of Dixie Hwy	48,900	47,000	0.96	E	36,000	0.74	C	44,500	0.91	E
W of US 1	48,900	39,000	0.80	C	29,000	0.59	C	37,500	0.77	C

Sources: City of Oakland Park 1998 Comprehensive Plan and Broward County

It is difficult to recommend a solution to this issue without having a full understanding of the problem. The City, in conjunction with Broward County and the Broward Metropolitan Planning Organization (MPO), should conduct a corridor analysis that examines traffic conditions, surveys travelers about origins and destinations, and identifies alternative solutions for addressing congestion. Ideally, this would be part of a larger system-wide analysis for Broward County, since transportation is a regional issue and it will not be possible to affect substantial change on Oakland Park Boulevard without changing other parts of the network.

Current plan objectives related to congestion on Oakland Park Boulevard include:

Future Land Use Objective 1.1, especially Policy 1.1.2

Transportation Objective 2.13 and related policies

Transportation Objective 2.15 and related policies

Transportation Objective 2.18 and related policies

Transportation Objective 2.22, especially Policy 2.22.4

Intergovernmental Coordination Objective 8.3, especially Policy 8.3.3

3.0 SUCCESSES AND SHORTCOMINGS OF COMPREHENSIVE PLAN ELEMENTS

The infrastructure section above highlights many of the successes and shortcomings the City has encountered with its comprehensive plan in the past. The City is not required to provide a detailed list of how implementation of the comprehensive plan is proceeding. However, because the information has been maintained and compiled by the City, a list of the plan's objectives and policies is provided in Appendix C, along with measurable targets, progress on implementation, and the responsible City Department. Appendix C also provides recommendations for modification of existing objectives and policies during the generation of EAR-based Comprehensive Plan amendments.

4.0 CHANGES TO RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENT WITHIN DESIGNATED URBAN INFILL AND REDEVELOPMENT AREAS

The County identified changes to the urban infill area in its EAR and the information pertaining to the City of Oakland Park is provided here. This section also identifies changes to the Future Land Use Plan Map that were addressed in Section 2.5. Please refer to that section for a discussion of these changes and a map depicting the locations.

Amendment #CD98-17CP – Adoption 11/04/98 (Burlington Self Storage)

From Medium (16) Residential to Commercial for approximately 5.5 acres in Section 26, Township 49, Range 42: bound on the west by Northeast 9th Avenue, located south of Oakland Park Boulevard, bound on the east by North Dixie Highway, and on the south by Northeast 30th Street.

Amendment #CD01-26CP – Adoption 12/05/01 (Lightspeed DRI)

From Transportation to Commercial for approximately 6.22 acres in Section 10, Township 49, Range 42: bound on the east and south by Interstate 95 and on the north by Interstate 95/Cypress Creek Road, located east of North Andrews Avenue.

Amendment #CD02-04CP - Adoption 07/17/02 (Villas of Coral Heights)

From Commercial to Medium (16) Residential for approximately 4.6 acres in Section 24, Township 49, Range 42: located on the west side of US 1/Federal Highway, located south of NE 43rd Street, and north of NE 38th Street.

Amendment #CD03-47CP - Adoption 01/19/05 (Strok Plat #2)

From Commercial to Irregular (12) Residential for approximately 20.5 acres in Section 19, Township 49, Range 42: east of NW 33rd Avenue, located on the north side of Oakland Park Boulevard, east of NW 31st Avenue.

Amendment #CD03-17CP - Adoption 07/21/04 (Local Activity Center)

From Low (5) Residential (32.8 acres), Low-Medium (10) Residential (5.5 acres), Medium (16) Residential (11.4 acres), Medium-High (25) Residential (8.5 acres), Commercial (72.1 acres), Industrial (11.5 acres), Community Facilities (2.9 acres), Recreation & Open Space (3.5 acres) to Local Activity Center for a total of 148 acres in Section 23, Township 49, Range 22: bound on the west by NE 10th Avenue, located south of NE 43rd Street, bound on the east by NE 13th Avenue, and bound on the south by Oakland Park Boulevard.

Amendment #CD04-01CP - Adoption 01/19/05 (Cambridge PUD)

From Commercial to Irregular (12.5) Residential for approximately 12.8 acres in Sections 30, Township 49, Range 42: bound on the west by NW 31st Avenue, located south of NW 30th

Street, bound on the east by NW 29th Avenue, and located north of the City's municipal boundary.

Proposed changes that are currently in the amendment process include:

Amendment #CD04-18CP - Adoption on 01/19/05* (St. Regis)

From Parks & Recreation to Low-Medium (10) Residential for approximately 5 acres in Section 17, Township 49, Range 42: bound on the west by NW 26th Terrace, located south of Oak Tree Drive, bound on the east by Prospect Road, and bound on the south by the Oak Tree Country Club golf course. (* - Recertification of the City's map is pending Broward County Planning Council approval.)

Amendment #CD04-35CP - Adoption on 07/06/05* (Orange Grove Manors – Phase 2)

From Commercial to Low-Medium (10) Residential for approximately 12.5 acres in Section 30, Township 49, Range 42: located west of NW 31st Avenue, located south of Oakland Park Boulevard, bound on the east by NW 29th Avenue, and bound on the south by the City's municipal boundary. (* - Recertification of the City's map is pending Broward County Planning Council approval.)

5.0 LAWS, RULES & POLICY CHANGES

The City's comprehensive plan was reviewed to determine whether changes in the plan are necessary to address changes in state and regional laws, rules and policies. Appendix D provides the list of Chapter 163, Florida Statutes changes established after 1998 when the City's plan was last amended and adopted to include the previous EAR's recommendations. The table identifies proposed modifications to the City's plan during the upcoming EAR-based amendments. Similarly, Appendix D provides information regarding Administrative Rule 9J-5 changes after 1998 and how the changes relate to the City's plan.

The State Comprehensive Plan was amended in 1999 to include policies related to urban development. Goal (17), which had been titled "Downtown Revitalization", was renamed to "Urban and Downtown Revitalization" and policies 4 through 12 were added. The City's Comprehensive Plan was not modified to specifically address these changes, because urban and downtown revitalization already exists as a key component of the plan. During the generation of the EAR-based amendments, new or modified goals, objectives and policies may further support, and ensure consistency with, the State Comprehensive Plan.

In 2002, the State Comprehensive Plan was amended to repeal the education goals and policies, which required no modifications in local plans.

The South Florida Strategic Regional Policy Plan (SRPP) underwent a significant update in recent years, being prepared on June 7, 2004. The City's comprehensive plan remains consistent with the updated SRPP. There are changes to the City's plan that will be made during the EAR-based amendments that directly relate to modified policies in the SRPP. Appendix D identifies these policies and how the EAR-based amendments will relate to them.

6.0 FINANCIAL FEASIBILITY

The State of Florida, by constitution, does not have a state personal income tax and therefore, the State operates primarily using sales, gasoline, and corporate income taxes. Local governments (cities, counties, and school boards) primarily rely on property and a limited array of permitted other taxes (sales, telecommunication, gasoline, utilities services, etc.) and fees (franchise, building permits, occupational license, etc.) for their governmental activities. There are a limited number of state-shared revenues and recurring and non-recurring (one-time) grants from both the state and federal governments. For the business-type and certain governmental activities (building inspections, recreational programs, etc.) the user pays a related fee or charge associated with the service.

At the end of fiscal year of 2004, the assets of the City exceeded liabilities by \$54.9 million. This represents the net assets of the City. Of this amount, \$26.1 million was from governmental funds (program and general revenues) and \$28.8 million was from business-type activities (water, sewer, solid waste and stormwater). As of September 30, 2004, the City's governmental combined funds reported ending fund balances of \$18.4 million. Approximately 44%, or \$8.1 million, was from the general fund. Of this amount, \$5.1 million was designated, \$346,000 was reserved, and \$2.7 million was undesignated and unreserved.

The City is currently undergoing a major capital improvement program that began during fiscal year 2002. For fiscal year 2004, the City spent \$3.8 million on capital programs under the City's Small Town Renaissance Program. The City acquired another parcel of land and began construction on several projects as well as completed a major project. The City's fiscal year 2005 capital budget calls for spending another \$22.6 million for capital projects, with \$10 million slated for stormwater improvements, together with major street improvements, park development, and water and sewer improvements. The City will use loan proceeds from the November 2000 Florida Municipal Loan Program, the July 2004 Florida Municipal Loan Program, as well as grant funding and contributions from the General Fund and Enterprise Funds.

At September 30, 2004, the City had several debt issues outstanding, reflecting a \$23.6 million balance. Included in this debt is a new \$1.8 million loan with the Florida Municipal Loan Council for water and sewer improvements, a \$3.3 million balance on \$5.5 million in revenue bonds (entered into in 1994), \$948,000 in capital leases, and a \$17.6 million balance on an \$18.5 million loan (entered into in 2000) with the Florida Municipal Loan Council for stormwater projects (\$5.5 million) and general government projects (\$13.0 million). All required payments for these debts were made during the year.

All cash not needed for current operations is deposited into a pooled investment account, invested through the State Board of Administration (SBA) Local Government Surplus Funds Trust Fund, as authorized by Florida Statute 166.261. The SBA rate at September 30, 2004 was 1.7%.

Over the course of the year, the City amended the General Fund budget once. The budget was amended at the end of the fiscal year to account for rollovers related to capital improvement projects and prior year encumbrances and to account for additional funding for unforeseen expenditures and personnel changes. Comparing the original budget to the final budget, the fiscal year 2004 amended final budget of \$27.6 million increased \$534 thousand, or 1.9%, from the original budget of \$27.1 million.

The adopted budget for the General Fund for fiscal year 2005 at \$29.2 million represents a 6.2% increase over fiscal year 2004. Revenues increases are primarily expected from property taxes, benefiting from increases in assessed valuations as well as new property. For the expenditure budget, the most significant increase comes from the General Fund's contribution to the capital projects programs. The operating millage rate for calendar year 2004, collected in fiscal year 2005, is 5.8868 per thousand dollars of taxable value, representing a decrease from the prior year's 5.9715 millage rate.

Oakland Park's ambitious Capital Improvement Plan will provide the infrastructure upgrades necessary to facilitate the City's major redevelopment efforts. Townhouse developments featuring over 80 units are currently under construction with large tracts of land being proposed for future projects. As the City provides the means through more compatible land use regulations and an investment of public funds, private investment will follow, thereby increasing the tax base which will provide additional funding for much needed public improvements.

The Capital Improvements Program is developed in coordination with the Department of Finance to ensure that adequate funding is available for programmed activities. As the Comprehensive Plan is updated to reflect the recommendations of the EAR, policies that result in fund expenditure will consider available funding and financial feasibility of the plan will be coordinated with all Departments, including the Department of Finance.

7.0 RECOMMENDATIONS FOR EAR-BASED AMENDMENTS

This section of the report identifies both general and specific recommended amendments to the Comprehensive Plan as a result of this evaluation. The general recommendations are the result of reviewing the plan for successes and shortcomings and issues identified during the Public Forum that are not related to major issues. The specific recommendations are related to the locally identified issues.

7.1 General Recommendations

- Remove Coastal Management Element since City no longer meets definition.
- Develop measurable objectives.
- Identify density and intensity standards for all land use designations.
- Revise planning horizons, make long-term horizon consistent with the Broward MPO's Long Range Transportation Plan.
- Complete visioning exercise (as defined by SB 360) with emphasis on western portions of City.
- Amend the Capital Improvement Program (annual update part of SB 360).
- Create land development regulations to support a general mixed-use category (for use outside LAC, for example).
- Revise the transportation element to reflect activities the City can control.
- Address SB360 (not addressed elsewhere) -- most notably capital improvement and public schools requirements.
- Complete a fire protection study and incorporate appropriate policies and/or capital improvement projects as a result of the study.
- Complete a wastewater infrastructure analysis and incorporate appropriate policies and/or capital improvement projects as a result of the analysis.
- Develop pre-treatment standards for light industrial uses and create a program to retrofit existing light industrial areas.
- Identify locations for new fire and police stations.
- Improve coordination of utility location and construction by revising internal policies and amending policies within the Intergovernmental Coordination Element as appropriate.
- Update agency references to reflect current duties and titles.

7.2 Specific Recommendations

Major Issue – Community Redevelopment Area and Infill

- Develop and incorporate one or more objectives and supporting policies regarding the adopted CRA master plan.
- Revise existing policies regarding redevelopment outside of the CRA as appropriate.
- Establish policies to preserve and protect existing neighborhoods during redevelopment to the greatest extent practical.

- Consider as one of the measurable objectives, language that requires the monitoring of changes in land use and a review of economic and market conditions within the CRA to ensure that an appropriate balance of uses is maintained.
- Update existing objectives on affordable housing to be consistent with County's requirements.
- Modify objectives and supporting policies regarding nonconforming uses based on results of research.

Major Issue – Integration of Recently Annexed Areas

- Update Comprehensive Plan, Zoning and other City maps to include annexed areas.
- Work with Broward County to revise population projections so that annexed areas are included.
- Consider establishing an objective that requires an analysis of the demand for community services (libraries, government buildings, parks, etc.) in these areas.
- Relocate City limit signs as appropriate.
- Through neighborhood planning, create an overall theme for the City and each neighborhood, and incorporate these into annexed areas.

Major Issue – Increase the Amount of Park and Open Space

- Consider establishing additional level of service standards or target standards for community and neighborhood parks.
- Consider establishing an objective to conduct an analysis of potential locations for neighborhood and pocket parks.
- Create urban open spaces in the LAC and CRA.
- Include policy for the completion of a parks master plan by 2007.
- Where appropriate, create or improve public access to water areas for recreational purposes.
- Evaluate the need and ability to accommodate appropriate additional parking at existing facilities.
- Evaluate the establishment of a performing arts center.

Major Issue – Neighborhood Planning

- Establish an objective to identify neighborhood planning areas.
- Establish an objective to develop a framework for neighborhood planning.
- Consider developing policies that introduce neighborhood livability measures/ indicators, including addressing issues such as traffic calming, creating and maintaining safe and attractive neighborhoods, and property maintenance standards.
- Prioritize implementation of neighborhood planning to focus on those areas outside of the CRA, especially the older areas in the western portion of the City.
- Improve/increase code enforcement activities.

Major Issue – Develop Better Guidance for Short-Term Planning Activities

- Revise existing and create new policies to better address the types, location and aesthetics of development.
- Revise existing and create new policies that address the compatibility of non-residential development adjacent to residential areas.
- Consider establishing City-wide design guidelines.
- Consider a policy that establishes review criteria for land development applications.
- Revise existing and create new policies to address non-conforming uses.
- Develop language/programs to address public lighting, placement of public art, preservation of mature trees, underground placement of utilities and power lines, and ensuring maintenance of buildings and improvements.

Major Issue – Establish Transit-oriented and Multimodal Land Use Patterns

- Change the Future Land Use Plan Map Designation of Lightspeed DRI to Transit Oriented Development.
- Establish a Mixed Use Residential area.
- Consider establishing an objective that requires an analysis of areas where transit-oriented and multimodal land use patterns could be encouraged.
- Consider establishing an objective to identify where improvements to pedestrian and bicycle circulation are needed.
- Consider developing unique design guidelines or adopting the County's established design guidelines for transit-oriented and pedestrian-friendly development.
- Pursue the development of a station in the City if passenger service is instated on the FEC.

Major Issue – Congestion on Oakland Park Boulevard

- Establish an objective to coordinate with Broward County and the Florida Department of Transportation (FDOT) on a corridor study for Oakland Park Boulevard.
- Consider establishing land development regulations that will require transit-supportive uses and design along this corridor.
- Continue to coordinate with and support the plans of Broward County and FDOT to establish viable alternatives to single-occupant vehicles.

8.0 EAR SUFFICIENCY RESPONSE

On March 2, 2006, the Florida Department of Community Affairs (DCA) issued a finding of insufficiency for the City's adopted Evaluation and Appraisal Report. The finding is based on the lack of information in the EAR regarding affordable housing. Although affordable housing was not an identified local issue for the City, and the topic was briefly addressed in the discussion of redevelopment and infill, one of the reviewing agencies commented on the need to include an assessment of the 1998 Plan in relation to this topic. DCA specifically requests the following:

The itemized list in Appendix C should be revised to include the respective measurable targets, present status, and recommendations for modifications to Objective 1.16 of the Future Land Use Element and Objective 3.1 of the Housing Element.

The letter further specifies that the assessment of affordable housing be based on appropriate data and analysis, including that provided by the Shimberg Affordable Housing Methodology or an acceptable alternative, and include recommended actions to meet the demand. The purpose of this section, which will be appended to the adopted EAR, is to address DCA's comments.

8.1 Background Information and Shimberg Data

In 1998 the City was looking to redevelop and to establish greater variety in the socio-economic status of its residents. To that end in regards to housing, the 1998 Plan focused on increasing the number of single family units and the number of owner-occupied units (refer to Objectives 1.9 of the Future Land Use Element and 3.1 of the Housing Element). As noted in the discussion of the locally identified issue, *Incorporate the CRA Master Plan into the Comprehensive Plan and Implement Redevelopment and Infill Objectives*, the City has historically been an affordable housing area for the County, with approximately 68 percent of its housing stock consisting of townhomes or multifamily units (*Broward Housing Partnership Housing Needs Assessment*, The Metropolitan Center at Florida International University, March 1, 2006). The 1998 Plan did not anticipate the recent increase in housing prices that was unaccompanied by increases in household income.

In 1993, the average price of all homes and condominiums sold in Broward County was \$105,210. By 2002, the average price had risen 73 percent to \$181,591. During the same time period, median household income in Broward had only risen by 36 percent. Therefore, in nine years, housing costs in Broward increased at approximately twice the rate of household income. The average sales price of a new single family home in Broward County in 2003 was \$383,000, and for all housing types, \$206,012. This trend is expected to continue as projected deficits in housing units are realized in the city and the county in 2010. While these increases have positive implications for the City's tax base, they have negative implications for both the existing and potential workforce populations and therefore, on the economy.

The University of Florida's Shimberg Center for Affordable Housing provides various data on population, housing, income and affordability. Unfortunately, the data for the areas annexed on September 15, 2005, is unavailable. Therefore, other than the review of population growth in general, this assessment focuses on the previous boundaries of the City.

Housing cost burden is defined by the Florida Housing Data Clearinghouse (FHDC) as the percentage of household income spent for mortgage or gross rent. According to HUD programs, households spending more than 30 percent of income for these housing costs are considered to be cost burdened. Households spending more than 50 percent are considered to be severely cost burdened. According to the FHDC, housing is generally considered to be affordable if the household spends less than 30 percent of its income on housing.

The FHDC provides housing needs assessments for the City and the comprehensive plan needs to be updated with respect to this, or other appropriate, data. The following table shows the needs assessment provided by the FHDC.

Table 11: Estimated Affordable Housing Needs 2005 to 2025

Year	Projected Demand for Housing (# of Units)	Projected Additional Units Needed	Number of Cost Burdened Households
2005	14,829	758	5,023
2010	15,768	1,697	5,346
2015	16,679	2,608	5,642
2020	17,594	3,523	5,933
2025	18,463	4,392	6,232

Source: Florida Housing Data Clearinghouse

The number of cost burdened households consistently represents approximately 35 percent of the City's households, with approximately 14 percent of the households designated as severely cost burdened (spending more than 50% of their income on housing). Table 12 on the following page provides additional information from the FHDC on affordable housing needs in the City, for those who are spending more than 50% of their income on housing costs. Additional data from the Shimberg Center is provided in section 8.3.

There are a number of issues with data provided by the FHDC that will need to be resolved prior to updating the Housing Element and the affordable housing analysis. As mentioned in the discussion of "Changes in Population", the City recently annexed several areas that will result in an overall current population of 43,000. Neither Broward County nor the FHDC have updated their population projections for the City to account for these annexations. Further, the incorporation of these areas may significantly affect the type of housing available within the City, as well as the availability of affordable units.

Additionally, Broward County is in the process of analyzing affordable housing needs for the County and is working to identify solutions. The City will continue to work closely with the County and will incorporate any necessary comprehensive plan amendments (either as EAR-based amendments or in a later round) resulting from the County's efforts.

Table 12: Affordable Housing Needs for Oakland Park 2005-2025

Year	2005	2010	2015	2020	2025	
Projected Population	32,740	34,455	35,728	36,489	37,277	
Number of Severely Cost Burdened Households with Income <80% AMI by Tenure and Income Level						
Owner	<20%	184	201	223	249	272
	20-29.9%	108	118	134	151	171
	30-39.9%	101	112	122	134	145
	40-49.9%	77	82	87	96	100
	50-59.9%	64	69	75	78	80
	60-79.9%	97	102	105	109	115
	TOTAL	631	684	746	817	883
Renter	<20%	397	421	443	459	472
	20-29.9%	266	285	301	319	338
	30-39.9%	294	312	327	340	353
	40-49.9%	161	171	177	184	190
	50-59.9%	79	84	84	87	89
	60-79.9%	60	63	67	69	71
	TOTAL	1,257	1,336	1,399	1,458	1,513
Total Number of Severely Cost Burdened Households with Income <80% AMI	1,888	2,020	2,145	2,275	2,396	
Construction Need for Severely Cost Burdened Households by Income Level						
<20%	49	61	111	125	171	
20-29.9%	30	37	72	81	121	
30-39.9%	40	50	93	105	150	
40-49.9%	39	49	88	100	139	
50-59.9%	46	60	105	121	161	
60-79.9%	91	114	205	229	317	
Total Construction Need for Households with Income Less than 80% AMI	295	371	674	761	1,059	

Source: Florida Housing Data Clearinghouse

8.2 Assessment of Plan Objectives Regarding Affordable Housing

DCA identified two specific objectives related to affordable housing:

Objective 1.16 of the Future Land Use Element – The City shall encourage compact development reflecting characteristics which include a mixture of community serving uses such as commercial, office, employment, civic and institutional, recreation and open space and residential, characterized by an efficient infrastructure, close-knit neighborhoods and sense of community, preservation of natural systems, promotion of pedestrian circulation and convenient access to mass transit facilities within a Local Activity Center category.

Objective 3.1 of the Housing Element - The City shall support the formulation of housing programs to assist the private sector in providing 408 units of preferably owner occupied “in-fill” housing that Oakland Park can accommodate by 2010; 204 of these

shall be affordable for very low, low and moderate income households. “In-fill” is new housing on scatter vacant lots in neighborhoods which are largely developed.

This section will assess the successes and shortcomings of both of these objectives in relation to affordable housing.

8.2.1 Objective 1.16 of the Future Land Use Element

There is a policy under this objective that states that the City shall consider the community’s need for affordable housing within the Local Activity Center (LAC). The LAC was adopted in November 2004, so not much time has passed since this objective was established. Also adopted in November 2004 was the City’s “Downtown Mixed Use District Regulations,” which established the standards for development within the LAC. Since the adoption of both the LAC land use category and its associated regulations, the City has reviewed eleven (11) development applications. Nine of these applications have been for residential units, for a total of 989 dwelling units (mixture of townhouses and condominiums). Of these units, six have been approved and the remainder are still under review (as of February 24, 2006). The City does not track estimated sales price or ownership patterns for proposed residential units, and therefore, it is assumed all of these new units will be market rate housing. As previously noted, during the development of the 1998 Plan, the City was focused on increasing the diversity of its housing stock and encouraged the construction of market rate and higher end dwelling units as a means to achieve this balance.

Since the start of the EAR process, the City has been working to address the need for affordable housing in the LAC area. The recently adopted CRA Master Plan includes a goal to “Create opportunities for attainable housing”. To this end, the City is developing an inclusionary housing ordinance for the CRA and has recently requested letters of interest from developers to construct 20 single family dwelling units that will be deed restricted for low income families (Watts Estates Plat) within the CRA. The City has also approved a number of land use changes from non-residential to residential (see discussion in Section 2.5 of this document), adopted a Mixed Use Ordinance to allow free-standing mixed use developments along existing and proposed transit corridors, and is currently working on a City-wide ordinance that would require a certain percentage of new residential units to be affordable. Broward County recently adopted amendments to both the LAC and Regional Activity Center (RAC) land use categories to include options for addressing affordable housing in these areas. The City will incorporate these policy changes for the LAC when amendments to this designation are proposed.

Recommendation: After completing an assessment of the affordable housing needs, based on appropriate data and analysis, the City will establish a measurable objective that identifies a target number of affordable units to be developed within the short- and long-range planning horizons. The measurable objective will be developed during the EAR-based amendments.

8.2.2 Objective 3.1 of the Housing Element

This objective calls for the creation of 408 additional housing units by 2010, with 50 percent of the units being available for low, very low and moderate income households.

The objective also specifies that the units be owner-occupied and located in infill areas. Table 13 shows the number of dwelling units permitted in the City since 1999.

Table 13: Net Number of Dwelling Units Receiving Certificates of Occupancy (1999-2004)

Type of Unit	1999	2000	2001	2002	2003	2004	Unit Total
Single Family	46	26	0	8	5	-6	79
Multi-Family*	32	148	312	4	12	-1	507
Yearly Unit Total	78	174	312	12	17	-7	586

*Includes townhomes.

Source: City of Oakland Park, Housing and Structure Inventory Survey, 1999-2004.

Based on this information, the City has already achieved its objective of creating 408 additional dwelling units by 2010. As noted previously, the City does not track sales prices or occupancy. Therefore, the number of units that were sold at prices affordable to low, very low, and moderate income households during these years cannot be determined without additional data collection.

The data for 2005 has not been finalized but the City anticipates that 220 additional units were constructed during the year. Even with this significant increase in the number of certificates of occupancy issued when compared to the three prior years, the number of units constructed (806) just exceeds the estimated need for units identified by the Shimberg Center (see Table 11). This is another concern with the data provided by the Shimberg Center: it does not appear to consider the availability of land. As a nearly built out city, Oakland Park may not have the capacity to support the additional 1,697 units necessary to accommodate the housing demand projected to exist in 2010. As part of the EAR-based amendments, the City will evaluate the amount of vacant land remaining that is designated for residential development, as well as areas that can be redeveloped for mixed use, and project the maximum number of "new" residential units that can be constructed through the long-range planning horizon.

Recommendation: After completing an assessment of affordable housing needs, the City will revise this objective to include new housing unit targets for low, very low and moderate income households. This will be accomplished as part of the EAR-based amendment process.

The following are the updated pages for Appendix C that will be replaced upon receipt of a finding of sufficiency. New text is underlined and text to be deleted is stricken.

Future Land Use Element

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 1.15.2	The City shall utilize the following guidelines, as indicated in the B.C. LDC, for land areas designated for individual school facilities...	Continuous	Implementation ongoing	CD	Maintain
Policy 1.15.3	The City shall encourage the location of any proposed public schools in close proximity to urban residential area to the extent possible.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.15.4	The City shall coordinate with School Board of B. C, FL to collocate new public schools with public facilities, such as parks, libraries, and community centers, to the extent financially feasible and practical...	Continuous	Implementation ongoing	CD	Maintain
Policy 1.15.5	The City shall incorporate provisions in the LDC which require new development, located adjacent to public schools or future public school sites, to incorporate features such as walls, solid hedges or increased setbacks to ensure compatibility with the school.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.15.6	The City shall incorporate provisions in the LDC which provide for safe pedestrian and bicycle access to public schools.	Continuous	Implementation ongoing	CD	Maintain
Obj. 1.16	The City shall encourage compact development reflecting characteristics which include a mixture of community serving uses such as commercial, office, employment, civic and institutional, recreation and open space and residential, characterized by an efficient infrastructure, close-knit neighborhoods and sense of community, preservation of natural systems, promotion of pedestrian circulation and convenient access to mass transit facilities within a Local Activity Land Use Category.	<u>Continuous Develop measurable targets for affordable housing.</u>	Implementation ongoing	CD	<u>Maintain</u> <u>Revise to include measurable targets for affordable housing.</u>

Housing Element

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Obj. 3.1	The City shall support the formulation of housing programs to assist the private sector in providing 408 units of preferably owner occupied “in-fill” housing that OP can accommodate by 2010; 204 of these shall be affordable for very low, low and moderate income households...	2010: 408 DE, 204 moderate and below income households.	Implementation ongoing	CD	Modify Objective achieved. Need to revise with new target and specify targets for affordable units. Also need to develop policy for tracking affordable units during permitting process.
Policy 3.1.1	Utilize the FLU Plan and zoning map to assure a diversity of housing types.	Continuous	Implementation ongoing	CD	Maintain
Policy 3.1.2	Continue a municipal development application review process that minimizes delay yet assures quality control.	Continuous	Implementation ongoing	CD	Maintain
Policy 3.1.3	The City’s CD Dept shall coordinate with private developers, non-profit partnerships, and appropriate government agencies, including HUD and the State of FL Dept of Community Affairs, whenever possible, to facilitate implementation of this Element.	Continuous	Implementation ongoing	CD	Maintain
Policy 3.1.4	Due to its in-fill nature, the principle guiding the location of new affordable housing shall be that it is in a viable residential area; HUD and County housing finance agency locational criteria also use this criteria.	Continuous	Implementation ongoing	CD	Maintain

8.3 Shimberg Center Affordable Housing Data

Comprehensive Plan, Housing Element Data Affordable Housing Needs Assessment

General note: Many of the tables provided here are summary are summary tables, more detail is offered.

These tables provide data about local housing inventory, conditions, and affordability to help local governments develop the Housing Element of their Comprehensive Plans. The tables include most of the data that is required to be included in the Housing Element under Section 9J-5.010 of the Florida Administrative Code (FAC). They also include the population projections required for Comprehensive Plans in general under paragraph 9J-5.005(2)(e) of the FAC. The data comes from the Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Affordable Housing for the state Department of Community Affairs.

Part I. Housing Inventory

Section 9J-5.010 Requirement:

1(a) An inventory taken from the latest decennial United States Census or more recent estimates, including the affordable housing needs assessment, when available, which shall include the number and distribution of dwelling units by type, tenure, age, rent, value, monthly cost of owner-occupied units, and rent or cost to income ratio. (b) Each municipality shall compare those housing characteristics in paragraph (a) deemed significant by the municipality with those housing characteristics of its county.

A. Vacancy and Occupancy

Units by Vacancy and Occupancy Status, 2000								
County	Place	Occupied	Vacant	Total	Vacancy Rate(%)	Vacant Seasonal, etc. Units	Total Units	Vacancy Rate Total Units(%)
Broward	Broward County	654,445	31,740	686,185	4.6	54,858	741,043	11.7
Broward	Oakland Park	13,502	523	14,025	3.7	484	14,509	6.9

B. Type

Number of Units by Type, Summary, 2000						
County	Place	Single-family (1 att./detach.)	Multi-family (2 or more)	Mobile Home	Other	Total
Broward	Broward County	360,764	352,349	26,834	1,096	741,043
Broward	Oakland Park	5,223	8,999	305	13	14,540

Share of Units by Type, Summary, 2000						
County	Place	% Single-family (1 att./detach.)	% Multi-family (2 or more)	% Mobile Home	% Other	% Total
Broward	Broward County	0.487	0.475	0.036	0.001	1
Broward	Oakland Park	0.359	0.619	0.021	0.001	1

Number of Housing Units by Type, Detail, 2000 Units in the Structure											
County	Place	1, detached	1, attached	2	3 or 4	5 to 9	10 to 19	20 or more	Mobile Home or Trailer	Other	Total
Broward	Broward County	303,357	57,407	20,225	33,347	41,120	53,717	203,940	26,834	1,096	741,043
Broward	Oakland Park	4,646	577	821	906	1,540	1,586	4,146	305	13	14,540

C. Tenure

Households by Tenure, 2002				
County	Place	Owner	Renter	Total
Broward	Broward County	467,415	203,608	671,023
Broward	Oakland Park	6,948	6,709	13,657

D. Age

Year Structure Built, 2002									
County	Place	Number							
		1999-March 2000	1995- 1998	1990- 1994	1980- 1989	1970- 1979	1960- 1969	1940- 1959	1939 or Earlier
Broward	Broward County	19,130	60,852	64,154	157,319	220,745	127,699	83,382	7,762
Broward	Oakland Park	143	243	764	2,781	3,823	3,887	2,662	237
Share by Decade									
County	Place	1990s (%)	1980s (%)	1970s (%)	1960s (%)	Before 1960s(%)			
Broward	Broward County	19.5	21.2	29.8	17.2	12.3			
Broward	Oakland Park	7.9	19.1	26.3	26.7	19.9			

E. Rent

Gross Rent-2000 Specified Renter-Occupied Housing Units										
County	Place	<\$200	\$200- \$299	\$300- \$499	\$500- \$749	\$750- \$999	\$1000- \$1499	\$1500 or More	NO Cash Rent	Total
Broward	Broward County	3,892	3,515	17,640	69,173	62,862	28,298	7,376	6,809	199,565
Broward	Oakland Park	34	66	527	3,667	1,909	382	9	97	6,691

F. Value

Value of Specified Owner-Occupied Units*, 2000										
County	Place	<\$50,000	\$50,000- \$99,999	\$100,000- \$149,999	\$150,000- \$199,999	\$200,000- \$299,999	\$300,000- \$499,000	\$500,000- \$999,999	>\$1,000,000	Total
Broward	Broward County	5,428	90,604	90,622	54,293	15,769	5,596	7,376	1,580	298,725
Broward	Oakland Park	51	1,306	1,602	732	341	61	11	0	4,104

G. Monthly cost of owner-occupied units

Owner Costs (Mortgage Status and Selected Monthly Costs), 2000 With a Mortgage Specified Owner-Occupied Housing Units											
County	Place	<\$300	\$300- \$499	\$500- \$699	\$700- \$999	\$1000- \$1499	\$1500- \$1999	>\$2000	Sub Total	Not Mortgaged	Total Units
Broward	Broward County	552	3,942	14,323	53,572	91,265	45,215	34,945	243,814	54,911	298,725
Broward	Oakland Park	0	19	186	838	1,567	409	164	3,183	921	4,104

H. Rent or Cost to Income Ratio

Cost Burden Summary Table, Renter, 2000									
County	Place	<20%	20%-24%	25%-29%	30%-34%	35 or More	% Not Computed	Total Cost Burden 30% or More	
Broward	Broward County	51,186	26,370	21,821	16,105	70,862	13,221	86,967	
Broward	Oakland Park	1,728	900	752	502	2,514	295	3,016	

Cost Burden Summary Table, Owner, 2000									
County	Place	<20%	20%-24%	25%-29%	30%-34%	35 or More	% Not Computed	Total Cost Burden 30% or More	
Broward	Broward County	120,880	47,012	34,596	23,143	69,818	3,276	92,961	
Broward	Oakland Park	1,27	629	469	325	988	66	1,313	

Part II. Housing Condition

Section 9J-5.010 Requirement:

1(c) An inventory using data from the latest decennial United States Census, or more recent estimates, including the affordable housing needs assessment, showing the number of dwelling units that are substandard. Substandard units are those that fail to meet the applicable building code, the minimum housing code, or that lack complete plumbing; lack complete kitchen facilities; lack central heating; or are overcrowded. Local governments may determine that units without heating are not substandard if they are located in areas where the temperature extremes do not indicate heating as a life safety factor. The inventory shall include an estimate of the structural condition of housing within the local government's jurisdiction, by the number and generalized location of dwelling units in standard and substandard condition. The inventory shall also include the methodology used to estimate the condition of housing.

A. Housing Condition Characteristics

Housing Condition Characteristics, 2000									
County	Place	Persons per Room		House Heating Fuel		Kitchen Facilities		Plumbing Facilities	
		1.01 or More Persons per Room	Share of Occupied Units(%)	No Fuel Used(%)	Share of Occupied Units(%)	Lacking Complete Facilities(%)	Share of Units(%)	Lacking Complete Facilities(%)	Share of Units(%)
Broward	Broward County	48,389	0.074	19,952	0.030	3,342	0.005	2,617	0.004
Broward	Oakland Park	1,248	0.092	369	0.027	74	0.005	15	0.001

B. Substandard Units

Total Substandard Units, 1990		
County	Place	Occupied Units
Broward	Broward County	39,268
Broward	Oakland Park	995

Part III. Assisted Housing

Section 9J-5.010 Requirement: 1(d) An inventory of renter-occupied housing developments currently using federal, state or local subsidies. For each development listed, show the subsidy program, and number of units.

A. Assisted Housing Inventory

Inventory of Federal and State Assisted Housing Units									
Development Name	Street Address	City	Zip Code	County	Total Units	Assisted Units	Occupancy Status	Housing Program(s)	Population or Target Area
Bridgewater Place	2800 N.W. 44th Street	Oakland Park	33309	Broward	312	312	Read for Occupancy	Bonds; Guarantee; Housing Credits 4%	Family

B. Inventory of Public Housing

There are no federal and state assisted housing units in the City of Oakland Park.

Part IV. Change to Inventory

Section 9J-5.010 Requirement:

1(h) An inventory of the amount of housing construction activity affecting changes in the number of housing units within the local government's jurisdiction based on new construction, conversions, mobile home placements, and removals, in number of units for the years since the latest decennial United States Census.

A. Housing Units by Type - Addition to Stock 2000-2002

Housing Units by Type, Addition to Stock 2000-2002 (All Units)										
County	Place	Building Permits			Annexation			Net Change		
		Single-family	Multi-family	Mobile Home	Single-family	Multi-family	Mobile Home	Single-family	Multi-family	Mobile Home
Broward	Broward County	17,418	5,133	-7	0	0	0	17,418	5,133	-7
Broward	Oakland Park	35	0	-4	0	0	0	35	0	-4

Number of Units by Type, Permanent Units Only, 2002					
County	Place	Single-family	Multi-family	Mobile Home	Total 2002
Broward	Broward County	369,298	316,735	21,197	707,230
Broward	Oakland Park	5,176	8,666	229	14,071

Part V. Population Projections

Section 9J-5.005 Requirement

2(e) The comprehensive plan shall be based on resident and seasonal population estimates and projections. Resident and seasonal population estimates and projections shall be either those provided by the University of Florida, Bureau of Economic and Business Research, those provided by the Executive Office of the Governor, or shall be generated by the local government.

A. Permanent Residents

Projections of Permanent Residents									
County	Place	1990	2000	2002	2005	2010	2015	2020	2025
Broward	Broward County	1,253,913	1,621,387	1,665,657	1,770,958	1,929,743	2,090,548	2,255,263	2,415,059
Broward	Oakland Park	26,326	30,966	31,443	32,740	34,455	35,728	36,489	37,277

B. Total Residents (Permanent and Institutional)

Projections of Total Number of Residents									
County	Place	1990	2000	2002	2005	2010	2015	2020	2025
Broward	Broward County	1,255,488	1,623,018	1,667,501	1,772,802	1,931,587	2,092,392	2,257,107	2,416,903
Broward	Oakland Park	26,326	30,966	31,443	32,740	34,455	35,728	36,489	37,277

Part VI. Household Projections

Section 9J-5.010 Requirement: 2(a) A projection of the anticipated number of households by size and income range derived from the population projections in paragraph 9J-5.005(2)(e), F.A.C.

Households by Household Size

All Households										
County	Place	SIZE	1990	2000	2002	2005	2010	2015	2020	2025
Broward	Broward County	1 to 2	350,606	408,916	419,476	447,862	498,804	562,247	638,870	714,365
Broward	Broward County	3 to 4	136,640	183,649	188,677	202,114	220,387	236,313	253,535	269,428
Broward	Broward County	5 and more	40,210	61,583	62,870	66,940	72,063	76,704	82,679	88,589
Broward	Oakland Park	1 to 2	8,676	9,207	9,331	9,764	10,442	11,194	11,954	12,677
Broward	Oakland Park	3 to 4	2,775	3,280	3,314	3,455	3,620	3,707	3,770	3,860
Broward	Oakland Park	5 and more	627	999	1,012	1,062	1,125	1,165	1,213	1,250

Part VII. Housing Need

Section 9J-5.010 Requirement:

2(b) The housing need of the current and anticipated future residents of the jurisdiction, including an affordable housing needs assessment, when available, and including separate estimates of need for rural and farmworker households, by number, type, cost or rent, tenure, and any other special housing needs, and shall include estimates for the replacement of housing units removed and for the maintenance of an adequate vacancy rate. Each local government shall utilize the data and analysis from the state land planning agency's affordable housing needs assessment as one basis for the housing element. The local government, at its option, may supplement the affordable housing needs assessment with locally generated data which more accurately assesses housing need for very low- or low-income households.

A. Housing Need by Type

Permanent (Non-Seasonal) Housing - Projected Demand By Type 2005-2025													
County	Place	Est. Housing Units By Type 2002		Projected Demand By Type									
				2005		2010		2015		2020		2025	
		Single Family*	Multi-Family	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Broward	Broward County	390,495	316,735	416,769	335,935	463,789	367,303	518,149	401,636	584,589	440,551	649,007	478,801
Broward	Oakland Park	5,405	8,666	5,694	9,135	6,055	9,713	6,405	10,274	6,756	10,838	7,090	11,373

Projected Construction Need By Type											
County	Place	2002-2005		2002-2010		2002-2015		2002-2020		2002-2025	
		SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Broward	Broward County	26,274	19,200	73,294	50,568	127,654	84,901	194,094	123,816	258,512	162,066
Broward	Oakland Park	289	469	650	1,047	1,000	1,608	1,351	2,172	1,685	2,707

B. Housing Need by Tenure

Projected Demand by Tenure													
County	Place	2002		2005		2010		2015		2020		2025	
		Owner	Renter										
Broward	Broward County	467,415	203,608	525,090	227,614	581,595	249,496	645,866	273,919	722,640	302,500	797,297	330,511
Broward	Oakland Park	6,948	6,709	7,544	7,285	8,021	7,747	8,485	8,194	8,950	8,644	9,392	9,071

Projected Growth in Households by Tenure													
County	Place		2005		2010		2015		2020		2025		
			Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	
Broward	Broward County		57,675	24,006	114,180	45,888	178,451	70,311	255,225	98,892	329,882	126,903	
Broward	Oakland Park		596	576	1,073	1,038	1,537	1,485	2,002	1,935	2,444	2,362	

C. Farmworker Housing Need (County Level Only)

1995 ESTIMATION OF MIGRANT WORKERS AND MIGRANT WORKER HOUSING						
County	Demand: Unaccompanied Migrant & Seasonal Households	Supply: DOH-Permitted Camps	Need for Single Person Beds	Demand Accompanied Migrant & Seasonal Households	Supply: Section 514/516 and FHFC-Assisted Family Units	Need for Family Units
Broward	584	0	-584	248	176	-72

Please note that Section 9J-5.010 requires additional data for the Housing Element that is not included in the AHNA. This data should be collected locally. These Section 9J-5.0.10 requirements include the following:

(1) (d) An inventory of renter-occupied housing developments currently using federal, state or local subsidies. For each development listed, show the subsidy program, and number of units. [While Part I, Table A, Part III, Table A and B above do provide an inventory of units receiving subsidy from federal, state, and local housing finance agency programs, it may not include other local subsidy programs.]

(1) (e) An inventory of group homes licensed by the Florida Department of Children and Family Services, including the type, number, generalized location and capacity.

- (1) (f) An inventory of existing mobile home parks licensed by the Florida Department of Children and Family Services and mobile home condominiums, cooperatives and subdivisions including the generalized location and capacity.
- (1) (g) An inventory of historically significant housing listed on the Florida Master Site File, National Register of Historic Places or designated as historically significant by or in accordance with a local ordinance, and shall include their generalized locations.
- (2) (c) The land requirements for the total estimated housing need;
- (2) (d) The portion of the housing need which can be projected to be met by the private sector within current market conditions. The housing expected to be supplied shall be shown by type, tenure, cost or rent, and income range of households served;
- (2) (e) The existing housing delivery system, including the private sector housing delivery process, with regard to land, services, financing, regulations and administrative roles of government agencies to identify problems and opportunities affecting the capacity of such housing delivery system, with the objective of effecting improvements to that system to increase its efficiency in meeting the goals of this element; and
- (2) (f) Means for accomplishment of each of the following:
 - 1. The provision of housing with supporting infrastructure for all current and anticipated future residents of the jurisdiction with particular emphasis on the creation or preservation of affordable housing to minimize the need for additional local services and avoid the concentration of affordable housing units only in specific areas of the jurisdiction;
 - 2. The elimination of substandard housing conditions and for the structural and aesthetic improvement of housing;
 - 3. The provision of adequate sites for housing for very-low-income, low-income and moderate-income households, and for mobile homes;
 - 4. The provision of adequate sites in residential areas or areas of residential character for group homes and foster care facilities licensed or funded by the Florida Department of Children and Family Services; and
 - 5. The identification of conservation, rehabilitation or demolition activities, and historically significant housing or neighborhoods.

Shimberg Profile Report

Percentage of Income Spent on Housing, All Households, 2002

County	Place	Less than 30%	Percent of Less than 30% (%)	30-50%	Percent of 30-50% (%)	50+ %	Percent of 50+ % (%)	Total
Broward	Oakland Park	8851	64.8	2901	21.2	1905	13.9	13657

Household Cost Burden (CB): Percentage of Income Spent on Housing by Tenure, 2002

County	Place	Tenure	Less than 30% CB		30-49.9% CB		50+ % CB		Total CB	
			Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Broward	Oakland Park	Owner	5023	72.3	1233	17.7	692	10.0	6948	100.0
Broward	Oakland Park	Renter	3828	57.1	1668	24.9	1213	18.1	6709	100.0
Broward	Oakland Park	All Households	8851	64.8	2901	21.2	1905	13.9	13657	100.0

Household Cost Burden (CB): Percentage of Income Spent on Housing by Household Income, 2002

County	Place	Household Income	Less than 30% CB		30-49.9% CB		50+ % CB		Total CB	
			Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Broward	Oakland Park	Less than 30% AMI	338	24.3	150	10.8	903	64.9	1391	100.0
Broward	Oakland Park	30-59.9% AMI	564	25.2	934	41.8	738	33.0	2236	100.0
Broward	Oakland Park	60-79.9% AMI	776	46.9	731	44.2	147	8.9	1654	100.0
Broward	Oakland Park	80+ % AMI	7173	85.6	1086	13.0	117	1.4	8376	100.0
Broward	Oakland Park	Total	8851	64.8	2901	21.2	1905	13.9	13657	100.0

Household Cost Burden (CB): Percentage of Income Spent on Housing by Age of Householder, 2002

County	Place	Age	Less than 30% CB		30-49.9% CB		50+ % CB		Total CB	
			Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Broward	Oakland Park	15-34	2196	60.8	895	24.8	518	14.4	3609	100.0
Broward	Oakland Park	35-64	5297	66.2	1629	20.4	1077	13.5	8003	100.0
Broward	Oakland Park	65-74	709	65.5	206	19.0	167	15.4	1082	100.0
Broward	Oakland Park	75 or older	649	67.4	171	17.8	143	14.8	963	100.0
Broward	Oakland Park	total	8851	64.8	2901	21.2	1905	13.9	13657	100.0

Household Cost Burden (CB): Percentage of Income Spent on Housing by Household Size, 2002

County	Place	Household Size	Less than 30% CB		30-49.9% CB		50+ % CB		Total CB	
			Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Broward	Oakland Park	1 to 2	6014	64.5	1948	20.9	1369	14.7	9331	100.0
Broward	Oakland Park	3 to 4	2206	66.6	720	21.7	388	11.7	3314	100.0
Broward	Oakland Park	5 and more	631	62.4	233	23.0	148	14.6	1012	100.0
Broward	Oakland Park	total	8851	64.8	2901	21.2	1905	13.9	13657	100.0

Population 2002

County	Place	Population
Broward	Oakland Park	31443

Households, 2002

County	Place	Households
Broward	Oakland Park	13657

Housing Units, 2002

County	Place	Single Family	Multi Family	Mobile Home
Broward	Oakland Park	5271	8999	301

Homeownership Rate, 2002 (Owner Households as a Percentage of All Households)

County	Place	Homeownership Rate (%)
Broward	Oakland Park	51.0

HUD Median Income for Counties and MSAs, Family of Four, 2005 (County Data Only)

County	Median Income (Family of Four)
Broward	58100

2002 Median Single Family Sales Price (Nominal)

County	Place	Median Single Family Sales Price
Broward	Oakland Park	195000

Median Gross Rent, 2000

County	Place	Median Rent, 2000
Broward	Oakland Park	687

HUD Fair Market Rent for Counties and MSAs, 2005 (County Data Only)

County	Unit Type	HUD Fair Market Rent, 2005
Broward	0-Bedroom	743
Broward	1-Bedroom	830
Broward	2-Bedroom	998
Broward	3-Bedroom	1380
Broward	4-Bedroom	1752

Households by Monthly Gross Rent Paid, 2000

County	Place	No Cash Rent	less than 200	between 200 and 299	between 300 and 499	between 500 and 749	between 750 and 999	between 1000 and 1499	1500 or more
Broward	Oakland Park	97	34	66	527	3667	1909	382	9

Projected Construction Demand, 2005-2025

County	Place	2005		2010		2015		2020		2025	
		Single Family	Multi Family								
Broward	Oakland Park	5694	9135	6055	9713	6405	10274	6756	10838	7090	11373

Projected Construction Need, 2005-2025

County	Place	2005		2010		2015		2020		2025	
		Single Family	Multi Family								
Broward	Oakland Park	289	469	650	1047	1000	1608	1351	2172	1685	2707

Housing Units by Type (Permanent Units), 2002

County	Place	Sng-fam*	Multi-fam	Mobile Home	Total 2002
Broward	Oakland Park	5176	8666	229	14071

Median Unit Size (square feet) by Type, 2003 (County Data only)

County	Place	Single Family Homes	Manufactured Homes	Condominiums	Multi-family >10 Dwelling Units	Multi-family 10 or more Dwelling Units
Broward	Broward County	1732	N/A	N/A	2150	N/A

Number of Single Family Homes by Year Built, 2002

County	Place	Single Family
Broward	Oakland Park	12

Substandard Housing, 2000

County	Place	Overcrowded Units (Occupied Units)		No Heating Fuel Used (Occupied Units)		Lacking Complete Kitchen Facilities (All Units)		Lacking Complete Plumbing Facilities (All Units)	
		Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
Broward	Oakland Park	1248	9.2	369	2.7	74	0.5	15	0.1

Shimberg Affordable Housing Summary Indicators

Number of severely cost burdened (50%+) households with income less than 80% AMI by tenure							
Place	Tenure	2002	2005	2010	2015	2020	2025
Broward County	owner	40,438	43,661	49,009	55,553	63,654	71,667
Broward County	renter	39,311	41,439	45,039	49,053	53,710	58,582
Oakland Park	owner	591	631	684	746	817	883
Oakland Park	renter	1,197	1,257	1,336	1,399	1,458	1,513

Number of severely cost burdened(50%+) households with income less than 80% AMI by tenure and income level							
Tenure: Owner							
Place	Household Income as % of AMI	2002	2005	2010	2015	2020	2025
Broward County	<20%	12,125	13,121	14,811	16,985	19,746	22,502
Broward County	20-29.9%	7,507	8,014	9,051	10,475	12,362	14,435
Broward County	30-39.9%	6,813	7,340	8,180	9,262	10,646	12,080
Broward County	40-49.9%	4,819	5,236	5,841	6,529	7,308	8,003
Broward County	50-59.9%	3,755	4,059	4,556	5,073	5,632	6,098
Broward County	60-79.9%	5,419	5,891	6,570	7,229	7,960	8,549
Broward County	Total	40,438	43,661	49,009	55,553	63,654	71,667
Oakland Park	<20%	172	184	201	223	249	272
Oakland Park	20-29.9%	100	108	118	134	151	171
Oakland Park	30-39.9%	96	101	112	122	134	145
Oakland Park	40-49.9%	71	77	82	87	96	100
Oakland Park	50-59.9%	61	64	69	75	78	80
Oakland Park	60-79.9%	91	97	102	105	109	115
Oakland Park	Total	591	631	684	746	817	883

Number of severely cost burdened(50%+) households with income less than 80% AMI by tenure and income level

Tenure: Renter							
Place	Household Income as % of AMI	2002	2005	2010	2015	2020	2025
Broward County	<20%	12,067	12,763	13,870	15,029	16,309	17,552
Broward County	20-29.9%	8,813	9,276	10,130	11,190	12,497	13,901
Broward County	30-39.9%	9,119	9,604	10,412	11,312	12,338	13,448
Broward County	40-49.9%	4,892	5,172	5,617	6,104	6,668	7,238
Broward County	50-59.9%	2,407	2,509	2,707	2,911	3,140	3,387
Broward County	60-79.9%	2,013	2,115	2,303	2,507	2,758	3,056
Broward County	Total	39,311	41,439	45,039	49,053	53,710	58,582
Oakland Park	<20%	377	397	421	443	459	472
Oakland Park	20-29.9%	254	266	285	301	319	338
Oakland Park	30-39.9%	282	294	312	327	340	353
Oakland Park	40-49.9%	152	161	171	177	184	190
Oakland Park	50-59.9%	76	79	84	84	87	89
Oakland Park	60-79.9%	56	60	63	67	69	71
Oakland Park	Total	1,197	1,257	1,336	1,399	1,458	1,513

Growth in severely cost burdened (50%+) households with income less than 80% AMI by tenure and income level

Tenure: Owner							
Place	Household Income as % of AMI	2002-2005	2005-2010	2010-2015	2015-2020	2020-2025	Total
Broward County	<20%	996	1,690	2,174	2,761	2,756	10,377
Broward County	20-29.9%	507	1,037	1,424	1,887	2,073	6,928
Broward County	30-39.9%	527	840	1,082	1,384	1,434	5,267
Broward County	40-49.9%	417	605	688	779	695	3,184
Broward County	50-59.9%	304	497	517	559	466	2,343
Broward County	60-79.9%	472	679	659	731	589	3,130
Broward County	Total below 80% AMI	3,223	5,348	6,544	8,101	8,013	31,229
Oakland Park	<20%	12	17	22	26	23	100
Oakland Park	20-29.9%	8	10	16	17	20	71
Oakland Park	30-39.9%	5	11	10	12	11	49
Oakland Park	40-49.9%	6	5	5	9	4	29
Oakland Park	50-59.9%	3	5	6	3	2	19
Oakland Park	60-79.9%	6	5	3	4	6	24
Oakland Park	Total below 80% AMI	40	53	62	71	66	292

Growth in severely cost burdened (50%+) households with income less than 80% AMI by tenure and income level

Tenure: Renter							
Place	Household Income as % of AMI	2002-2005	2005-2010	2010-2015	2015-2020	2020-2025	Total
Broward County	<20%	696	1,107	1,159	1,280	1,243	5,485
Broward County	20-29.9%	463	854	1,060	1,307	1,404	5,088
Broward County	30-39.9%	485	808	900	1,026	1,110	4,329
Broward County	40-49.9%	280	445	487	564	570	2,346
Broward County	50-59.9%	102	198	204	229	247	980
Broward County	60-79.9%	102	188	204	251	298	1,043
Broward County	Total below 80% AMI	2,128	3,600	4,014	4,657	4,872	19,271
Oakland Park	<20%	20	24	22	16	13	95
Oakland Park	20-29.9%	12	19	16	18	19	84
Oakland Park	30-39.9%	12	18	15	13	13	71
Oakland Park	40-49.9%	9	10	6	7	6	38
Oakland Park	50-59.9%	3	5	0	3	2	13
Oakland Park	60-79.9%	4	3	4	2	2	15
Oakland Park	Total below 80% AMI	60	79	63	59	55	316

Construction Need for Low-Income Households by Income as a Percentage of AMI

Place	Household Income as % of AMI	2002-2005	2002-2010	2002-2015	2002-2020	2002-2025
Broward County	<20%	2,627	7,198	12,501	18,957	25,374
Broward County	20-29.9%	1,925	5,270	9,332	14,638	20,515
Broward County	30-39.9%	2,385	6,502	11,380	17,546	24,120
Broward County	40-49.9%	2,288	6,231	10,806	16,490	22,391
Broward County	50-59.9%	2,585	7,110	12,358	18,718	24,985
Broward County	60-79.9%	5,178	14,134	24,474	36,972	49,404
Broward County	80-119.9%	9,566	25,995	44,505	66,234	87,035
Broward County	120+ %	18,920	51,422	87,198	128,356	166,755
Broward County	Total	45,474	123,862	212,554	317,911	420,579
Oakland Park	<20%	49	110	172	236	296
Oakland Park	20-29.9%	30	67	109	153	202
Oakland Park	30-39.9%	40	90	143	198	255
Oakland Park	40-49.9%	39	88	137	188	239
Oakland Park	50-59.9%	46	106	165	226	282
Oakland Park	60-79.9%	91	205	319	434	546
Oakland Park	80-119.9%	169	376	575	773	958
Oakland Park	120+ %	295	654	990	1,315	1,614
Oakland Park	Total	759	1,696	2,610	3,523	4,392

"Prime Homeowner" and "Prime Renter" Sectors by Income Level						
Renter household aged 35-54 with income between 50% and 80% of area median						
Place	2002	2005	2010	2015	2020	2025
Broward County	17,743	18,948	19,484	19,058	18,882	19,454
Oakland Park	618	649	646	592	544	557

"Prime Homeowner" and "Prime Renter" Sectors by Income Level						
Renter household aged 15-34 with income less than 50% of area median						
Place	2002	2005	2010	2015	2020	2025
Broward County	18,408	18,143	19,339	20,867	21,942	22,639
Oakland Park	652	645	686	737	770	788

The term "prime homeowner" is defined as those renters between the ages of 35 and 54 whose incomes are between 50% and 80% of area median; "prime renters" include renter households aged 15 to 34 with incomes less than 50% of area median.

Conclusion

The initial AHNA needs summary of all low-income, severely cost-burdened households provides one measure of affordable housing needs in a local community. With additional data, however, county and local governments can make more informed decisions about housing assistance needs and programs. Projections of future increases in severely cost-burdened households and construction needs can guide cities and counties in preventing growth in the local affordable housing need. More detailed information about income can help counties and cities find ways to address the existing need with the various state and federal housing programs designed to serve particular income levels.

Shimberg Costs Related Data

Specified owner-occupied units include only one-family houses on fewer than 10 acres without a business or medical office. Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more.

Owner Costs (Mortgage Status and Selected Monthly Costs), 2000 – Detail (Specified Owner-Occupied Units)					
With Mortgage			Without Mortgage		
Costs	Broward County	Oakland Park	Costs	Broward County	Oakland Park
<\$200	131	0			
\$200-\$299	421	0	<\$100	371	0
\$300-\$399	1,198	0	\$100-\$149	887	17
\$400-\$499	2,744	19	\$150-\$199	2,378	35
\$500-\$599	5,537	74	\$200-\$249	4,956	108
\$600-\$699	8,786	112	\$250-\$299	6,042	105
\$700-\$799	13,589	128	\$300-\$349	6,899	100
\$800-\$899	18,751	392	\$350-\$399	5,998	170
\$900-\$999	21,232	318	\$400-\$499	9,904	233
\$1000-\$1249	50,356	832	\$500-\$599	6,342	98
\$1250-\$1499	40,909	735	\$600-\$699	3,422	15
\$1500-\$1999	45,215	409	\$700-\$799	2,131	32
\$2000-\$2499	18,405	130	\$800-\$899	1,563	0
\$2500-\$2999	7,792	7	\$900-\$999	942	8
\$>\$3000	8,748	27	>\$1000	3,076	0
TOTAL	243,814	3,183		54,911	921

Selected Monthly Owner Costs as a Percentage of Household Income in 1999 by Household Income (Specified Owner-Occupied Units)				
	Less than 30%	30 - 34.9%	35% or More	Not Computed
Less than \$10,000				
Broward County	627	269	8,664	3,163
Oakland Park	6	0	119	66
\$10,000-\$19,000				
Broward County	5,363	1,045	14,200	7
Oakland Park	78	39	251	0
\$20,000-\$34,999				
Broward County	15,198	4,297	21,113	0
Oakland Park	237	69	407	0
\$35,000 - \$49,999				
Broward County	25,454	6,691	13,870	0
Oakland Park	363	150	146	0
\$50,000 - \$74,999				
Broward County	55,448	7,343	8,529	0
Oakland Park	1,018	67	65	0
\$75,000 or more				
Broward County	100,398	3,498	3,442	106
Oakland Park	1,023	0	0	0

Cost Burden by Income, Renter, 2000: Gross Rent as a Percentage of Household Income in 1999 by Household Income (Specified Renter-occupied Housing Units)				
	Less than 30%	30 - 34.9%	35% or More	Not Computed
Less than \$10,000				
Broward County	1,520	571	18,570	8,125
Oakland Park	18	11	628	221
\$10,000-\$19,000				
Broward County	3,044	1,942	28,189	1,712
Oakland Park	31	61	1,303	41
\$20,000-\$34,999				
Broward County	19,006	9,349	20,710	1,427
Oakland Park	852	405	550	22
\$35,000 - \$49,999				
Broward County	28,513	3,203	2,581	838
Oakland Park	1,173	25	33	0
\$50,000 - \$74,999				
Broward County	27,332	913	739	723
Oakland Park	939	0	0	11
\$75,000 or more				
Broward County	19,962	127	73	396
Oakland Park	367	0	0	0

Appendix A



STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

JEB BUSH
Governor

THADDEUS L. COHEN, AIA
Secretary

June 1, 2005

Mr. Rick Buckeye
Senior Planner
City of Oakland Park
3650 N.E. 12th Avenue
Oakland Park, Florida 33334

Dear Mr. Buckeye:

The Department of Community Affairs has reviewed your letter dated April 25, 2005, which outlines the Scope of Work for the preparation of the City's Evaluation and Appraisal Report (EAR). The Department agrees with the summary of the issues as set forth in the attached Scope of Work. This letter serves as confirmation of our understanding. In addition to these issues, as we have discussed with you, the update for population projections should include the 5 and 10-year planning timeframes. The City should use these population projections to forecast the community infrastructure needs for the 5 and 10-year planning timeframes.

As a general note, the City's Evaluation and Appraisal Report is expected to provide an assessment of how well the City's comprehensive plan has been implemented, which planning strategies have worked and which have not, and why implementation or planning strategies have fallen short – to the extent that they have. In light of this assessment the City may need to propose changes to its comprehensive plan to better implement its planning objectives.

We greatly appreciate the effort you and your staff have shown in developing the EAR scoping issues for the City. We look forward to continued success as the City prepares its EAR. If you or your staff have any questions or need additional assistance, please contact Caroline Knight, Planner, at (850) 922-1773.

Sincerely,

Valerie J. Hubbard AICP
Director, Division of Community Planning

VJH/ck
Enclosure

cc: Ms. Carolyn Dekle, Executive Director, South Florida Regional Planning Council
Ms. Karen Kiselewski, Carter & Burgess, Inc.

2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FLORIDA 32399-2100
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Internet address: <http://www.dca.state.fl.us>



CITY OF OAKLAND PARK

Vision: "Small Town in the Big City"

3650 N.E. 12th Avenue • Oakland Park, Florida 33334

April 11, 2005

Mr. Charles Gautier
Florida Department of Community Affairs
Division of Community Planning
Bureau of Local Planning
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

RE: Letter of Understanding for the City of Oakland Park Evaluation and Appraisal Report

Dear Mr. Gautier:

On March 9, 2005, the City of Oakland Park conducted a Public Forum to solicit comments from citizens and City staff on the major issues facing the City. A Scoping Meeting followed this Forum on March 23, 2005, with members of state, regional and county agencies, adjacent municipalities, and the public to further identify major City issues. These identified issues are listed below with a brief description of the sub-issues to be addressed where necessary. The City will also address the required topics pursuant to Section 163.3191 (2), Florida Statutes, excluding the issue about the reduction of land use density in coastal high hazard areas since no such areas exist within the City's municipal boundaries (see Attachment A).

Identified Major Issues: *(Please do not infer a priority based on listed order.)*

1. Incorporation of the CRA Master Plan into the Comprehensive Plan and implementation of redevelopment and infill objectives.

This would include the consideration of non-conforming uses, increasing housing opportunities (e.g. increase home ownership and address displacement of very-low and low income residents that may occur as result of redevelopment), achieving an appropriate balance of uses/mix of businesses, and preserving existing neighborhood character.

2. Integration of recently annexed areas into the City and the provision of public services and facilities to these areas.
3. Increase the amount of park and open space in the City.

There is a specific need for recreation areas in the western part of the City where it may be possible to capitalize on existing water resources. In other areas of the City, there is a need for neighborhood and small passive parks.



4. Develop and implement neighborhood planning goals, objectives and policies.

The City is interested in developing a neighborhood planning program that would address, at a minimum, traffic calming, traffic circulation, safe and attractive neighborhoods, property maintenance standards, code enforcement, civic involvement and outreach, compatibility of adjacent uses, ambient noise, and preservation of neighborhood character.

5. Develop better guidance for short-term planning activities that directs the location of certain uses in the City, addresses community appearance, and encourages revitalization.

Some specific concerns are lighting in public areas, consistency in the design of public improvements (e.g. landscaping and streetscaping elements) to brand the City, installation of public art, establishment of gateways, preservation of mature trees, undergrounding of utilities and power lines, maintenance, effective code enforcement, preservation of neighborhood character, and rehabilitation of older buildings and structures.

6. Establishment of transit oriented and multimodal land use patterns, including the provision of sidewalks and better pedestrian connections.

Specific goals related to this issue are the location of a station within the City if passenger service is instituted on the FEC and the adequate provision of public transportation throughout the City.

7. Congestion on Oakland Park Boulevard.

The specific concern is the lack of alternate routes and the need for a rapid bus line that provides connections between I-95 and Andrews Avenue.

The City proposes that these major issues form the basis of the Letter of Understanding between the Department of Community Affairs and the City of Oakland Park. Please contact me at 954-561-6253 should you have any questions or if additional information is required.

Sincerely,



Reagan Yarbrough
Director of Community Development

Cc: Carolyn Dekle, SFRPC

Scope of Work for the City of Oakland Park Evaluation and Appraisal Report

The Evaluation and Appraisal Report for the City of Oakland Park will comply with the requirements of §163.3191, Florida Statutes, and will include the following:

- Major issues for the community, as identified and summarized in the cover letter.
- Changes in population since the plan was adopted or last amended (163.3191[2][a], F.S.).
- Changes in land area, including annexation, since the plan was adopted or last amended (163.3191[2][a], F.S.).
- The amount and location of vacant land and its suitability for development (163.3191[2][b], F.S.).
- The extent to which the community has met the demands of growth on infrastructure, the ability to maintain adopted levels of service, the provision of public services and facilities, concurrency management, and the financial feasibility of the plan (163.3191[2][c], F.S.). Of specific interest to the City are:
 - Stormwater management,
 - Wastewater service,
 - Adequacy of water supply systems,
 - Surface water quality,
 - Public safety (fire and police), and
 - Transportation facilities.
- The location of development in relation to its anticipated location in the adopted plan (163.3191[2][d], F.S.).
- The success of coordinating land use and school facilities planning (163.3191[2][k], F.S.).
- An evaluation of the plan with respect to water supply planning requirements (163.3191[2][l], F.S.).
- The successes or shortcomings of each element (163.3191[2][h], F.S.).
- Changes to residential, commercial and institutional development with the CRA (163.2517[6][a], F.S.).
- Summary of the EAR public participation process (163.191[2][j], F.S.)
- Identify ways that the plan should be changed to:
 - Respond to changes in the State Comprehensive Plan,
 - Respond to changes in the Strategic Regional Policy Plan,
 - Respond to changes to Chapter 163, F.S.,
 - Respond to changes to Chapter 9J-5, *Florida Administrative Code*, and
 - Ensure effective intergovernmental coordination.

Appendix B

Appendix B – Issues Identified

1. Required/Infrastructure Issues
 - Population changes
 - Changes in land area, including annexations
 - Ability to meet growth demands
 - Stormwater master plan
 - Wastewater service
 - Adequacy of water supply systems (within City, not annexed areas)
 - Fire mains and hydrants (fire protection study) – plan for emergencies, build pressure, rehabilitate older areas
 - Incentives for developers to include fire protection in their plans
 - Fire station location & police (public safety)
 - Land use and school facilities coordination
 - Water supply facilities work plan
 - Growth in public facilities
 - Wi-Fi-ing the City
 - Coordination of utility location and construction
 - Performing arts center
2. Vacant land suitability for development
 - Location of development
 - Development changes in designated urban infill and redevelopment areas
3. Major Issues – CRA & Redevelopment
 - Redevelopment and infill
 - Non-conforming uses
 - CRA master plan
 - Housing opportunities
 - Low-income and very-low-income housing (to address displacement)
 - Types and mix of businesses (right balance)
 - Preservation of neighborhood character
4. Major Issues – Annexed Areas
 - Transition of annexed areas
 - Provision of water and infrastructure for fire service
 - Improvements and expansions to public facilities (buildings, etc.)
5. Major Issues – Parks and Recreation
 - Park and open space
 - Increase active recreation areas
 - Capitalize on water resources
 - Create neighborhood parks

Appendix B – Issues Identified

- Mini-park design and do we want them?
 - Surface water quality
 - Access to water areas
 - More parking needed at park facilities
6. Major Issues – Neighborhood Planning
- Neighborhood planning goals, objectives and policies
 - Traffic calming
 - Traffic circulation patterns in specific areas (signage and neighborhoods)
 - Safe and attractive neighborhoods
 - Property maintenance standards and enforcement
 - Civic involvement and outreach
 - Neighborhood preservation and compatibility
7. Major Issues – Revitalization & Community Appearance
- Revitalization and community appearance
 - Lighting (additional street lights and lights in public areas) – design sensitive
 - Public art
 - Gateways
 - Underground utilities and power lines
 - Consistency and branding (so you know when you enter Oakland Park)
 - On-going maintenance
 - Effective code enforcement
 - Preserve character (NIMBY)
 - Preservation of mature trees
8. Major Issues – Transit Oriented Land Use Patterns
- Establishment of transit oriented and multimodal land use patterns
 - Sidewalks
 - Want a train station in the City
 - More pedestrian friendly and connectivity
 - Partnership with BCt on routes and connectivity (especially Oakland Park Boulevard)
 - Adequate public transportation
9. Other Major Issues
- Post disaster recovery
 - Public art
 - Surface water quality
 - Light industry pre-treatment
 - Recognize cultural diversity and implement outreach (bilingual)

Appendix B – Issues Identified

- Oakland Park Boulevard (congestion, lack of alternate routes, and implementation of rapid bus I-95 to Andrews Avenue)
- Programs for populations with special needs (for example, elderly, disabled)
- Eco-friendly development (green buildings)

Appendix C

FUTURE LAND USE ELEMENT

Goal 1: Protect and enhance the single-family residential, multiple-family residential, non-residential and natural resource areas of Oakland Park.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Obj. 1.1	The City shall continue to enforce the LDC in order to assure that all new development connects to public sewer and water, avoids traffic problems now impacting the City, and respects its soil and terrain characteristics.	0 septic permits issued 0 well water permits issued Continue to enforce the LDC in all aspects of development	Implementation ongoing	CD	Maintain
Policy 1.1.1	As new development and redevelopment occurs, require a tie-in to public sanitary sewer and potable water systems, wherever feasible.			PW	Maintain
Policy 1.1.2	Develop traffic control strategies to minimize through-traffic on residential streets.	Continuous	Implementation ongoing	PW & CD	Maintain
Policy 1.1.3	The City shall annually review all development codes to determine needed refinements relative to on-site drainage, off-site stormwater disposal, open-space, access and parking lot standards.	Continuous	Implementation ongoing	CD	Modify or maintain
Policy 1.1.4	The City shall continue to enforce its flood retention code requiring all first floor elevations to be at or above the 7-foot elevation.	Continuous	Implementation ongoing	CD	Modify or maintain
Policy 1.1.5	The City shall continue to provide a Concurrency Management System (CMS) as incorporated within the LDC...	Continuous	Implementation ongoing	CD	Maintain, evaluate monitoring
Policy 1.1.6	The City permitting process shall assist the County Office of Natural Resource Protection in enforcing the County Wellfield Protection Ordinance since a portion of one zone of influence is located in north central Oakland Park.	Continuous	Implementation ongoing	CD & PW	Maintain

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Obj. 1.2	By 2000, detail a revised redevelopment strategy for the 3 three redevelopment areas cited in this plan.	2000: 3 Area Plans	P, E, & D ongoing	CD & PW	Modify
Policy 1.2.1	Prepare an urban design and parking plan for the Dixie Highway redevelopment area.	Long-range plan in phases	P, E, & D ongoing	CD	Delete
Policy 1.2.2	Prepare a revised redevelopment strategy and related land use plan for the Rock Island Redevelopment Area.		P, E, & D ongoing	CD	Modify
Policy 1.2.3	Evaluate the need for a revised redevelopment strategy and related land use plan for the Orange Grove Manors Redevelopment Area.		P, E, & D ongoing	CD	Modify
Obj. 1.3	The City shall evaluate the potential annexation of neighboring areas in a pattern that will enable the more efficient delivery of municipal services and that will be fiscally sound consistent with directives of the Florida Legislature to eliminate unincorporated enclaves by the Year 2010.	2005: study of potential annexation impacts contracted. 2007: changes necessary to alleviate impacts made. 2010: acreage annexed.	Complete	CD & CM	Delete
Policy 1.3.1	By 1999, complete a study of potential annexation areas identified herein...		Complete	CD	Delete
Policy 1.3.2	By 2000, budget staff time and other resources to carry out the step-by-step public and intergovernmental relations plan to achieve the annexation objective.		Complete	CD & CM	Delete
Obj. 1.4	By 2010, eliminate uses incompatible with this land use plan in all areas shown on Figure 2.15 of the Support Document.	2010:	Implementation ongoing	CD	Modify
Policy 1.4.1	By 1998, review and revise the Non-conforming uses section of the Land Development Code and the Occupational License section of the Code of Ordinances to facilitate the elimination of Non-conforming uses.	LDC continuously reviewed for conflicts	Implementation ongoing	CD	Modify

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 1.4.2	Bi-annually review sign and landscaping codes to determine refinements needed to upgrade community character and image...	LDC continuously reviewed for conflicts	Implementation ongoing	CD	Modify or maintain
Policy 1.4.2.1	By 1999, develop a mixed use zoning district for the Dixie Highway Corridor.	2000	Complete	CD	Delete
Policy 1.4.3	By 2000 modify the development code to provide for the removal of nonconforming uses.	2000	Draft ordinance being prepared.	CD	Modify
Policy 1.4.4	Diligently monitor non-conforming uses for ordinance compliance.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.4.5	The land use plans shall form the basis for zoning categories that distinguish between neighborhood, community and regional comm. developments w/in their respective service areas.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.4.6	Minimize the impacts of incompatible land uses through the Land Development and Zoning Codes.	Continuous	Implementation ongoing	CD	Maintain
Obj. 1.5	The Conservation Element of this Comprehensive Plan and the City's adopted land development code shall include procedures and mechanisms that protect and insure that the condition of the 17 natural resource sites shown on figure 5A is maintained or improved and is not permitted to be lessened unless mitigation measures are approved.	Procedures and mechanisms provided.	Implementation ongoing	CD & PW	Maintain
Policy 1.5.1	The City shall continue to implement the adopted Natural Resources overlay zoning district as provided in Section 24-117 of the City's Code	Continuous	Implementation ongoing	CD	Maintain

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 1.5.2	Within one year of transmitting this plan or when required by legislative mandate, complete a review of the landscaping and open space provisions in the development code to require protection of the limited vegetative communities in the City.	Continuous	Implementation ongoing	CD	Delete or modify
Obj. 1.7	Protect the City's limited historic resources.	Adopt Historic Preservation Ordinance	Ord. written, survey in progress (5-1-00)	CD	Maintain
Policy 1.7.1	The City shall coordinate applications for new development and City capital improvement projects with the most current State of FL Master File in order to identify potential impacts to structures which may be of potential historical or archaeological significance...	Continuous	Implementation ongoing	CD	Maintain
Policy 1.7.2	The Land Use Plan shall maintain a current list of historically, architecturally significant properties and address the protection of these historic resources.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.7.3	By 1999 the City shall adopt procedures into the LDC to adhere to applicable state and federal laws pertaining to historic preservation.	Continuous	Implementation ongoing	CD	Delete or modify
Policy 1.7.4	By the year 2000, the City shall seek funding assistance to facilitate the evaluation, of structures within the City greater than or approaching 50 years of age...	Continuous	Implementation ongoing	CD	Delete or modify
Obj. 1.8	Use the Land Development Code to implement land use policies that correspond to the categories on the Future Land Use Plan Map.			Dept.	Maintain, add policies
Policy 1.8.1	Land use densities and intensity shall be consistent with the Future Land Use Map and Chapter IV, Section 3 of the Land Use Implementation (page 63).	Continuous		Dept.	Maintain

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 1.8.2	Reject rezoning and variance applications that would be detrimental to residential neighborhood quality by virtue of incompatibility of land use or ...			Dept.	Modify to include conditional uses
Policy 1.8.3	Through the Land Development Code and Zoning Ordinance, establish different intensities of commercial development compatible with adjacent and surrounding uses.			Dept.	Maintain
Policy 1.8.4	The City of Oakland Park Land Use Plan shall encourage planned commercial or mixed use centers within non-residential redevelopment.		Code updates for mixed use in progress	Dept.	Maintain
Obj. 1.9	Encourage the construction of at least fifty (50) single-family homes by the year 2001.	2001: 50 new SF homes built.	56 new SF homes (3-1-00)	CD	Modify to reflect updated numbers and future date
Policy 1.9.1	During rezonings, consider whether a single family zoning district would be more appropriate for the parcel being rezoned.	Continuous	Implementation ongoing	CD	Maintain
Obj. 1.10	Redevelopment of the eastern mobile home park into an alternative use will be achieved by 2010 in order to facilitate hurricane evacuation.	2010: MH park eliminated.	Complete	CD	Delete
Policy 1.10.1	Since the only hurricane evacuation requirement in the City's coastal area is the mobile home park in the Dixie Highway corridor, the City shall recruit a developer to redevelop this site to an alternative use.	2010	Mobile Home Park removed in 1999.	CD	Delete
Obj. 1.11	Maintain the development code to assure adequate provisions for water and sewer system land requirements.	Code maintained; Continuous	Implementation ongoing	CD & PW	Maintain
Policy 1.11.1	Review the Utilities zone district text, other districts and the map to assure adequate provisions for sewer lift stations and other utility land requirements.			PW	Maintain or modify

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Obj. 1.12	Incorporate the relevant Objectives and Policies of the Broward County Land Use Plan into the City's Land Use Element to facilitate Certification of the City's Comprehensive Plan.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.12.1	The Future Land Use Element includes by reference the following other Comprehensive Plan Objectives and Policies...	By reference (See Comp Plan pg. 8)	By reference (See Comp Plan pg. 8)	N / A	Modify
Policy 1.12.2	Through the City's CMS (Concur. Mgmt. System), tourist population and the seasonal demands placed upon the County's infrastructure will be considered when determining adequate provision of public services and facilities.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.12.3	Implement regulations which address the potentially adverse impacts of industry, including noise, vibration, air pollution, glare, heat, solid wastes, hazardous materials, fire and explosion.	Continuous	Implementation ongoing	CD	Maintain or modify
Policy 1.12.4	Monitor the cumulative impacts of proposed development by maintaining an inventory of proposed developments and their impact on individual services and facilities.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.12.5	Direct new development into areas where necessary regional and community facilities and services exist.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.12.6	Except for schools, regional and community facilities shall be located close to major traffic corridors and mass transit routes adequate to carry the volume of traffic generated by such facilities.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.12.7	Priority shall be given to water dependant uses such as marinas and public access to waterways, in decisions affecting water front property.	Continuous	Implementation ongoing	CD	Maintain

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 1.12.8	Locate marinas, boat ramps and other water-dependent uses in a manner which protects manatees in those areas which they frequent.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.12.9	The land use plan shall meet the requirements of Chapter 163, Florida Statutes review process, prior to recertification by the Broward County Planning Council.	Continuous	Implementation ongoing	CD	Maintain
Obj. 1.13	The City shall continue to implement subdivision and other regulations promoting well planned, orderly, and attractive development which is consistent with locally adopted Capital Improvements elements and the Goals, Objectives and Policies of the Broward Land Use Plan.	Continue to implement the LDC in all aspects of Development	Implementation ongoing	CD & PW	Maintain
Policy 1.13.1	The City shall continue to regulate the land use categories as depicted on the FLU map according to the LU Implementation section of this Comp. Plan, consistent with the BC LU Plan.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.13.2	The City shall continue to implement, review (City shall perform a review a minimum of one (1) time every five (5) years) and, if necessary, revise, land development regulations which at a minimum...	Continuous	Implementation ongoing	CD	Maintain
Obj. 1.14	Identify and reduce incompatible land uses adjacent to existing and proposed airports/heliports.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.14.1	The area around existing and proposed airports/heliports shall be planned to promote compatible land uses.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.14.2	Inside areas surrounding existing or committed airports/heliports, do not issue development orders for land uses or structures that are incompatible with the City LDC and Zoning Regs.	Continuous	Implementation ongoing	CD	Maintain

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 1.14.3	The recommendations of the B.C. Airport Noise and LU Compatibility Study shall be considered during airport/heliport LU decisions.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.14.4	Protect from obstruction Fed. Aviation Admin. aircraft air corridors, through the City LDC and Zoning Codes.	Continuous	Implementation ongoing	CD	Maintain
Obj. 1.15	Ensure through the City's FLU process that public elementary and secondary education facilities will be available to meet the current and future needs of B.C.'s school population.	Continuous	Implementation ongoing	CD	Maintain, modify policies per Interlocal agreement
Policy 1.15.1	Public Schools, which are considered to be community facilities, are permitted uses in areas designated on the OP's FLU Plan Map as follows...	Continuous	Implementation ongoing	CD	Maintain
Policy 1.15.2	The City shall utilize the following guidelines, as indicated in the B.C. LDC, for land areas designated for individual school facilities...	Continuous	Implementation ongoing	CD	Maintain
Policy 1.15.3	The City shall encourage the location of any proposed public schools in close proximity to urban residential area to the extent possible.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.15.4	The City shall coordinate with School Board of B. C, FL to collocate new public schools with public facilities, such as parks, libraries, and community centers, to the extent financially feasible and practical...	Continuous	Implementation ongoing	CD	Maintain
Policy 1.15.5	The City shall incorporate provisions in the LDC which require new development, located adjacent to public schools or future public school sites, to incorporate features such as walls, solid hedges or increased setbacks to ensure compatibility with the school.	Continuous	Implementation ongoing	CD	Maintain

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 1.15.6	The City shall incorporate provisions in the LDC which provide for safe pedestrian and bicycle access to public schools.	Continuous	Implementation ongoing	CD	Maintain
Obj. 1.16	The City shall encourage compact development reflecting characteristics which include a mixture of community serving uses such as commercial, office, employment, civic and institutional, recreation and open space and residential, characterized by an efficient infrastructure, close-knit neighborhoods and sense of community, preservation of natural systems, promotion of pedestrian circulation and convenient access to mass transit facilities within a Local Activity Land Use Category.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.16.1	The City will support the location of uses in a manner oriented around the five-minute (i.e., quarter mile) walk within any proposed Local Activity Center. Multiple nodes of activity ...	Continuous	Implementation ongoing	CD	Maintain
Policy 1.16.2	The City will include park land and/or open space that is accessible to the public as a functional component within a proposed LAC.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.16.3	The City will include housing opportunities as a functional component within a proposed LAC.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.16.4	The City shall consider community needs for affordable housing when proposing a LAC. The City encourages affordable housing opportunities, through various mechanisms such as ...	Continuous	Implementation ongoing	CD	Maintain
Policy 1.16.5	The City promotes the rehabilitation and use of historic buildings within a proposed LAC.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.16.6	The City shall require design guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully connected routes to all destinations within the LAC. ...	Continuous	Implementation ongoing	CD	Maintain

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 1.16.7	The City shall ensure convenient access to mass transit or multi-modal facilities within a proposed LAC to ensure the reduction of reliance on automobile travel.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.16.8	The City shall encourage internal transit systems to serve the residents and employees within a proposed LAC (e.g., trolley, community transit services). Transit shelters should be incorporated in the local design guidelines to provide safe and comfortable service and to encourage transit usage.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.16.9	The development of key intersections or major transit stops to create nodes of development should be promoted within a proposed LAC.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.16.10	Require pedestrian and bicycle facilities for all new development or redevelopment projects in the LAC or in relation to any other highway improvement projects.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.16.11	Require pedestrian sidewalk connections to all building entrances, transit stops and to multiple building sites for all new development or redevelopment projects in the LAC.	Continuous	Implementation ongoing	CD	Maintain
Policy 1.16.12	The City will include housing opportunities as a functional component within a proposed LAC.	Continuous	Implementation ongoing	CD	Maintain

TRANSPORTATION ELEMENT

Goal 2: To develop and maintain an overall transportation system which will provide for the transportation needs of all sectors of the community in a safe, efficient, cost effective and aesthetically pleasing manner.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Obj. 2.1	Provide for a safe, convenient and efficient motorized and non-motorized transportation system.	Reduce the annual percentage rate of accidents occurring on roadway facilities during the planning period by ten (10%) percent.	Implementation On-going	CD & PW	Maintain
Policy 2.1.1	Monitor annual traffic frequencies by location and study to determine means of accommodating the traffic.		Implementation On-going	PW	Maintain and modify
Policy 2.1.2	Improve traffic enforcement at high accident locations.		Implementation On-going	BSO	Maintain
Policy 2.1.3	Coordinate with BC and FDOT to minimize curb cuts on arterial and collector roadways through development review procedures.		Implementation On-going	CD	Maintain
Policy 2.1.4	Provide safe and convenient on-site traffic circulation through development review procedures.		Implementation On-going	CD	Maintain
Policy 2.1.5	Provide sufficient on-site parking for motorized and non-motorized vehicles through development review.		Implementation On-going	CD	Maintain
Policy 2.1.6	At a minimum, continue annual roadway maintenance budget funding at existing levels.		Implementation On-going	CM & CC	Maintain
Policy 2.1.7	Reduce the amount of through traffic on local streets and collectors through the implementation of a Local Area Traffic Management Program.		Implementation On-going	CD	Maintain and modify to include Citywide traffic calming study
Policy 2.1.8	Monitor on an annual basis, traffic accidents involving vehicles, pedestrians and/or cyclists.		Implementation On-going	CD & PW	Maintain

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 2.1.9	Require unobstructed sight lines and non-obstructive landscape plantings along medians and at development driveway/street locations.		Implementation On-going	CD	Maintain
Policy 2.1.10	Improve the efficiency of traffic flows on existing roadways by implementing the policies of Objective 2.1.		Implementation On-going		Delete/Redundant
Policy 2.1.11	Execute prompt responses to random hazards.		Implementation On-going	BSO	Maintain
Policy 2.1.12	Parking within the traffic lanes of arterial or collector roadways, except on emergency basis, shall be prohibited to ensure maximum operational flows of traffic.		Implementation On-going	CD	Modify to include right-of-way
Obj. 2.2	The City will continue the implementation of a safe and enjoyable bikeway/walkway system.	Construct and/or reconstruct 30% of the missing links in the adopted bikeway/sidewalk plan by 2001.	Implementation On-going	CD & PW	Modify
Policy 2.2.1	Implement the recommended bicycle route plan as stated in the Transportation Element.		Implementation On-going		Maintain
Policy 2.2.2	Where possible, include the construction of sidewalks and bikeways in all improvement projects; include ample signage or pedestrian signalization provisions to designate and promote preferred non-vehicular routes.		Implementation On-going	CD	Maintain
Policy 2.2.3	Participate in bicycle planning programs of the B.C. MPO and District IV of the State DOT and include consideration of bicycle and pedestrian ways in transportation planning activities.		Implementation On-going		Maintain
Obj. 2.3	Coordinate the transportation systems with existing and future land uses as shown on the Future Land Use Map.	Apply LOS concurrency standards to all development applications and monitor for compliance.	Implementation On-going	CD	Maintain

Transportation Element - 2

For space reasons, Objectives and Policies may be abbreviated.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 2.3.1	Despite the City being located substantially within a TCEA, the City adopts the following methodology and LOS for roadways within its jurisdiction. However, for that minor portion of the City located outside of the TCEA, the following concurrency exceptions shall apply....		Implementation On-going	CD	Modify
Policy 2.3.2	A local street is any roadway not designated as an arterial or collector facility on the Functional Classification Map (Figure 3.5 and 3.14 of the Transp. Element).		Implementation On-going		Maintain
Policy 2.3.3	The City will only issue development permits for projects that do not access an over capacity local street or result in a local street exceeding LOS "C". Permits may be issued under any one of the following circumstances...		Implementation On-going	CD	Modify
Policy 2.3.4	Development within the urban infill areas shall be exempt from transportation concurrency requirements provided that the application meets the following criteria...		Implementation On-going		Modify
Policy 2.3.5	Monitor the impact on the Interstate Highway System of concurrency exceptions granted in Designated Urban Infill Areas by coordination with B.C. and provide a monitoring report as part of the Evaluation and Appraisal Report.		Implementation On-going		Modify
Policy 2.3.6	Require developments in designated Urban Infill Areas to provide sidewalks along adjacent roads identified as collectors and arterials on the Future Functional Classified Map (Figure 3.14).		Implementation On-going	CD	Maintain
Policy 2.3.7	Based on updated B. C. <i>Trips</i> assignments, the City may reclassify any roadway segment within the City. The City may also reclassify a roadway segment if development from outside the City has affected traffic conditions within the City.		Implementation On-going	CD	Maintain
Policy 2.3.8	Require trip generation studies from all proposed development within the City and traffic impact studies for developments generating more than three (3%) of adjacent roadway capacity and allow development contingent upon the provision of LOS Standards.		Implementation On-going	CD	Modify to require studies for all development and residential over 4 units.

Transportation Element - 3

For space reasons, Objectives and Policies may be abbreviated.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 2.3.9	The City, through its Concurrency Management System, will consider the individual and cumulative impacts of land use plan amendments on the existing and planned City transportation facilities.		Implementation On-going	CD	Maintain
Obj. 2.4	The City will coordinate with the plans and programs of the BC Metropolitan Planning Organization (MPO), BC and the FDOT's Five (5) Year Transportation Plan and any appropriate resource planning and management plans prepared pursuant to state statutes.	Annually provide MPO with prioritized listing of needed improvements to City transportation system for inclusion in the TIP. Include an operations or LOS analysis indicating need for each improvement.	Implementation On-going	CD	Maintain
Policy 2.4.1	Maintain an active, positive relationship with FDOT, Broward County, adjacent municipalities, and other relevant public and private entities in order to support and engage in cooperative funding of transportation improvements.		Implementation On-going	CD	Maintain
Policy 2.4.2	Continue to participate in the Broward County Technical Coordinating Committee.		Implementation On-going	CD	Maintain
Policy 2.4.3	Provide an annual review of the number of roadway improvements constructed within the City and the amount of County, State and Federal transportation dollars spent in the City.		Implementation On-going	CD	Maintain
Obj. 2.5	Provide for the protection of existing and future public rights-of-way from building encroachment.	Right of way area obtained and/or protected via platting and/or site plan approval.	Implementation On-going	CD	Maintain
Policy 2.5.1	The City shall continue to require the conveyance of right-of-way or easements consistent with the City's Plan, the Broward County Planning Council's Trafficways Plan and with the plans of FDOT and/or B.C. when corridor right-of-way maps are filed in the Broward County Official Records Division		Implementation On-going	CD	Maintain

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 2.5.2	Modify LDC as needed to ensure consistency with the Broward County Trafficways Plan right-of-way requirements during development review activities.		Implementation On-going	CD	Modify to include City's Transportation Element.
Policy 2.5.3	Provide annual reports on the preservation and conveyance of right of way.		Implementation On-going	CD	Does BCPC require this? If not, consider deletion.
Policy 2.5.4	The City shall coordinate with BC and all local government entities in the consideration of the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within the County.		Implementation On-going	CD	Maintain
Obj. 2.6	Identify neighborhood and regional circulation areas which have traffic safety related problems and develop solutions.	Number of studies in the planning period and actions.	Implementation On-going	CD	Maintain
Policy 2.6.1	Conduct studies of local neighborhood circulation and, where demonstrated problems exist, implement circulation modifications such as street closures, turn restrictions and allowing for one-way movements only.		Implementation On-going		Maintain
Policy 2.6.2	By 1998 develop a local traffic count program oriented to local and collector roadways to augment regional programs.		Implementation On-going	CD	Delete
Obj. 2.7	Improve the operation of existing and proposed railroad crossings, including minimizing "down time" between closing of existing and opening of proposed new crossings.	Reduce number of closings at peak hours by coordination with RR operations.	Implementation On-going	CD	Maintain and include policy about rail crossing improvement fees
Policy 2.7.1	Coordinate with the County and State on delaying closure of existing railroad crossings until new roadway crossings are opened.		Implementation On-going	CD	Maintain
Policy 2.7.2	Identify substandard or deteriorated crossing locations and secure improvements in the crossing design or signage.		Implementation On-going	CD	Maintain
Obj. 2.8	Provide for private sector responsibility to include project related transportation improvements.	Number and types of improvements obtained through development approvals.	Implementation On-going	CD	Maintain

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 2.8.1	Maintain the requirements of developer sponsored funding of project-related transportation improvements through negotiation and/or application of project impact fees.		Implementation On-going	CD	Maintain
Policy 2.8.2	Require developers to construct transportation improvements in lieu of impact fee donations.		Implementation On-going	CD	Maintain
Policy 2.8.3	Require a traffic impact analysis for any development project generating 3% of adjacent roadway capacity or more vehicle trips per day.		Implementation On-going	CD	Maintain
Obj. 2.9	Implement the recommended Roadway System Plan, on a priority basis and in concert with the City's Land Use Plan.	Number of transportation improvements made during planning period.	Implementation On-going	CD	Maintain
Policy 2.9.1	Secure the funding of additional needed road improvements as identified in the Transp. Element.		Implementation On-going	CD	Maintain
Policy 2.9.2	Establish transportation improvement priorities and provide or support funding in a consistent manner.		Implementation On-going	CD	Maintain
Policy 2.9.3	Provide local funding necessary to satisfy the City's Capital Improvement Plan/Program for road improvements.		Implementation On-going	CD	Maintain
Policy 2.9.4	Approve additional city development in concert with maintenance of the adopted level of service standards.		Implementation On-going	CD	Maintain
Policy 2.9.5	Continue to monitor the progress of all programmed road improvements as identified in the Transportation Element.		Implementation On-going	CD	Maintain
Obj. 2.10	Provide for effective coordination of local road improvements with minimal negative impacts to adjacent residential or business property owners.	Number of local road improvements including discussion with adjoining property owners.	Implementation On-going	PW	Maintain
Policy 2.10.1	Improve the implementation of road projects by coordinating meetings between agencies and adjacent property owners.		Implementation On-going	PW	Maintain

Transportation Element - 6

For space reasons, Objectives and Policies may be abbreviated.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 2.10.2	Require that on-street or private parking losses, or substantial negative impacts to on-site traffic circulation, should be effectively mitigated and funded as part of local road improvements.		Implementation On-going	PW	Maintain
Obj. 2.11	Coordinate transportation improvements as part of the overall redevelopment strategies.	Number and type of improvements identified and implemented in specific redevelopment plans.	Implementation On-going	CD	Maintain
Policy 2.11.1	Where feasible, implement transportation improvements as part of the overall redevelopment strategies.		Implementation On-going	CD	Maintain
Policy 2.11.2	Consider the funding of other redevelopment improvements in conjunction with programmed transportation improvements.		Implementation On-going	CD	Maintain
Obj. 2.12	Reduce overall transportation energy consumption by increasing the efficiency of the existing transportation system, implementing TDM strategies, and by encouraging integrated transportation systems, mass transit facilities, bikeways, and pedestrian corridors throughout the City, including urban infill areas.	Reduce number of vehicles on congested roadways by 5% during the planning period.	Implementation On-going	CD	Modify
Policy 2.12.1	Coordinate with the County on providing computerized traffic signal control and proper signal progression. Transmit letter to County by 09/30/2000 requesting input on coordination.		Implementation On-going	CD	Modify
Policy 2.12.2	Request the BC Mass Transit Division and the MPO to reduce headways for bus routes. Transmit letter to BCT by 09/30/2000.		Implementation On-going	CD	Modify
Policy 2.12.3	Continue to fund or seek funding for bikeway and pedestrian corridor improvements. Annually budget or seek funds for continued improvements.		Implementation On-going	CD	Maintain
Policy 2.12.4	Support the development of the BC Congestion Management Plan. Transmit letter to County requesting City participation by 09/30/2000.		Implementation On-going	CD	Modify

Transportation Element - 7

For space reasons, Objectives and Policies may be abbreviated.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 2.12.5	Participate in the development of the 1-95 Master Plan. Transmit letter to FDOT by 09/30/2000 requesting participation.		Implementation On-going	CD	Delete
Policy 2.12.6	Require the payment of any applicable BC Mass Transit Impact Fees for developments receiving transportation concurrency exceptions in designation urban infill areas. Transmit letter to County by 12/31/99 requesting funding preference within City.		Implementation On-going	CD	Modify
Policy 2.12.7	Development applications shall be required to demonstrate locations for bicycle storage and pathway connections shall be made between buildings and the public walkway system. Prepare amendment to Land Development Regulations requiring same by 12/31/2000.		Implementation On-going	CD	Modify
Obj. 2.13	By 1999 investigate the feasibility of revising the Land Development Code to provide incentives for the incorporation of mass transit, car pool, pedestrian and bicycle amenities in major commercial, industrial and office buildings.	a) Amend the LDC. b) Prepare and publish informational material to business owners to encourage other than one person occupancy automobile usage.	Implementation On-going	CD	Modify
Policy 2.13.1	Require pedestrian and bicycle facilities in highway improvement projects.		Implementation On-going	CD	Maintain
Policy 2.13.	Promote and help coordinate Countywide ridesharing efforts.		Implementation On-going	CD	Maintain
Policy 2.13.3	Encourage staggered and flexible work schedules.		Implementation On-going	CD	Maintain
Obj. 2.14	Provide City transportation facilities that are visually and functionally pleasing and that conform to City guidelines.	Lineal feet of new or reconstructed roadways including pavement, drainage improvement, bikeways, landscaping, and curbing.	Implementation On-going	PW	Maintain

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 2.14.1	Adopt BC and FDOT roadway and traffic design standards with revisions, if necessary, for roadway signage and lighting, for the entire City or designated subdistricts.		Implementation On-going	CD	Maintain
Policy 2.14.2	Develop “gateway treatments” at major transportation facility entrances to the City.		Implementation On-going	CD	Maintain
Policy 2.14.3	Establish/maintain an overall streetscape beautification program for public rights-of-way.		Implementation On-going	CD	Maintain
Policy 2.14.4	Provide for adequate funding for landscaping and irrigation components in City transportation projects.		Implementation On-going	PW	Maintain
Policy 2.14.5	Continue to enforce the LDC to require the provision and maintenance of vegetative and/or screening of non-residential parking areas where they abut residential property or roadways.		Implementation On-going	CD	Maintain
Policy 2.14.6	Support the overall public provision of vegetation along major roadways for visual and noise buffering purposes. Species should be appropriate to their placing without invasive roots or brittle characteristics.		Implementation On-going	CD	Maintain
Policy 2.14.7	Continue to enforce laws prohibiting dumping in public right-of-way.		Implementation On-going	CD	Maintain

Goal 2A: Support the development of a Public Transit System which serves as a viable alternative to the automobile, and adequately provides for the needs of the transportation disadvantaged segments of the population.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Obj. 2.15	Support mass transit improvements proposed by the BC Division of Mass Transit, the MPO, Tri-Rail and FDOT.	Number of improvements proposed and implemented during the planning period.	Implementation On-going	CD	Maintain

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 2.15.1	Support the transit shelter and terminal development programs of the BC Mass Transit Division, Tri-Rail operations and plans, and the proposed High Speed Rail Project.		Implementation On-going	CD	Modify
Policy 2.15.2	Modify the Land Development Code to encourage the provision of transit related shelters in major land development projects.		Implementation On-going	CD	Modify
Policy 2.15.3	Modify the Land Development Code to establish procedures to notify the BC Mass Transit Division of new developments in the City that are major trip generators and attractors.		Implementation On-going	CD	Modify
Policy 2.15.4	Notify the BC Mass Transit Division of the proposed plans for development to ensure that those areas will be adequately served by mass transit including elderly and handicapped transportation.		Implementation On-going	CD	Maintain
Policy 2.15.5	Investigate the feasibility of using CDBG and/or other federal and state funds to create a local mini bus transportation program to meet the demands in the City.		Implementation On-going	CD	Modify
Policy 2.15.6	The City shall monitor the expansion of mass transit service and provide a monitoring report as part of the EAR.		Implementation On-going	CD	Modify to reflect status; consider deletion
Policy 2.15.7	Continue to provide enhancements at bus stops such as shelters, benches and public information to encourage ridership.		Implementation On-going	PW	Maintain
Obj. 2.16	Increase local private sector participation in mass transit development and operations.	Number and type of improvements made during planning period.	Implementation On-going	CD	Maintain
Policy 2.16.1	Modify the LDC to require, where feasible the private sector to provide on-site transit facilities as part of major developments.		Implementation On-going	CD	Modify to reflect status

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 2.16.2	Explore local incentive alternatives to increase private sector transit use.		Implementation On-going	CD	Modify to reflect status
Policy 2.16.3	Allow for limited advertising provisions at local transit shelters or terminal facilities.		Implementation On-going	CD	Maintain
Obj. 2.17	Secure right-of-way for transit services or facilities.	Number of new and/or improved bus bays and/or stops during planning period.	Implementation On-going	CD	Maintain
Policy 2.17.1	Work with BC Mass Transit Division and the MPO to secure bus bays along major transit corridors.		Implementation On-going	CD	Modify
Policy 2.17.2	Modify the LDC to require, where feasible, the private sector to provide onsite transit facilities as part of major developments.		Implementation On-going	CD	Modify to reflect status
Obj. 2.18	Support the MPO, BC Mass Transit Division, Tri-Rail and FDOT's transportation improvements to meet or exceed minimum elderly and handicapped transportation federal guidelines for service.	Number of persons utilizing service compared to federal guidelines.	Implementation On-going	CD	Maintain
Policy 2.18.1	Support Broward County's provision of elderly and handicapped transportation services under all Federal guidelines for such service.		Implementation On-going	CD	Maintain
Obj. 2.19	Support the MPO, BC Division of Mass Transit, Tri-Rail and FDOT's transit improvements oriented to increase local transit ridership and farebox revenues	Increase ridership and fares by 5% during the planning period.	Implementation On-going	CD	Maintain
Policy 2.19.1	Support marketing activities of the BC Division of Mass Transit and Tri-Rail.		Implementation On-going	CD	Maintain

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 2.19.2	Work with the MPO and BC Division of Mass Transit to provide new/expanded route coverage and improved headways as shown in the Future Public Transit System and described in the TE.		Implementation On-going	CD	Maintain
Policy 2.19.3	Maintain a close working relationship with the MPO, BC Division of Mass Transit, Tri-Rail and the FDOT to communicate the ongoing transit needs and plans of the City.		Implementation On-going	CD	Maintain
Policy 2.19.4	Work with MPO, BC Div. of Mass Transit and Tri-Rail to identify the City's needs in terms of connecting to rail stations via a feeder/distributor system. The City will transmit a letter to the County by 09/30/2000 requesting a study be prepared.		Implementation On-going	CD	Modify
Obj. 2.20	Meet or exceed the existing level of transit service by route, headway and service area as determined by Broward County.	Determine if LOS standards are being met during the planning period.	Implementation On-going	CD	Modify
Policy 2.20.1	Recognize Broward County as the principal provider of mass transit services in the City.		Implementation On-going	CD	Maintain
Policy 2.20.2	Support BC and FDOT continued funding of local mass transit service consistent with existing service standards.		Implementation On-going	CD	Maintain
Policy 2.20.3	Review and, if appropriate, support the recommended level of service provisions in the Broward County Transportation Element.		Implementation On-going	CD	Maintain
Policy 2.20.4	Coordinate with MPO, BC Div. of Mass Transit and Tri-Rail to ensure the required transit services area available to meet the level of service criteria.		Implementation On-going	CD	Maintain
Policy 2.20.5	Encourage the identification of persons with special transportation needs for shopping, recreational and hurricane evacuation purposes.		Implementation On-going	CD	Maintain

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Obj. 2.21	Support the regional commuter rail system that serves residents and employers of the City.	Number of users of Tri-Rail system during planning period.	Implementation On-going	CD	Maintain
Policy 2.21.1	Support the funding and commuter rail improvements proposed by the Tri-County Commuter Rail Authority.		Implementation On-going	CD	Maintain
Policy 2.21.2	Support implementation efforts of the proposed High Speed Rail Project and the feeder support system but located at the edge of urbanized areas.		Implementation On-going	CD	Maintain
Obj. 2.22	Support the development of comfortable and visually pleasing transit facilities proposed by the BC Mass Transit Division, the MPO, FDOT and Tri-Rail.	LDC revisions made and number of improved transit facilities.	Implementation On-going	CD	Maintain
Policy 2.22.1	Coordinate with BC modifications to the LDC that implement local design criteria to improve the aesthetics and comfortability at transit facilities.		Implementation On-going	CD	Modify
Policy 2.22.2	Coordinate with BC modifications to the LDC to improve the amount and appearance of transit facilities at the City's main transfer points.		Implementation On-going	CD	Modify
Policy 2.22.3	Provide recommendations for improvements at transit facilities to the MPO that will improve the aesthetics and comfortability.		Implementation On-going	CD	Modify
Policy 2.22.4	Support funding of BC Mass Transit Division and Tri-Rail to maintain local transit facilities.		Implementation On-going	CD	Maintain

Goal 2B: Coordinate with Broward County in the implementation of the countywide Transportation Element recognizing that the City includes parts of the Regional (County/State) Roadway system and other modes of transportation.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Obj. 2.23	The City will coordinate with BC in the implementation of their Transp Element. The City was developed in a grid like pattern, generally with intensively developed uses located on major transportation routes located along land section lines.	Annually meet with BC Transp. Planning Div. to coordinate activities, programs and data.	Implementation On-going	CD	Maintain
Policy 2.23.1	The City shall maintain its highest intensities of land use along major transportation routes and encourage the clustering of parking areas near major routes and transit stops. The City contains one designated public transportation corridor, that being the SF Rail Corridor. The City will participate in providing data to the County and/or FDOT and coordinate parking strategies and alternatives to utilizing the FIHS by local traffic.		Implementation On-going	CD	Maintain
Policy 2.23.2	The City recognizes that BC is the agency responsible for mass transit service and overall transportation planning on a countywide basis. The City will coordinate with BC in implementing the element. To encourage more ridership, the City will continue to provide service schedules at City Hall and implement the LDC concerning providing mass transit stops for major traffic generators and attractors.		Implementation On-going	CD	Maintain
Policy 2.23.3	The BC concurrency management system shall provide that for the purpose of issuing development orders and permits, the adopted public transit level of service shall be for the BC to provide fixed-route transit service to at least 70 percent of all residences and employment locations during the peak hour.		Implementation On-going	CD	Modify
Policy 2.23.4	The BC Transp. Element contains a map designating Oakland Park Blvd and the I-95 to US1 corridors as Priority Transit Corridors. The Element does not define what the corridor is meant to accomplish. The City will coordinate with BC through continued attendance and participation on the BC TAC to identify strategies to be utilized in Priority Transit Corridors.		Implementation On-going	CD	Modify

HOUSING

Goal 3: To maintain, improve and expand the existing single-family and multiple-family housing supply in a way that assures a desirable mix of a variety of housing types, protects sound neighborhoods and contributes to the revitalization of neighborhoods which have experienced decline.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Obj. 3.1	The City shall support the formulation of housing programs to assist the private sector in providing 408 units of preferably owner occupied “in-fill” housing that OP can accommodate by 2010; 204 of these shall be affordable for very low, low and moderate income households...	2010: 408 DE, 204 moderate and below income households.	Implementation ongoing	CD	Modify
Policy 3.1.1	Utilize the FLU Plan and zoning map to assure a diversity of housing types.	Continuous	Implementation ongoing	CD	Maintain
Policy 3.1.2	Continue a municipal development application review process that minimizes delay yet assures quality control.	Continuous	Implementation ongoing	CD	Maintain
Policy 3.1.3	The City’s CD Dept shall coordinate with private developers, non-profit partnerships, and appropriate government agencies, including HUD and the State of FL Dept of Community Affairs, whenever possible, to facilitate implementation of this Element.	Continuous	Implementation ongoing	CD	Maintain
Policy 3.1.4	Due to its in-fill nature, the principle guiding the location of new affordable housing shall be that it is in a viable residential area; HUD and County housing finance agency locational criteria also use this criteria.	Continuous	Implementation ongoing	CD	Maintain

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 3.1.5	The City shall continue to apply for CDBG funds to provide for the completion of additional improvements including demolition and rehabilitation of existing substandard housing units in the Rock Island Redevelopment Area and designated Community Redevelopment Area in order to increase the supply of quality affordable housing.	Continuous	Implementation ongoing	CD	Maintain
Policy 3.1.6	The City shall continue to provide incentives to owners of substandard housing to rehabilitate existing housing through coordination with B.C. in the implementation of the B.C. Housing Rehabilitation Program and through enforcement of the City's minimum housing code and other code enforcement action in order to maintain or improve the quality of the City's existing housing stock.	Continuous	Implementation ongoing	CD	Maintain
Policy 3.1.7	The City shall continue to coordinate with the B. C. Housing Finance Agency relating to the "Hippel" property to encourage identification of a developer to obtain the necessary development orders/permits to allow for the construction of approximately 25 single family homes affordable to lower income households.	Continuous	Plat submitted for Watts Estates on 3-1-00	CD	Maintain or modify
Obj. 3.2	By 2001, the City shall reduce the 37 substandard units in the two target neighborhoods by fifty (50) percent.	2001: 18 or fewer substandard units remaining.	Implementation ongoing	CD	Modify
Policy 3.2.1	Enforce the City's previously enacted minimum housing code, particularly in single-family areas, but also in other areas.	Continuous	Implementation ongoing	CD	Maintain
Policy 3.2.2	Enforce the So. FL Bldg Code as previously enacted by the City so as to eliminate unsafe buildings, particularly in single-family areas but also in other areas.	Continuous	Implementation ongoing	CD	Modify
Obj. 3.3	By 2001 achieve 365 of the 490 new housing units in the middle or higher income range to assure a representative cross section of household incomes.	2001: 365 market rate housing units.	Implementation ongoing	CD	Modify

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 3.3.1	In the development review process, encourage any developer that plans to provide higher income single family and multiple family units.	Continuous	Implementation ongoing	CD	Maintain
Policy 3.3.2	The City shall continue to enforce development code regulations which prohibit residential densities which are out of character with existing sound and viable neighborhoods.	Continuous	Implementation ongoing	CD	Maintain
Obj. 3.4	The implementation section of the City's FLU Element shall continue to provide opportunities for adequate sites in residential areas to accommodate a fair share of the County's group homes and the City shall continue to encourage the eleven (11) existing group home facilities to remain operational provided that the existing facilities comply with all applicable local, state, and federal regulations.	Continuous	Implementation ongoing	CD	Maintain or modify
Policy 3.4.1	Continue the current LDC policy whereby group homes are permitted in the residential and appropriate non-residential zoning districts; The LDC review process shall review the locational criteria to permit only category (1) group homes in single-family districts and avoid undue concentrations of category (2) and (3) in residential multifamily districts.	Continuous	Implementation ongoing	CD	Maintain
Obj. 3.5	Protect the viability of residential neighborhoods.	Continuous	Implementation ongoing	CD	Maintain
Policy 3.5.1	Reject rezoning and variance applications that could be detrimental to neighborhood viability and stability.	Continuous	Implementation ongoing	CD	Modify
Obj. 3.6	The City shall achieve rehabilitation or demolition of 50 substandard units by 2001.	2001: 50 units demolished or rehabilitated	1999: 10 demos	CD	Modify

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 3.6.1	The City shall work with B.C.'s CD Dept. to intensify its housing rehabilitation loan and demo programs in the CDBG target area between Andrews Ave & Dixie Hwy; the Ch. 163 OP Redevelopment Plan shall provide the principles to guide this program.	Continuous	Implementation ongoing	CD	Maintain
Policy 3.6.2	B.C.'s CD Dept and City Bldg. Inspections Dept shall jointly evolve a relocation process that assists households displaced by public demo or rehabilitation, to find a standard unit; it shall include the existing new construction program.	Continuous	Implementation ongoing	CD	Maintain
Obj. 3.7	The City shall achieve State recognition and preservation of the one historic house by 2000.	FL register of historic places	Implementation ongoing	CD	Modify
Policy 3.7.1	The City shall apply for inclusion of the one remaining house on the State Master Site File and use permit review monitoring process to assure its preservation.	Continuous	Implementation ongoing	CD	Modify

COASTAL MANAGEMENT

Goal 5: To develop and maintain the coastal area of the City in a manner which protects human life, limits public expenditures in areas subject to destruction by natural disasters and perpetuates existing upland uses while best preserving local shoreline and tidewater resources.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Obj. 5.1	By 1999, the City shall obtain Preservation 2000 grant funding to procure the Carpenter Plat.	1999: P2000 money obtained	Grant obtained (1999)	CD	Delete
Policy 5.1.1	Continue to participate in and locally enforce all existing coastal regulatory activities of the US EPA, Fed. Emergency Mgmt Admin, the FL Dept of Environmental Regulation and Natural Resources, So FL Water Mgmt District, B.C. Office of Natural Resource Protection, and the B.C. Water Mgmt Division.	Continuous	Implementation ongoing	CD & PW	Delete
Policy 5.1.2	Continue to require building construction elevations consistent with minimum Fed Flood Insurance regulations.	Continuous	Implementation ongoing	CD	Relocate to Future Land Use Element under a new objective.
Policy 5.1.3	Continue to require building construction techniques in accord with the So FL Bldg Code.	Continuous	Implementation ongoing	CD	Relocate to Future Land Use Element under a new objective.
Policy 5.1.4	The City shall continue to implement Section 24-117 of the adopted LDC, and the City's adopted Tree Preservation Ord, and continue to coordinate with the So FL Water Mgmt District and B.C. Dept of Natural Resource Protection during review of development and/or redevelopment in order to limit the cumulative impacts of development and redevelopment on wetlands, water quality, living marine resources and wildlife habitats.	Continuous	Implementation ongoing	CD	Relocated to Future Land Use and Conservation Elements under appropriate objectives.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Obj. 5.2	The City shall continue to implement a comprehensive local program in conjunction with the Broward County Office of Natural Resource Protection to improve water quality in the City's canals and estuaries.		Implementation ongoing	PW	Relocate to Conservation Element
Policy 5.2.1	The City shall continue to implement LDC to require that all new drainage systems which discharge into coastal water bodies include pollution control devices and comply the standards of the B.C. Office of Natural Resource Protection.	Continuous	Implementation ongoing	CD & PW	Maintain
Policy 5.2.2	The City shall evaluate the feasibility of priority improvement costs and cost-effectiveness of retrofitting existing canal or lake drainage systems with pollution control devices.		Implementation ongoing	PW	Maintain
Policy 5.2.3	The City shall continue to utilize adopted local bldg threshold criteria such that major modifications to existing uses conform to local and regional storm drainage requirements. Redevelopment within identified flood plains will be required to address flooding problems.		Implementation ongoing	PW	Maintain or Modify
Policy 5.2.4	In conjunction with local beautification efforts, establish a long term program to revegetate coastal public property with drought tolerant native vegetation.		Implementation ongoing	PW	Maintain
Policy 5.2.5	The City shall implement a regular maintenance program on storm drainage systems which outfall into the City's canals and estuaries.		Implementation ongoing	PW	Maintain
Policy 5.2.6	The City will continue to participate in B.C's Joint Municipal National Pollution Discharge Elimination Systems (NPDES) Permit and participate in B.C's Technical Advisory Committee (TAC) in order to coordinate water quality efforts with the adjacent jurisdictions of Ft Laud, Wilton Manors and B.C.		Implementation ongoing	PW	Maintain

Coastal Management Element - 2

For space reasons, Objectives and Policies may be abbreviated.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Obj. 5.3	The City shall maintain existing facilities and evaluate and provide for the implementation of new programs to improve the overall condition of shoreline public recreation facilities in the City's coastal area.		Implementation ongoing	PW	Modify or Delete; Relocate to Conservation or Recreation & Open Space Element
Policy 5.3.1	By 1998 the City shall establish an annual maintenance program for the City's boat launching facility which includes improved signage, vehicle parking areas, picnic areas and exotic vegetation replacement. Amend the Capital Improvement Element such that the maintenance plan can be implemented by 1998.		Implementation ongoing	PW	Modify or Delete
Policy 5.3.2	By 1998 improve code enforcement practices throughout the entire City.		Implementation ongoing	PW	Modify or Delete
Policy 5.3.3	By 2000 develop a Plan for inventorying other publicly owned shoreline properties and providing recommendation for improvements.		Implementation ongoing	PW	Modify or Delete
Obj. 5.4	Restrict any facility siting or expansion/improvement of existing utilities in shoreline areas except for those necessary to serve existing development or improve environmental quality.		Implementation ongoing	PW	Delete
Policy 5.4.1	In the coastal area of the City provide funding for utility and road maintenance primarily with respect to existing needs. Restrict nonrecreational capital improvements to those necessary to maintain adopted level of service standards for existing and planned designated uses or to improve local environmental quality.		Implementation ongoing	PW	Delete

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Obj. 5.5	The City shall continue to coordinate with the implementation of the County's Emergency Preparedness Plan and shall strive to maintain or reduce hurricane evacuation times.	Coordination continued and evacuation times maintained.	Implementation ongoing	CD	Relocate to Transportation Element and Intergovernmental Coordination Element
Policy 5.5.1	On an annual basis schedule at least one training session to maintain local emergency services personnel familiarity with BC's adopted Emergency Preparedness Plan. Review with County Emergency preparedness personnel the designation of controlled intersections or evacuation routes along City arterials and near designated evacuation centers.		Implementation ongoing	CD, PW, Police & Fire	Maintain
Policy 5.5.2	Participate in all countywide emergency preparedness preparation and practice sessions.		Implementation ongoing	CD, PW, Police & Fire	Maintain
Policy 5.5.3	The City shall annually update a database and action plan for notifying and evacuation transit dependents from the City's two mobile home or trailer parks.		Implementation ongoing	CD, PW, Police & Fire	Delete
Policy 5.5.4	When reviewing applications for new development the City shall discourage proposed development which would increase the adopted residential densities along evacuation routes (Commercial Blvd and Oakland Park Blvd) as indicated on the City's adopted FLU Map.		Implementation ongoing	CD	Maintain
Policy 5.5.5	The City shall coordinate with B.C. and the So FL Regional Planning Council to maintain the following hurricane evacuation times...		Implementation ongoing	CD	Maintain
Policy 5.5.6	The City shall support the efforts of B.C. and the So FL Regional Planning Council to increase the capacities of designated hurricane shelters.		Implementation ongoing	CD	Maintain

Coastal Management Element - 4

For space reasons, Objectives and Policies may be abbreviated.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Obj. 5.6	Provide for urban services consistent with the level of service standards of each Comp. Plan Element.	Concurrency management system	Implementation ongoing	CD	Delete
Policy 5.6.1	Maintain existing interlocal agreements for provision of potable water and wastewater collection with the City of Ft Laud and B.C.		Implementation ongoing	PW	Relocate to Conservation Element
Policy 5.6.2	Support and, where applicable, participate in long term areawide planning efforts for centralized wellfields and solid waste resource recovery.		Implementation ongoing	PW	Relocate to Conservation Element
Policy 5.6.3	Adequately fund continued local maintenance and operation needs with respect to storm drainage, roadway surfacing and parks and recreation.		Implementation ongoing	PW	Relocate to Conservation Element
Obj. 5.7	Implement the post disaster redevelopment plan of the City. The measure of achievement shall be the annual review/update of the plan and plan implementation success in times of disaster.	FLU plan review & update annually	BC FLU Map updated 2000	CD	Relocate to Future Land Use Element
Policy 5.7.1	The coastal area of the City is that area defined by Chapter 380.24 F.S. which are adjacent to, or includes, waters of the state.	Continuous	Implementation ongoing	CD	Delete
Policy 5.7.2	The physical post disaster redevelopment plan for the City is to rebuild in the same manner which exists consistent with the adopted FLU Map.	Continuous	Implementation ongoing	CD	Maintain
Policy 5.7.3	Structures which are damaged in excess of fifty (50%) percent of their current replacement value shall be required to be rebuilt to meet current LDC and modified in accordance with the most recent So FL Bldg Code requirements.	Continuous	Implementation ongoing	CD	Maintain
Policy 5.7.4	The City shall assess post disaster redevelopment opportunities to include acquisition of land for public purposes, if financially feasible.	Continuous	Implementation ongoing	CD	Maintain

Coastal Management Element - 5

For space reasons, Objectives and Policies may be abbreviated.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 5.7.5	Structures existing within the City which suffer recurring damage (damage in excess of 50% of cost of construction more) shall be modified in accordance with the most recent South Florida Building Code requirements and all current federal, state and local regulations.	Continuous	Implementation ongoing	CD	Modify and maintain
Policy 5.7.6	Repair and Clean Up. In planning post-disaster redevelopment activities, factors to be considered in order to protect the public health and safety shall include...	Continuous	Implementation ongoing	CD & PW	Maintain
Policy 5.7.7	The short term recovery measures of repair and clean up activities identified in Policies 5.7.5 and 5.7.6 shall receive first priority in determining the appropriateness of emergency building permits...	Continuous	Implementation ongoing	CD & PW	Maintain
Policy 5.7.8	Immediate recovery actions needed to protect the public health and safety shall take priority in permitting decisions following hurricane storm events or natural disasters...	Continuous	Implementation ongoing	CD & PW	Maintain
Policy 5.7.9	The applicable provisions of the So FL Bldg Code, as may be amended from time to time, relating to hurricane precautions, inspections and permitting are hereby adopted by reference.	Continuous	Implementation ongoing	CD & PW	Modify and maintain
Policy 5.7.10	Notwithstanding the preceding policies, no regulation, permitting procedure or post disaster redevelopment planning shall result in a taking or limitation of private property inconsistent with the provisions of the Private Property Rights Protection Act, Chapter 95-181, Laws of Florida.	Continuous	Implementation ongoing	CD	Maintain
Policy 5.7.11	The City recognizes that certain vested developments rights may exist for property within the City. The City will consider such claims after petition is made to the City and after due public hearings the City Commission may grant approval to the request.	Continuous	Implementation ongoing	CD	Maintain

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 5.7.12	The City will coordinate with BC in the preparation and implementation of the Countywide Emergency Preparedness Plan which is scheduled for completion in late 1998. The City shall adopt a Post Disaster Redev. Plan including all or portions of BC.'s Plan no later than three months subsequent to adoption by BC.	Continuous	Implementation ongoing	CD	Modify and maintain
Obj. 5.8	The City shall protect and preserve the identified historically significant structures and properties located in the City's coastal area as depicted on Figure 5B "Historic Buildings" from potential impacts caused by development and/or redevelopment activities.	Flood plain Mgmt regulations Continuous	Implementation ongoing	CD	Relocate to Future Land Use Element
Policy 5.8.1	The City's land development regulations shall continue to require developers to submit documentation as to historic structures which may potentially be impacted by new development and/or redevelopment activities as part of submittal requirements for development permit approval for properties located in the coastal area of the City.	Continuous	Implementation ongoing	CD	Modify and maintain
Policy 5.8.2	The City shall annually review the Florida Master File of Historic Places and coordinate with the City's historic committee to refine the inventory of historic properties located in the City and amend Figure 5B Historic Buildings, as necessary to indicate additional identified historic structures.	Continuous	Implementation ongoing	CD	Modify and maintain
Policy 5.8.3	Upon the identification of potential impacts to potentially historically significant structures, the City shall evaluate the historical significance of impacted structures, and take necessary measures as deemed appropriate by the City Commission, to protect historically significant structures in order to minimize the impacts of new development and/or redevelopment within the City's Coastal Area.	Continuous	Implementation ongoing	CD	Modify and maintain

CONSERVATION

Goal 6: The development and maintenance of a high quality natural environment based on the preservation, improvement and wise use of local existing natural resources.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Obj. 6.1	Through the two planning horizons of 2001 and 2010, meet or exceed minimum air quality standards of the Broward County Office of Natural Resource Protection for recognized air pollutants.			PW	Modify and maintain
Policy 6.1.1	Through implementation of the land development regulations the City shall continue to require compliance with the air quality monitoring and pollution control programs of the Broward County Office of Natural Resource Protection.	Continuous	Implementation ongoing	CD	Maintain
Policy 6.1.3	Through administrative policies the City shall continue to require the installation of pollution control devices on all existing and proposed major point sources of air pollution which are directly or indirectly funded by the City where studies indicate an exceedance or projected exceedance of the air quality standards of the Broward County Office of Natural Resource Protection.	Continuous	Implementation ongoing	CD & PW	Maintain
Policy 6.1.4	The City shall continue to implement land development regulations to require the use of mulching, spraying and grassing during land development activities to minimize air pollution.	Continuous	Implementation ongoing	CD	Maintain
Policy 6.1.5	The City shall continue to implement land development regulations to require demolition and renovation projects to comply with all local, county, state and federal asbestos regulations.	Continuous	Implementation ongoing	CD	Maintain

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 6.1.6	The City shall cooperate with the Broward County Office of Natural Resource Protection and the Florida Department of Environmental Regulations to maintain acceptable air quality standards.	Continuous	Implementation ongoing	CD	Maintain
Obj. 6.2	Through the two planning horizons of 2001 and 2010, maintain local surface and groundwater quality equal to or better than existing levels for recognized pollutants as established by the Broward County Office of Natural Resource Protection.			PW	Modify and maintain
Policy 6.2.1	The City shall continue to implement LDRs to comply with B.C. wellfield protection ord. Implement procedures to the B.C. Office of Natural Protection Amendments to the FLU Plan proposing LU categories which permit industrial uses shall be discouraged, to the greatest extent feasible, within wellfield protection zones of influence as identified by the Potable Water Supply Wellfield Protection Ord. of B.C.	Continuous	Implementation ongoing	CD	Maintain
Policy 6.2.3	The City shall continue to enforce land development regulations consistent with the water quality regulatory and permit programs of Broward County and the South Florida Water Management District.	Continuous	Implementation ongoing	CD	Maintain
Policy 6.2.4	Locally promote and participate in periodic areawide waterway clean-up programs.			PW	Maintain
Policy 6.2.6	The City shall continue to implement LDRs in compliance with the requirements of the B.C. Office of Natural Resource Protection in regulating and discarding of hazardous wastes for households, small businesses and low-volume users.	Continuous	Implementation ongoing	CD	Maintain
Policy 6.2.7	New septic tanks shall only be permitted when the FL Dept of Health and Rehabilitative Services determines they are consistent with B.C.'s Water and Septic Tank Ord and with the requirements of the FL Admin. Code.	Continuous	Implementation ongoing	CD	Maintain

Conservation Element - 2

For space reasons, Objectives and Policies may be abbreviated.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 6.2.8	Lakes shall be required to be constructed with vegetated shallow water habitat in accordance with the regulations of applicable government agencies.	Continuous	Implementation ongoing	CD & PW	Maintain
Obj. 6.3	The City shall continue to preserve and protect the City's existing open space areas and Ecological Resources as identified on Figure 5A and 7.2A of this section.	Continuous	Implementation ongoing	CD & PW	Modify and maintain
Policy 6.3.1	The City shall continue to implement LDRs for clear cutting, protection of native vegetative communities and encourage the replacement of all stands of non-native, exotic vegetation such as Australian Pine, Brazilian Pepper, and Melaleuca trees.	Continuous	Implementation ongoing	CD & PW	Maintain
Policy 6.3.2	Consider using drought tolerant native vegetation species for local reforestation and/or beautification efforts in City parks and other City rights-of-way. Place particular emphasis on creating or improving understory conditions in those areas where none currently exist.	Continuous	Implementation ongoing	CD & PW	Maintain
Policy 6.3.3	The City shall continue to implement a tree protection Ord which also protects native vegetative communities.	Continuous	Implementation ongoing	CD (Zoning)	Maintain
Policy 6.3.4	By 1999, develop a master plan for protecting existing natural reservations described in the Recreation and Open Space Element and improving and providing additional areas suitable for wildlife and marine habitats in existing City Parks and public land holdings.	Continuous	Implementation ongoing	CD & PW	Modify or delete
Policy 6.3.5	The City shall continue to implement LDRs requiring the identification of the potential impacts on flora, fauna, air quality, and water quantity and quality with applications for development and/or redevelopment which may potentially impact existing natural resources as identified in this Comp. Plan....	Continuous	Implementation ongoing	CD	Maintain

Conservation Element - 3

For space reasons, Objectives and Policies may be abbreviated.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 6.3.6	The City shall continue to coordinate activity with B.C. relative to the continued conservation and use of John Easterlin Park.			PW	Maintain
Policy 6.3.7	The City shall continue to protect and conserve the natural functions of existing soils, wildlife habitats, canals, lakes, rivers and marine habitats during the review of applications for new development and/or redevelopment through the implementation of adopted land development regulations consistent with B.C's Comp Plan which require that...	Continuous	Implementation ongoing	CD & PW	Maintain
Policy 6.3.9	Encourage the provision and maintenance of a buffer zone of native upland (i.e. transitional) vegetation and littoral zones in and around wetland and retention areas which are constructed or preserved on new development sites.	Continuous	Implementation ongoing	CD	Maintain
Policy 6.3.10	Development orders and permits for development and redevelopment activities shall be issued only if the conservation of wildlife and natural systems is ensured consistent with goals, objectives, and policies of this Comp. Plan.	Continuous	Implementation ongoing	CD	Maintain
Policy 6.3.11	The City shall coordinate review of proposed wetlands mitigation activities with the B.C. Dept of Natural Resource Protection to insure that B.C's "Wetlands Benefit Index" is utilized as one basis for determining the scope of needed mitigation.	Continuous	Implementation ongoing	CD	Maintain
Obj. 6.4	To reduce per capita water consumption rates by at least 5% through the long term planning horizon of 2001.			PW	Modify
Policy 6.4.1	The City shall continue to utilize standardized procedures to notify City residents of voluntary and mandatory (when requested by the South Florida Water Management District) water conservation practices during drought periods.			PW	Maintain

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 6.4.2	The City shall continue to participate in the National “Xeriscape” Council and fund at least one local demonstration landscaping project by 2001.			PW & CD	Modify and maintain

RECREATION AND OPEN SPACE

Goal 7: Provide a desirable and affordable level of public recreation and open space and encourage the provision of private recreation and open space.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Obj. 7.1	Provide a diversified and balanced parks and recreation system of at least 3 acres per 1,000 population for local parks.	3 acres/1,000 people	Implementation ongoing	PW (Parks / Rec)	Modify
Policy 7.1.1	To the extent feasible, the City shall continue to own/lease, maintain and provide to the public the following neighborhood and community parks and recreation facilities...		Implementation ongoing	PW	Modify
Policy 7.1.2	The City shall, as a minimum, maintain the following LOS standards for the identified public recreation facilities in OP.		Implementation ongoing	PW	Modify
Policy 7.1.3	The City may maintain municipal leasehold on a community swimming pool during the three months of expected peak use.		Implementation ongoing	PW	Maintain
Policy 7.1.4	The City shall continue to seek the cooperation of school board officials in order to make school facilities available for selected municipal recreation programs.		Implementation ongoing	PW	Maintain
Policy 7.1.5	The City shall formally request B.C. to keep non-regional park and recreation facilities open to all County residents, not just residents of unincorporated areas; the City shall monitor the County relative to this policy		Implementation ongoing	PW	Modify
Policy 7.1.6	The City will lobby County, State and Fed. agencies for the provision of regional facilities favorable to OP.		Implementation ongoing	PW	Maintain
Policy 7.1.11	By 1999 the City shall develop a program to encourage the provision of pedestrian and bicycle facilities in all areas of the City where no such facilities have been provided for as reflected in the Transportation Element.		Implementation ongoing	PW	Modify

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 7.1.12	By 2000 the City shall evaluate and if possible budget-for first phase implementation of the bicycle and pedestrian facilities plan.		Implementation ongoing	PW	Modify
Obj. 7.2	The City shall continue to implement development code provisions to insure that the existing condition of open space in new development and redevelopment is maintained or increased and not permitted to lessen by public and private agencies.	Open space regulations	Adopted 10-21-98	CD	Maintain
Policy 7.2.1	The City will continue to enforce the landscaping code and other provisions in the development code to ensure compliance with the open space standards set forth in the relevant policies of the land use element and this element.		Implementation ongoing	CD	Maintain
Obj. 7.3	By 2000 the City shall have completed a sample survey as a basis for assessing the adequacy of the current facilities and coordination of public and private resources to meet recreational demand.			PW (Parks / Rec)	Delete
Policy 7.3.1	By 2000 the City shall complete both a review of public and private resources to ensure compliance with the open space standards set forth in the relevant policies of the land use element and a sample citizen or user survey as a basis for assessing how well public and private facilities are meeting perceived resident needs.			PW	Delete
Obj. 7.4	Eight City park facilities shall remain open to the public during daylight hours including one river access facility.			PW (Parks / Rec)	Modify
Policy 7.4.1	The City shall operate the eight parks listed in Policy 7.1.1 in such a manner that the public has access to the grounds during daylight hours including boat and pedestrian access to the North Fork of the Middle River at City Boat Ramp Park.			PW	Modify

Recreation and Open Space Element - 2

For space reasons, Objectives and Policies may be abbreviated.

**SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND
NATURAL GROUNDWATER AQUIFER RECHARGE**

Goal 4: To ensure that basic urban services of potable water, sanitary sewer and solid waste disposal, and land drainage capabilities are available and adequate to meet the needs of all City residents and businesses

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Obj. 4.1	The City shall continue to provide local infrastructure services in accord with the following Level of Service Standards: a) Average and peak flow per capita rates for sanitary sewer. b) Pickup frequency/per capita generation rate for solid waste. c) Storm drainage design criteria. d) Minimum design flow and fire pressure and per capita consumption rate for potable water.	Continuous	Implementation ongoing	CD, PW, & Fire	Modify
Policy 4.1.1	Adopt the local LOS standards for infrastructure services as follows....	Continuous	Implementation ongoing	CD	Modify
Policy 4.1.2	Maintain the LOS standards through perpetuation of the existing or future interlocal retail service agreements with Ft Laud, B.C. and, where appropriate, private service providers.	Continuous	Implementation ongoing	CD & PW	Maintain
Policy 4.1.3	Review and, if appropriate, consider the adoption of revised LOS standards based on planning efforts of outside service providers to the City.	Continuous	Implementation ongoing	CD	Modify
Policy 4.1.4	Participate in the Countywide Resource Recovery Program.			PW	Maintain
Policy 4.1.5	Consider the necessity to support area-wide well-field and water distribution system efforts.			PW	Modify

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Obj. 4.2	The City shall continue to implement Land Development Regulations to assure that new development or redevelopment occurs concurrently with the adopted level of service standards.	Continue to implement the LDC to assure LOS standards are met.	Implementation ongoing.	CD, PW & Fire	Maintain
Policy 4.2.1	Approval of all City development and redevelopment plans shall be conditioned on service availability at the adopted standards concurrently with development.	Continuous	Implementation ongoing	CD	Maintain
Obj. 4.3	By the year 2001, provide wastewater collection service to at least 25% of the City's existing, non-serviced area.	2001: 25% of non-serviced area serviced.		PW	Modify
Policy 4.3.1	Within one year of Plan adoption, prepare a short-range improvement program that establishes the budget requirements and timetable for local capital improvement funds for the design and installation of sanitary sewer collection lines in the City's already developed but non-serviced areas.			PW	Modify
Policy 4.3.2	The City shall continue to enforce LDC to require the extension of wastewater collection facilities as a condition of local plat approval.	Continuous	Implementation ongoing	CD & PW	Maintain
Policy 4.3.3	The City shall continue to enforce procedures and criteria on the applicability of requiring sewer facility extensions as a condition of City bldg permit issuance for the construction or substantial modification of a principal bldg.	Continuous	Implementation ongoing	CD & PW	Maintain
Policy 4.3.4	Coordinate increased wastewater treatment demands associated with newly serviced areas with the County and City of Ft Laud.			PW	Maintain
Obj. 4.4	Provide for the orderly transition of retail water distribution and wastewater collection service from outside providers to the City by the Year 2010.	2010: 100% city service	Implementation Ongoing	PW	Modify

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 4.4.1	With regard to those areas of the City provided non-local retail water and sewer service, the City shall continue to work with the County and City of Ft Laud to transfer maintenance and billing responsibility from these jurisdictions to the City.			Fin.	Maintain or modify
Obj. 4.5	To provide for the continued maintenance of the City's potable water distribution and sanitary sewer collection facilities.	Provide for the continued maintenance of the City's utility systems.		PW	Maintain
Policy 4.5.1	In concert with B.C. and Ft Laud, the City should annually perform and periodically update inventories of water and wastewater facility conditions.		Implementation Ongoing	PW	Maintain
Policy 4.5.2	The City shall annually prioritize water and sewer rehabilitation, replacement or expansion needs.		Implementation Ongoing	PW	Maintain
Policy 4.5.3	On an annual basis, the City shall modify the capital improvement program to include funding for water and wastewater system rehabilitation, replacement or expansion based on the established criteria for prioritizing system needs.		Implementation Ongoing	PW & Fin.	Maintain
Obj. 4.6	By 1998 the City shall develop a Master Drainage Plan for the entire City and assure that LDC provide for local and area wide protection of natural drainage and recharge areas.	Master Drainage Plan	Implemented 10-21-98.	PW	Modify
Policy 4.6.1	The City shall require conformance with the design criteria and water quality standards of the B.C. Dept of Natural Resources Protection (DNRP) as contained in Chapter 27, Article V of the B.C. C of O and the SFWMD as contained in the Mgmt and Storage of Surface Waters, Permit Info Manual, Vol. IV.		Implementation Ongoing	PW	Maintain
Policy 4.6.2	Continue to enforce the City's subdivision regulations to provide for increases in pervious area, improve on-site drainage retention capabilities, and where feasible, maintenance of wetland soils and vegetation characteristics.		Implementation Ongoing	CD & PW	Maintain

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 4.6.3	Identify and preserve all aquifer and ground water recharge areas in OP consistent with Article IX, Section 24-121 of the LDC.		Implementation Ongoing	PW	Maintain
Policy 4.6.4	By December 31, 1998 the City will utilize a combination of stormwater utility fund revenues and CDBG funds to develop, adopt and implement a Master Drainage Plan...			PW	Modify
Obj. 4.6.1	By the Year 2000, the City shall extend the storm water trunk line in the NE 6 Avenue right-of-way south of 38 Street.	2000: trunk line extended		PW	Modify
Policy 4.6.1.1	By the Year 2000, the City shall coordinate with B.C. to construct a trunk line to drain the Central Area of the City.			PW	Modify
Obj. 4.7	By the Year 2010, eliminate existing storm drainage deficiencies in the central area of the City by implementing drainage system improvements and extensions to meet existing and future needs.	2010: Improvements implemented, deficiencies eliminated		PW	Modify
Obj. 4.8	By the Year 2001, reduce the existing per capita solid waste disposal rate by at least 30%.	2001: 30% reduction	Implementation Ongoing	PW	Modify
Policy 4.8.1	By 2001, update the master plan for evaluating the effectiveness of existing recycling efforts, assessing additional recycling programs and recommending the necessary implementation activities required to reduce existing per capita waste.			PW	Modify
Obj. 4.9	By the Year 2010, extend the sanitary sewer to 75% of the non-serviced City service area.	2010: 75% of non-serviced area serviced	Implementation Ongoing	PW	Modify
Policy 4.9.1	By 2001, update the master plan for extending sanitary sewer collection service to all areas of the City.			PW	Modify

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 4.9.2	By 2001, establish priorities and time table for extension of sanitary sewer facilities to 75% of the non-serviced areas of the City by the Year 2010.			PW	Modify
Policy 4.9.3	Coordinate and execute agreements with B.C. and the City of Ft Laud relative to anticipated sanitary sewer allocations through the Year 2010.		Implementation Ongoing	PW	Modify
Obj. 4.10	Through the Year 2001, correct existing water distribution system deficiencies, extend water service to non-service areas as appropriate and support centralized regional well field and water conservation efforts.			PW	Modify
Policy 4.10.1	By 1998, update the master plan for correcting existing water distribution system deficiencies by 2001.			PW	Modify
Policy 4.10.2	Include in the annual modification of the Capital Improvement Program funding for correcting existing water distribution system deficiencies.		Implementation Ongoing	PW	Maintain
Policy 4.10.3	Through implementation of the LDC the City shall continue to require extension of water services to new developments.		Implementation Ongoing	CD	Maintain
Policy 4.10.4	Support centralized regional well field efforts through the adoption of resolutions.		Implementation Ongoing	PW	Maintain
Policy 4.10.5	By 1998, develop a procedure, in conjunction with water suppliers and the So FL Water Mgmt District, to notify City residents of voluntary and mandatory water conservation practices during drought periods.			PW	Modify
Obj. 4.11	Eliminate flooding problems while preserving groundwater quality through planned growth, the provision of drainage & storm water management systems and the implementation of adopted development codes and regulations.			PW & CD	Maintain

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 4.11.1	New development shall provide water storage capacity equal to that which existed under predevelopment conditions consistent with the water mgmt regulations and plans of the SFWMD, B.C. Office of Natural Resource Protection, B.C. and independent drainage districts.		Implementation ongoing	CD & PW	Maintain
Policy 4.11.2	New non-residential development shall provide pre-treatment for stormwater runoff through grassy swales, wetlands filtration, ex-filtration trenches or other means consistent with the Best Mgmt Practices of the SFWMD.		Implementation ongoing	CD & PW	Maintain
Obj. 4.12	Prior to Plat approval, ensure that the public facilities and services necessary to meet the level of service standards established within the City of Oakland Park Comprehensive Plan will be available concurrent with the impacts of the development, consistent with Chapter 163.3202(g) FS and the concurrency management policies included within Goal 1 of the Oakland Park Comprehensive Plan.	Continuous	Implementation ongoing	CD	Maintain

CAPITAL IMPROVEMENTS

Goal 9: To ensure the orderly and efficient provision of all public services and facilities necessary to serve existing and future local population needs.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Obj. 9.1	To develop a comprehensive and coordinated funding strategy for the implementation of existing or anticipated capital improvement needs as identified in the adopted CIE, the Comp Plan or through other local planning efforts.	Funding strategy developed for Implementation of CIP Element	Capital Improvements Plan adopted 10-21-98	Fin.	Modify to reflect 2005 SB 360
Policy 9.1.1	The City shall continue to utilize the local capital project review criteria...		Implementation Ongoing	Fin.	Maintain
Policy 9.1.2	The City shall continue to recognize that capital expenditures necessary to maintain or improve existing facilities take precedent over expansion or anticipated future facility needs.		Implementation Ongoing	Fin.	Maintain
Policy 9.1.3	On an annual basis the City shall monitor and evaluate the Capital Improvements Element and reaffirm the City's Capital Improvement Program in conjunction with annual budget deliberations and adoption.		Implementation Ongoing	Fin.	Maintain
Policy 9.1.4	The City shall continue to utilize budget review procedures which recognize the need and utilizes priority criteria to fund capital improvement needs of the various Comp. Plan Elements.		Implementation Ongoing	Fin.	Maintain
Policy 9.1.5	Subdivision regulations shall provide for both the timely completion and regular maintenance of all required capital improvements and amenities.		Implementation Ongoing	Fin.	Maintain
Obj. 9.2	The City shall continue to implement a Concurrency Mgmt System that ensures development or redevelopment proposals are approved consistent with the programmed provision of additional services at the adopted level of service standards & meets existing and future facility needs.	Concurrency Management System sustained	Implementation ongoing	CD	Maintain

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 9.2.1	The City shall continue to review development proposals cognizant of the City's adopted LOS standards, existing levels of service and where appropriate, the timeframe for implementation of additional facility improvements.	Concurrency Management System sustained	Implementation ongoing	CD	Maintain
Policy 9.2.2	The approval of proposed development or redevelopment projects shall be conditioned on the basis of project related service needs being concurrently available at the adopted level of service standards specified in Policy 9.2.4.	Concurrency Management System sustained	Implementation ongoing	CD	Maintain
Policy 9.2.3	Allow for phasing of development related infrastructure improvements concurrently with project impacts on public facilities.	Concurrency Management System sustained	Implementation ongoing	CD	Maintain
Policy 9.2.4	The LOS for capital facilities shall be...	Concurrency Management System sustained	Implementation ongoing	CD	Modify
Obj. 9.3	Provide that private developers participate on a proportionate share basis in any facility improvement costs necessary to maintain LOS Standards.	Facility improvement procedures for developers provided.	Implementation ongoing	CD & PW	Maintain
Policy 9.3.1	Require the performance bonding of project related utility or traffic circulation improvements necessary to accommodate the development of vacant parcels or substantial redevelopment of existing properties.		Implementation ongoing	PW	Maintain
Policy 9.3.2	The City shall give preference for the actual construction of adjacent site road improvements in lieu of impact fee payments.	Continuous	Implementation ongoing	CD & PW	Maintain
Policy 9.3.3	Through implementation of the LDRs the City shall implement a process for assessing new development on a pro rata share of the costs necessary to finance public facility improvements...	Continuous	Implementation ongoing	CD	Maintain
Obj. 9.4	Provide a capital program that can be adequately accommodated by projected revenues or other available financial resources.		Implementation ongoing	Fin.	Maintain

Capital Improvements Element - 2

For space reasons, Objectives and Policies may be abbreviated.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 9.4.1	Consider a range of revenue and project cost projections based on varying assumptions with regard to the local property tax base, shared tax revenues, inflation, contingency costs and the level and sources of shared project funding commitment by other jurisdictions.		Implementation ongoing	Fin.	Maintain
Policy 9.4.2	Establish a minimum debt service coverage ratio of 1.1(110%) to guide the development and implementation of all future bond issues of the City.		Implementation ongoing	Fin.	Maintain
Policy 9.4.3	Where feasible, the City's Capital Program shall recognize specific funding sources for specific projects or project categories.		Implementation ongoing	Fin.	Maintain
Obj. 9.5	The City shall continue to utilize procedures for providing funding for capital improvements that can be adequately accommodated by projected revenues or other available financial resources and provide for the public facility needs required by previously issued development orders or future development approvals.		Implementation ongoing	Fin.	Maintain
Policy 9.5.1	The City shall annually review an inventory of projects with development orders which were issued prior to Plan adoption and itemize the public facility needs of each.		Implementation ongoing	CD, PW, & Fin.	Maintain

INTERGOVERNMENTAL COORDINATION

Goal 8: To maintain a cooperative and effective local environment of communication and participation with other governments and government agencies in the overall best interest of City residents and businesses.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Obj. 8.1	To provide for the exchange of any necessary support information and guidance to other government agencies regarding the City's Comp Plan or other planning or regulatory efforts.	Notification procedures exchanged.	Implementation ongoing	CD	Maintain
Policy 8.1.1	The City shall continue to exchange notifications and documentation and, where appropriate, consider the comments of Ft Laud, Wilton Manors, Laud Lakes, Tamarac, Pompano Bch and county, regional or state planning agencies with regard to local comp. planning.	Continuous	Implementation ongoing	CD	Maintain
Policy 8.1.2	Continue to support and participate in all environmental agency regulatory programs.	Continuous	Implementation ongoing	CD	Maintain
Policy 8.1.3	The City shall continue to implement LDC which require notification to the B.C. Office of Natural Resource Protection of businesses that utilize potential groundwater contaminants at the time of issuance or renewal of business occupational licenses.	Continuous	Implementation ongoing	CD	Maintain
Policy 8.1.4	The City will continue to coordinate with the B.C. Technical Advisory Committee and/or directly with the B.C. School District (as may be necessary) to monitor the	Public School Facilities Element repealed		CD	Modify
Policy 8.1.5	The City will continue to coordinate at the staff level with the B.C. School District on any major rezoning, replatting, acquisition of adjacent open space, or change in land use within the City which may...	Continuous	Implementation ongoing	CD	Maintain

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 8.1.6	The City CD Dept. will continue to provide to the County, quarterly reports for use in the preparation of population estimates and projections to be used in transportation, School District, and other County-wide planning activities pursuant to the reporting requirements contained within the B.C. Administrative Rules Doc.	Continuous	Implementation ongoing	CD	Maintain and modify
Policy 8.1.7	The City shall continue to coordinate with DPEP as necessary to comply with the requirements of the B.C. Joint Municipal NPDES permit.	Continuous	Implementation ongoing	PW	Maintain
Policy 8.1.8	The City will review Special District Facility Reports prepared by SFWMD and the B.C. Solid Waste Disposal District, pursuant to Chapter 189.415 FS and identify potential conflicts with the City's adopted Comp. Plan.	Continuous	Implementation ongoing	PW & CD	Maintain
Policy 8.1.9	The City will coordinate with the governing boards of the SFWMD and the BCSWDD in order to resolve issues identified in Policy 8.1.8.	Continuous	Implementation ongoing	PW	Maintain
Policy 8.1.10	The City shall continue to coordinate with the Broward Alliance in order to support the continued economic development of B.C. and the City.	Continuous	Implementation ongoing	PW	Maintain
Policy 8.1.11	The City shall continue to implement a program to coordinate water quality efforts for the North Fork of the Middle River and the Almar Canal with the adjacent jurisdictions of Ft Laud, Wilton Manors and B.C.	Continuous	Implementation ongoing	PW	Maintain
Policy 8.1.12	The City, through its membership on the B.C. MPO, will urge the responsible State and County implementing agencies to plan their roadway systems to achieve and maintain the Level of Services as outlined in the Transportation Element Policies.	Continuous	Implementation ongoing	PW & CD	Maintain

Intergovernmental Coordination Element - 2

For space reasons, Objectives and Policies may be abbreviated.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 8.1.13	The City will coordinate with existing and future service providers which have no regulatory authority over the use of land within the City including, but not limited to, the FDOT, the B.C. School District, BCSWDD, and SFWND to develop ...	Continuous	Implementation ongoing	PW & CD	Maintain
Policy 8.1.14	The City shall pursue and support the establishment of joint planning areas with adjacent municipalities, B. C. and agencies or other governmental units providing services including but not limited to the maintenance of roadway, drainage, public schools, solid waste and parks and recreation facilities in order to enhance, improve or increase the efficiency with which these facilities are currently provided.	Continuous	Implementation ongoing	PW & CD	Maintain
Policy 8.1.15	“Joint Planning Areas” described in policy 8.1.14 shall be established through formal agreements among the necessary governmental bodies in order to address intergovernmental coordination activities related to population projections as well ...	Continuous	Implementation ongoing	CD	Maintain
Policy 8.1.16	The City will coordinate, as necessary, with the B.C. Brownfields Redevelopment Task Force, established to survey, assess and select any potentially contaminated sites as may be identified by the site owner.	Continuous	Implementation ongoing	CD	Maintain
Policy 8.1.17	If a site is deemed to be potentially contaminated, then the City shall coordinate with the B.C. Brownfields Redevelopment Task Force to have the site designated as an official “brownfields” site and made eligible to become part of the County’s remediation and redevelopment program after all site specific criteria have been addressed and complied with.	Continuous	Implementation ongoing	CD	Maintain

Intergovernmental Coordination Element - 3

For space reasons, Objectives and Policies may be abbreviated.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Obj. 8.2	The City shall continue to coordinate with the appropriate jurisdictions of Fort Lauderdale, BC, Wilton Manors, Tamarac, Lauderdale Lakes and Pompano Beach to provide for cooperative analysis and decision making inputs to boundary, land use, service area modifications, or project development impacts with extra-territorial significance.	Continue to coordinate cooperative analysis procedures.	Implementation ongoing	CD	Maintain
Policy 8.2.1	The City shall continue to support the So FL Regional Planning Council's informal mediation of conflicts regarding land use, zoning, or boundary disagreements with adjacent jurisdictions.	Continuous	Implementation ongoing	CD	Maintain
Policy 8.2.2	Consider entering into a contractual agreement with adjacent jurisdictions and B.C. regarding future annexation plans for unincorporated areas new the City's northern and western borders.	Continuous	Implementation ongoing	CD	Delete
Policy 8.2.3	The City shall continue to consider the relationship of proposed development in the City with the existing Comp. Plans of adjacent Ft Laud, Wilton Manors, Laud Lakes, Tamarac, Pompano Bch and B.C. prior to making a final decision on LU matters near the City boundaries.	Continuous	Implementation ongoing	CD	Maintain
Policy 8.2.4	The City shall continue to participate in the B.C. League of Cities Technical Advisory Committee to ensure that Comp Plan implementation is coordinated with the plans of adjacent municipalities, other governmental units and other agencies providing service, within, adjacent to, or benefiting the City of Oakland Park.	TAC has been disbanded by League of Cities		CD	Modify
Policy 8.2.5	If deemed appropriate by the City Commission, the City will consider amendments to its Comp Plan to address issues affecting adjacent local governments, the County, the Region and/or State identified through coordination with the TAC per Policy 8.2.4.	TAC has been disbanded by League of Cities		CD	Modify

Intergovernmental Coordination Element - 4

For space reasons, Objectives and Policies may be abbreviated.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Obj. 8.3	The City shall continue to review local level of service standards for sanitary sewer, potable water and solid waste for consistency with those of outside providers of City infrastructure services such as Ft Laud and B.C. and amend the City's adopted LOS standards as necessary to insure consistency and facilitate execution and renewal of inter-local agreements and service contracts, as deemed appropriate by the City Commission.	Continuous review of LOS.	Implementation ongoing	CD & PW	Maintain
Policy 8.3.1	When negotiating or renewing interlocal service agreements with Ft Laud and/or B.C, provide for contractual recognition of adopted local LOS standards.		Implementation ongoing	PW	Maintain
Policy 8.3.2	With respect to the amendment of adjacent jurisdictional Comp. Plans, to identify consistency with local LOS standards, the City will annually contact all service providers to obtain current information, and evaluate if future modifications to either the service agreements or level of service standards should be included in subsequent Comp. Plan amendments.		Implementation ongoing	CD	Maintain
Policy 8.3.3	Participate in discussions with BC, the SFRPC and the FDOT towards a tri-party agreement to designate portions of I-95, US 1, Powerline Rd, OP Blvd and Commercial Blvd as special transportation areas.		Implementation ongoing	CD & PW	Maintain or modify
Obj. 8.4	The City shall support and help coordinate the establishment and implementation of joint processes for collaborative planning and decision making on population projections, public school siting, the location of public facilities subject to concurrency and the siting of facilities with countywide significance.	Continuous	Implementation ongoing	CD	Maintain
Policy 8.4.1	The City will notify Fort Lauderdale and B.C. of proposed Comp Plan amendments which may affect the City's anticipated needs for sanitary sewer or potable water service.	Continuous	Implementation ongoing	CD	Maintain

Intergovernmental Coordination Element - 5

For space reasons, Objectives and Policies may be abbreviated.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 8.4.2	The City will continue to provide information annually relating to the location and timing of anticipated capital improvement projects contained within the City's adopted Five Year Schedule of Capital Improvements to B.C. for the purposes of achieving coordination of efforts ...	Continuous	Implementation ongoing	PW	Maintain
Policy 8.4.3	During review of the City's Five Year Schedule of Capital Improvements, the City will consider the schedules of adjacent municipalities and other providers of public facilities within, adjacent to, or benefiting ...	Continuous	Implementation ongoing	PW	Maintain
Policy 8.4.4	The City will pursue joint funding opportunities with the SFWMD, FDEP, DPEP, BC., FDOT, and other public/private agencies or jurisdictions to establish joint processes and collaborative planning efforts, when feasible, to complete capital improvements.	Continuous	Implementation ongoing	PW	Maintain
Policy 8.4.5	The City will consider amendment of its Comp Plan and LDC based upon the recommendations contained within the adopted B.C. Local Mitigation Strategy.	Continuous	Implementation ongoing	CD	Maintain or Modify
Policy 8.4.6	The City will continue to attend the meetings of the Hazard Mitigation Task Force, as necessary, to coordinate with the implementation and update of Local Mitigation Strategies.	Continuous	Implementation ongoing	CD	Maintain
Policy 8.4.7	The City will coordinate with the BCPC, SFRPC, the BC TAC, appropriate agencies or ad hoc committees, in the development, review and recommendation of efficient countywide guidelines to coordinate the identification and location of facilities with countywide significance which may be locally unwanted land uses.	Continuous	Implementation ongoing	CD	Modify

Intergovernmental Coordination Element - 6

For space reasons, Objectives and Policies may be abbreviated.

#	Adopted Obj. / Policy	Measurable Target	Present Status	Dept.	Recommendation
Policy 8.4.8	Upon identification of uniform countywide guidelines for the identification and location of facilities with countywide significance pursuant to policy 8.4.7, the City will conduct a review of its locational standards to determine whether conflicts exist between its regulations and the regulations of other jurisdictions, what can be ...	Continuous	Implementation ongoing	CD	Maintain

Appendix D

Appendix D - Changes to Chapter 163.F.S.

Changes to Chapter 163, F.S. 1986-2003		163, F.S. Citations	Not Applicable	Addressed (where/how)	Action Needed
1999: Ch. 99-251, ss. 65-6, and 90; Ch. 99-378, ss. 1, 3-5, and 8-9, Laws of Florida]					
92	Required that ports and local governments in the coastal area, which has spoil disposal responsibilities , identify dredge disposal sites in the comp plan.	163.3178(7)	X		None
93	Exempted from the twice-per-year limitation certain port related amendments for port transportation facilities and projects eligible for funding by the Florida Seaport Transportation and Economic Development Council.	163.3187(1)(h)	X		None
94	Required rural counties to base their future land use plans and the amount of land designated industrial on data regarding the need for job creation, capital investment, and economic development and the need to strengthen and diversity local economies.	163.3177(6)(a)	X		None
95	Added the Growth Policy Act to Ch. 163, Part II to promote urban infill and redevelopment .	163.2511,163.25,14, 163.2517,163.2520, 163.2523,163.2526		Objective 1.2; Policies 1.15.1 thru 1.15.6	None
96	Required that all comp plans comply with the school siting requirements by October 1, 1999.	163.3177(6)(a)		Objective 1.15; Policies 1.2.1 thru 1.2.3	None
97	Made transportation facilities subject to concurrency.	163.3180(1)(a)		Objective 2.3; Policies 2.3.1, 2.3.3, 2.3.8, 2.3.9	None
98	Required use of professionally accepted techniques for measuring level of service for cars, trucks, transit, bikes and pedestrians.	163.3180(1)(b)		Policy 2.3.1	None
99	Excludes public transit facilities from concurrency requirements.	163.3180(4)(b)		Procedural	None
100	Allowed multi-use DRIs to satisfy the transportation concurrency requirements when authorized by a local comprehensive plan under limited circumstances.	163.3180(12)	X		None
101	Allowed multi-modal transportation districts in areas where priorities for the pedestrian environment are assigned by the plan.	163.3180(15)	X		None
102	Exempted amendments for urban infill and redevelopment areas, public school concurrency from the twice-per-year limitation .	163.31879(1)(h) and (i) [Now: (i) and (j)]		Procedural	None
103	Defined brownfield designation and added the assurance that a developer may proceed with development upon receipt of a brownfield designation. [Also see 163.3221(1) for “brownfield” definition.]	163.3220(2)	X		None
2000: Ch. 2000-158, ss. 15-17, Ch. 2000-284, s. 1, Ch. 2000-317, s. 18, Laws of Florida]					
104	Repealed Section 163.3184(11)(c), F.S., that required funds from sanction for non-compliant plans go into the Growth Management Trust Fund.	163.3184(11)(c)	X		None
105	Repealed Section 163.3187(7), F.S. that required consideration of an increase in the annual total acreage threshold for small scale plan amendments and a report by DCA.	163.3187(7)	X		None
106	Repealed Sections 163.3191(13) and (15), F.S.	163.3191(13) and (15)	X		None

Appendix D - Changes to Chapter 163.F.S.

Changes to Chapter 163, F.S. 1986-2003		163, F.S. Citations	Not Applicable	Addressed (where/how)	Action Needed
107	Allowed small-scale amendments in areas of critical state concern to be exempt from the twice-per-year limitation only if they are for affordable housing.	163.3187(1)(c)1.e	X		None
108	Added exemption of sales from local option surtax imposed under Section 212.054, F.S., as examples of incentives for new development within urban infill and redevelopment areas .	163.2517(3)(j)2	X		None
2001: [Ch. 2001-279, s. 64]					
109	Created the rural land stewardship area program.	163.3177(11)(d)	X		None
2002: (Ch. 2002-296, SS. 1 - 11, <u>Laws of Florida</u>)					
110	Required that all agencies that review comprehensive plan amendments and rezoning include a nonvoting representative of the district school board .	163.3174		Interlocal agreement adopted April 2003.	None
111	Required coordination of local comp plan with the regional water supply plan.	163.3177(4)(a)		Interlocal Agreements	None
112	Plan amendments for school-siting maps are exempt from s. 163.3187(1)'s limitation on frequency.	163.3177(6)(a)		Procedural	None
113	Required that by adoption of the EAR, the sanitary sewer, solid waste, drainage, potable water and natural groundwater aquifer recharge element consider the regional water supply plan and include a 10-year work plan to build the identified water supply facilities.	163.3177(6)(c)		Interlocal Agreements	None
114	Required consideration of the regional water supply plan in the preparation of the conservation element.	163.3177(6)(d)		Interlocal Agreements	None
115	Required that the intergovernmental coordination element (ICE) include relationships, principles and guidelines to be used in coordinating comp plan with regional water supply plans.	163.3177(6)(h)		Interlocal Agreements	None
116	Required the local governments adopting a public educational facilities element execute an inter-local agreement with the district school board, the county, and non-exempting municipalities.	163.3177(6)(h)4	X		None
117	Required that counties larger than 100,000 population and their municipalities submit an inter-local service delivery agreements (existing and proposed, deficits or duplication in the provisions of service) report to DCA by January 1, 2004. Each local government is required to update its ICE based on the findings of the report. DCA will meet with affected parties to discuss and id strategies to remedy any deficiencies or duplications.	163.3177(6)(h)6,7, & 8		Interlocal service delivery assessment provided by Broward County in 2004.	None
118	Required local governments and special districts to provide recommendations for statutory changes for annexation to the Legislature by February 1, 2003.	163.3177(6)(h)9	X		None
119	Added a new section 163.31776 that allows a county, to adopt an optional public educational facilities element in cooperation with the applicable school board.	163.31776	X		None
120	Added a new section 163.31777 that requires local governments and school boards to enter into an inter-local agreement that addresses school siting, enrollment forecasting, school capacity, infrastructure and safety needs of schools, schools as emergency	163.31777		Interlocal agreement adopted April 2003.	None

Appendix D - Changes to Chapter 163.F.S.

Changes to Chapter 163, F.S. 1986-2003		163, F.S. Citations	Not Applicable	Addressed (where/how)	Action Needed
	shelters, and sharing of facilities.				
121	Added a provision that the concurrency requirement for transportation facilities may be waived by plan amendment for urban infill and redevelopment areas.	163.3180(4)(c)		Policies 2.3.1, 2.3.4	None
122	Expanded the definition of “affected persons” to include property owners who own land abutting a change to a future land use map.	163.3184(1)(a)	X	Procedural	None
123	Expanded the definition of “in compliance” to include consistency with Section 163.31776 (public educational facilities element).	163.3184(1)(b)	X	Procedural	None
124	Streamlined the timing of comprehensive plan amendment review.	163.3184(3), (4), (6), (7), and (8)	X	Procedural	None
125	Required that local governments provide a sign-in form at the transmittal hearing and at the adoption hearing for persons to provide their names and addresses.	163.3184(15)(c)		Procedural	None
126	Exempted amendments related to providing transportation improvements to enhance life safety on “controlled access major arterial highways” from the limitation on the frequency of plan amendments contained in s.163.3187(1).	163.3187(1)(k)	X	Procedural	None
127	Required EARs to include (1) consideration of the appropriate regional water supply plan, and (2) an evaluation of whether past reductions in land use densities in coastal high hazard areas have impaired property rights of current residents where redevelopment occurs.	163-3191(2)(1)	Coastal high hazard not applicable	Interlocal Agreements regarding water supply	None
128	Allowed local governments to establish a special master process to assist the local governments with challenges to local development orders for consistency with the comprehensive plan.	163.3215		Procedural	None
129	Created the Local Government Comprehensive Planning Certification Program to allow less state and regional oversight of comprehensive plan process if the local government meets certain criteria.	163.3246		Procedural	None
130	Added a provision to Section 380.06(24), Statutory Exemptions, that exempts from the requirements for developments of regional impact, any water port or marina development if the relevant local government has adopted a “boating facility siting plan or policy” (which includes certain specified criteria) as part of the coastal management element or future land use element of its comprehensive plan. The adoption of the boating facility siting plan or policy is exempt from the limitation on the frequency of plan amendments contained in s.163.3187(1).	163.3187(1)	X		None
131	Prohibited a local government, under certain conditions, from denying an application for development approval for a requested land use for certain proposed solid waste management facilities.	163.3194(6)	X		None
2003:	[Ch. 03-1, ss. 14-15; ch. 03-162, s. 1; ch. 03-261, s. 158; ch. 03-286, s. 61, Laws of Florida.]				
132	Creates the Agricultural Lands and Practices Act . (2): Provides legislative findings and purpose with respect to agricultural activities and duplicative regulation. (3): Defines the terms “farm,” “farm operation,” and “farm product” for purposes of	163.3162	X		None

Appendix D - Changes to Chapter 163.F.S.

Changes to Chapter 163, F.S. 1986-2003		163, F.S. Citations	Not Applicable	Addressed (where/how)	Action Needed
	<p>the act.</p> <p>(4): Prohibits a county from adopting any ordinance, resolution, regulation, rule, or policy to prohibit or otherwise limit a bona fide farm operation on land that is classified as agricultural land.</p> <p>(4)(a): Provides that the act does not limit the powers of a county under certain circumstances.</p> <p>(4)(b): Clarifies that a farm operation may not expand its operations under certain circumstances.</p> <p>(4)(c): Provides that the act does not limit the powers of certain counties.</p> <p>(4)(d): Provides that certain county ordinances are not deemed to be a duplication of regulation.</p>				
133	Changes “State Comptroller” references to “Chief Financial Officer.”	163.3167(6)	X		None
134	Provides for certain airports to abandon DRI orders.	163.3177(6)(k)	X		None
135	Amended to conform to the repeal of s. 235.185 and enactment of similar material in s. 1013.35.	163.31776(1)(b)(2)-(3)		Interlocal Agreement	None
136	Amended to conform to the repeal of ch. 235 and the enactment of similar material in ch. 1013.	163.37111(1)(c), (2)(e)-(f), (3)(c), (4), (6)(b)		Interlocal Agreement	None
2004: [Ch. 04-5, s. 11; ch. 04-37, s. 1; ch. 04-230, ss. 1-4; ch. 04-372, ss. 2-5; ch. 04-381, ss. 1-2; ch. 04-384, s. 2, Laws of Florida.]					
137	<p>(10): Amended to conform to the repeal of the Florida High-Speed Rail Transportation Act, and the creation of the Florida High-Speed Rail Authority Act.</p> <p>(13): Created to require local governments to identify adequate water supply sources to meet future demand.</p> <p>(14): Created to limit the effect of judicial determinations issued subsequent to certain development orders pursuant to adopted land development regulations.</p>	163.3167	(10) and (14) not applicable	(13) Interlocal Agreements	Possible Infrastructure Element modifications
138	<p>(1): Provides legislative findings on the compatibility of development with military installations.</p> <p>(2): Provides for the exchange of information relating to proposed land use decisions between counties and local governments and military installations.</p> <p>(3): Provides for responsive comments by the commanding officer or his/her designee.</p> <p>(4): Provides for the county or affected local government to take such comments into consideration.</p> <p>(5): Requires the representative of the military installation to be an ex-officio, nonvoting member of the county’s or local government’s land planning or zoning board.</p> <p>(6): Encourages the commanding officer to provide information on community planning assistance grants.</p>	Creates 163.3175.	X		None

Appendix D - Changes to Chapter 163.F.S.

Changes to Chapter 163, F.S. 1986-2003		163, F.S. Citations	Not Applicable	Addressed (where/how)	Action Needed
139	<p>163.3177 (6)(a):</p> <ul style="list-style-type: none"> - Changed to require local governments to amend the future land use element by June 30, 2006 to include criteria to achieve compatibility with military installations. - Changed to specifically encourage rural land stewardship area designation as an overlay on the future land use map. <p>(6)(c):</p> <ul style="list-style-type: none"> - Extended the deadline adoption of the water supply facilities work plan amendment until December 1, 2006; provided for updating the work plan every five years; and exempts such amendment from the limitation on frequency of adoption of amendments. <p>(10)(1): Provides for the coordination by the state land planning agency and the Department of Defense on compatibility issues for military installations.</p> <p>(11)(d)(1): Requires DCA, in cooperation with other specified state agencies, to provide assistance to local governments in implementing provisions relating to rural land stewardship areas.</p> <p>(11)(d)(2): Provides for multicounty rural land stewardship areas.</p> <p>(11)(d)(3)-(4): Revises requirements, including the acreage threshold for designating a rural land stewardship area.</p> <p>(11)(d)(6)(j): Provides that transferable rural land use credits may be assigned at different ratios according to the natural resource or other beneficial use characteristics of the land.</p> <p>(11)(e): Provides legislative findings regarding mixed-use, high-density urban infill and redevelopment projects; requires DCA to provide technical assistance to local governments.</p> <p>(11)(f): Provides legislative findings regarding a program for the transfer of development rights and urban infill and redevelopment; requires DCA to provide technical assistance to local governments.</p>	163.3177	(6)(a), (10)(1), (11)(d)	(6)(c), (11)(e), (11)(f) Procedural	None
140	<p>(1): Provides legislative findings with respect to the shortage of affordable rentals in the state.</p> <p>(2): Provides definitions.</p> <p>(3): Authorizes local governments to permit accessory dwelling units in areas zoned for single family residential use based upon certain findings.</p> <p>(4): Provides for certain accessory dwelling units to apply towards satisfying the affordable housing component of the housing element in a local government's comprehensive plan.</p> <p>(5): Requires the DCA to report to the Legislature.</p>	Creates 163.31771.		Procedural	None
141	Amends the definition of "in compliance" to add language referring to the Wekiva Parkway and Protection Act .	163.3184(1)(b)	X		None
142	(1)(m): Created to provide that amendments to address criteria or compatibility of	163.3187	X		None

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Changes to Chapter 163, F.S. 1986-2003		163, F.S. Citations	Not Applicable	Addressed (where/how)	Action Needed
	land uses adjacent to or in close proximity to military installations do not count toward the limitation on frequency of amending comprehensive plans. (1)(n): Created to provide that amendments to establish or implement a rural land stewardship area do not count toward the limitation on frequency of amending comprehensive plans.				
143	Created to provide that evaluation and appraisal reports evaluate whether criteria in the land use element were successful in achieving land use compatibility with military installations .	163.3191(2)(n)	X		None
2005 [Ch. 2005-290 and Ch. 2005-291, ss. 10-12, <u>Laws of Florida</u>]					
144	Added the definition of “financial feasibility.”	Creates 163.3164(32)		Procedural	
145	(2) Required comprehensive plans to be “financially” rather than “economically” feasible. (3)(a)5. Required the comprehensive plan to include a 5-year schedule of capital improvements . Outside funding (i.e., from developer, other government or funding pursuant to referendum) of these capital improvements must be guaranteed in the form of a development agreement or interlocal agreement . (3)(a)6.b.1. Required plan amendment for the annual update of the schedule of capital improvements. Deleted provision allowing updates and change in the date of construction to be accomplished by ordinance. (3)(a)6.c. Added oversight and penalty provision for failure to adhere to this section’s capital improvements requirements. (3)(a)6.d. Required a long-term capital improvement schedule if the local government has adopted a long-term concurrency management system. (6)(a) Deleted date (October 1, 1999) by which school sitting requirements must be adopted. (6)(c) Required the potable water element to be updated within 18 months of an updated regional water supply plan to incorporate the alternative water supply projects selected by the local government to meet its water supply needs. (11)(d)4.c. Required rural land stewardship areas to address affordable housing . (11)(d)5. Required a listed species survey be performed on rural land stewardship	163.3177	3(a)6.d, 11(d)		Capital Improvement Element to address financial issues Possibly incorporate alternative water supply project(s) Establish Public School Facilities Element City to consider establishing a community vision and urban service boundary

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Changes to Chapter 163, F.S. 1986-2003	163, F.S. Citations	Not Applicable	Addressed (where/how)	Action Needed
<p>receiving area. If any listed species present, must ensure adequate provisions to protect them.</p> <p>(11)(d)6. Must enact an ordinance establishing a methodology for creation, conveyance, and use of stewardship credits within a rural land stewardship area.</p> <p>(11)(d)6.j. Revised to allow open space and agricultural land to be just as important as environmentally sensitive land when assigning stewardship credits.</p> <p>(12) Must adopt public school facilities element. (12)(a) and (b) A waiver from providing this element will be allowed under certain circumstances.</p> <p>(12)(g) Expanded list of items to include collocation, location of schools proximate to residential areas, and use of schools as emergency shelters.</p> <p>(12)(h) Required local governments to provide maps depicting the general location of new schools and school improvements within future conditions maps.</p> <p>(12)(i) Required DCA to establish a schedule for adoption of the public school facilities element.</p> <p>(12)(j) Established penalty for failure to adopt a public school facility element.</p> <p>(13)(new section) Encouraged local governments to develop a “community vision,” which provides for sustainable growth, recognizes its fiscal constraints, and protects its natural resources.</p> <p>(14)(new section) Encouraged local governments to develop an “urban service boundary,” which ensures the area is served (or will be served) with adequate public facilities and services over the next 10 years. See 163.3184(17).</p>				
<p>146 163.31776 is repealed</p>	<p>163.31776</p>	<p align="center">X</p>		<p align="center">None</p>
<p>147 (2) Required the public schools interlocal agreement (if applicable) to address requirements for school concurrency. The opt-out provision at the end of subsection (2) is deleted.</p> <p>(5) Required Palm Beach County to identify, as part of its EAR, changes needed in its public school element necessary to conform to the new 2005 public school facilities element requirements.</p>	<p>163.31777</p>		<p align="center">Procedural</p>	<p align="center">None</p>

Appendix D - Changes to Chapter 163.F.S.

Changes to Chapter 163, F.S. 1986-2003	163, F.S. Citations	Not Applicable	Addressed (where/how)	Action Needed
<p>(7) Provided that counties exempted from public school facilities element shall undergo re-evaluation as part of its EAR to determine if they continue to meet exemption criteria.</p>				
<p>148 (1)(a) Added “schools” as a required concurrency item.</p> <p>(2)(a) Required consultation with water supplier prior to issuing building permit to ensure “adequate water supplies” to serve new development is available by the date of issuance of a certificate of occupancy.</p> <p>(2)(c) Required ALL transportation facilities to be in place or under construction within 3 years (rather than 5 years) after approval of building permit.</p> <p>(4)(c) Allowed concurrency requirement for public schools to be waived within urban infill and redevelopment areas (163.2517).</p> <p>(5)(d) Required guidelines for granting concurrency exceptions to be included in the comprehensive plan.</p> <p>(5)(e) – (g) If local government has established transportation exceptions, the guidelines for implementing the exceptions must be “consistent with and support a comprehensive strategy, and promote the purpose of the exceptions.” Exception areas must include mobility strategies, such as alternate modes of transportation, supported by data and analysis. FDOT must be consulted prior to designating a transportation concurrency exception area. Transportation concurrency exception areas existing prior to July 1, 2005 must meet these requirements by July 1, 2006, or when EAR-based amendments due.</p> <p>(6) Required local government to maintain records to determine whether 110% de minimis transportation impact threshold is reached. A summary of these records must be submitted with the annual capital improvements element update. Exceeding the 110% threshold dissolves the de minimis exceptions.</p> <p>(7) Required consultation with the Department of Transportation prior to designating a transportation concurrency management area (to promote infill development) to ensure adequate level-of-service standards are in place. The local government and the DOT should work together to mitigate any impacts to the Strategic Intermodal System.</p>	163.3180	5(e)-(g), (9)(a)		<p>Establish Public School Facilities Concurrency</p> <p>Concurrency management system modifications required</p> <p>Concurrency exception criteria language</p> <p>Transportation Element modifications</p>

Appendix D - Changes to Chapter 163.F.S.

Changes to Chapter 163, F.S. 1986-2003	163, F.S. Citations	Not Applicable	Addressed (where/how)	Action Needed
<p>(9)(a) Allowed adoption of a long-term concurrency management system for schools.</p> <p>(9)(c) (new section) Allowed local governments to issue approvals to commence construction notwithstanding 163.3180 in areas subject to a long-term concurrency management system.</p> <p>(9)(d) (new section) Required evaluation in EAR of progress in improving levels of service..</p> <p>(10) Added requirement that level of service standard for roadway facilities on the Strategic Intermodal System must be consistent with FDOT standards. Standards must consider compatibility with adjacent jurisdictions.</p> <p>(13) Required school concurrency (not optional).</p> <p>(13)(c)1. Requires school concurrency after five years to be applied on a “less than districtwide basis” (i.e., by using school attendance zones, etc).</p> <p>(13)(c)2. Eliminated exemption from plan amendment adoption limitation for changes to service area boundaries.</p> <p>(13)(c)3. No application for development approval may be denied if a less-than-districtwide measurement of school concurrency is used; however the development impacts must be shifted to contiguous service areas with school capacity.</p> <p>(13)(e) Allowed school concurrency to be satisfied if a developer executes a legally binding commitment to provide mitigation proportionate to the demand.</p> <p>(13)(e)1. Enumerated mitigation options for achieving proportionate-share mitigation.</p> <p>(13)(e)2. If educational facilities funded in one of the two following ways, the local government must credit this amount toward any impact fee or exaction imposed on the community:</p> <ul style="list-style-type: none"> ● contribution of land ● construction, expansion, or payment for land acquisition <p>(13)(g)2. Section deleted – it is no longer required that a local government and school board base their plans on consistent population projection and share information</p>				

Appendix D - Changes to Chapter 163.F.S.

Changes to Chapter 163, F.S. 1986-2003	163, F.S. Citations	Not Applicable	Addressed (where/how)	Action Needed
<p>regarding planned public school facilities, development and redevelopment and infrastructure needs of public school facilities. However, see (13)(g)6.a. for similar requirement.</p> <p>(13)(g)6.a. (formerly (13)(g)7.a.) Local governments must establish a uniform procedure for determining if development applications are in compliance with school concurrency.</p> <p>(13)(g)7. (formerly (13)(g)8.) Deleted language that allowed local government to terminate or suspend an interlocal agreement with the school board.</p> <p>(13)(h) (new 2005 provision) The fact that school concurrency has not yet been implemented by a local government should not be the basis for either an approval or denial of a development permit.</p> <p>(15) Prior to adopting Multimodal Transportation Districts, FDOT must be consulted to assess the impact on level of service standards. If impacts are found, the local government and the FDOT must work together to mitigate those impacts. Multimodal districts established prior to July 1, 2005 must meet this requirement by July 1, 2006 or at the time of the EAR-base amendment, whichever occurs last.</p> <p>(16) (new 2005 Section) Required local governments to adopt by December 1, 2006 a method for assessing proportionate fair-share mitigation options. FDOT will develop a model ordinance by December 1, 2005.</p>				
<p>149 (17) (New 2005 Section) If local government has adopted a community vision and urban service boundary, state and regional agency review is eliminated for plan amendments affecting property within the urban service boundary. Such amendments are exempt from the limitation on the frequency of plan amendments.</p> <p>(18) (New 2005 Section) If a municipality has adopted an urban infill and redevelopment area, state and regional agency review is eliminated for plan amendments affecting property within the urban service boundary. Such amendments are exempt from the limitation on the frequency of plan amendments.</p>	163.3184		Procedural	None
<p>150 (1)(c)1.f. Allowed approval of residential land use as a small-scale development amendment when the proposed density is equal to or less than the existing future land use category. Under certain circumstances affordable housing units are exempt from this limitation.</p>	163.3187	(1)(c)4, (1)(o)	Procedural	None

Appendix D - Changes to Chapter 163.F.S.

Changes to Chapter 163, F.S. 1986-2003	163, F.S. Citations	Not Applicable	Addressed (where/how)	Action Needed
<p>(1)(c)4. (New 2005 provision) If the small-scale development amendment involves a rural area of critical economic concern, a 20-acre limit applies.</p> <p>(1)(o) (New 2005 Provision) An amendment to a rural area of critical economic concern may be approved without regard to the statutory limit on comprehensive plan amendments.</p>				
<p>151 (2)(k) Required local governments that do not have either a school interlocal agreement or a public school facilities element, to determine in the EAR whether the local government continues to meet the exemption criteria in s.163.3177(12).</p> <p>(2)(l) The EAR must determine whether the local government has met its various water supply requirements, including development of alternative water supply projects.</p> <p>(2)(o) (New 2005 Provision) The EAR must evaluate whether its Multimodal Transportation District has achieved the purpose for which it was created.</p> <p>(2)(p) (New 2005 Provision) The EAR must assess methodology for impacts on transportation facilities.</p> <p>(10) The EAR-based amendment must be adopted within a single amendment cycle. Failure to adopt within this cycle results in penalties. Once updated, the comprehensive plan must be submitted to the DCA.</p>	163.3191	(2)(k), (2)(o)	Procedural	Addressed in EAR

Appendix D - Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	NA	Addressed (where/how)	Action Needed
March 21, 1999					
55	Defined public transit and stormwater management facilities	9J-5.003		Procedural	None
56	Revised the definitions of affordable housing, coastal planning area, port facility, and wetlands.	9J-5.003		Procedural	None
57	Repeal the definitions of adjusted for family size, adjusted gross income, development, high recharge area or prime recharge area, mass transit, paratransit, public facilities, very low-income family.	9J-5.003		Procedural	None
58	Revised provisions relating to adoption by reference into the local comprehensive plan.	9J-5.005(2)(g) and (8)(j)		Procedural	None
59	Repealed transmittal requirements for proposed evaluation and appraisal reports , submittal requirements for adopted evaluation and appraisal reports, criteria for determining the sufficiency of adopted evaluation and appraisal reports, procedures for adoption of evaluation and appraisal reports. <i>Note: transmittal requirements for proposed evaluation and appraisal reports and submittal requirements for adopted evaluation and appraisal reports were incorporated Rule Chapter 9J-11, F.A.C.</i>	9J-5.0053(2) through (5)		Procedural	None
60	Repealed conditions for de minimis impact and referenced conditions in subsection 163.3180(6), F.S.	9J-5.0055(3)6		Policy 2.3.1	None
61	Required the future land use map to show the transportation concurrency exception area boundaries if such areas have been designated and areas for possible future municipal incorporation.	9J-5.006(4)		Broward County using a transit-based concurrency system.	None
62	Required objectives of the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge Element to address protection of high recharge and prime recharge areas.	9J-5.011(2)			EAR-based amendments to address high and prime recharge areas.
63	Repealed the Intergovernmental Coordination Element process to determine if development proposals would have significant impacts on other local governments or state or regional resources or facilities, and provisions relating to resolution of disputes, modification of development orders, and the rendering of development orders to the Department of Community Affairs (DCA)	9J-5.015(4)	X		None

Appendix D - Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	NA	Addressed (where/how)	Action Needed
64	Clarified that local governments not located within the urban area of a Metropolitan Planning Organization are required to adopt a Traffic Circulation Element and that local governments with a population of 50,000 or less are not required to prepare Mass Transit and Ports, Aviation and Related Facilities Elements .	9J-5.019(1)	X		None
65	Required objectives of the Transportation Element: <ul style="list-style-type: none"> • Coordinate the siting of new, or expansion of existing ports, airports, or related facilities with the Future Land Use, Coastal Management, and Conservation Elements; 	9J-5.019(4)(b)	X		None
	<ul style="list-style-type: none"> • Coordinate surface transportation access to ports, airports, and related facilities with the traffic circulation system; 		X		None
	<ul style="list-style-type: none"> • Coordinate ports, airports, and related facilities plans with plans of other transportation providers; and 		X		None
	<ul style="list-style-type: none"> • Ensure that access routes to ports, airports and related facilities are properly integrated with other modes of transportation. 		X		None
66	Required policies of the Transportation Element to: <ul style="list-style-type: none"> • Provide for safe and convenient on-site traffic flow; 	9J-5.019(4)(c)		Objective 2.1, Policy 2.1.4	None
	<ul style="list-style-type: none"> • Establish measures for the acquisition and preservation of public transit rights-of-way and corridors; 			Objective 3.2, Policies 3.3.1 and 3.3.2	None
	<ul style="list-style-type: none"> • Promote ports, airports and related facilities development and expansion; 		X		None
	<ul style="list-style-type: none"> • Mitigate adverse structural and non-structural impacts from ports, airports and related facilities; 				Amendments to address development near Fort Lauderdale Executive Airport

Appendix D - Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	NA	Addressed (where/how)	Action Needed
	<ul style="list-style-type: none"> Protect and conserve natural resources within ports, airports and related facilities; 		X		None
	<ul style="list-style-type: none"> Coordinate intermodal management of surface and water transportation within ports, airports and related facilities; and 		X		None
	<ul style="list-style-type: none"> Protect ports, airports and related facilities from encroachment of incompatible land uses. 			Objective 1.14; Policies 1.14.1, 1.14.2, 1.14.4	None
67	Added standards for the review of land development regulations by the Department.	9J-5.022		Procedural	None
68	Added criteria for determining consistency of land development regulations with the comprehensive plan.	9J-5.023		Procedural	None
February 25, 2001					
69	Defined general lanes	9J-5.003		Procedural	None
70	Revised the definition of “ marine wetlands. ”	9J-5.003		Procedural	None
71	Repeal the definition of “ public facilities and services. ”	9J-5.003		Procedural	None
72	Revised procedures for monitoring , evaluating and appraising implementation of local comprehensive plans.	9J-5.005(7)			EAR-based amendments will include measurable objectives
73	Repealed requirements for evaluation and appraisal reports and evaluation and appraisal amendments.	9J-5.0053	X		None
74	Revised concurrency management system requirements to include provisions for establishment of public school concurrency.	9J-5.005(1) and (2)	X		None
75	Authorized local governments to establish multimodal transportation level of service standards and established requirements for multimodal transportation districts.	9J-5.0055(2)(b) and (3)(c)	X		None
76	Authorized local governments to establish level of service standards for general lanes of the Florida Intrastate Highway System within urbanized areas, with the concurrence of the Department of Transportation.	9J-5.0055(2)(c)		Policy 2.3.1	None
77	Provides that public transit facilities are not subject to concurrency requirements.	9J-5.0055(8)		EAR-based amendments to reflect transit-oriented concurrency recently adopted by Broward County.	None
78	Authorized local comprehensive plans to permit multi-use developments of regional impact to satisfy the	9J-5.0055(9)	X		None

Appendix D - Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	NA	Addressed (where/how)	Action Needed
	transportation concurrency requirements by payment of a proportionate share contribution .				
79	Required the future land use map to show multimodal transportation district boundaries, if established.	9J-5.006(4)	X		None
80	Authorized local governments to establish multimodal transportation districts and, if established, required local governments to establish design standards for such districts.	9J-5.006(6)	X		None
81	Required data for the Housing Element to include a description of substandard dwelling units and repealed the requirement that the housing inventory include a locally determined definition of standard and substandard housing conditions.	9J-5.010(1)(c)		Housing Element Support Documentation	None
82	Authorized local governments to supplement the affordable housing needs assessment with locally generated data and repealed the authorization for local governments to conduct their own assessment.	9J-5.10(2)(b)	X		None
83	Required the Intergovernmental Coordination Element to include objectives that ensure adoption of interlocal agreements within one year of adoption of the amended Intergovernmental Coordination Element and ensure intergovernmental coordination between all affected local governments and the school board for the purpose of establishing requirements for public school concurrency .	9J-5.015(3)(b)		Interlocal Agreement approved April 2003.	EAR-based amendments to reflect agreement.
84	Required the Intergovernmental Coordination Element to include policies that:	9J-5.015(3)(c)			
	<ul style="list-style-type: none"> provide procedures to identify and implement joint planning areas for purposes of annexation, municipal incorporation and joint infrastructure service areas; 			Objective 8.1, Policy 8.1.14, Objective 8.2, Policy 8.2.2, Objective 8.4, Policies 8.4.4 and 8.4.7	None
	<ul style="list-style-type: none"> recognize campus master plan and provide procedures for coordination of the campus master development agreement; 		X		None
	<ul style="list-style-type: none"> establish joint processes for collaborative planning and decision-making with other units of local government; 			Objective 8.1, Policy 8.1.15	None

Appendix D - Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	NA	Addressed (where/how)	Action Needed
	<ul style="list-style-type: none"> establish joint processes for collaborative planning and decision making with the school board on population projections and siting of public school facilities; 			Interlocal Agreement approved April 2003.	EAR-based amendments to reflect agreement.
	<ul style="list-style-type: none"> establish joint processes for the siting of facilities with county-wide significance; and 			Objective 8.4, Policy 8.4.7	None
	<ul style="list-style-type: none"> adopt an interlocal agreement for school concurrency. 		X		None
85	Required the Capital Improvements Element to include implementation measures that provide a five-year financially feasible public school facilities program that demonstrates the adopted level of service standards will be achieved and maintained and a schedule of capital improvements for multimodal transportation districts , if locally established.	9J-5.016(4)(a)	X		None
86	Required the Transportation Element analysis for multimodal transportation districts to demonstrate that community design elements will reduce vehicle miles of travel and support an integrated, multi-modal transportation system.	9J-5.019(3)	X		None
87	Required Transportation Element objectives for multimodal transportation districts to address provision of a safe, comfortable and attractive pedestrian environment with convenient access to public transportation.	9J-5.019(4)	X		None
88	Authorized local governments to establish level of service standards for general lanes of the Florida Intrastate Highway System within urbanized areas, with the concurrence of the Department of Transportation.	9J-5.019(4)(c)		Policy 2.3.1	None

Appendix D - Applicable Changes to the Strategic Regional Policy Plan for South Florida

	Changes to Strategic Regional Policy Plan (June 7, 2004)	SRPP Policy	Major Local Issue/Required Issue
1	Combat poverty and low wages through the provision of affordable housing, transportation, childcare and other services.	Policy 2.5	Incorporate the CRA Master Plan & Implement Redevelopment and Infill Objectives
2	Promote the location of publicly supported services within walking distance of regional transit services to make it possible for residents without access to private transportation to use those services in a convenient and timely fashion.	Policy 2.6	Establish Transit Oriented & Multimodal Land Use Patterns
3	Public facility and service providers should give priority to the construction, maintenance, or reconstruction of public facilities needed to serve existing development most effectively and to the elimination of any infrastructure deficiencies which would impede redevelopment.	Policy 4.1	Infrastructure Element Amendments
4	Implement planning and financial mechanisms to ensure the ability to meet school needs for existing and future development.	Policy 5.1	Amendments to address April 2003 Interlocal Agreement
5	Discourage development proposals that would exacerbate school overcrowding, except where mitigation measures that would alleviate overcrowded conditions at impacted schools are agreed upon by the affected local government and school board.	Policy 5.3	Amendments to address April 2003 Interlocal Agreement
6	Promote greater cooperation among the state, the counties, the municipalities, the school districts, and other appropriate state and regional agencies regarding school issues, including a better integration between local comprehensive plans and school district plans. Local governments are encouraged to include periodic assessments of their educational facilities needs and identify implementation strategies.	Policy 5.4	Amendments to address April 2003 Interlocal Agreement
7	Ensure that local governments and their respective schools boards coordinate efforts to provide adequate sites for needed educational facilities.	Policy 5.5	Amendments to address April 2003 Interlocal Agreement
8	Ensure effective implementation of school interlocal agreements through the monitoring process included in each agreement.	Policy 5.6	Amendments to address April 2003 Interlocal Agreement
9	Address the needs of the growing population requiring affordable housing, including those of moderate-income households, and the resulting impacts on economic development activities, transportation and public transportation networks, and the quality of life for South Florida residents by developing a Regional Housing Plan by December 31, 2005. The Regional Housing Plan will assure a fair distribution of housing throughout the Region, so that every local government provides an opportunity for a mix of housing affordable to all income ranges.	Policy 6.1	Incorporate the CRA Master Plan & Implement Redevelopment and Infill Objectives
10	Encourage new housing, including housing at higher densities, to be directed toward areas designated as Urban Corridors, Regional Intermodal Centers, Intermodal Centers and Regional Centers as depicted on the Livability and Connectivity Illustration of the SRPP.	Policy 6.3	Establish Transit Oriented & Multimodal Land Use Patterns
11	Provide affordable housing that is reasonably accessible to employment centers, family support systems, shopping, public transportation, and recreational facilities.	Policy 6.12	Incorporate the CRA Master Plan & Implement Redevelopment and Infill Objectives; Establish Transit Oriented & Multimodal Land Use Patterns

Appendix D - Applicable Changes to the Strategic Regional Policy Plan for South Florida

	Changes to Strategic Regional Policy Plan (June 7, 2004)	SRPP Policy	Major Local Issue/Required Issue
12	Promote increased use of mixed densities and housing product types within residential zoning and individual parcels to encourage the planning and construction of a greater diversity of housing choices.	Policy 6.19	Incorporate the CRA Master Plan & Implement Redevelopment and Infill Objectives
13	Local governments should provide centralized wastewater service in areas where existing septic tanks are an environmental or human health problem, particularly within densely populated urban services area and sites where septic tanks and private water wells are jointly utilized.	Policy 7.4	Infrastructure Element Amendments
14	Implement stormwater quantity and quality level of service standards consistent with those recommended by the South Florida Water Management District.	Policy 7.5	Infrastructure Element Amendments
15	Expand use of public transportation, including buses, commuter rail, waterborne transit, and alternative transportation modes that provide services for pedestrians, bikers, and the transportation disadvantaged, and increase its role as a major components in the overall regional transportation system.	Policy 8.4	Establish Transit Oriented & Multimodal Land Use Patterns; Broward County Transit-Oriented Concurrency Amendments
16	Maintain and revitalize parks so that they offer comfort, sociability, access, and a variety of activities to meet the mixed and varied needs of their visitors.	Policy 10.2	Increase the Amount of Park and Open Space
17	Encourage mixed land uses and activities within communities to foster more balanced and energy-efficient development patterns which are characterized by appropriate density, diverse economic, employment, and housing opportunities, and public transportation access.	Policy 11.2	Incorporate the CRA Master Plan & Implement Redevelopment and Infill Objectives; Establish Transit Oriented & Multimodal Land Use Patterns
18	Develop and implement incentives for urban redevelopment to promote: <ul style="list-style-type: none"> a. high density, urban centers; b. flexibility in the expenditure of transportation system capital funds to create a more balanced mix of highways, public transportation, and good movement; and c. nodes of transit-oriented design of appropriate land use density along major urban corridors of public transportation. 	Policy 11.3	Establish Transit Oriented & Multimodal Land Use Patterns
19	Strengthen neighborhoods by: <ul style="list-style-type: none"> a. increasing and strengthening code enforcement at the local level through additional staffing and funding; b. maintaining and improving infrastructure in neighborhoods and targeting declining neighborhoods for enhancements; c. promoting programs designed to enhance the safety of neighborhoods; and d. protecting the Region's historic structures and promoting the preservation, restoration and rehabilitation, of structures listed at the federal, state, or local level. 	Policy 11.4	Develop and Implement Neighborhood Planning
20	Concentrate dense land uses, including residential, commercial, and mixed-use, along major public transportation corridors and at intermodal centers in concert with locally adopted long-range transportation plans.	Policy 20.4	Incorporate the CRA Master Plan & Implement Redevelopment and Infill Objectives; Establish Transit Oriented & Multimodal Land Use Patterns

Appendix D - Applicable Changes to the Strategic Regional Policy Plan for South Florida

	Changes to Strategic Regional Policy Plan (June 7, 2004)	SRPP Policy	Major Local Issue/Required Issue
21	Develop a transportation system that connects people to places, is accessible to the greatest number of people; offers alternatives to the single-occupant vehicle; provides for the safety and mobility of pedestrians and bicyclists; accommodates sustainable growth; and functions efficiently as a regional system.	Policy 20.6	Establish Transit Oriented & Multimodal Land Use Patterns; Congestion on Oakland Park Boulevard
22	Facilitate pedestrian and bicycle movement, increase the use of public transportation, and decrease the use of single occupant vehicles through such measures as innovative site design and transit-oriented development.	Policy 20.7	Establish Transit Oriented & Multimodal Land Use Patterns