



TO: Josie P. Sesodia, AICP, Director
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Henza Plat (007-MP-22)
City of Oakland Park

DATE: March 22, 2022

The Future Land Use Element of the City of Oakland Park Comprehensive Plan is the effective land use plan for the City of Oakland Park. That plan designates the area covered by this plat for the uses permitted in the "Low Density Residential (up to 5 DU/AC)" land use category. This plat is generally located on the east side of Northwest 19 Avenue, south of Northwest 27 Street.

The density of the proposed development of 4 dwelling units on 0.94 acres of land in the platted area, including the immediately adjacent right-of-way, is 4.3 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

North:	Low Density Residential (up to 5 DU/AC)
South:	Park-Open Space (City of Fort Lauderdale)
East:	Low Density Residential (up to 5 DU/AC)
West:	Low Density Residential (up to 5 DU/AC)

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:LRH

cc: David Hebert, City Manager
City of Oakland Park

Peter Schwarz, AICP, Director, Community and Economic Development Department
City of Oakland Park