



TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Walmart Oakland Park
(026-MP-16) City of Oakland Park

DATE: September 28, 2020

This memorandum updates our previous correspondence regarding the referenced plat dated July 16, 2020.

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

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 "Commercial" land use category. This plat is generally located on the east side of Northeast 6 Avenue, between Oakland Park Boulevard and the North Fork of the Middle River.

The proposed commercial use on Parcel A1 is in compliance with the permitted uses of the effective land use plan.

Regarding the proposed 300 multi-family dwelling units on Parcel A2, Planning Council staff notes that the City of Oakland Park's certified land use plan permits mixed-use and/or free standing multi-family uses, wherein the residential acreage does not exceed 10 acres or 40% of the total gross acreage of the commercially designated parcel, whichever is greater, subject to the allocation of "flexibility units." Planning Council staff has received written documentation that the City allocated 300 "flexibility units" to this parcel on September 16, 2020, through Ordinance O-2020-017. It is noted that Parcel A2 is approximately 9.23 acres in size. Therefore, the proposed 300 dwelling units are in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that the proposed residential development is located adjacent to the City of Wilton Manors, and is subject to Policy 2.10.1 of the Broward County Land Use Plan (BCLUP) regarding compatibility. In this regard, Planning Council staff has received written documentation that the City of Oakland Park notified the City of Wilton Manors of the flexibility allocation on June 23, 2020, per the rules of the *Administrative Rules Document: BrowardNext*.

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Planning Council staff received written documentation that the City of Wilton Manors did not request a compatibility review. Further, the subject parcel is not located within 500 feet of Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan.

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

Brad Ostroff, Acting Director, Community and Economic Development Department
City of Oakland Park

