



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102, Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A PLAT NON-VEHICULAR ACCESS LINE AMENDMENT

Project Description			
Plat Name:	Walmart Oakland Park	Number:	026-MP-16
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	20-1911
Applicant:	Mark Van Dyke	Commission District:	4
Agent:	Ram Realty Acquisitions V LLC	Section/Twn./Range:	26/49/42
Location:	Southeast corner of Oakland Park Boulevard and Northeast 6 Avenue	Platted Area:	12 Acres
Municipality:	Oakland Park	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Approval Date:	December 8, 2020		

A location map showing this Plat and parcels designated within the plat for the purpose of assigning development entitlement is attached as **Exhibit 2**.

The Application is attached as **Exhibit 7**. The Planning and Development Management Division (PDMD) distributed the application to agencies for review, as required by Sec. 5-181 of the Land Development Code.

Platting History and Development Rights			
Plat Board Approval:	March 20, 2018	Plat Book and Page Number:	183-253
Plat Recorded:	February 5, 2019	Current Instrument Number:	115669790
Plat Note Restriction			
Original Plat:	This plat is restricted to 130,000 square feet of commercial. No free-standing banks or bank drive-thru facilities are permitted without the approval of the Board of County Commissioners.		
Proposed Note: Subject to Board approval on December 8, 2020	Parcel A1 is limited to 35,000 square feet of commercial uses. Parcel A2 is limited to 288 midrise units and 12 townhouse units.		
Existing NVAL:	1) Oakland Park Boulevard 60 feet wide, located 18.00 feet west of the NE corner; 2) NE 6 Avenue 60 feet wide, located 225.00 feet south of the NW corner; 3) NE 6 Avenue 60 feet wide, located 93.83 feet north of the SW corner.		
Proposed NVAL:	Request is for the relocation of three (3) openings in the NVAL to provide access and on-site circulation.		

	<p>1) Oakland Park Boulevard 60 feet wide, located 21.00 feet west of the NE corner;</p> <p>2) NE 6 Avenue 60 feet wide, located 117.72 feet south of the NW corner;</p> <p>3) NE 6 Avenue 60 feet wide, located 181.50 feet north of the SW corner.</p> <p>Specific locations are shown and described in Exhibit 7.</p>
Extensions:	Not Applicable

1. Access

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum in **Exhibit 5**. This request shall meet the standards of the Broward County Land Development Code at the time of permit.

This project is located on Federal Highway, which is a State Roadway. Florida Department of Transportation (FDOT) has issued a pre-approval letter for parcel A only, see **Exhibit 6**. Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards."

2. Municipal Review

The City of Oakland Park adopted Resolution No. 2020-113 on September 16, 2020 supporting the application, which is attached in **Exhibit 3**. Adjacent City of Wilton Manors indicate no objection to this request, see **Exhibit 4**.

RECOMMENDATIONS

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, conditions.

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.