



TO: Darby Delsalle, AICP, Director
Broward County Housing and Urban Planning Division

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read "BBB", positioned next to the name Barbara Blake Boy.

RE: Oakland Park Estates (029-MP-25)
City of Oakland Park

DATE: October 15, 2025

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 northeast corner of Northwest 21 Avenue and Northwest 27 Street.

The density of the proposed development of ten (10) dwelling units on 2.85 acres of land in the platted area, including the immediately adjacent rights-of-way, is 3.51 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:	Low-Density Residential (Up to 5 DU/AC)
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:DSR

cc: David Hebert, City Manager
City of Oakland Park

Sierra Marrero, Director, Engineering and Community Development
City of Oakland Park