



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

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read "BBB", located to the right of the "FROM:" line.

RE: Cypress Creek East (012-MP-24)
City of Oakland Park

DATE: October 6, 2025

This memorandum updates our previous comments regarding the referenced plat dated November 22, 2024.

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 southwest corner of Cypress Creek Road and Interstate 95.

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

Regarding the proposed residential use, it is noted that the City of Oakland Park's certified land use plan permits residential uses on parcels of land 10 acres or less in areas designated "Commercial," subject to the allocation of "flexibility units."

Planning Council staff has received written documentation that the City of Oakland Park allocated 286 "flexibility units" to this plat through Ordinance No. O-2025-003 on April 16, 2025. Therefore, the proposed residential development consisting of 286 dwelling units is in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that the proposed development is located adjacent to the City of Fort Lauderdale, and is subject to Policy 2.10.1 of the Broward County Land Use Plan regarding compatibility. In this regard, Planning Council staff has received written notification that the City of Oakland Park notified the City of Fort Lauderdale of the flexibility allocation, per Article 3.4 of the Administrative Rules Document: BrowardNext. Subsequently, Planning Council staff received written documentation that the City of Fort Lauderdale did not request a compatibility review. It is also noted that the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan.

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

North:	Transportation
South:	Transportation
East:	Transportation
West:	Uptown Urban Village Transit-Oriented Development (City of Fort Lauderdale)

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:HHH

cc: David Hebert, City Manager
City of Oakland Park

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

