



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

FROM: Barbara Blake Boy, Executive Director

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

RE: Empowerment (001-MP-24)
City of Oakland Park

DATE: March 6, 2025

This memorandum updates our previous comments regarding the referenced plat dated February 27, 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 "Medium-High Density Residential (up to 25 DU/AC)" land use category. This plat is generally located on the north side of Northwest 26 Street, between Northwest 21 Avenue and Northwest 25 Avenue.

The proposed community center, daycare and religious institution uses are in compliance with the permitted uses of the effective land use plan.

Regarding the proposed residential use, this plat was the subject of Broward County Land Use Plan (BCLUP) amendment PC 24-5, which was approved by the Broward County Commission on September 5, 2024, recognizing the following voluntary commitment:

- Restrict development to 469 dwelling units, of which 15% (at least 70) must be restricted to affordable housing units at the "moderate-income" level or below (up to 120% of median income) for a minimum of 30 years.

Regarding the proposed commercial use, the City of Oakland Park's certified land use plan permits office and/or retail sales of merchandise or services in the "Medium-High Density Residential" land use category as long as no more than 50% of the floor area is used for said purpose. Planning Council staff has received written verification from the City that no more than 50% of the floor area will be used for retail uses. Therefore, the proposed commercial use is in compliance with the permitted uses of the effective land use plan.

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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), Community Facilities, Park-Open Space and Irregular 18.07 Residential (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:HHA

cc: David Hebert, City Manager
City of Oakland Park

Robin Butler, Assistant to the City Manager
City of Oakland Park

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

