

Ram Oakland Park – Residential

Project Narrative

Wal-Mart Stores East, LP is the owner of real property located at the southeast corner of the intersection of Oakland Park Boulevard and NE 6th Avenue. Currently, there is one existing building on the property, which is the vacant K-mart store. The site currently has conditional use and site plan approvals for a proposed Walmart, along with a recorded Plat.

The subject site is +/- 12.5 acres. The residential portion of the site under this application is 9.23 net acres (10.00 gross acres) and will consist of four (4) 5-story residential buildings and three (3) two-story townhouse buildings. A total of 300 residential units are proposed, consisting of 288 midrise units and 12 townhouse units. The main access point for the residential uses will be along NE 6th Avenue, with two additional access points (one on NE 6th Avenue and one on Oakland Park Boulevard) that will be shared with the commercial portion of the project via an access easement.

The project includes a large public plaza at the southeast corner of the site, which will serve as the entryway to the public pedestrian promenade/greenway along the waterfront. The promenade will feature 10' walkways and will range in width from +/- 10' to +/- 30'. The applicant is proposing to grant a public access easement over these areas.

The applicant is requesting a Mixed-Use Land Development overlay for the residential portion of the project. The residential use will provide an exciting addition to the living options available in the City, and will add new state-of-the-art buildings with sustainable features and luxury amenities to the City. We believe the City will be proud to have this residential complex available to the community.

Once operational, the project will be managed and maintained by a professional management company with asset management oversight by Ram Realty Advisors.