




TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Oakland Park Multi-Family (026-MP-18)
City of Oakland Park

DATE: August 30, 2018

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 Density Residential (up to 16 du/ac)" land use category. This plat is generally located on the northwest corner of Dixie Highway and Northeast 58 Street.

The density of the proposed development of 114 dwelling units on approximately 7.3 gross acres of land, including the immediately adjacent rights-of-way, is 15.6 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: Medium Density Residential (up to 16 du/ac) and Community Facilities
South: Low Density Residential (up to 5 du/ac) and Community Facilities
East: Medium Density Residential (up to 16 du/ac) and Industrial (City of Fort Lauderdale)
West: Low Density Residential (up to 5 du/ac) and Medium Density Residential (up to 16 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:KJW

cc: David Hebert, City Manager
City of Oakland Park

Jennifer Frastai, Director, Engineering & Community Development Department
City of Oakland Park