

Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Name:	WALMART OAKLAND PARK	Number:	026-MP-16
Applicant:	Wal-Mart Stores East, L.P.	Comm. Dist.:	4
Agent:	Bowman Consulting Group, LTD	Sec/Twp/Rng:	26/49/42
Location:	Southeast Corner of Oakland Park Boulevard and Northeast 6 Avenue	Platted Area:	12.556
City:	Oakland Park	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	117,692 Sq. Ft. Commercial	Effective Plan:	Oakland Park
Proposed Use:	130,000 Sq. Ft. Commercial	Plan Designation:	Commercial. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Commercial	North:	Commercial
South:	Residential	South:	Low-Medium (10) Residential
East:	Commercial, Multi-Family Residential	East:	Medium-High (25) Residential, Commercial
West:	Commercial	West:	Medium (16) Residential, Commercial
Existing Zoning:	B-1 Community Business	Proposed Zoning:	B-1 Community Business

RECOMMENDATION (See Attached Conditions)

**APPROVAL:** Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

Meeting Date:	03/20/18	Prepared:	KDL
Action Deadline:	04/24/18	Reviewed:	
Deferral Dates:		Approved:	

Continued

SERVICES

Wastewater Plant:	G. T. Lohmeyer (11/17)	Potable Water Plant:	Oakland Park (03/17)
Design Capacity:	48.0000 MGD	Design Capacity:	70.000 MGD
12-Mo. Avg. Flow:	38.9000 MGD	Peak Flow:	41.500 MGD
Est. Project Flow:	0.0130 MGD	Est. Project Flow:	0.030 MGD

Comments: Sufficient capacity exists at this time.    Comments: Sufficient capacity exists at this time.

PARKS

SCHOOLS

Dwelling Units	Impact Fee
*	*

	Land Dedication	Impact Fee	Admin. Fee
Local:	County conducts no local review within municipalities	N/A	N/A
Regional:	*	*	*

TRANSPORTATION

Concurrency Zone: North Central	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	*	*	*
Non-res. uses:	747	*	*
Total:	747	*	*

\* See Staff Comment No. 3  
See Finding No. 1  
See Staff Recommendation No. 30

WALMART OAKLAND PARK  
026-MP-16

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use(s) being 130,000 square feet of commercial. This property is being platted because it does not qualify for an exception to the mandatory platting rule, as the plat is more than five (5) acres in size and the plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways approval is valid for 10 months. A 2-month extension has been granted and approval will expire on April 27, 2018.
- 3) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. These fees shall be based on the gross square footage of any building(s) as defined in the ordinance, including canopies and overhangs for drive-thru facilities and for outdoor restaurant seating.
- 4) At the time of plat application, a 117,692 square feet commercial building existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. No credit will be granted for demolition occurring more than eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.
- 5) This plat is not located in a wellfield zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into the Broward County Code of Ordinances, Chapter 27, Article XIII.
- 6) Review of available information indicates that, at this time, there are no wetlands within the boundaries of this plat, therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, such as lake or canal excavation regulated under Article XI of the Natural Resource Protection Code, may require a license. The Applicant is encouraged to contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 at the earliest time to determine if, and what type of, a license may be required prior to undertaking any surface disturbing activities.
- 7) The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the

development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of south Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section.

- 8) Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Oakland Park if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 9) A Tree Removal License will be required for the proposed removal or relocation of any trees located in the N.E. 6 Avenue Right-of-Way which is adjacent to the area of the plat.
- 10) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Protected Natural Lands Inventory may be accessed at: <http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 11) A demolition notification will be required for the 117,692 square feet commercial use. Contact the Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division at 954-519-1260 for additional information.
- 12) Any discharges to ground or surface waters, excluding stormwater, will require review and approval from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 13) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 14) A Tree Removal License may be required. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 15) The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on

site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation Section must approve any dewatering activities at the subject location.

- 16) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 17) This property is within 20,000 feet of Fort Lauderdale Executive Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.
- 18) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The archaeologist notes that this property is located in the City of Oakland Park and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Oakland Park's Development Services Department, at 954-786-7921 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).
- 19) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 20) Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards." In accordance with Section 5-189(b)(5) of the Land Development Code, the applicant has submitted the attached pre-application approval letter from the Florida Department of Transportation.

- 21) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council.
- 22) The attached comments from the City of Oakland Park indicate that this plat was approved by the City Commission on November 30, 2016.
- 23) The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
- 24) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: [www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf)

## FINDINGS

### CONCURRENCY REVIEW

- 1) This plat is located within the Central Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

### RATIONAL NEXUS REVIEW

- 3) This plat has been evaluated by staff of the Highway Construction and Engineering Division for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code ("rational nexus test"). Staff has made a finding that the proposed development meets the threshold test for rational nexus and this report includes right-of-way dedication requirements.

## STAFF RECOMMENDATIONS

### NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following recommendations:

- 1) Along the ultimate right-of-way for Oakland Park Boulevard except at a 60-foot opening with centerline located approximately 48 feet west of the east plat limits.

This opening is restricted to right turns only.

The openings on Oakland Park Boulevard are subject to the approval of FDOT. Design of this turn lane is subject to the approval of FDOT.

- 2) Along the ultimate right-of-way for NE 6 Avenue except at the following:
  - A) A 60-foot opening with centerline located approximately 255 feet south of the north plat limits.
  - B) A 60-foot opening with centerline located approximately 123 feet north of the south plat limits.

#### RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 3) Fifteen feet of right-of-way on NE 6 Avenue, an 80-foot County Collector.
- 4) Right-of-way for an east bound right turn lane on Oakland Park Boulevard at the 60-foot opening with 200 feet of storage and 50 feet of transition. Width dedicated shall include sufficient space for a bike lane meeting the current FDOT standards.

Include the area bounded by the entrance radii: (267 feet from the limits of the 50 foot opening to the beginning of the storage/end of the transition).

#### ACCESS REQUIREMENTS

- 5) The minimum distance from the non-vehicular access line of Oakland Park Boulevard and NE 6th Avenue, at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 50 feet.
- 6) Any driveway in the 60-foot openings on NE 6th Avenue shall be centered in the opening, shall consist of a minimum of two egress lanes, each 12 feet in width, and one 16 foot wide ingress lane, with entrance radii of 35 feet.
- 7) Any driveway in the 60-foot openings on Oakland Park Boulevard shall be centered in the opening, shall consist of an egress lanes, 12 feet in width, and an ingress lane, 16 foot in width, with entrance radii of 35 feet.

#### TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 8) The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

#### TURN LANE IMPROVEMENTS (Secure and Construct)

- 9) Eastbound right turn lane on Oakland Park Boulevard at the 60-foot opening with 200 feet of storage and 50 feet of transition.

Continued

Design of this turn lane is subject to approval by Florida Department of Transportation.

- 10) Northbound right turn lanes on NE 6 Avenue at the north 60-foot opening with 150 feet of storage and 50 feet of transition.
- 11) The length of turn lane storage is measured from the end of taper (transition) to the point of curvature of the driveway radius, or corner chord in the case of intersecting road right-of-way.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 12) Along Oakland Park Boulevard and NE 6 Avenue adjacent to this plat.

COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

- 13) The developer shall be responsible for replacement of communication conduit/interconnect that is damaged by construction of the required improvements. The security amount for communication conduit/interconnect along Oakland Park Boulevard shall be determined by the Traffic Engineering Division.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 14) Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below.

Design and installation of the required markers and/or signs are subject to approval by Florida Department of Transportation for projects located on a FDOT jurisdictional roadway.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 15) Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction & Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.
- 16) The Installation of Required Improvements Agreement shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to NVAL Amendment



Agreement recordation and/or commencement of construction. Security amounts shall be based upon the one of the following:

- A) Approved construction plans. When security is based on approved construction plans, the security will be calculated at one hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
- B) Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
- C) All forms are available on the Highway Construction and Engineering Division's web page at:  
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

#### IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS

- 17) Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.
- 18) Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.
- 19) Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
- 20) All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:

Continued

- A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
  - 1) State of Florida Department of Transportation:
  - 2) "Roadway and Traffic Design Standards."
  - 3) "Standard Specifications."
  - 4) "FDOT Transit Facilities Guidelines."
  
- B) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

All standard forms are available for downloading from the Highway Construction and Engineering Division's website:

<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

- 21) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant shall request a current tax letter be forwarded from the Revenue Collection Division to HCED Plat Section.

#### FLORIDA STATUTE 177 PLAT REVIEW COMMENT

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

#### 22) SURVEY DATA

- A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.
  - 1) Review the name of the underlying plat recorded in P.B. 16, PG. 12, B.C.R. and revise the subtitles on the plat to read A PORTION OF BLOCK 1 OF AMENDED PLAT LAUDERDALE HEIGHTS, as shown on said plat.
  - 2) Revise the labels on the plat drawing that refer to the underlying plat, based on the above comment.
  
- B) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available from the County Surveyor's Office.

- C) The surveyor must submit digital plat information (after all corrections are completed and Highway Construction and Engineering Division staff requests digital information).

23) RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A) Label the right-of-way shown with all recorded instruments which establish public rights-of-way for Oakland Park Boulevard (S.R. 816), N.E. 6 Avenue and N.E. 8 Avenue adjacent to this plat. Refer to the Title Certificate and the Adjacent Right-of-Way Report.

**NOTE: Show the references for existing right-of-way on all sheets where said rights-of-way appear.**

24) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:
  - 1) be based upon a legal description that matches the plat.
  - 2) be based upon a search of the public records within forty-five (45) days of submittal.
  - 3) contain the names of all owners of record.
  - 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
  - 5) contain a listing of all easements and rights-of-way of record lying within the plat boundaries.
  - 6) contain a listing of all easements and rights-of-way which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

**NOTE: Revise legal description in the Title Certificate prior to submittal of the recordation.**

The title must be updated for the review of any agreements and for the recordation process. Standard format for "Title Certificates," "Opinions of Title," the "Adjacent Right-of-Way Report," and a "Guide to Search Limits of Easements and Right-of-Way" may be obtained by contacting the Highway Construction and Engineering Division or by visiting the Division's web site:

<http://bcegov2.broward.org/bcengineering/index.asp>

25) DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revisions. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B) Show "PLAT LIMITS" labels on all plat boundary lines, on all sheets where the boundary lines appear.

26) SIGNATURE BLOCKS

- A) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of City (or Town) conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

27) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

- A) Planning Council Administrator Signature
- B) Completion of all POSSE Inputs; Impact Fee and Security reports printed
- C) County Surveyor Sign-off
- D) PRM's Verified
- E) Development Order, Planning & Redevelopment Director signature
- F) Engineering Director Signature
- G) City of Oakland Park Final Sign-off:  
Harris Hamid [harrisH@oaklandparkfl.org](mailto:harrisH@oaklandparkfl.org)  
Mala Jaggernauth [malaJ@oaklandparkfl.org](mailto:malaJ@oaklandparkfl.org)

NOTES:

- a) The applicant may request a copy of the Florida Statutes 177 check print by calling Luis Gaslonde at 954-577-4598.
- b) Additional changes made to the original plat mylar (beyond this list of corrections) may cause delays in review and recordation, and may result in additional review fees.

GENERAL RECOMMENDATIONS

- 28) Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve

Continued

minor adjustments based on verified field conditions or details provided in approved construction plans.

- 29) All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:
- A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
  - B) State of Florida Department of Transportation:
    - 1) "Roadway and Traffic Design Standards."
    - 2) "Standard Specifications."
    - 3) "FDOT Transit Facilities Guidelines."
  - C) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

- 30) Applicant must pay transportation concurrency fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code.
- 31) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.
- 32) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

- 33) Place a note on the face of the plat reading:
- A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued **by March 20,**

**2023**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or

- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **March 20, 2023**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

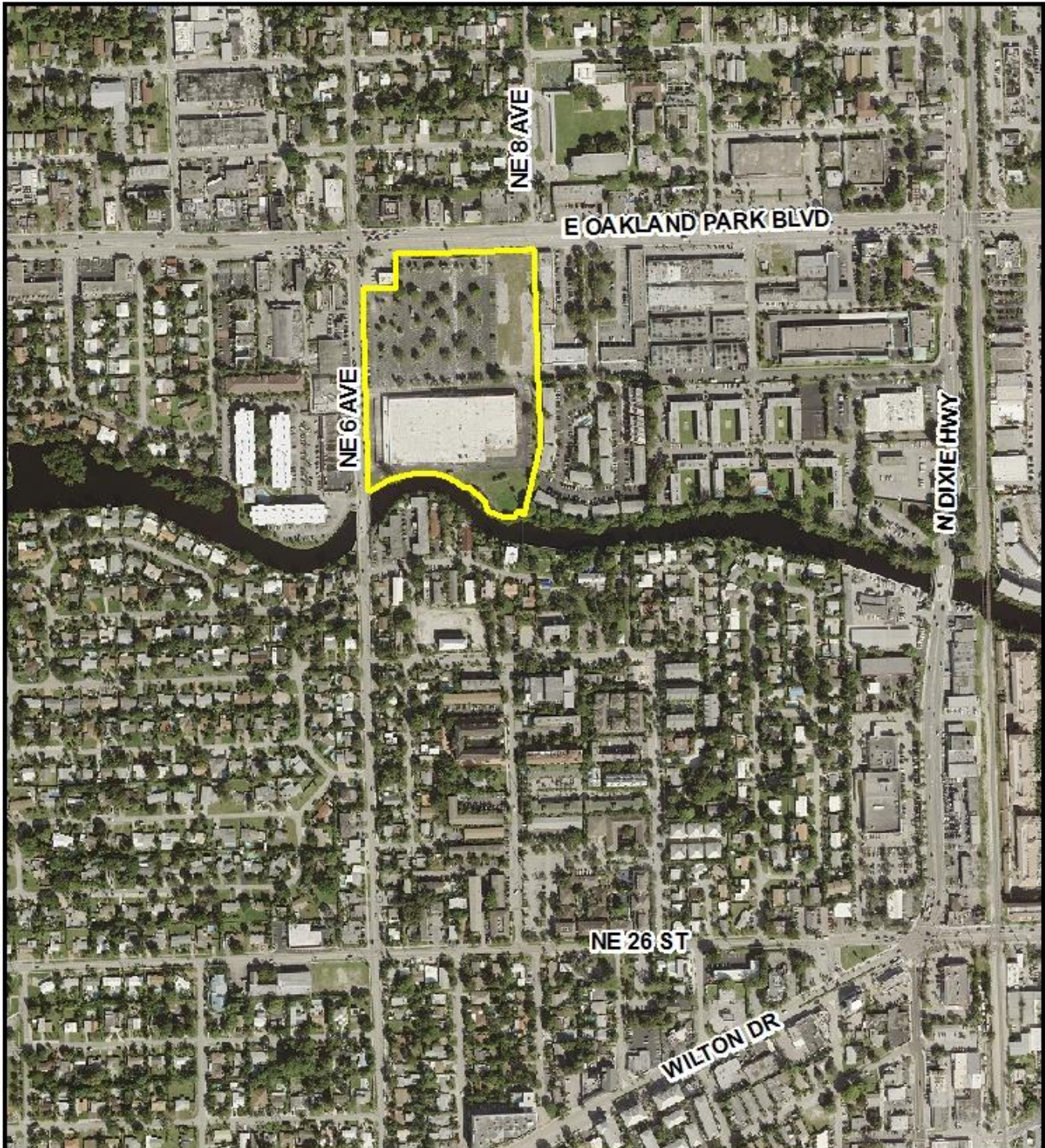
- 34) Place a note on the face of the plat reading:

This plat is restricted to 130,000 square feet of commercial. No free-standing banks or bank drive-thru facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section 2B.1.f, Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

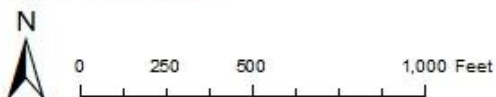
- 35) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



**Commission District No. 4**  
**Municipality: Oakland Park**  
**S/T/R: 26/49/42**



**026-MP-16**  
**Walmart Oakland Park**



Prepared by: Planning and Development Management Division  
Date Flown: January 2017



**Florida Department of Transportation**

RICK SCOTT  
GOVERNOR

3400 West Commercial Blvd.  
Fort Lauderdale, FL 33309

JIM BOXOLD  
SECRETARY

February 16, 2018

THIS PRE-APPLICATION LETTER IS EXTENDED UNTIL – February 16, 2019  
THIS LETTER IS NOT A PERMIT APPROVAL

Lisa Leonard  
Bowman Consulting Group, Ltd.  
301 SE Ocean Boulevard, Suite 301  
Stuart, FL 34994

Dear Lisa Leonard:

RE: **February 16, 2018** - Pre-application Review for **Category E Driveway** Date of Pre-Application Meeting: **June 23, 2016**  
Broward County - City of Oakland Park, Urban; SR 816 (South Side); Sec. # 86090; MP: 7.351  
Access Class - 05; Posted Speed - 35 mph; SIS - N;  
**Request: Right-in/right-out driveway along East Oakland Park Blvd/SR 816 approximately 580 feet east of NE 6<sup>th</sup> Avenue.**

**SITE SPECIFIC INFORMATION**  
Project Name & Address: **Walmart Oakland Park – 670 E Oakland Park Boulevard, Oakland Park, FL**  
Applicant/Property Owner: **Wal-Mart Stores East, LP**  
Parcel Size: **12.11 Acres** Max. Sq.ft./Proposed LU: **130,000 S.F. Retail**

**WE APPROVE YOUR REQUEST**

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

**Conditions:**

- A minimum driveway length of 50 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
- A right turn lane is required and must include space for a bicycle lane per current FDOT design standards.

**Comments:**

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, Fax # 954-677-7893 or e-mail: [geysa.sosa@dot.state.fl.us](mailto:geysa.sosa@dot.state.fl.us).

Sincerely,

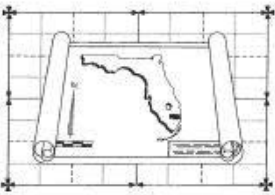
Aidin Massani, Ph.D.  
District Traffic Access Manager

GS/nyh

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2016-06-23\86090 MP 7.351 SR 816\_Walmart Oakland Park\86090 MP 7.351\_SR 816\_Oakland Park Commercial.docx






## BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 ■ Fort Lauderdale, Florida 33301 ■ Phone: 954.357.6695

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

FROM: Barbara Blake Boy, Executive Director 

RE: Walmart Oakland Park (026-MP-16)  
City of Oakland Park

DATE: March 13, 2017

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 east side of Northeast 6 Avenue, between Oakland Park Boulevard and the North Fork of the Middle River.

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

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

North:	Commercial
South:	Low-Medium (10) Residential (City of Wilton Manors)
East:	Medium-High (25) Residential and Commercial
West:	Medium (16) Residential and Commercial (City of Wilton Manors)

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:PMS

cc: David Hebert, City Manager  
City of Oakland Park

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

BROWARD COUNTY, FLORIDA  
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION  
COMMENTS FOR PLAT REPORT

FEB 8 2017

TO: City Planner

DIVISION: City of Oakland Park

PLAT NAME: Walmart Oakland Park

Plat No. 026-MP-16

COMMENTS DUE DATE: March 16, 2017

Please find an application for the above Plat which was submitted to you for verification of the standards of the Broward County Land Development Code, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted to this office by the date indicated above. If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.

For your convenience you may e-mail your comments to Kim Marcellus at: [PDMDInfo@broward.org](mailto:PDMDInfo@broward.org) or call 954-357-6629.

Your cooperation is greatly appreciated.

Thuy (twee) Turner, AICP  
Planning Section Supervisor  
Planning and Development Management Division

NO OBJECTION TO THE PLAT AS SUBMITTED.

THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.

THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS

In the space provided please sign, print your name and phone number



Authorized Signature

Kristen Nowicki, AICP

Print Name

954-630-4339

Telephone Number

COMMENTS: Plat approved by Oakland Park city commission 11/30/2016 by attached D.O.