




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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Kimberly Plat
(098-MP-86) City of Fort Lauderdale

DATE: February 20, 2020
Updated March 5, 2020

This memorandum updates our previous correspondence regarding the referenced plat dated February 20, 2020, per your request. The updates are noted in ~~strike through~~ and underline format.

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat as follows:

FROM: This plat is restricted to a 512 room hotel (380 rooms existing and 132 proposed), 123 wet slip marina (existing), 42 high-rise units, 52,400 gross square feet of commercial use (47,400 square feet existing and 5,000 square feet proposed) and 20,000 gross square feet of office use. The 42 high-rise units shall be restricted to: (a) mixed-use buildings in which the residential floor area does not exceed 50% of the total floor area of the building; and/or (b) mixed-use buildings with the first floor limited to commercial development; and/or (c) free standing multi-family residential uses provided that the gross residential acreage does not exceed 10 acres within areas designated as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or 40% of the total gross acreage of the commercial/residential development.

TO: This plat is restricted to 347 room hotel (152 rooms existing and 195 proposed), 127 wet slip marina, 76 high-rise units, 39 garden apartments, 12 townhomes, 16,000 square feet of office use and 28,000 square feet of commercial use (11,000 square feet existing and 17,000 square feet proposed). All residential units shall be restricted to: (a) mixed-use buildings in which the residential floor area does not exceed 50% of the total floor area of the building; and/or (b) mixed-use buildings with the first floor limited to commercial development; and/or (c) free standing multi-family buildings wherein the residential acreage does not exceed 10 acres or 40% of the total acreage of the ~~commercial parcel~~ development site, whichever is greater.

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The Future Land Use Element of the City of Fort Lauderdale Comprehensive Plan is the effective land use plan for the City of Fort Lauderdale. 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 north side of the Southeast 17 Street Causeway and east of the Intracoastal Waterway.

The existing and proposed hotel, marina, commercial and office uses are in compliance with the permitted uses of the effective land use plan.

Regarding the proposed residential dwelling units (i.e. 76 high-rise units, 39 garden apartments and 12 townhomes for a total of 127 dwellings units), Planning Council staff notes that the City of Fort Lauderdale’s certified land use plan permits mixed-use and/or free standing multi-family buildings wherein the residential acreage does not exceed 10 acres or 40% of the total acreage of the ~~commercial parcel~~ development site, whichever is greater, subject to the allocation of “flexibility units.” Planning Council staff has received written confirmation that the City allocated 127 “flexibility units” to this plat on May 15, 2019. Therefore, the proposed 127 dwelling units are in compliance with the permitted uses of the effective land use plan.

Please note that the allocation of “flexibility” to this site is not subject to Policy 2.10.1 of the Broward County Land Use Plan, as 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, and is not located adjacent to another municipality.

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:DBT

cc: Chris Lagerbloom, City Manager
City of Fort Lauderdale

Anthony Fajardo, Director, Department of Sustainable Development
City of Fort Lauderdale

