




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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Maroone Ch
(065-MP-97) City of Fort Lauderdale

DATE: March 31, 2021

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

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 east side of Federal Highway/U.S. 1 at the terminus of Northeast 13 Street.

The existing and proposed automobile dealership and automobile storage uses are in compliance with the permitted uses of the effective land use plan.

The proposed 25 memory care units are in compliance with the permitted uses of the effective land use plan.

Regarding the proposed special residential facility consisting of 211 sleeping rooms (106 dwelling units equivalents), Planning Council staff has received written documentation that the City allocated 106 "flexibility units" to this plat on November 18, 2020 (Case No. PLN-SITE-20020003). Therefore, the proposed development of 211 assisted living facility sleeping rooms is in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that this allocation of "flexibility" is not subject to Policy 2.10.1 of the Broward County Land Use Plan (BCLUP) 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.

Further, regarding affordable housing, this plat is not subject to BCLUP Policy 2.16.2, as it was not the subject of a Broward County Land Use Plan amendment.

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.

Maroone Chevrolet
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BBB:JMB

cc: Chris Lagerbloom, City Manager
City of Fort Lauderdale

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

