



TO: Josie P. Sesodia, AICP, Director
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Plat Note Amendment for Corporate Park at Cypress Creek
(157-MP-80) City of Fort Lauderdale

DATE: April 28, 2022

This memorandum updates our previous correspondence regarding the referenced plat dated April 14, 2022.

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 "Employment Center" land use category. This plat is generally located on the north side of Cypress Creek Road/Northwest 62 Street, between Northwest 6 Way and Powerline Road.

The existing and proposed office use is in compliance with the permitted uses of the effective land use plan.

Regarding the proposed residential dwelling units, Planning Council staff notes that the City of Fort Lauderdale's certified land use plan permits residential uses in the "Employment Center" land use designation subject to the allocation of "flexibility units." Planning Council staff has received written documentation that the City allocated 312 "flexibility units" to this plat on March 16, 2022. Therefore, the proposed 312 dwellings 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 (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.

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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:JMB

cc: Chris Lagerbloom, City Manager
City of Fort Lauderdale

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

