



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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for AT&T No. 1  
(172-MP-85) City of Lauderhill

DATE: March 13, 2020

The Future Land Use Element of the City of Lauderhill Comprehensive Plan is the effective land use plan for the City of Lauderhill. That plan designates the area covered by this plat for the uses permitted in the "Transit Oriented Corridor" land use category. This plat is generally located between Northwest 13 Street and Northwest 15 Street and State Road 7/U.S. 441 and Northwest 38 Avenue.

Regarding the proposed residential use, the subject Transit Oriented Corridor permits a maximum of 6,262 residential units. To date, including this proposed development, 4,366 dwelling units have been proposed by plat or granted development permits. Therefore, the proposed 186 mid-rise dwelling units and 144 garden apartments are in compliance with the permitted uses of the effective land use plan.

Regarding the proposed commercial use, Planning Council staff notes that the subject Transit Oriented Corridor permits a maximum 5,229,208 square feet of "Commercial" uses. To date, including this proposed development, 2,694,776 square feet of "Commercial" use has been proposed by plat or granted development permits. Therefore, the proposed 2,870 square feet of daycare facility use and the existing 66,408 square feet of telecommunications equipment center use is in compliance with the permitted uses of the effective land use plan.

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: Charles Faranda, City Manager  
City of Lauderhill

Stephen Tawes, City Planner, Planning and Zoning Department  
City of Lauderhill