



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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for One Financial . . .
(033-MP-08) City of Fort Lauderdale

DATE: March 11, 2020

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 "Downtown Regional Activity Center" land use category. This plat is generally located on the east side of Southeast 3 Avenue, between Broward Boulevard and Southeast 2 Street.

Regarding the existing and proposed office, bank and commercial uses, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 34094, Pages 1407-1412.

Regarding the proposed 242 mid-rise units, Planning Council staff has received written confirmation that the City of Fort Lauderdale allocated 242 "flexibility units" to this plat on December 21, 2019. Therefore, the proposed development of 242 mid-rise units is in compliance with the permitted uses of the effective land use plan.

Please note that the allocation of "flexibility units" 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:CME

cc: Chris Lagerbloom, City Manager
City of Fort Lauderdale

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