



TO: Darby Delsalle, AICP, Director
Broward County Housing and Urban Planning Division

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read "BBB", located to the right of the "FROM:" line.

RE: Reflections
(096-UP-80) City of Fort Lauderdale

DATE: June 3, 2026

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 "Uptown Urban Village Transit-Oriented Development" land use category. This plat is generally located between Andrews Avenue and Interstate 95, between the C-14 Canal and Cypress Creek Road/Northeast 62 Street.

Regarding the existing office and hotel use and the proposed residential use, Planning Council staff notes the subject Uptown Urban Village Transit Oriented Development permits a maximum of 4,374,186 square feet of Office use, 1,600 hotel rooms, and 4,239 dwelling units. To date, including this proposed development, 3,380,711 square feet of Office, 718 hotel rooms and 2,285 residential units have been proposed by plat or granted development permits. Therefore, the existing office and hotel use and the proposed 415 dwelling units are in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 24-6/PCT 24-3, which were approved by the Broward County Commission on February 11, 2025, recognizing the following voluntary commitment:

- Restrict 15% (635) of the 4,239 dwelling units as moderate-income affordable housing or below for a minimum of 30 years. The affordable housing set-aside can be satisfied with an in-lieu-of payment per unit for the total number of units in the project (amount shall be equivalent to BCLUP Policy 2.16.4), shared equally between Broward County and the City of Fort Lauderdale.

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.

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BBB:HHA

cc: Rickelle Williams, City Manager
City of Fort Lauderdale

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

Ella Parker, Deputy Director, Development Services Department
City of Fort Lauderdale

