




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: April 3, 2025

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 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 between State Road 7/U.S. 441 and Northwest 36 Way.

Regarding the proposed residential use, the subject Transit Oriented Corridor permits a maximum of 6,262 residential units. To date, including this proposed development, 4,643 dwelling units have been proposed by plat or granted development permits. Therefore, the proposed 214 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, the subject Transit Oriented Corridor permits a maximum 5,229,208 square feet of commercial uses. To date, including this proposed development, 2,707,159 square feet of commercial uses have been proposed by plat or granted development permits. Therefore, the proposed 2,870 square feet of daycare facility use and the existing 66,406 square feet of telecommunications equipment center use is 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 06-3/PCT 06-4, which were approved by the Broward County Commission on June 27, 2006, recognizing the following voluntary commitment:

- Payment of cost per student station fees for additional permitted dwelling units including restricting the unit type and bedroom mix [OR Book 44608, Pages 361-388].

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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: ACJ

cc: Kennie Hobbs, Jr., Interim City Manager  
City of Lauderdale

Daniel T. Keester-O'Mills, Director, Planning and Zoning Department  
City of Lauderdale

