



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

FROM: Barbara Blake Boy, Executive Director

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

RE: Cove at Fort Lauderdale (009-MP-25)  
City of Fort Lauderdale

DATE: June 9, 2025

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 "Commercial" land use category. This plat is generally located on the west side of Federal Highway/U.S. 1, between Sunrise Boulevard and Northeast 13 Street.

The proposed commercial uses are in compliance with the permitted uses of the effective land use plan.

Regarding the proposed residential use, Planning Council staff has received written documentation from the City of Fort Lauderdale that this plat is being processed under Florida Statutes 125.01055, also known as the Live Local Act (LLA); therefore, the City of Fort Lauderdale is required to determine consistency with the same, as the LLA supersedes the effective land use.

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.

The effective land use plan shows the following land uses surrounding the plat:

North:	Commercial
South:	Commercial
East:	Commercial
West:	Commercial

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.

**Cove at Fort Lauderdale**  
**June 9, 2025**  
**Page Two**

BBB:HHA

cc: Rickelle Williams, City Manager  
City of Fort Lauderdale

Porshia L. Garcia, Acting Director, Development Services Department  
City of Fort Lauderdale

Ella Parker, Manager, Urban Design & Planning Division  
City of Fort Lauderdale

