



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", located next to the name Barbara Blake Boy.

RE: 1001 Sub (028-MP-24)
City of Fort Lauderdale

DATE: October 1, 2025

This memorandum updates our previous comments regarding the referenced plat dated December 12, 2024.

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 parcel is generally located on the west side of the FEC Railway, north of Northeast 13 Street and at the terminus of Progresso Drive.

The proposed warehouse and open space uses are in compliance with the permitted uses of the effective land use plan.

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

North:	Commercial
South:	Commercial
East:	Commercial
West:	Medium-High Residential

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:DBT

cc: Rickelle Williams, City Manager
City of Fort Lauderdale

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

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