



TO: Josie P. Sesodia, AICP, Director  
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read "BBB", is written over the name "Barbara Blake Boy" in the "FROM:" field.

RE: Plat Note Amendment for Victor Cameron Plat  
(047-MP-89) City of Fort Lauderdale

DATE: January 3, 2024

This memorandum updates our previous comments regarding the referenced plat dated July 6, 2023.

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 "Commercial" land use category. This plat is generally located between Northwest 19 Street and Northwest 20 Street and between Powerline Road/Northwest 9 Avenue and Northwest 12 Avenue.

The proposed office use is in compliance with the permitted uses of the effective land use plan.

Regarding the proposed residential use, it is noted that the City of Fort Lauderdale's certified land use plan permits residential uses for affordable housing on parcels designated "Commercial," subject to the allocation of "flexibility units." Planning Council staff has received written documentation that the City of Fort Lauderdale allocated 20 "flexibility units" to this plat through official action on December 19, 2023. Per the City, said units will be restricted to those that meet the income guidelines for affordable housing, which is 120% or less of Area Median Income, for a minimum of 30 years. Therefore, the proposed residential development consisting of 20 affordable housing dwelling units is in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that this allocation of "flexibility units" is not subject to Policy 2.10.1 of the Broward County Land Use Plan (BCLUP) 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.

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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:DBT

cc: Greg Chavarria, City Manager  
City of Fort Lauderdale

Chris Cooper, Director, Department of Sustainable Development  
City of Fort Lauderdale

