



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#22-0404

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: May 17, 2022

TITLE: Public Hearing to Consider a Development Agreement Between the City of
Fort Lauderdale and 551 Bayshore Concepts, LLC for the Development
known as “Olakino House” – Case No. UDP-S20009, Pursuant to Chapter
163.3220-163.3243, Florida Statutes – **(Commission District 2)**

Recommendation

Staff recommends the City Commission consider a development agreement between the City of Fort Lauderdale and 551 Bayshore Concepts, LLC., for a Development known as “Olakino House” – Case No. UDP-S2009, pursuant to Chapter 163.3220-163.3243, Florida Statutes.

Background

The Florida Local Government Development Agreement Act, Sections 163.3220-163.3243, Florida Statutes, authorizes local governments to enter into development agreements with developers to encourage a stronger long term commitment to comprehensive and capital facilities planning, to ensure the provision of adequate public facilities for development, to encourage the efficient use of resources, to reduce the economic cost of development and to provide certainty to developers and municipalities in the approval of development and assurances that they may proceed in accordance with the existing laws and policies, subject to the conditions of such development agreements. This statute requires the item to be heard by the City Commission at two public hearings prior to entering into the agreement. This is the first of two public hearings scheduled for the consideration of this item. The second public hearing will be held at the next regular City Commission meeting on June 7, 2022.

The applicant, 551 Bayshore Concepts, LLC., received approval from the City for *Olakino House*, a 65-unit residential development proposed at 551 Bayshore Drive, including application of prior zoning regulation, located in the Intracoastal Overlook Area (IOA) zoning district with an underlying land use designation of Central Beach Regional Activity Center (Beach RAC), on September 21, 2021, through City Ordinance C-21-29. A Location Map is attached as Exhibit 1.

The City's Unified Land Development Regulations (ULDR), Section 47-26A.1, Request for Application of Prior Zoning Regulation, states that approval shall be contingent upon and subject to a development agreement to be executed by the City and property owner. The development agreement shall specify the development standards applicable to the property, any conditions imposed as a part of the approval and shall reference the approved site plan. The agreement shall be recorded in the County public records and shall act as a restrictive covenant running with the land. The applicant is seeking approval of the development agreement consistent with this section and Chapter 163.3220-163.3243, Florida Statutes. The Mail Notice of Intent is attached as Exhibit 2. The Development Agreement is attached as Exhibit 3.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *2022 Commission Priority*, advancing the Smart Growth initiative.

This item supports the *Press Play Fort Lauderdale 2024 Strategic Plan*, specifically advancing:

- Neighborhood Enhancement
- Goal 4: Build a thriving and inclusive community of neighborhoods.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Community*.

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element
- Goal 2: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatible uses.
- The Urban Design Element
- Goal 1: Promote high-quality and sustainable building design elements which complement the public realm.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Mail Notice of Intent

Exhibit 3 – Development Agreement

Prepared by: Karlanne Grant, AICP, Principal Urban Planner, Development Services Department

Department Director: Anthony Greg Fajardo, Development Services Department

05/17/2022

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