



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

**#22-0371**

---

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** May 3, 2022

**TITLE:** Public Hearing to Consider a Development Agreement Between the City of  
Fort Lauderdale and the Towers at Las Olas, LLC., for the Towers Planned  
Development District, Pursuant to Chapter 163.3220-163.3243, Florida  
Statutes – (**Commission District 4**)

---

**Recommendation**

Staff recommends the City Commission consider a development agreement between the City of Fort Lauderdale and the Towers at Las Olas, LLC., for the Towers Planned Development District, 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 is expected to be held at the next regular City Commission meeting on May 17, 2022

The applicant, Towers at Las Olas, LLC., received approval from the City for a Planned Development District (PDD) for the Towers Retirement Home located at 824 NE 2<sup>nd</sup> Street on September 1, 2020, through City Ordinance C-20-24. A Location Map is attached as Exhibit 1.

The Unified Land Development Code (ULDR), Section 47-37A, Planned Development Districts, more specifically Section 47-37A.13, Agreements, states that applicants seeking a PDD shall execute agreements, easements, and other documents necessary with regard to implementation of conditions imposed by the PDD consistent with the

development plans and for continuing operation and maintenance of such. Specifically, the development agreement ensures the construction of off-site improvements for a multi-purpose path with signage and pavement markings that extends along SE 2<sup>nd</sup> Street bends southward along SE 10<sup>th</sup> Terrace to terminate near SE 2<sup>nd</sup> Court (as noted in page 10 of Exhibit 3). The applicant is seeking approval of the development agreement for the Towers PDD consistent with this ULDR 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.
- Objective: Ensure a range of affordable housing options

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 compatibility of 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: Jim Hetzel, AICP, Principal Urban Planner, Development Services Department

Department Director: Anthony Greg Fajardo, Development Services Department