

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING THE ISSUANCE OF A SITE PLAN LEVEL II DEVELOPMENT PERMIT FOR AN ALTERNATIVE DESIGN THAT MEETS THE OVERALL INTENT OF THE DOWNTOWN MASTER PLAN FOR THE DEVELOPMENT OF A 55-STORY, MIXED-USE BUILDING CONSISTING OF 607 RESIDENTIAL UNITS, 3,726 SQUARE FEET OF COMMERCIAL SPACE LOCATED AT 401 NORTHEAST 2<sup>ND</sup> STREET, FORT LAUDERDALE, FLORIDA, IN THE REGIONAL ACTIVITY CENTER – CITY CENTER (RAC-CC) ZONING DISTRICT, HAVING AN UNDERLYING LAND USE DESIGNATION OF DOWNTOWN REGIONAL ACTIVITY CENTER, PROVIDING FOR SEVERABILITY AND PROVIDING FOR CONFLICTS.

---

WHEREAS, Section 47-24.1 of the City of Fort Lauderdale, Florida Unified Land Development Regulations (herein “ULDR”) provides that no development of property in the City shall be permitted without first obtaining a development permit from the City of Fort Lauderdale in accordance with the provisions and requirements of the ULDR; and

WHEREAS, the applicant, Arosa Developers LLC, submitted an application for a Site Plan Level II development permit with alternative design to develop a 55-story, mixed-use building with 607 residential units, and 3,726 square feet of commercial space with design deviation requests for minimum building tower setbacks, encroachments into tower setback, and to exceed the maximum podium height, located at 401 Northeast 2<sup>nd</sup> Street, Fort Lauderdale, Florida, in the Regional Activity Center – City Center Zoning District (RAC-CC), with an underlying Future Land Use Designation of Downtown Regional Activity Center (D-RAC); and

WHEREAS, Section 47-13.20.J.3 of the ULDR provides that in the event the developer of a parcel of land in the Downtown RAC districts desires to deviate from the requirements of Section 47-13.20.B., the developer may submit the design of the proposed development for review and approval by the City Commission, if the alternative design meets the overall intent of the Downtown Master Plan; and

WHEREAS, Section 47-23.16.B.2.c. of the ULDR provides for Affordable Housing Incentives consistent with Broward County Land Use Plan permitted density bonus, which permits bonus residential density when affordable housing is provided on parcels within the DRAC. The applicant has opted to provide Payment In-Lieu of Affordable Housing; and

WHEREAS, The applicant has opted to provide an in-lieu payment to the Broward County Affordable Housing Trust Fund County and fifty (50) percent of in-lieu fees

payment into the City of Fort Lauderdale Affordable Housing Trust Fund, pursuant to Section 47-23.16.D.8. of the ULDR to satisfy the County "affordable unit" requirements, per Section 47-23.16.B.2.c. of the ULDR; and

WHEREAS, the Development Review Committee (DRC), at Case No. UDP-S24073, approved the Site Plan Level II development permit application for an alternative design on January 14, 2025; and

WHEREAS, the City Commission has reviewed the application for a Site Plan Level II development permit application for an alternative design submitted by the applicant as required by the ULDR, and finds that such application fails to conform with the provisions of the ULDR as provided herein;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the City Commission finds the application for an alternative design submitted in accordance with ULDR Section 47-13.20 fails to meet the overall intent of the Downtown Master Plan.

SECTION 2. That the application for a Site Plan Level II development permit for an alternative design submitted to construct a proposed 55-story, mixed-use building with 607 residential units, and 3,726 square feet of commercial space with design deviation requests for minimum building tower stepbacks, encroachments into tower setback, and to exceed the maximum podium height, located at 401 Northeast 2<sup>nd</sup> Street, Fort Lauderdale, Florida, in the Regional Activity Center – City Center Zoning District (RAC-CC), with an underlying Future Land Use Designation of Downtown Regional Activity Center (D-RAC) is hereby denied.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2026.

---

Mayor  
DEAN J. TRANTALIS

ATTEST:

_____ City Clerk DAVID R. SOLOMAN	Dean J. Trantalis	_____
	John C. Herbst	_____
APPROVED AS TO FORM AND CORRECTNESS:	Steven Glassman	_____
	Pamela Beasley-Pittman	_____
_____ City Attorney SHARI L. McCARTNEY	Ben Sorensen	_____