



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

#25-1139

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

FROM: Rickelle Williams, City Manager

DATE: November 18, 2025

TITLE: Second Public Hearing - Resolution Authorizing a Development Agreement Between the City of Fort Lauderdale and 901 N Federal Owner, LLC, 450 NE 9th Owner, LLC, 550 NE 9th Owner, LLC, AIMCO OP GP, LLC, and AIMCO OP L.P., Pursuant to Chapter 163.3220-163.3243 - (**Commission District 2**)

Recommendation

Staff recommends the City Commission approve a resolution entering into a Development Agreement ("Agreement") between the City of Fort Lauderdale and 901 N Federal Owner, LLC; 450 NE 9th Owner, LLC; 550 NE 9th Owner, LLC; AIMCO OP GP, LLC; and AIMCO OP L.P., pursuant to Chapter 163.3220-163.3243, Florida Statutes and delegating certain authority to the City Manager.

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, 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 agreements.

In 2021, the City Commission approved separate site plan development permits for Parcels I (PLN-SITE-19120001 as amended by UDP-S2301), II (PLN-SITE-19120002 as amended by UDP-A22052), and III (PLN-SITE-1912-0003) of the Searstown properties, located at 901 N Federal Highway, 550 NE 9 Street, and 450 NE 9 Street, respectively. The overall development program includes:

- Residential: 1,146 Units
- Hotel: 168 Rooms
- Retail, Restaurant, and Office: 163,890 Square Feet
- Grocery Use: 24,245 Square Feet

A Location Map is attached as Exhibit 1.

According to the applicant, the intent and purpose of the Agreement is to provide for a mechanism to develop the properties and the public realm in an orderly, complementary, and consistent fashion. The development of three (3) separate parcels into a cohesive development warrants a long-term plan to permit the construction of the buildings and associated public improvements, in a consistent manner. The term of the agreement is proposed to be ten (10)-years with a one-time extension of five (5)-years, and would allow the following:

- Phasing of building construction on each of the three (3) parcels
- Phasing of public realm improvements that includes a LauderTrail connection on the north side of NE 9 Street which is included in Phase I
- Right-of-way and streetscape improvements to Flagler Drive, Federal Highway, and the north and south sides of NE 9 Street
- Ability to allow interim uses on the parcels where future phasing is intended

The Agreement does not extend the site plan development permit approvals, which per the City's Unified Land Development Regulations expire after seven (7)-years. If the site plan development permits need to be extended the applicant will be required to request an extension from the City.

The proposed Development Agreement is attached as Exhibit 2.

The first public hearing was held on November 4, 2025. The City Commission approved the resolution without modifications.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy.

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

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

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element

Goal 1: Promote the advancement of great neighborhoods throughout the implementation of the Goals, Objectives and Policies of this plan in compliance with the Broward County Land Use Plan and State Regulations.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Development Agreement

Exhibit 3 – Resolution

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