



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

#22-0370

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: May 3, 2022

TITLE: Resolution Rescinding the Allocation of 856 Post 2003 Dwelling Units –
Marina Lofts – Case No. 51-R-12 – **(Commission District 4)**

Recommendation

Staff recommends the City Commission consider rescinding the allocation of 856 post 2003 dwelling units to a project called Marina Lofts, Case No. 51-R-12.

Background

The applicant, Downtown Fort Lauderdale Waterfront 18, LLC., received approval from the City Commission on August 20, 2013, to develop a project called Marina Lofts, through the adoption of Resolution 13-141. The resolution allocated 856 dwelling units from the City's Downtown Regional Activity Center (RAC) post 2003 dwelling unit to be effective upon the recordation of a declaration of restrictive covenants in the Public Records of Broward County, Florida. The Site Plan Level III development permit approval has been extended due to the applicant utilizing the permissible tolling period under several Declarations of State of Emergency issued by the Governor since 2013. However, the allocation of units are not yet effective, due to the restrictive covenants not being recorded. A Location Map and Resolution 13-141 are attached as Exhibit 1 and 2, respectively.

On October 23, 2020, the applicant submitted a new Site Plan Level III development permit application for the subject site, Case No. UDP-S20018, which was reviewed by the Development Review Committee (DRC) on November 24, 2020, and subsequently approved (9-0) by the Planning and Zoning Board (PZB) on March 16, 2022. The approved development consists of 677 residential units and 21,000 square feet of commercial use and therefore, requires the allocation of post 2003 dwelling units. Upon rescission of the allocation of the 856 post 2003 dwelling units, the dwelling units shall be returned to the density pool for future allocation.

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 – Resolution 13-141

Exhibit 3 – Resolution

Prepared by: Jim Hetzel, AICP, Principal Urban Planner, Development Services Department

Department Director: Anthony Greg Fajardo, Development Services Department