

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING AN AMENDMENT TO A SITE PLAN LEVEL II DEVELOPMENT PERMIT AND AN ALTERNATE DESIGN THAT FAILS TO MEET THE OVERALL INTENT OF THE DOWNTOWN MASTER PLAN FOR THE PROJECT KNOWN AS “ARTSPARK LOFTS” LOCATED AT 407-417 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA, IN THE DOWNTOWN REGIONAL ACTIVITY CENTER – URBAN VILLAGE (RAC-UV) ZONING DISTRICT.

WHEREAS, on November 24, 2022, the City’s Development Review Committee (“DRC”) approved a Site Plan Level II development permit for Applicant, MV 407 N Andrews, LLC, for the mixed-use project known as “Artspark Lofts” located at 407-417 North Andrews Avenue, Fort Lauderdale, Florida, for a proposed 30-story project (Case No. UDP-S22029) in the Downtown Regional Activity Center – Urban Village (RAC-UV) zoning district within the Fort Lauderdale Downtown Regional Activity Center (DRAC) Land Use Designation; and

WHEREAS, an amendment to the site plan was approved by the City Commission on February 19, 2023 (Case No. UDP-A22070) for one additional floor within the parking podium; and

WHEREAS, Section 47-24.2.A.5.a of the ULDR provides that “[i]f the applicant wishes to change the development from that approved in accordance with this section, the amendment will be required to be reviewed as a new development in accordance with the procedure for such development, except for administrative approval of an amendment in accordance with subsection A.5.b.”; and

WHEREAS, the Applicant has submitted an application for a second amendment to a Site Plan Level II development permit (Case No. UDP-A25032) seeking a deviation request to add one additional floor to the proposed building tower, increasing the height of the project to 32 floors, however, the overall height of the project will be reduced by one foot for a total height of 372 feet, 6 inches, by reducing the floor-to-ceiling height on several floors. The applicant also seeks to increase the number of residential units from 289 to 301, an increase of 12 residential units, and further proposes reducing the commercial space from 1,914 square feet to 1,249 square feet in order to reconfigure the access to the bicycle storage room; 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 47-24.2.A.8 of the ULDR provides that if a development requires more than one (1) site plan level review, or a site plan level review and a conditional use review, the applications shall be combined and reviewed in accordance with the procedures for the higher level of required review; and

WHEREAS, the Administrative Review Committee (Case No. UDP-A25032) approved the Site Plan Level II development permit on July 23, 2025, subject to conditions; and

WHEREAS, the City Commission has reviewed the application for an amendment to the approved site plan and the 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 alternate design deviation 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 an amendment to a Site Plan Level II development permit, including a request for a design deviation, to construct a mixed-use project known as “Artspark Lofts” located at 407-417 North Andrews Avenue, Fort Lauderdale, Florida, proposing a 32-story project consisting of 372 feet, 6 inches in height, increasing the number of residential units from 289 to 301, reducing the commercial space from 1,914 square feet to 1,249 square feet, in the Downtown RAC-UV zoning district within the Fort Lauderdale Downtown Regional Activity Center (DRAC) Land Use Designation is hereby denied.

ADOPTED this ____ day of _____, 2025.

Mayor
DEAN J. TRANTALIS

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ATTEST:

City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:

Interim City Attorney
D'WAYNE M. SPENCE

Dean J. Trantalis _____

John C. Herbst _____

Steven Glassman _____

Pamela Beasley-Pittman _____

Ben Sorensen _____