



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

#26-0279

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

FROM: Rickelle Williams, City Manager

DATE: May 5, 2026

TITLE: Quasi-Judicial Resolution Approving a Site Plan Level II Central Beach Development Permit for a Thirteen (13) Story, Fifty-four (54) Unit Multifamily Development Requesting a Maximum Building Height of 144 Feet in the Intracoastal Overlook Area (IOA) Zoning District - Case No. UDP-S25037 - 623 Bayshore Dr, LLC. and 701 Bayshore Dr. LLC. - Opus at 701 - **(Commission District 2)**

Recommendation

Staff recommends the City Commission consider a resolution for a Site Plan Level II development permit for a thirteen (13) story, fifty-four (54) unit multifamily development with a request for additional height above 120 feet located at 701 Bayshore Drive.

Background

The subject site is located between the Intracoastal Waterway and Bayshore Drive. The property is zoned Intracoastal Overlook Area District (IOA) and has a future land use designation of the Central Beach Regional Activity Center (Central Beach RAC). A location map is provided as Exhibit 1. The application and project narratives are provided as Exhibit 2. The site plan set is attached as Exhibit 3.

The proposed project was reviewed by the Development Review Committee (DRC) on October 14, 2025. The DRC comment report with applicants' responses is attached as Exhibit 4.

Central Beach District Requirements

Pursuant to the Unified Land Development Regulations (ULDR), Section 47-12.6.A, Central Beach Development Permitting and Approval, in addition to the criteria for review provided in Section 47-24 and Section 47-12, applications for development in the Central Beach Area zoning districts shall be subject to the design and community compatibility criteria provided in Section 47-25.3, Neighborhood Compatibility.

ULDR, Section 47-12.5.F, Central Beach District Requirements and Limitations, states that a beach development permit may be issued for a development with a height that exceeds the maximum building height as provided in Section 47-12.4.1 up to twenty

percent (20%) but not exceeding a height of 144 feet, provided that the structure has a maximum floorplate of 16,000 square feet and is approved by the City Commission. Pursuant to section 47-12.4.1, the maximum height in the IOA zoning district is 120 feet. A 20% increase over 120 feet is 144 feet which is also the maximum height as provided in Section 47-12.5.F.

The proposed building has a 13,967 square-foot floorplate and a building height of 144 feet. The building height is appropriate in the context of the existing development and maintains compatibility of scale with neighboring properties. Building heights in the immediate vicinity of the subject site range from one (1) to ten (10) stories. To the north of the proposed development is a three (3) story and a ten (10) story multi-family residential building. To the south there is an eight (8) story building and directly to the east, in the North Beach Residential Area District (NBRA), there are several two (2) story residential buildings, one eight (8) story residential building, and one eleven (11) story multi-family residential building. The proposed building height of thirteen (13) stories is compatible with the surrounding built environment and context.

Table 1 provides a summary of the quantitative dimensional requirements specified for the IOA district and those proposed for the project.

Table 1 – Amended Dimensional Requirements

| | Requirement | Proposed | Complies |
|---|--------------------|--------------------|--|
| Height | 120 Feet | 144 Feet | Complies (up to 144 feet subject to City Commission review) |
| Maximum Building Streetwall Length | 200 Feet | 136 Feet Length | Complies |
| Maximum Tower Floorplate Size | 16,000 Square Feet | 13,967 Square Feet | Complies |
| Maximum Building Podium Height | 65 Feet | 65 Feet | Complies |
| Minimum Building Tower Stepback | 12 Feet | 12 Feet | Complies |
| Minimum Tower Separation | 30 Feet | 32 Feet | Complies |

Adequacy and Neighborhood Compatibility

The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed development. Water and wastewater are serviced by the City of Fort Lauderdale. The City’s Public Works Department issued a capacity letter on September 24, 2025, which states that existing infrastructure does not require improvements to meet the increased demands of the proposed project. The water and sewer capacity letter is attached as Exhibit 5.

The neighborhood compatibility criteria of ULDR Section 47-25.3 include performance

standards requiring all developments to be “compatible with, and preserve the character and integrity of adjacent neighborhoods... the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts”.

The Intracoastal Overlook Area (IOA) District was established for the purpose of encouraging the preservation, maintenance and revitalization of existing structures and uses that front on the eastern Intracoastal Waterway. The properties to the north and south of the site are zoned IOA. The properties to the east of the site are zoned North Beach Residential Area (NBRA) District and have similar zoning requirements as the subject property.

The first floor of the building is activated by the residential lobby and features extensive fenestration and sculptural columns as well as a variety of materials such as travertine tile, white brick cladding, and floor to ceiling storefront glass. A drop-off area will be covered with a sculptural porte cochere. The proposed streetscape will replace back-out parking with a five (5) foot sidewalk, street trees, and pedestrian-scale lighting improving the pedestrian experience.

The parking podium on the second and third floor is screened with aluminum slats incorporated into a wave-like design over perforated aluminum panels on the east façade along Bayshore Drive and the west façade along the Intracoastal Waterway. The building tower contains multifamily residential units on floors four (4) to twelve (12) and is activated with angled, glass balconies. The applicant worked with staff to include vertical frame elements to visually break up the massing of the building. An amenity deck on the rooftop features a pool and clubhouse with a glass railing surrounding the deck area. The rooftop clubhouse is enclosed with the same storefront glass as the ground floor, and the mechanical equipment is screened by metal mesh material with vertical slats, similar to the garage screening. The rooftop is accentuated with tall architectural eyebrow features, providing a focal point for the tower. The ground floor at the rear of the building along the Intracoastal Waterway includes additional residential amenities including a pool, pool deck, cabanas and landscaping.

Parking and Transportation

Vehicular access to the site will be provided by a full access driveway on Bayshore Drive to the parking garage and the drop-off / pick-up area. A second driveway will be provided on Bayshore Drive for egress from the drop-off / pickup area. The proposed development requires 114 parking spaces and the applicant is providing 114 parking spaces. A breakdown of parking requirements is provided in Table 1.

Table 1: Parking Summary

| USE | Unit Count | Required | Provided |
|--------------------------------|------------|------------|------------|
| Two (2) bedroom x 2 spaces | 4 | 8 | |
| Three (3) bedroom x 2.1 spaces | 46 | 97 | |
| Four (4) bedroom x 2.2 spaces | 4 | 9 | |
| Total | 54 | 114 Spaces | 114 Spaces |

Comprehensive Plan Consistency

The proposed use is consistent with the City’s Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective 1.1, Policy 1.1.1, which states that density and intensity standards are utilized to control the intensity or density of all uses within the City in order to ensure compliance with the Goals, Objectives, and Policies of the Plan; Urban Design Element, Goal 2, which encourages urban design that responds to the climate and character of Fort Lauderdale, is pedestrian friendly, human-scaled, and contains the infrastructure and amenities to create a vibrant public realm; and Goal 4, which aims to enhance the existing built environment and elements unique to Fort Lauderdale, including waterways, bridges, tunnels, and other traversable features.

The City’s Future Land Use Map indicates that the subject site has a Central Beach RAC Land Use Designation. More specifically, the Central Beach RAC Land Use Designation serves as a local and regional destination and is a center for tourist activity, in addition to serving existing and future residential, hotel and commercial uses. The intent of this designation is to encourage a mix of uses, promote a strong local economy, integrated with residential, hotel, commercial and recreational uses, a strong waterfront and marina experience, complemented by a world-class pedestrian environment and open space. The proposed multifamily residential project is consistent with the Central Beach RAC future land use designation.

The Comprehensive Plan requires that the City track development in the Central Beach RAC and monitor the number of residential units and vehicular trips allocated to individual projects. A traffic statement prepared by KBP Consulting, Inc., dated November 5, 2025, indicated that the proposed project is anticipated to generate 241 daily vehicle trips, 11 AM peak hour vehicle trips (3 inbound and 8 outbound) and 14 PM peak vehicle trips (9 inbound and 5 outbound) during the typical afternoon peak hour. When compared with the existing development on this site, this represents an increase of 103 daily vehicle trips, two (2) AM peak hour vehicle trips, and two (2) PM peak hour vehicle trips. The November 24, 2025, Trip Generation Statement, prepared by KBP Consulting, Inc. is attached as Exhibit 6. Table 2 provides a summary of the vehicular trips allocated in the Central Beach RAC to date.

Table 2 – Beach RAC Development Tracking Summary

| Residential Unit Summary | | Vehicle Trip Summary | |
|--|--------------|--|--------------|
| Total Residential Units Permitted | 5,500 | Total Peak Hour Trips Permitted | 3,220 |
| Built and Approved Units ⁽¹⁾ | 5,025 | Built and Approved Trips ⁽¹⁾ | 3,125 |
| Demolition Credits ⁽²⁾ | 34 | Demolition Credits ⁽²⁾ | 50 |
| Allocation for Opus at 701 ⁽³⁾ | 12 | Allocation for Opus at 701 ⁽³⁾ | 2 |
| Number of Units Available if Proposed Project is Approved | 497 | Number of Trips Available if Proposed Project is Approved | 145 |

(1) Includes existing 3,050 units as of July 1998, built, approved not yet built, and any pending litigation.

(2) Demolition credits for properties that demolition structures after 1989 and did not receive new approvals.

(3) Net increase for units from existing units and trips.

Public Participation

Pursuant to the City’s Unified Land Development Regulations (“ULDR”) Section 47-27.4., the applicant held public participation meetings to present the proposed multifamily residential project as listed below:

- Central Beach Alliance (CBA) Board meeting – January 8, 2026.
- Presentations were made to the CBA general membership - January 15, 2026, and February 19, 2026,
- Presentation was made to Bayshore Strong - January 26, 2026. A virtual meeting was held on February 9, 2026.
- Meeting is scheduled with the Le Cascade Board and membership – April 9, 2026.

The public participation affidavit and summary are provided as Exhibit 7.

This application is subject to public sign notification requirements established in ULDR Section 47-27.2. Two (2) signs were posted on the property facing the Intracoastal Waterway and Bayshore Drive.

Conditions of Approval

Should the City Commission approve the development, the following conditions apply:

1. No archaeological deposits are anticipated within the subject property. However, if archaeological materials or features are discovered, work in the vicinity shall stop and the City shall be notified immediately to coordinate the discovery. If unmarked human remains are encountered, excavation in the vicinity shall halt immediately, and the archaeologist shall alert the City's historic preservation staff to coordinate the discovery and implement Chapter 872.05 Florida Statutes regarding unmarked human remains.
2. Both properties have been reviewed as part of a recent Architectural Resource Survey of this area. The property located at 623 Bayshore Drive has been

identified as a contributing property as part of a potential historic district in a recent Architectural Resource Survey and will be documented through a new Florida Master Site File Historic Structures Form. The property located at 701 Bayshore Drive has been identified as a potential historic landmark in a recent Architectural Resource Survey and has been documented through a Florida Master Site File Historic Structures Form (FMSF Number: BD04471). Prior to Final DRC and prior to demolition of these structures, provide color photos of the exterior and interior of the structure to Historic Preservation staff, Trisha Logan (tlogan@fortlauderdale.gov) to be included in the Florida Master Site File documentation that is held by the State of Florida's Historic Resources Division.

3. Applicant will be required to pay a Park Impact Fee for the proposed residential units prior to issuance of building permit in accordance with ULDR Sec. 47-38A, Park Impact Fees.
2. Prior to final DRC, applicant shall provide a School Capacity Availability Determination (SCAD) letter that confirms that school capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.

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 Housing Focus Area, Goal 2: Enable housing options for all income levels.

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 Area
- The Urban Design Element
- Goal 1: The City of Fort Lauderdale shall promote high-quality and sustainable building design elements which complement the public realm.

Attachments

Exhibit 1 - Location Map

Exhibit 2 - Application and Project Narratives

Exhibit 3 - Site Plan Set

Exhibit 4 - October 14, 2025, DRC Comment Report with Applicant's Responses

Exhibit 5 - September 24, 2025, Water and Sewer Capacity Letter

Exhibit 6 - November 24, 2025, Trip Generation Statement, KBP Consulting, Inc.

Exhibit 7 - Public Participation Affidavit and Summary

Exhibit 8 - Resolution Approving

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Exhibit 9 - Resolution Denying

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