

RESOLUTION NO. 25-

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 FAILS TO MEET THE OVERALL INTENT OF THE DOWNTOWN MASTER PLAN FOR THE DEVELOPMENT OF A 26-STORY, MIXED-USE BUILDING CONSISTING OF 265 RESIDENTIAL UNITS INCLUDING THE ALLOCATION OF 43 BONUS AFFORDABLE HOUSING UNITS, 4,687 SQUARE FEET OF COMMERCIAL SPACE LOCATED AT 500 SOUTHWEST 2ND AVENUE, FORT LAUDERDALE, FLORIDA, IN THE DOWNTOWN REGIONAL ACTIVITY CENTER – SOUTHWEST MIXED-USE ZONING DISTRICT.

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 applicants, 501 Urban Warehouse LLC and 510-514 Urban Warehouse LLC, submitted an application for a Site Plan Level II development permit to develop a 26-story, mixed-use building with 265 residential units, inclusive of the allocation of 43 bonus affordable housing units, and 4,687 square feet of commercial space with design deviation requests for minimum building tower stepbacks and encroachments into tower setback, building setback and tower separation area located at 500 Southwest 2nd Avenue, Fort Lauderdale, Florida, in the Downtown Regional Activity Center – Southwest Mixed-Use Zoning District, with an underlying Future Land Use Designation of Downtown Regional Activity Center (DRAC); 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.L. 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 applicants intend to include 43 affordable residential dwelling units for households at 120% of the area median income; and

WHEREAS, the Development Review Committee (DRC), at Case No. UDP-S24025, approved the Site Plan Level II development permit on April 9, 2024; and

WHEREAS, the City Commission has reviewed the application for alternative design for a Site Plan Level II development permit submitted by the applicants 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 alternative design submitted in accordance with ULDR Section 47-13.20 meets the overall intent of the Downtown Master Plan.

SECTION 2. That the application for an alternative design for a Site Plan Level II development permit submitted to construct a proposed 26-story, mixed-use building with 265 residential units, inclusive of the allocation of 43 bonus affordable housing units, and 4,687 square feet of commercial space with design deviation requests for minimum building tower setbacks and encroachments into tower setback, building setback and tower separation area located at 500 Southwest 2nd Avenue, Fort Lauderdale, Florida, in the Downtown Regional Activity Center – Southwest Mixed-Use Zoning District, with an underlying Future Land Use Designation of Downtown Regional Activity Center (DRAC) is hereby denied.

ADOPTED this ____ day of _____, 2025.

Mayor
DEAN J. TRANTALIS

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 _____