



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#22-0720

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

FROM: Greg Chavarria, City Manager

DATE: August 16, 2022

TITLE: Resolution for an Affordable Housing Development Agreement Between
Sunshine Shipyard, LLC. And the City of Fort Lauderdale for 48 Residential
Affordable Housing Units, to Be Set Aside in Perpetuity – Sunshine
Shipyard, LLC – UDP-S21043 – **(Commission District 3)**

Recommendation

Staff recommends the City Commission consider a resolution for an Affordable Housing Development Agreement between Sunshine Shipyard, LLC. and the City of Fort Lauderdale for 48 affordable housing units located at 640 NW 7th Avenue and authorizing the City Manager to execute the agreement.

Background

A site plan application for *The Arcadian* development was approved for a building height bonus of 20 feet, for a total building height of 85 feet, by the City Commission on July 5, 2022 (Case Number UDP-S21043). Pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-13.52.B., Performance Standards and Criteria for Additional Height Bonus, the applicant shall set-aside ten percent (10%) of all units in a development in the Northwest Regional Activity Center Mixed Use (NWRAC-MU) as affordable in perpetuity in order to receive an additional height bonus. Of the development's 480 residential units, 432 units will be market rate, and 48 units are to be set aside as affordable in perpetuity, to be rented to households with a gross household income that is up to one hundred percent (100%) of the median gross household income within Broward County, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development (HUD). The Affordable Housing Development Agreement is attached as Exhibit 1.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *2022 Top Commission Priority*, advancing the Homelessness and Housing Opportunities initiative.

This item supports the *Press Play Fort Lauderdale Strategic Plan 2024*, specifically advancing:

- Neighborhood Enhancement Focus Area.
- 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

- Future Land Use Element
 - Goal 2: Sustainable Development: 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.
- *Housing Element*
 - Goal 1: The Comprehensive Plan shall support the provision of adequate sites for future housing, including affordable workforce housing, housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.

Attachments

Exhibit 1 – Affordable Housing Development Agreement

Exhibit 2 – Resolution

Prepared by: Lorraine Tappen, Principal Urban Planner, Development Services Department

Department Director: Christopher Cooper, AICP, Development Services Department