

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, EXPRESSING SUPPORT FOR THE REMOVAL FROM THE BROWARD COUNTY, FLORIDA LAND USE PLAN NATURAL RESOURCE MAP SERIES, LOCAL AREA OF PARTICULAR CONCERN SITE #83, GENERALLY LOCATED SOUTH OF THE C-14 CANAL, WEST OF INTERSTATE 95, EAST OF NORTH ANDREWS AVENUE, AND NORTH OF THE INTERSTATE 95 SOUTHBOUND EXIT RAMP TO CYPRESS CREEK ROAD, SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA; AUTHORIZING THE CITY MANAGER TO EXECUTE A CERTAIN LEGAL INSTRUMENT; PROVIDING FOR REVIEW AND APPROVAL AS TO FORM ALL DOCUMENTS BY THE CITY ATTORNEY'S OFFICE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Applicant, RD Investment Properties, LLC, has applied to the Broward County Planning Council for approval to remove the Local Area of Particular Concern Site #83 from the Environmentally Lands Map included in the Natural Resource Map Series of the Broward County Land Use Plan as more particularly described on Exhibit "A" attached hereto; and

WHEREAS, RD Investment Properties, LLC, seeks to develop Site #83 for multifamily housing, subject to the City's recently adopted Uptown Urban Village Transit Oriented District land use designation to include 63 affordable residential units; and

WHEREAS, Site #83 has been degraded by the predominance of exotic vegetation and inadequate hydrology to sustain the site as a Cypress Wetland Forest; and

WHEREAS, Broward County has issued an Environmental Resource Permit for Site #83 which allows for the development of the site and would require the restoration and maintenance of a 1.546-acre parcel within the office park adjacent to Site #83; and

WHEREAS, the City of the Fort Lauderdale (the "City") desires to add housing units to its Uptown Urban Village District which currently lacks sufficient housing for the nearby commercial and industrial uses;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the Recitals set forth above are true and correct and incorporated herein by this reference.

SECTION 2. That the City Commission of the City of Fort Lauderdale, Florida, hereby expresses support for the removal of Site #83, as legally described in Exhibit "A" attached hereto, from the Environmentally Sensitive Lands Map of the Broward County Natural Resources Map Series. This support is contingent upon the Applicant executing an instrument legally enforceable by the City requiring the Applicant to fulfill the obligations outlined in Exhibit "B".

SECTION 3. That the City Manager is delegated the authority to execute the instrument referenced in Section 2 of this resolution.

SECTION 4. That the Office of the City Attorney shall review and approve as to form all documents prior to their execution by the City Manager.

SECTION 5. That this Resolution shall be effective immediately upon final adoption.

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 _____

EXHIBIT "A"

LEGAL DESCRIPTION

That portion of Parcel A of Reflections Plat as shown on Plat recorded in Plat Book 119, Page 46 of the Public Records of Broward County, Florida, described as follows:

Commence at the Easternmost corner of Parcel 'A', PARK LAKE, according to the Plat thereof, as recorded in Plat Book 106, at Page 1, of the Public Records of Broward County, Florida, also known as the Southeast corner of said Parcel 'A', REFLECTIONS; thence North 48°57'43" East along the Northwesterly right-of-way line of Interstate 95, a distance of 248.88 feet to the Point of Beginning; thence North 41°02'17" West, a distance of 144.90 feet; thence South 78°56'21" West, a distance of 26.24 feet; thence South 48°56'42" West, a distance of 37.20 feet; thence South 88°54'29" West, a distance of 12.99 feet; thence North 47°38'50" West, a distance of 36.54 feet; thence South 89°28'06" West, a distance of 89.13 feet; thence South 66°20'08" West, a distance of 17.42 feet; thence South 47°46'11" West, a distance of 150.02 feet; thence North 79°04'27" West, a distance of 90.73 feet; thence North 33°11'52" West, a distance of 266.35 feet; thence North 18°26'28" West, a distance of 37.04 feet; thence North 10°37'16" West, a distance of 17.29 feet; thence North 2°16'32" West, a distance of 47.87 feet; thence North 17°15'05" East, a distance of 48.23 feet; thence North 45°25'25" East, a distance of 96.89 feet; thence South 85°12'58" East, a distance of 30.15 feet; thence South 62°54'18" East, a distance of 26.18 feet; thence South 47°39'32" East, a distance of 58.05 feet; thence South 79°20'51" East, a distance of 19.74 feet; thence North 80°38'51" East, a distance of 143.84 feet; thence North 50°33'20" East, a distance of 55.70 feet; thence South 84°14'48" East, a distance of 64.18 feet; thence South 51°08'10" East, a distance of 39.40 feet; thence South 36°19'28" East, a distance of 29.48 feet; thence South 55°12'18" East, a distance of 45.40 feet; thence South 72°08'56" East, a distance of 135.37 feet; thence North 88°25'14" East, a distance of 15.36 feet; thence North 45°51'42" East, a distance of 14.09 feet; thence North 17°10'07" East, a distance of 17.44 feet; thence North 47°13'45" East, a distance of 15.73 feet; thence South 83°01'46" East, a distance of 11.96 feet; thence South 72°59'03" East, a distance of 247.21 feet; thence South 41°34'31" West, a distance of 207.76 feet; thence South 48°57'43" West along an Easterly boundary of said Parcel A, a distance of 209.13 feet; to the Point of Beginning.

EXHIBIT “B”

CONDITIONS TO THE CITY OF FORT LAUDERDALE’S SUPPORT OF REMOVAL OF LAPC DESIGNATION

At the time of site plan application approval for the proposed development on the subject property, the applicant shall execute a development agreement with the City of Fort Lauderdale to address the following:

- a. The plans for the development of the Local Area of Particular Concern (“LAPC”) site shall include at least 86,000 square feet of native tree canopy at maturity; and
- b. The proposed tree canopy shall occur within the boundary limits of property folio numbers 494210360030 and 494210360040; and
- c. In the event the project is phased, the 86,000 square feet of native tree canopy must be completed as part of the first phase.
- d. Prior to issuance of the building permit for the residential project, the applicant shall provide payment of \$126,500.00 made to the City of Fort Lauderdale for the construction of a greenway trail consistent with the cost estimates provided by the applicant; or if the City decides not to build the Greenway Trail, the payment of \$126,500.00 may be used by the City to install tree canopy elsewhere in the City.
- e. The restoration plan for the 1.68 site within the office park shall be implemented prior to the issuance of the final certificate of occupancy for the residential building.