



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#22-0389

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: June 7, 2022

TITLE: Resolution Authorizing the Execution of the First Amendment to the
Affordable Housing Development Agreement Between West Village, LLC.
and the City of Fort Lauderdale Replacing the Affordable Housing Plan –
West Village, LLC - UDP-A22002 - **(Commission District 3)**

Recommendation

Staff recommends the City Commission consider adopting a resolution authorizing the City Manager to execute the First Amendment to the Affordable Housing Development Agreement between West Village, LLC and the City of Fort Lauderdale replacing the approved Affordable Housing Plan for a project located at 501 NW 7th Avenue.

Background

On October 15, 2019, the City Commission adopted Resolution 19-216 (CAM 19-0899) approving a Site Plan Level II Development Permit for a 65-foot high mixed-use development through the application of the affordable housing height bonus in the Northwest Regional Activity Center – Mixed Use West (NWRAC-MUw) Zoning District, at 501 NW 7th Avenue. Pursuant to the City of Fort Lauderdale Unified Land Development Regulations (ULDR), Section 47-13.52.B. – Performance Standards and Criteria for Additional Height Bonus, the applicant set-aside ten percent (10%) of all units in the development as affordable in perpetuity. Of the development's 455 residential units, 409 were market rate units and 46 were set-aside as affordable. Resolution 19-16 has been attached as Exhibit 1.

On April 07, 2020, the City Commission adopted Resolution 20-56 approving an Affordable Housing Development Agreement between West Village, LLC. and the City of Fort Lauderdale setting forth the commitment of obligations for the City and the applicant per the requirements of Section 47-13.52.B. – Performance Standards and Criteria for Additional Height Bonus. Resolution 20-56 has been attached as Exhibit 2.

The applicant submitted an amended site plan, approved through an administrative review on April 21, 2022, that reduced the number of dwelling units to 417 residential units and square footage of retail space for the project. The approved reduction in dwelling units has also resulted a reduction in the calculation in the number of required affordable housing units. The development will now consist of 375 residential market rate units and

42 affordable housing units, to be set-aside in perpetuity. The Affordable Housing Development Plan has been modified and the new modified plan will be incorporated into Affordable Housing Development Agreement through the approval and execution of the First Amendment attached as Exhibit 3.

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.
- The 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 – Resolution 19-216

Exhibit 2 – Resolution 20-56

Exhibit 3 – First Amendment to Affordable Housing Development Agreement

Exhibit 4 – Resolution

Prepared by: Adam R. Schnell, Urban Planner III

Department Director: Anthony Greg Fajardo, Development Services Department

06/07/2022

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