

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING THE ISSUANCE OF A SITE PLAN LEVEL II BEACH DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A THIRTEEN-STORY, FIFTY-FOUR UNIT MULTIFAMILY DEVELOPMENT KNOWN AS "OPUS AT 701", AT A HEIGHT THAT EXCEEDS THE MAXIMUM STRUCTURE HEIGHT AS PROVIDED IN SECTION 47-12.4.1, LOCATED AT 623 BAYSHORE DRIVE AND 701 BAYSHORE DRIVE, FORT LAUDERDALE, FLORIDA, HAVING A LAND USE DESIGNATION OF CENTRAL BEACH REGIONAL ACTIVITY CENTER IN THE INTRACOASTAL OVERLOOK AREA ZONING DISTRICT AND A ADDITIONAL HEIGHT REQUEST FOR THE DEVELOPMENT.

WHEREAS, Section 47-12.6 of the City of Fort Lauderdale, Florida Unified Land Development Regulations ("ULDR"), provides that no development of property in the Central Beach area of the City shall be permitted without first obtaining a beach development permit from the City of Fort Lauderdale in accordance with the provisions and requirements of the ULDR; and

WHEREAS, 623 Bayshore Dr LLC and 701 Bayshore Dr LLC, submitted an application for a beach development permit for a thirteen (13) story, fifty-four (54) unit multifamily development, with a proposed height that exceeds the maximum structure height as provided in Section 47-12.4.1, known as "Opus at 701", as more fully set forth in Commission Memorandum No. 26-0279, located at 623 Bayshore Drive and 701 Bayshore Drive, Fort Lauderdale, Florida, with an underlying land use designation of Central Beach Regional Activity Center (Central Beach RAC) in the Intracoastal Overlook Area (IOA) zoning district; and

WHEREAS, Section 47-12.5.F. provides that notwithstanding the maximum structure height as provided in Section 47-12.4.1, a beach development permit may be issued for a development with a height that exceeds the maximum structure height as provided in Section 47-12.4.1 by up to twenty (20) percent but not exceeding a height of one hundred forty-four (144) feet, provided that the structure has a maximum floorplate of sixteen thousand (16,000) square feet and the development permit is subject to city commission approval pursuant to Section 47-12.6; and

WHEREAS, the Development Review Committee (Case No. UDP-S25037) at its meeting of October 14, 2025, recommended approval of the proposed development permit to the City Commission; and

WHEREAS, the City Commission reviewed the development permit application submitted by the applicant, as required by the ULDR, and finds that the proposed development fails to conform with the standards and requirements of the ULDR and criteria for a Site Plan Level II development permit within the central beach area;

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

SECTION 1. That the City Commission finds the application for the development permit submitted by the applicant, in accordance with ULDR Section 47-12.6, fails to meet the overall intent of the central beach area.

SECTION 2. That the Site Plan Level II beach development permit application submitted to construct a thirteen (13) story, fifty-four (54) unit multifamily development, with a proposed height that exceeds the maximum structure height as provided in Section 47-12.4.1, known as "Opus at 701", located at 623 Bayshore Drive and 701 Bayshore Drive, Fort Lauderdale, Florida, with an underlying land use designation of Central Beach RAC in the IOA zoning district is hereby denied.

ADOPTED this ____ day of _____, 2026.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:

City Attorney
SHARI L. McCARTNEY

Dean J. Trantalis _____

John C. Herbst _____

Steven Glassman _____

Pamela Beasley-Pittman _____

Ben Sorensen _____