



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-0927

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

FROM: Rickelle Williams, City Manager

DATE: October 23, 2025

TITLE: Quasi-Judicial - Resolution Amending a Site Plan Level II Development with
an Alternative Design – MV 407 N Andrews, LLC. – ArtsPark Lofts – 407 N.
Andrews Avenue – Case No. UDP-A25032 – **(Commission District 2)**

Recommendation

Staff recommends the City Commission consider a resolution approving an amendment to a Site Plan Level II development permit with an alternative design adding one (1) floor to ArtsPark Lofts, a 32-story mixed-use building with 301 residential units and 1,249 square feet of commercial space, located at 407 N Andrews Avenue.

Background

407 N Andrews Avenue is zoned Regional Activity Center – Urban Village District, with an underlying future land use designation of Downtown Regional Activity Center (D-RAC). Per the City's Unified Land Development Regulations (ULDR) Section 47-13.20.J.3, if an applicant seeks to deviate from the Downtown Master Plan (DMP) Standards, they may submit an alternative design of the proposed development for review and determination by the City Commission, if the alternative design meets the overall intent of the DMP.

The original 30-story project (Case UDP-S22029) was approved on November 24, 2022. An amendment to the site plan (Case UDP-A22070) for one (1) additional floor within the parking podium was approved by the City Commission on February 19, 2023. The current deviation request is to add one (1) additional floor to the proposed building tower. The amendment will increase the height of the project to 32 floors, however, the overall height of the project will be reduced by one foot for a total height of 372 feet, 6 inches, by reducing the floor-to-ceiling height on several floors. The applicant is also requesting to increase the number of residential units from 289 to 301, an increase of 12 residential units. The applicant proposes reducing the commercial space from 1,914 square feet to 1,249 square feet in order to reconfigure the access to the bicycle storage room.

City staff reviewed the project administratively on July 23, 2025. A location map is attached as Exhibit 1. The application, applicant's narrative responses, and plan set are attached as Exhibit 2. The Administrative Staff Review Report with the applicant's responses is attached as Exhibit 3.

Downtown RAC Review Process and Special Regulations

The project is located within the Near Downtown Character Area as defined in the Downtown Master Plan. The Near Downtown Character Area is made up of a variety of institutional, retail, and office uses, and offers a variety of housing options. The design of the character includes intermediate scale buildings that frame the street with a defined building shoulder height and towers stepped back above.

The applicant has provided renderings showing that the design of the building podium and building tower are not affected by the additional floor within the envelope of the tower. Table 1 shows how the proposed development meets the dimensional requirements of the Near Downtown Character Area.

Table 1: Dimensional Requirements – Near Downtown Character Area

DMP STANDARD	REQUIRED	PROPOSED	COMPLIES OR DEVIATES
MAXIMUM BUILDING HEIGHT	30 floors	32 floors Note: 31 floors previously approved with site plan amendment (Case UDP-A22070)	Deviation Request For One (1) Additional Floor
MAXIMUM BUILDING LENGTH	300 feet	234 feet	Project Complies
MAXIMUM GROSS SQUARE FOOTAGE OF BUILDING TOWER FLOOR PLATE SIZE	12,500 square feet	11,570 square feet	Project Complies
MAXIMUM PODIUM HEIGHT	Seven (7) floors	Eight (8) floors Note: 31 floors previously approved with site plan amendment (Case UDP-A22070)	Previously approved
STEPBACK	15 feet	(East/Alley): 15 feet (West): 22 feet (North): 30 feet (South): 15 feet	Project Complies
TOWER SEPARATION	60 feet minimum (to tower on abutting site) 30 feet minimum (to adjacent property line)	Side Tower Setback (East): 44 feet Side Tower Setback (West): 30 feet Side Tower Setback (North): 30 feet Side Tower Setback (South): 30 feet	Project Complies

Adequacy Requirements

Water and wastewater are serviced by the City of Fort Lauderdale. A capacity letter, dated August 26, 2025, was issued by the City's Public Works Department which identifies the plant facilities, pump station and associated infrastructure servicing this project and the project's impact on capacity. This request will not affect the Water and Wastewater analysis. The capacity letter is provided as Exhibit 4.

Parking and Transportation

The applicant has submitted a Traffic Impact Analysis, prepared by TrafTech Engineering, Inc, dated June 20, 2025, which indicates that the increase in the number of residential units along with the decrease in the retail/commercial square footage would generate an

additional nine (9) daily trips to the site. The number of parking spaces required for the project site plan amendment is 364 and 367 are proposed. The traffic impact analysis is attached as Exhibit 5.

Comprehensive Plan Consistency

The proposed use is consistent with the City's Comprehensive Plan Goals, Objectives and Policies,

Conditions of Approval

1. Prior to issuance of building permit, the applicant will be required to pay a Park Impact Fee for the proposed residential units in accordance with ULDR Section 47-38A, Park Impact Fees.
2. This project is subject to the requirements of Broward County Public School Concurrency review. The applicant shall obtain confirmation that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied and provide the City with a copy of the Final School Capacity Availability Determination (SCAD) Letter.
3. Prior to issuance of building permit, the applicant will be required to pay their proportionate share to mitigate mobility deficiencies identified in the study in the amount of \$13,179.42 to the City's Transportation and Mobility Department.
4. Prior to Certificate of Occupancy, the applicant shall provide documentation of approval from Broward County Highway Construction and Engineering Division (BCHCED) regarding the placement of parallel on-street parking stalls on Andrews Avenue.
5. Prior to Certificate of Occupancy, the applicant shall record a 24-foot Right-of-Way dedication or permanent Right-of-Way Easement along the west side of North Andrews Avenue (coordinate with BCHCED), to complete the respective minimum 88-foot Right-of-Way section per the most current Broward County Trafficways Plan.
6. Prior to Certificate of Occupancy, the applicant shall record a public right-of-way easement along the north side of NW 4 Avenue, consisting of five (5) feet to complete the respective minimum 50-foot right-of-way section as approved by the City Engineer.
7. Prior to Certificate of Occupancy, the applicant shall record a one (1) foot, eight (8) inch pedestrian sidewalk easement along the west side of N. Andrews Avenue, to accommodate a portion of the required 10-foot pedestrian clear path located outside of the existing right-of-way.
8. Prior to Certificate of Occupancy, applicant shall record a three (3) foot, six (6) inch pedestrian sidewalk easement along the north side of NE 4 Street, to accommodate a portion of the required seven (7) foot pedestrian clear path located outside of the existing right-of-way.
9. Prior to Certificate of Occupancy, the applicant shall dedicate a minimum of 10-foot by 15-foot utility easement for any of the proposed four (4) inch water meter vault, located within the proposed development and outside of existing right-of-way.
10. Prior to Certificate of Occupancy, the applicant shall coordinate Maintenance Declaration with the with the City (for property frontage along NE 4 Street). Proposed improvements within adjacent City right-of-way include concrete/specialty sidewalk,

driveway paving, concrete curb, landscaping, structural soil, paver grates and irrigation as depicted on maintenance agreement (exhibit sheet EX-101).

Resource Impact

There is no fiscal impact associated with this section.

Strategic Connections

This item is a FY 2025 Commission Priority, advancing the Public Places and Community Initiatives.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- Business Growth and Support, Goal 6: Build a diverse and attractive economy.

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:

- Neighborhood Enhancement Focus Area
- Future Land Use Element
- Goal 2: 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.
- Goal 3: Promote the advancement of great neighborhoods throughout the implementation of the Goals, Objectives and Policies of this plan in compliance with the Broward County Land Use Plan and State Regulations.
- Urban Design Element
- Goal 1: Promote high-quality and sustainable building design elements which complement the public realm.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Application, Applicant's Narrative Responses, and Reduced Plan Set

Exhibit 3 – Administrative Staff Review Report with Applicant's Responses

Exhibit 4 – August 26, 2025, Water and Wastewater Capacity Letter

Exhibit 5 – June 20, 2025, Traffic Impact Executive Summary, TrafTech Engineering

Exhibit 6 – Resolution Approving

Exhibit 7 – Resolution Denying

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