
RESOLUTION NO. 24-276

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING THE ISSUANCE OF A SITE PLAN LEVEL II DEVELOPMENT PERMIT FOR AN ALTERNATIVE DESIGN THAT MEETS THE OVERALL INTENT OF THE DOWNTOWN MASTER PLAN FOR THE DEVELOPMENT OF A 14-STORY, 2 TOWER, 257 UNIT THROUGH THE APPLICATION OF AFFORDABLE HOUSING DENSITY INCENTIVES, MIXED-USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT LOCATED AT 650 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA, IN THE DOWNTOWN REGIONAL ACTIVITY CENTER – CITY URBAN VILLAGE (RAC-UV) ZONING DISTRICT.

WHEREAS, Section 47-24.1 of the City of Fort Lauderdale, Florida Unified Land Development Regulations (herein "ULDR") provides that no development of property in the City shall be permitted without first obtaining a development permit from the City of Fort Lauderdale in accordance with the provisions and requirements of the ULDR; and

WHEREAS, the applicant, 650 North Andrews Avenue, LLC, submitted an application for a Site Plan Level II development permit to develop a 14-story, 2 tower mixed-use residential project consisting of a proposed 307,775 square feet to include 257 residential units through the application of Affordable Housing Density Incentives pursuant to Section 47-23.16.B of the ULDR and 9,750 square feet of commercial space for the project located at 650 North Andrews Avenue, Fort Lauderdale, Florida, within the Regional Activity Center – City Urban Village (RAC-UV) zoning district having an underlying land use designation of Downtown Regional Activity Center (DRAC); and

WHEREAS, Section 47-13.20.J.3 of the ULDR provides that in the event the developer of a parcel of land in the Downtown RAC districts desires to deviate from the requirements of Section 47-13.20.B., the developer may submit the design of the proposed development for review and approval by the City Commission, if the alternative design meets the overall intent of the Downtown Master Plan; and

WHEREAS, Section 47-123.16.B of the ULDR provides that development application approvals that include bonus residential density for affordable housing shall be reviewed as a Site Plan Level II application subject to Section 47-26A.2. of the ULDR, City Commission Request for Review; and

WHEREAS, the Development Review Committee (DRC), at Case No. UDP-S23057, approved the Site Plan Level II development permit on November 4, 2023; and

WHEREAS, the City Commission has reviewed the application for an alternative design and the allocation of bonus residential density for affordable housing for a Site Plan Level II development permit submitted by the applicant as required by the ULDR, and finds that such application conforms with the provisions of the ULDR as provided herein;

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 are incorporated in this resolution.

SECTION 2. The City Commission finds that the application for an alternative design and the allocation of bonus residential density for affordable housing for a Site Plan Level II development permit submitted to construct a proposed 307,775 square foot project consisting of a 14-story, 2 tower mixed-use residential project to include 257 residential units and 9,750 square feet of commercial space for the project located at 650 North Andrews Avenue, Fort Lauderdale, Florida, within the Regional Activity Center – City Urban Village (RAC-UV) zoning district having an underlying land use designation of Downtown Regional Activity Center (DRAC) meets the criteria of Section 47-24 and Section 47-13 of the ULDR as enunciated and memorialized in the minutes of its meeting of December 17, 2024.

SECTION 3. That the City Commission finds the alternative design submitted in accordance with ULDR Section 47-13.20 meets the overall intent of the Downtown Master Plan.

SECTION 4. That the Site Plan Level II development permit is hereby approved, subject to the conditions imposed by the DRC and City Commission.

SECTION 5. That pursuant to the provisions of the ULDR, the proper City officials are hereby authorized to issue the necessary building and use permits subject to the conditions imposed by the DRC and City Commission.

SECTION 6. The conditions contained herein are intended to memorialize the conditions expressed in the record of the hearings at which the application for the development permit was reviewed. In the event that the record of the proceedings contradicts or contains additional conditions not reflected in this instrument, the conditions expressed on the record of the proceedings shall prevail and are incorporated herein.

SECTION 7. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 8. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

ADOPTED this 17th day of December, 2024.



Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
DAVID R. SOLOMAN

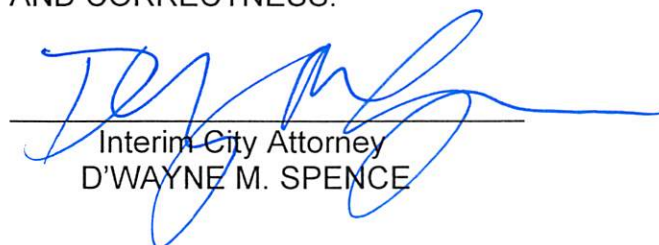
Dean J. Trantalis Yea

John C. Herbst Yea

APPROVED AS TO FORM
AND CORRECTNESS:

Steven Glassman Yea

Pamela Beasley-Pittman Yea



Interim City Attorney
D'WAYNE M. SPENCE

Ben Sorensen Yea