



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#24-0504

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

FROM: Susan Grant, Acting City Manager

DATE: May 21, 2024

TITLE: Public Hearing to Consider a Resolution for a First Amendment to a Development Agreement Between the City of Fort Lauderdale and Tavistock Development Company, LLC. Pier 66 Parking LLC., Pier 66 Ventures, LLC., and Sails Ventures, LLC. Pursuant to Chapter 163.3220-163.3243, Florida Statutes – **(Commission District 4)**

Recommendation

Staff recommends the City Commission consider a resolution amending a Development Agreement between the City of Fort Lauderdale and Tavistock Development Company, LLC. Pier 66 Parking LLC., Pier 66 Ventures, LLC., and Sails Ventures, LLC., (“the Developer”).

Background

On July 10, 2018, the City entered into a Development Agreement with the Developer for the Pier 66 properties located on the north and south side of SE 17th Street and the Intracoastal Waterway. A Location Map is attached as Exhibit 1. The Development Agreement outlined specific items related to the approval and construction of the parcels for future development including the historic designation of the Pier 66 Tower. The City Commission Memo #18-0718 summarizing the contents of the original agreement is attached Exhibit 2.

The Florida Local Government Development Agreement Act, Sections 163.3220-163.3243, Florida Statutes, authorizes local governments to enter into Development Agreements with developers to encourage a stronger long term commitment to comprehensive and capital facilities planning, to ensure the provision of adequate public facilities for development, to encourage the efficient use of resources, to reduce the economic cost of development and to provide certainty to developers and municipalities in the approval of development and assurances that they may proceed in accordance with the existing laws and policies, subject to the conditions of such Development Agreements. This statute requires the item to be heard by the City Commission at two public hearings prior to entering into the agreement. The first public hearing occurred at the May 7, 2024, City Commission meeting. A copy of the Public Notice is attached as Exhibit 3.

The Developer has approached the City requesting an amendment to the Development Agreement to clarify certain aspects including ownership structure for individual units, the reservation of units for future development, public improvements on a Florida Department of Transportation (FDOT) owned parcel, the construction of a waterfront promenade, and timing of Certificate of Occupancy for project phasing.

The original Development Agreement is attached as Exhibit 4 and the Amended Development Agreement with the specific amended language is attached as Exhibit 5.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

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

- Neighborhood Enhancement
- Goal 2: Enable housing options for all income levels

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
- The 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 compatible uses.
- The 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 – City Commission Memo #18-0718

Exhibit 3 – Public Notice

Exhibit 4 – Original Development Agreement

Exhibit 5 – Amended Development Agreement

Exhibit 6 – Applicant’s PowerPoint from First Hearing

Exhibit 7 – Applicant’s Submitted First Amendment Redlines

Exhibit 8 – Memorandum No. 24-051

Exhibit 9 – Resolution

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