



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

25-0276

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

FROM: Susan Grant, Acting City Manager

DATE: March 04, 2025

TITLE: Motion Selecting Façade Design for an Approved Site Plan Level II
Development Permit Application – 201 N Federal Highway, LLC – 201 North
Federal Highway – Case No. UDP-S22081 – **(Commission District 2)**

Recommendation

Staff recommends the City Commission consider the applicant's request for approval of architectural screening treatment on the north façade of the podium for a previously Approved Site Plan Level II Development Permit Application for 201 N Federal Highway.

Background

On December 05, 2023, the City Commission adopted Resolution No. 23-285 approving 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 47 story, 2 tower, 936 unit, mixed-use residential and commercial development, subject to conditions imposed by the DRC and City Commission. One of the conditions imposed by the City Commission requires the applicant and owner of The Dalmar to agree to a design for the northern parking garage façade prior to Final Development Review Committee (Final DRC) approval and in the event that the parties fail to agree that the design will be presented to the City Commission for approval.

The applicant states they have honored the City Commissions condition in good faith, working with an architectural firm, Arquitectonica, on producing multiple design concepts that were presented and rejected by the owners of The Dalmar. The applicant states in-person meetings were held on April 30, 2024, and September 11, 2024, with multiple e-mail correspondences between May 2024 and January 2025, without consensus on the proposed design concepts. Pursuant to the City Commission's condition of approval the applicant is presenting the outcome of the negotiations and requests that the Commission approve of a podium screening treatment.

The Resolution approving the project is attached as Exhibit 1. The applicant's request and desired podium screening treatment (Condition Response Summary) is attached as Exhibit 2. The December 5, 2023, CAM (CAM 23-1095) and City Commission meeting minutes are attached Exhibit 3 and Exhibit 4, respectively.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *2025 Commission Priority*, advancing the Affordable Housing and Economic Development initiative.

This item supports the *Press Play Fort Lauderdale 2029 Strategic Plan*, 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
- 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 No. 23-285

Exhibit 2 – Condition Response Summary

Exhibit 3 – December 05, 2023, Commission Agenda Memo (CAM 23-1095)

Exhibit 4 – December 05, 2023, City Commission Meeting Minutes

Prepared by: Adam Schnell, Urban Planner III, Development Services Department

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