CITY OF FORT LAUDERDALE
City Commission Agenda Memo **#22-0474**
REGULAR MEETING

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: May 17, 2022

TITLE: Public Hearing to Consider a Resolution Approving a Development Agreement Between the City of Fort Lauderdale and the Towers at Las Olas, LLC., for the Towers Planned Development District, Pursuant to Chapter 163.3220-163.3243, Florida Statutes – (**Commission District 4**)

Recommendation

Staff recommends the City Commission consider a Resolution approving a development agreement between the City of Fort Lauderdale and the Towers at Las Olas, LLC., for the Towers Planned Development District, pursuant to Chapter 163.3220-163.3243, Florida Statutes.

Background

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. This is the second of two public hearings scheduled for the consideration of this item. The first public hearing was held at the regular City Commission meeting on May 3, 2022

The applicant, Towers at Las Olas, LLC., received approval from the City for a Planned Development District (PDD) for the Towers Retirement Home located at 824 NE 2nd Street on September 1, 2020, through City Ordinance C-20-24. A Location Map is attached as Exhibit 1.

The Unified Land Development Code (ULDR), Section 47-37A, Planned Development Districts, more specifically Section 47-37A.13, Agreements, states that applicants seeking a PDD shall execute agreements, easements, and other documents necessary

with regard to implementation of conditions imposed by the PDD consistent with the development plans and for continuing operation and maintenance of such. Specifically, the development agreement ensures the construction of off-site improvements for a multi-purpose path with signage and pavement markings that extends along SE 2nd Street bends southward along SE 10th Terrace to terminate near SE 2nd Court (as noted in page 10 of Exhibit 3). The applicant is seeking approval of the development agreement for the Towers PDD consistent with this ULDR section and Chapter 163.3220-163.3243, Florida Statutes. The Mail Notice of Intent is attached as Exhibit 2. The Development Agreement is attached as Exhibit 3.

Resource Impact
There is no fiscal impact associated with this action.

Strategic Connections
This item is a *2022 Commission Priority*, advancing the Smart Growth initiative.

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- Neighborhood Enhancement
- 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 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.
- 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 – Mail Notice of Intent
Exhibit 3 – Development Agreement
Exhibit 4 – Resolution

Prepared by: Jim Hetzel, Principal Urban Planner, Development Services Department

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