

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING 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 27-STORY, MIXED-USE DEVELOPMENT NAMED "11 N ANDREWS" CONSISTING OF 378 RESIDENTIAL UNITS AND 4,821 SQUARE FEET OF COMMERCIAL SPACE USE, THROUGH THE ALLOCATION OF RESIDENTIAL FLEX UNITS, LOCATED AT 11 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA, IN THE REGIONAL ACTIVITY CENTER – CITY CENTER (RAC-CC) ZONING DISTRICT, HAVING AN UNDERLYING LAND USE DESIGNATION OF DOWNTOWN REGIONAL ACTIVITY CENTER (DRAC), PROVIDING FOR SEVERABILITY AND PROVIDING FOR CONFLICTS.

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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, Bachow Fam OZ Fund, LLC, submitted an application for a Site Plan Level II development permit for an alternative design to develop a 27-story, mixed-use building with 378 residential units, and 4,821 square feet of commercial space, with design deviations for maximum building tower separation distance, maximum building tower floorplate square footage, and local street cross section, through the allocation of 62 residential flexibility units, located at 11 North Andrews Avenue, Fort Lauderdale, Florida, in the Regional Activity Center – City Center Zoning District (RAC-CC), with an underlying Future Land Use Designation of Downtown Regional Activity Center (Downtown RAC); and

WHEREAS, Section 47-28.3 of the ULDR provides the criteria for allocation of flex units in the Regional Activity Center (RAC) land use designations; and

WHEREAS, Section 47-25.2 of the ULDR provides the adequacy requirements for development permits; 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, the Development Review Committee (DRC), at Case No. UDP-S25053, approved the Site Plan Level II development permit application for an alternative design, through the allocation of residential flexibility units, on January 13, 2026; and

WHEREAS, the City Commission has reviewed the application for a Site Plan Level II development permit application for an alternative design, through the allocation of residential flexibility units, submitted by the applicant as required by the ULDR, and finds that such development permit application fails to conform 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 each WHEREAS clause set forth above is true and correct and incorporated herein by this reference.

SECTION 2. That the City Commission finds the application for an alternative design submitted in accordance with ULDR Section 47-13.20 fails to meet the overall intent of the Downtown Master Plan.

SECTION 3. That the City Commission finds that the application for a Site Plan Level II development permit for an alternative design submitted to construct a proposed 27-story, mixed-use building with a total of 378 residential units and 4,821 square feet of commercial space with design deviations for maximum building tower separation distance, maximum building tower floorplate square footage, and local street cross section, through the allocation of 62 residential flexibility units, located at 11 North Andrews Avenue, Fort Lauderdale, Florida, in the Regional Activity Center – City Center Zoning District (RAC-CC), with an underlying Future Land Use Designation of Downtown Regional Activity Center (Downtown RAC), fails to meet the criteria in Section 47-24, Section 47-13, Section 47-28, and Section 47-25, and is hereby denied.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor  
DEAN J. TRANTALIS

ATTEST:

\_\_\_\_\_  
City Clerk  
DAVID R. SOLOMAN

APPROVED AS TO FORM  
AND CORRECTNESS:

\_\_\_\_\_  
City Attorney  
SHARI L. McCARTNEY

Dean J. Trantalis \_\_\_\_\_

John C. Herbst \_\_\_\_\_

Steven Glassman \_\_\_\_\_

Pamela Beasley-Pittman \_\_\_\_\_

Ben Sorensen \_\_\_\_\_