

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING THE ISSUANCE OF A SITE PLAN LEVEL II BEACH DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A THIRTEEN-STORY, FIFTY-FOUR UNIT MULTIFAMILY DEVELOPMENT KNOWN AS "OPUS AT 701", AT A HEIGHT THAT EXCEEDS THE MAXIMUM STRUCTURE HEIGHT AS PROVIDED IN SECTION 47-12.4.1, LOCATED AT 623 BAYSHORE DRIVE AND 701 BAYSHORE DRIVE, FORT LAUDERDALE, FLORIDA, HAVING A LAND USE DESIGNATION OF CENTRAL BEACH REGIONAL ACTIVITY CENTER IN THE INTRACOASTAL OVERLOOK AREA ZONING DISTRICT AND A ADDITIONAL HEIGHT REQUEST FOR THE DEVELOPMENT.

WHEREAS, Section 47-12.6 of the City of Fort Lauderdale, Florida Unified Land Development Regulations ("ULDR"), provides that no development of property in the Central Beach area of the City shall be permitted without first obtaining a beach development permit from the City of Fort Lauderdale in accordance with the provisions and requirements of the ULDR; and

WHEREAS, 623 Bayshore Dr LLC and 701 Bayshore Dr LLC, submitted an application for a beach development permit for a thirteen (13) story, fifty-four (54) unit multifamily development, with a proposed height that exceeds the maximum structure height as provided in Section 47-12.4.1, known as "Opus at 701", as more fully set forth in Commission Memorandum No. 26-0279, located at 623 Bayshore Drive and 701 Bayshore Drive, Fort Lauderdale, Florida, with an underlying land use designation of Central Beach Regional Activity Center (Central Beach RAC) in the Intracoastal Overlook Area (IOA) zoning district; and

WHEREAS, Section 47-12.5.F. provides that notwithstanding the maximum structure height as provided in Section 47-12.4.1, a beach development permit may be issued for a development with a height that exceeds the maximum structure height as provided in Section 47-12.4.1 by up to twenty (20) percent but not exceeding a height of one hundred forty-four (144) feet, provided that the structure has a maximum floorplate of sixteen thousand (16,000) square feet and the development permit is subject to city commission approval pursuant to Section 47-12.6; and

WHEREAS, the Development Review Committee (Case No. UDP-S25037) at its meeting of October 14, 2025, recommended approval of the proposed development permit to the City Commission; and

WHEREAS, the City Commission reviewed the development permit application submitted by the applicant, as required by the ULDR, and finds that the proposed development meets the standards and requirements of the ULDR, criteria for a Site Plan Level II development within the central beach area, and is eligible for additional height;

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 Site Plan Level II beach development permit application submitted to construct a thirteen (13) story, fifty-four (54) unit multifamily development, with a height that exceeds the maximum structure height of 120 feet as provided in Section 47-12.4.1, known as “Opus at 701”, located at 623 Bayshore Drive and 701 Bayshore Drive, Fort Lauderdale, Florida, with an underlying land use designation of Central Beach RAC in the IOA zoning district is hereby approved, subject to the modifications and conditions imposed by the Development Review Committee and City Commission; including and not limited to any conditions imposed at the May 5, 2026 City Commission meeting.

SECTION 3. That pursuant to Section 47-12.5.F. of the ULDR, the application for a height above the maximum structure height as provided in Section 47-12.4.1 is hereby approved.

SECTION 4. That pursuant to the provisions of the City of Fort Lauderdale, Florida ULDR, the proper City officials are hereby authorized to issue the necessary building and use permits.

SECTION 5. Issuance of a development permit or amendment to 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 6. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

SECTION 7. That this Resolution shall be in full force and effect immediately upon adoption.

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 _____