

RESOLUTION NO. 22-178

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, 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 30-FLOOR TOWER WITH 320 RESIDENTIAL UNITS AND 30,772 SQUARE FEET OF COMMERCIAL SPACE WITH AN ASSOCIATED PARKING REDUCTION REQUEST, FOR A MIXED-USE PROJECT KNOWN AS "FLAGLER RESIDENCES" LOCATED AT 513-517 NORTHEAST 6<sup>TH</sup> STREET, FORT LAUDERDALE, FLORIDA, IN THE RAC-UV ZONING DISTRICT.

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, an application for a Site Plan Level II development permit has been submitted to develop a mixed-use multi-family residential project consisting of a 30-floor tower with 320 residential units and 30,772 square feet of commercial space with an associated parking reduction request for the project known as "Flagler Residences" located at 513-517 Northeast 6<sup>th</sup> Street, Fort Lauderdale, Florida, in the Downtown Regional Activity Center-Urban Village (RAC-UV) zoning district within the Fort Lauderdale Downtown Regional Activity Center (Downtown RAC) Land Use Designation; 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 (Case No. UDP-S21059) approved the Site Plan Level II development permit on January 25, 2022, subject to conditions; and

WHEREAS, the City Commission has reviewed the application for an alternative design for a Site Plan Level II development permit with an associated parking reduction request submitted by the applicant as required by the ULDR, and finds that such application conforms 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 that application for an alternative design for a Site Plan Level II development permit submitted to construct a project to be known as "Flagler Residences" located at 513-517 Northeast 6<sup>th</sup> Street, Fort Lauderdale, Florida, consisting of 320 residential units and 30,772 square feet of commercial space with an associated parking reduction in the Downtown Regional Activity Center-Urban Village (RAC-UV) zoning district within the Fort Lauderdale Downtown Regional Activity Center (Downtown RAC) Land Use Designation meets the criteria of Section 47-24 of the ULDR, as enunciated and memorialized in the minutes of its meeting of August 16, 2022, a portion of those findings expressly listed as follows:

1. The proposed alternative design of the proposed development meets the overall intent of the Downtown Master Plan; and
2. The proposed project meets the standards and requirements of the ULDR.

SECTION 3. That the City Commission finds the alternative design submitted in accordance with ULDR Section 47-13.20 meets the overall intent of the Downtown Master Plan.

SECTION 4. That pursuant to the provisions of the ULDR, the proper City officials are hereby authorized to issue the necessary building and use permits subject to the conditions imposed by the Development Review Committee and City Commission.

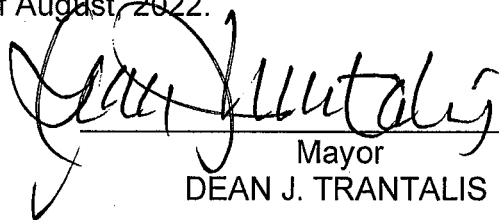
SECTION 5. The conditions contained herein are intended to memorialize the conditions expressed in the record of the hearings at which the application for the development permit was reviewed. In the event that the record of the proceedings contradicts or contains additional conditions not reflected in this instrument, the conditions expressed on the record of the proceedings shall prevail and are incorporated herein.

SECTION 6. Issuance of 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 7. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

ADOPTED this 16<sup>th</sup> day of August, 2022.



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 Mayor  
 DEAN J. TRANTALIS

ATTEST:



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

Dean J. Trantalis      Yea

Heather Moraitis      Yea

Steven Glassman      Yea

APPROVED AS TO FORM:

Robert L. McKinzie      Not Present



\_\_\_\_\_  
 City Attorney  
 ALAIN E. BOILEAU

Ben Sorensen      Yea