

RESOLUTION NO. 21-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING AN ALTERNATIVE DESIGN ASSOCIATED WITH A SITE PLAN LEVEL II DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A MIXED-USE PROJECT TO BE KNOWN AS "THE GALLERY AT FLAGLER VILLAGE", PURSUANT TO SECTION 47-13.20.J.3 OF THE CITY OF FORT LAUDERDALE, FLORIDA UNIFIED LAND DEVELOPMENT REGULATIONS, LOCATED AT 600 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA, IN THE DOWNTOWN REGIONAL ACTIVITY CENTER-URBAN VILLAGE (RAC-UV) ZONING DISTRICT.

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WHEREAS, an application for a site plan level II development permit has been submitted to develop a 12-story mixed-use and mixed-income residential and retail development for the project known as "The Gallery at Flagler Village", located at 600 North Andrews Avenue, Fort Lauderdale, Florida, in the Northwest Regional Activity Center-Urban Village (NWRAC-UV) zoning district; and

WHEREAS, the proposed development is subject to site plan level II review by the Development Review Committee ("DRC") pursuant to Table 1 of Section 47-24.1 of the ULDR; and

WHEREAS, the DRC approved the site plan level II development permit (Case No. UDP-S21013) on May 25, 2021; and

WHEREAS, the proposed development is located within the Urban Neighborhood Character Area as defined in the Downtown Master Plan; and

WHEREAS, the design of the tentatively approved development deviates from the requirements of Section 47-13.20.B, Downtown Master Plan Standards, regarding the building setback requirements and building floorplate square footage, as more specifically set forth in Commission Agenda Memorandum No. 21-0877; 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 City Commission has reviewed the alternative design presented with the application for a site plan level II development permit submitted by the applicant and finds that such alternative design fails to conform with the overall intent of the Downtown Master Plan;

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. The City Commission finds that the requested deviation from the Downtown Master Plan Standards regarding the building setback requirements and building floorplate square footage for the project known as “The Gallery at Flagler Village” located at 600 North Andrews Avenue, Fort Lauderdale, Florida, in the Northwest Regional Activity Center-Urban Village (NWRAC-UV) zoning district fails to meet the overall intent of the Downtown Master Plan and is hereby denied.

SECTION 3. That this Resolution shall be in full force and effect upon final adoption.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2021.

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Mayor  
DEAN J. TRANTALIS

ATTEST:

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City Clerk  
JEFFREY A. MODARELLI