

RESOLUTION NO. 24-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING AN AMENDMENT TO A SITE PLAN LEVEL II DEVELOPMENT PERMIT AND AN ALTERNATIVE DESIGN THAT MEETS THE OVERALL INTENT OF THE DOWNTOWN MASTER PLAN FOR THE MIXED-USE PROJECT KNOWN AS “FLAGLER FIFTH NORTH”, LOCATED AT 689 NORTH FEDERAL HIGHWAY, FORT LAUDERDALE, FLORIDA, IN THE DOWNTOWN REGIONAL ACTIVITY CENTER – URBAN VILLAGE (RAC-UV) ZONING DISTRICT.

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WHEREAS, on November 16, 2022, the City’s Development Review Committee (“DRC”) approved a Site Plan Level II development permit to the Applicant, Flagler Sixth, LLC, for the project known as “Flagler North” for a proposed 30-floor building comprised of 241 residential units with 72,508 square feet of commercial use for a grocery store and retail space located at 689 North Federal Highway, Fort Lauderdale, Florida, in the Downtown Regional Activity Center – Urban Village (RAC-UV) zoning district within the Fort Lauderdale Downtown Regional Activity Center (DRAC) Land Use Designation; and

WHEREAS, the Applicant has submitted an application to amend the site plan pursuant to Section 47-24.2.A.5 of the Unified Land Development Regulations (“ULDR”); and

WHEREAS, Section 47-24.2.A.5.a of the ULDR provides that “[i]f the applicant wishes to change the development from that approved in accordance with this section, the amendment will be required to be reviewed as a new development in accordance with the procedure for such development, except for administrative approval of an amendment in accordance with subsection A.5.b.”; and

WHEREAS, the Applicant’s application for an amendment to a Site Plan Level II development permit increases residential units from 241 to 301, and requests design deviations from Section 47-13.20.B., of the ULDR for building height, tower floorplate size and tower setback; 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 Administrative Review Committee (Case No. UDP-A24011) approved the Site Plan Level II development permit on March 11, 2024, subject to conditions; and

WHEREAS, the City Commission has reviewed the application for an amendment to the approved site plan and the alternative design submitted by the applicant, as required by the ULDR, and finds that such application does not 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 that the amended Site Plan Level II application submitted fails to meet the criteria of Sections 47-24 of the ULDR, as enunciated and memorialized in the minutes of its meeting of October 15, 2024.

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

SECTION 4. That the application for an alternative design for a Site Plan Level II development permit for development of a 30-floor tower with 320 residential units and 30,772 square feet of commercial space with an associated parking reduction 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), is hereby denied.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2024.

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Mayor  
DEAN J. TRANTALIS

ATTEST:

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

APPROVED AS TO FORM  
AND CORRECTNESS:

\_\_\_\_\_  
City Attorney  
THOMAS J. ANSBRO

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

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

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

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

Warren Sturman \_\_\_\_\_