

RESOLUTION NO. 15-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING THE ISSUANCE OF SITE PLAN DEVELOPMENT AND CONDITIONAL USE PERMITS FOR THE DEVELOPMENT OF A SOCIAL SERVICE RESIDENTIAL FACILITY LOCATED AT 325 S.W. 28<sup>TH</sup> STREET, FORT LAUDERDALE, FLORIDA IN A PROPOSED CF - COMMUNITY FACILITY DISTRICT.

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WHEREAS, Section 47-24.1 of the Unified Land Development Regulations (hereinafter "ULDR") of the City of Fort Lauderdale, Florida 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, Section 47-18.32 of the ULDR provides that a social service residential facility Level V be approved as a conditional use when proposed in a CF zoning district; and

WHEREAS, the Broward County Board of County Commissioners submitted an application for site plan development and conditional use permits for a social service residential facility located at 325 S.W. 28<sup>th</sup> Street, Fort Lauderdale, Florida, contingent upon the rezoning of the property from B-3 Heavy Commercial/Light Industrial district to CF - Community Facility district, associated with the development known as the Broward Addiction Recovery Center (BARC); and

WHEREAS, the Development Review Committee (PZ Case No. R14051) at its meeting December 18, 2014 reviewed the application and site plan resulting in site plan approval, subject to City Commission request for review; and

WHEREAS, the Planning and Zoning Board, at its meeting of January 20, 2015, did recommend to the City Commission approval of the conditional use subject to certain conditions; and

WHEREAS, a Motion was adopted on February 17, 2015, setting a public hearing for March 3, 2015 at 6:00 p.m. to conduct a de novo review of the development permit application; and

WHEREAS, pursuant to Section 47-26A.2., City Commission request for review, the City Commission conducted the de novo hearing on March 3, 2015 and found that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for a Site Plan Level III development permit in a CF zoning district;

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 based on the failure to meet the requirements of Section 47-18.32, Social Service Residential Facilities (SSRF), the Site Plan development application submitted for the development of a social service residential facility as a conditional use located at 325 S.W. 28<sup>th</sup> Street, Fort Lauderdale, Florida, located in a B-3 zoning district is hereby denied.

ADOPTED this the \_\_\_\_ day of \_\_\_\_\_, 2015.

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Mayor  
JOHN P. "JACK" SEILER

ATTEST:

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City Clerk  
JONDA K. JOSEPH