

RESOLUTION NO. 22-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING 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 6TH 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 6th 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 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 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 2. 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 6th 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 _____, 2022.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

Dean J. Trantalis _____

Heather Moraitis _____

Steven Glassman _____

APPROVED AS TO FORM:

Robert L. McKinzie _____

Ben Sorensen _____

City Attorney
ALAIN E. BOILEAU