

RESOLUTION NO. 14-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING THE ISSUANCE OF A SITE PLAN LEVEL II DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A RETAIL FURNITURE STORE LOCATED AT 105 NORTH FEDERAL HIGHWAY, FORT LAUDERDALE, FLORIDA IN A RAC-CC ZONING DISTRICT.

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, Happy Land FL, LLC submitted an application for a site plan level II development approval for a retail furniture store located at 105 North Federal Highway, Fort Lauderdale, Florida and within a RAC-CC zoning district associated with the development known as 105 North; and

WHEREAS, the Development Review Committee (PZ Case No. R14011) at its meeting of March 25, 2014, reviewed the application and site plan resulting in site plan approval on June 19, 2014, subject to City Commission request for review; and

WHEREAS, a motion was adopted on July 1, 2014, setting a public hearing for August 19, 2014 at 6:00 p.m. to conduct a de novo review of the development permit application; and

WHEREAS, pursuant to Section 47-26A.2, the City Commission conducted the de novo hearing on August 19, 2014, and found the proposed development or use does not meet the standards and requirements of the ULDR and criteria for a Site Plan Level II development permit in a RAC-CC 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 47-24.2, Site plan development permit, the site plan II development application submitted for the development of a retail furniture store located at 105 North Federal Highway, Fort Lauderdale, Florida, located in a RAC-CC zoning district is hereby denied.

ADOPTED this the ____ day of _____, 2014.

Mayor
JOHN P. "JACK" SEILER

ATTEST:

City Clerk
JONDA K. JOSEPH

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