

RESOLUTION NO. 24-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING AMENDMENTS TO THE SITE PLAN ASSOCIATED WITH THE APPROVED BEACH DEVELOPMENT PERMIT FOR THE MULTI-FAMILY RESIDENTIAL PROJECT LOCATED AT 530 NORTH BIRCH ROAD, FORT LAUDERDALE, FLORIDA, HAVING A LAND USE DESIGNATION OF CENTRAL BEACH REGIONAL ACTIVITY CENTER IN THE NORTH BEACH RESIDENTIAL AREA ZONING DISTRICT, TO ADD FOUR ADDITIONAL RESIDENTIAL UNITS, AMEND THE FLOOR AREA RATIO FROM 4.6 TO 5.2, AND TO ACCOMMODATE REVISED FLOOR PLANS THROUGHOUT THE BUILDING.

WHEREAS, in accordance with Section 47-12.6 of the City of Fort Lauderdale, Florida Unified Land Development Regulations ("ULDR"), no person shall carry out any development nor shall any person use any parcel of land for any purpose in the Central Beach Area without first obtaining a beach development permit from the city in accordance with the provisions and requirements of the ULDR; and

WHEREAS, on February 19, 2019, the City Commission adopted Resolution No. 19-31 approving the issuance of a Site Plan Level IV beach development permit for the development of an 11-story, 21-unit multi-family residential project located at 530 North Birch Road, Fort Lauderdale, Florida, and located in the North Beach Residential Area zoning district with a land use designation of Central Beach Regional Activity Center; and

WHEREAS, on September 22, 2022, the City Commission adopted Resolution No. 22-226 approving an amendment to the site plan for the purpose of adding 11 residential units and increasing the building height to 144 feet; and

WHEREAS, Section 47-24.2.A.5.c. of ULDR, provides that if the applicant wishes to change the development to an extent which exceeds the authority of the department to approve amendments as provided in subsection 47-24.2.A.5.b. i or ii, the proposed amendment to the Site Plan Level III or level IV permit will be required to be reviewed by the department and forwarded to the body which gave final approval to the original development permit; and

WHEREAS, the applicants, Birch Road, LLC and Cheston MM, LLC, are requesting that the City Commission approve an amendment to the Site Plan Level IV beach

development permit to add four (4) additional residential units and increasing the floor area ratio from 4.6 to 5.2, to accommodate the additional units; and

WHEREAS, the City Commission has reviewed the application to amend the site plan submitted by the applicant, as required by the ULDR, and finds that such amended plan conforms with the provisions of such laws;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That based on the failure to meet the standards and requirements of Section 47-12 and Section 47-24 of the ULDR, the amendments to the development plan for an 11-story, 21-unit multi-family residential project located at 530 North Birch Road, Fort Lauderdale, Florida, and located in the North Beach Residential Area (NBRA) zoning district is hereby denied.

ADOPTED this ____ day of _____, 2024.

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 _____