

RESOLUTION NO. 17-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING A DEVELOPMENT PERMIT AND THE ALLOCATION OF 297 DOWNTOWN DWELLING UNITS FOR A MIXED-USE RESIDENTIAL DEVELOPMENT KNOWN AS "RIVERWALK RESIDENCES OF LAS OLAS" LOCATED AT 333 NORTH NEW RIVER DRIVE EAST, FORT LAUDERDALE, FLORIDA, IN A RAC-CC ZONING DISTRICT.

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WHEREAS, an application for a Site Plan Level III development has been submitted to develop a mixed-use residential development which requires the allocation of 297 downtown dwelling units for the project known as "Riverwalk Residences of Las Olas", located at 333 North New River Drive East, Fort Lauderdale, Florida, in the Downtown RAC-CC zoning district within the Fort Lauderdale Downtown Regional Activity Center Land Use Designation; and

WHEREAS, in addition to the criteria applicable to the Site Plan Level III approval, the development has been reviewed for consistency with the design guidelines or has proposed an alternative design which meets the intent of the design guidelines provided in the Consolidated Downtown Master Plan approved by the City Commission; and

WHEREAS, the Development Review Committee (Case No. R16066) approved the Site Plan Level III development permit including the allocation of 297 downtown dwelling units on March 28, 2017, subject to conditions; and

WHEREAS, the Planning and Zoning Board approved the development permit on August 16, 2017; and

WHEREAS, pursuant to Section 47-13.20.B.4 of the City of Fort Lauderdale, Florida Unified Land Development Regulations ("ULDR"), the approval of the development permit including the allocation of downtown dwelling units shall not take effect until the application is reviewed and approved by the City Commission; and

WHEREAS, the City Commission at its meeting of September 6, 2017, reviewed the application for a Site Plan Level III development permit, including the allocation of 297 downtown dwelling units, 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 application for a Site Plan Level III development permit including the allocation of 297 downtown dwelling units submitted to develop a mixed-use residential development of a 43-story tower consisting of 297 downtown dwelling units, retail/restaurant space, and a parking garage for the project known as "Riverwalk Residences of Las Olas", located at 333 North New River Drive East, Fort Lauderdale, Florida in the Downtown RAC-CC zoning district within the Fort Lauderdale Downtown Regional Activity Center Land Use Designation is hereby denied.

ADOPTED this the \_\_\_\_ day of \_\_\_\_\_, 2017.

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Mayor  
JOHN P. "JACK" SEILER

ATTEST:

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City Clerk  
JEFFREY A. MODARELLI