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 RESIDENTIAL PROJECT KNOWN AS "OLAKINO HOUSE" LOCATED AT 551 BAYSHORE DRIVE, FORT LAUDERDALE, FLORIDA, IN THE INTRACOASTAL OVERLOOK AREA ZONING DISTRICT TO INCREASE THE BUILDING HEIGHT FROM 120 FEET TO 144 FEET WITH ASSOCIATED DECREASE IN MINIMUM TOWER SEPARATION FROM 51 FEET 5 INCHES TO 39 FEET 3 INCHES, AN ADDITIONAL 18 RESIDENTIAL UNITS AND AN ADDITIONAL 27 PARKING SPACES IN THE CENTRAL BEACH REGIONAL ACTIVITY CENTER.

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 September 21, 2021, the City Commission adopted Ordinance No. C-21-29 approving the issuance of a beach development permit for a Site Plan Level IV development permit application submitted to construct a residential project consisting of two buildings, each 120 feet in height (11 stories), connected by an above-grade parking garage located at 551 Bayshore Drive, Fort Lauderdale, Florida, and located in the Intracoastal Overlook Area ("IOA") zoning district; and

WHEREAS, Section 4 of Ordinance No. C-21-29 stated that if the applicant wishes to change the development from that approved in accordance with the ordinance, the amendment will be required to be reviewed and approved in accordance with Section 47-24.2.A.5 of the ULDR; and

WHEREAS, Section 47-24.2.A.5.c. of the 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 applicant, 551 Bayshore SPE LLC, is requesting that the City Commission approve an amendment to the Site Plan Level IV permit to increase the building height from 120 feet to 144 feet (2 additional stories to 13 stories) with associated decrease in minimum tower separation from 51 feet 5 inches to 39 feet 3 inches, a request for an additional 18 residential units and 27 additional parking spaces in the Central Beach Regional Activity Center; and

WHEREAS, Section 47-12.5.F.1. of the ULDR provides that a beach development permit may be issued for a development with a height that exceeds the maximum structure height as provided in Section 47-12.4.1 by up to twenty (20) percent by not exceeding a height of one hundred forty-four (144) feet, provided that the structure has a maximum floorplate of sixteen thousand (16,000) square feet and the development permit is subject to City Commission approval pursuant to Section 47-12.6; 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 does not conform 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 47-24 of the ULDR, the amendment to the development plan proposed to be located at 551 Bayshore Drive, Fort Lauderdale, Florida, in the Intracoastal Overlook Area ("IOA") zoning district is hereby denied.

ADOPTED this _____ day of _____, 2024.

_____
Mayor
ATTEST: DEAN J. TRANTALIS

_____   Dean J. Trantalis   ____
City Clerk
DAVID R. SOLOMAN   John C. Herbst   ____

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APPROVED AS TO FORM   Steven Glassman   ____
AND CORRECTNESS:

                                       Pamela Beasley-Pittman   ____

_____   Warren Sturman   ____
           City Attorney
        THOMAS J. ANSBRO