

RESOLUTION NO. 22-

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 AN ALTERNATIVE DESIGN FOR THE DEVELOPMENT OF A MIXED-USE PROJECT CONSISTING OF 270 MULTIFAMILY RESIDENTIAL UNITS AND 2,680 SQUARE FEET OF COMMERCIAL SPACE FOR THE PROJECT KNOWN AS "FLAGLER SV" LOCATED AT 501 NORTHEAST 4TH STREET, FORT LAUDERDALE, FLORIDA, IN THE DOWNTOWN REGIONAL ACTIVITY CENTER – CITY CENTER (RAC-CC) 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, the applicants, Mainstreet NCC Flagler, LLC and 515, Inc., submitted an application for a Site Plan Level II development permit to develop a mixed-use project consisting of 270 multifamily residential units and 2,680 square feet of commercial space for the project known as "Flagler SV" located at 501 Northeast 4th Street, Fort Lauderdale, Florida, within the Downtown Regional Activity Center – City Center (RAC-CC) zoning district having an underlying land use designation of Downtown Regional Activity Center (Downtown RAC); 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 (DRC), at Case No. UDP-S22020, approved the Site Plan Level II development permit on June 14, 2022; and

WHEREAS, the City Commission has reviewed the application for an alternative design for a Site Plan Level II development permit 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 Section 47-13.20 of the ULDR 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 submitted to construct a project known as “Flagler SV” located at 501 Northeast 4th Street, Fort Lauderdale, Florida, consisting of 270 multifamily residential units and 2,680 square feet of commercial space located at 501 Northeast 4th Street, Fort Lauderdale, Florida, within the Downtown Regional Activity Center – City Center (RAC-CC) zoning district having an underlying land use designation of Downtown Regional Activity Center is hereby denied.

ADOPTED this ____ day of _____, 2022.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

Dean J. Trantalis _____

Steven Glassman _____

APPROVED AS TO FORM:

City Attorney
ALAIN E. BOILEAU
