

RESOLUTION NO. 21-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING THE ISSUANCE OF A SITE PLAN LEVEL III DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A 14-STORY, 77-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT KNOWN AS "808 SE 4TH RESIDENCES", LOCATED AT 808 S.E. 4TH STREET, FORT LAUDERDALE, FLORIDA, IN THE DOWNTOWN REGIONAL ACTIVITY CENTER – EAST MIXED USE (RAC-EMU) ZONING DISTRICT

WHEREAS, Section 47-24.1 of the City of Fort Lauderdale, Florida, Unified Land Development Regulations (hereinafter "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 applicant has submitted a development application and plan for a 14-story, 77-unit multifamily residential development known as "808 SE 4th Residences" located at 808 S.E. 4th Street, Fort Lauderdale, Florida which is located in the Downtown Regional Activity Center–East Mixed Use (RAC-EMU) zoning district; and

WHEREAS, in addition to the Site Plan Level III criteria in the ULDR, the proposed alternative design has been reviewed to determine whether it meets the intent of the design guidelines provided in the Downtown Master Plan; and

WHEREAS, the Development Review Committee (Case No. R19052), at its meeting on January 14, 2020, reviewed the proposed site plan and presented same to the Planning and Zoning Board; and

WHEREAS, the Planning and Zoning Board approved the Site Plan Level III application subject to the 30-day Commission Request for Review at its meeting on October 20, 2021; and

WHEREAS, the City Commission at its meeting of November 2, 2021, voted to hold a de novo hearing at the City Commission meeting within 60 days; and

WHEREAS, the City Commission scheduled a de novo hearing for December 7, 2021; and

WHEREAS, at the City Commission held December 7, 2021, the City Commission deferred the de novo hearing to December 21, 2021; and

WHEREAS, the City Commission held a de novo hearing on December 21, 2021, reviewed the application for a Site Plan Level III development permit submitted by the applicant and finds that the application fails to meet the standards and requirements of the ULDR;

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 the Site Plan Level III development permit application submitted to construct a residential development proposed to be located at 808 S.E. 4th Street, Fort Lauderdale, Florida, located in the RAC-EMU zoning district is hereby denied.

ADOPTED this ____ day of _____, 2021.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
JEFFREY A. MODARELLI