

RESOLUTION NO. 13-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING THE ISSUANCE OF A SITE PLAN LEVEL IV DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A HOTEL LOCATED AT 3029 ALHAMBRA STREET, FORT LAUDERDALE, FLORIDA, IN AN ABA ZONING DISTRICT.

WHEREAS, Section 47-24.1 of the Unified Land Development Regulations (hereinafter "ULDR") of the City of Fort Lauderdale, Florida 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, Vintro Fort Lauderdale, LLC submitted a development application and plan for a hotel with a bar/lounge, restaurant, pool and two levels of parking located at 3029 Alhambra Street, Fort Lauderdale, Florida, and located in an ABA zoning district associated with the development known as the "Vintro Hotel"; and

WHEREAS, the Development Review Committee (PZ Case No. 70-R-12) at its meeting of October 9, 2012, reviewed the applicant's proposal; and

WHEREAS, the Planning and Zoning Board at its meeting of March 20, 2013, recommended denial of the proposed development plan to the City Commission; and

WHEREAS, the City Commission reviewed the development application and plan submitted by the applicant, as required by the Unified Land Development Regulations ("ULDR") of the City of Fort Lauderdale, and finds that the proposed development or use meets the standards and requirements of the ULDR and criteria for a Site Plan Level IV development;

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 development plan submitted for a hotel with a bar/lounge, restaurant, pool and two levels of parking located at 3029 Alhambra Street, Fort Lauderdale, Florida, and located in an ABA zoning district is hereby approved, subject to the conditions imposed by the Development Review Committee and City Commission.

SECTION 3. The following are additional conditions of approval imposed by the City Commission and shall not affect the applicability of other conditions imposed during the review process:

1. Execute a Valet Parking Agreement prior to CO for 100% of the project's parking;
2. Prior to Final DRC (as reviewed by the Engineering Division) ensure proper staffing for valet parking operations by submitting valet parking procedures that will identify, among other policies, specific individual valet assignments by number, location and shift and committing to staff valets in accordance with the approved procedures;
3. Execute an Off-Site Parking Agreement with City or private property owner prior to CO that provides an additional two standard parking spaces at an off-site location near the site for emergency temporary use. Further, prior to CO provide evidence of a private or public long-term parking agreement to accommodate up to (47-8 downstairs always-accessible=) 39 cars off-site for extended emergencies;
4. All noise levels shall comply with Chapter 17 – Noise Control – of the Code of Ordinances;
5. Adopt and incorporate transportation demand management (TDM) programs set forth in the May 6, 2013 Hughes Hughes, Inc. Parking System Evaluation;
6. Waste/recycling pickup and truck loading hours are restricted so that loading activities do not occur on site prior to 7:00 AM or after 8:00 PM;
7. A three-year minimum service maintenance agreement for the vehicle elevator and lift system equipment shall be provided to the City's Engineering Division prior to CO. Said agreement will specify the frequency of regular maintenance, the guaranteed response time to emergencies, and the minimum technician qualifications to the satisfaction of Engineering Staff, said specifications to be agreed to prior to final DRC. The applicant and successors shall maintain a similar service agreement for the life of the development program;
8. Prior to issuance of a C.O., a backup up generator shall be provided to service the elevator and lifts in the event of a power outage;
9. Prior to issuance of a C.O., a two-foot sidewalk easement shall be provided to ensure a total 7-foot wide sidewalk along Alhambra Street along the frontage of the project;

- 10. Prior to issuance of a master building permit contribute \$50,000 toward any pedestrian connectivity improvements in the vicinity of the development, which may include the Sebastian Lot project;
- 11. As per the Broward County Historical Commission recommendation, any ground disturbance activity on the project, including disturbances which may occur during site preparation, demolition and construction be monitored by a qualified professional and conform to the Florida Division of Historical Resources, Cultural Resource Management Standards for such work. The archeological monitor will observe ground disturbance activities for unanticipated archeological discoveries and will be required to complete a project monitoring report, including dates and times of monitoring as well as site observations to be submitted to the Broward County Historical Commission for review.

SECTION 4. That pursuant to the provisions of the ULDR of the City of Fort Lauderdale, Florida, the proper City officials are hereby authorized to issue the necessary building and use permits subject to the conditions imposed by the Development Review Committee and City Commission.

SECTION 5. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 6. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

ADOPTED this the ____ day of _____, 2013.

Mayor
JOHN P. "JACK" SEILER

ATTEST:

City Clerk
JONDA K. JOSEPH