

RESOLUTION NO. 23-

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 AS IT DOES NOT MEET THE OVERALL INTENT OF THE DOWNTOWN MASTER PLAN FOR THE DEVELOPMENT OF A 16-STORY MULTIFAMILY RESIDENTIAL AND COMMERCIAL MIXED-USE PROJECT TO BE KNOWN AS "GALLERY AT FLAGLER VILLAGE", CONSISTING OF 150 RESIDENTIAL UNITS FROM THE DOWNTOWN RAC 2006 UNIT POOL FOR AFFORDABLE HOUSING, 113 RESIDENTIAL FLEX UNITS, AND 2,394 SQUARE FEET OF COMMERCIAL USE, FOR THE PROPERTY LOCATED AT 600 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA, IN THE DOWNTOWN REGIONAL ACTIVITY CENTER – URBAN VILLAGE (RAC-UV) ZONING DISTRICT, PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE.

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, an application was submitted on behalf of the property owner, Broward County Board of County Commissioners, for a Site Plan Level II development permit to develop a 16-story mixed use project that consists of 150 units from the Downtown RAC 2006 Unit Pool for affordable housing and 113 Residential Flex units, with 2,394 square feet of commercial use for the property located at 600 North Andrews Avenue, Fort Lauderdale, Florida, within the Downtown Regional Activity Center – Urban Village (RAC-UV) zoning district having an underlying land use designation of Downtown Regional Activity Center (Downtown RAC); and

WHEREAS, the affordable housing units will be restricted for seventy five years as follows: 53 of the affordable housing units will be restricted to residents whose household income does not exceed fifty percent (50%) of the Broward County median family income (MFI), 97 of the affordable housing units will be restricted to residents whose household income does not exceed 120% of the MFI; 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, on February 28, 2023, the Development Review Committee (DRC) reviewed the Site Plan Level II development permit application, Case No. UDP-S23006 and issued a report; 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 meet the requirements of the Sections 47-13.20, 47-13.21., 47-20.2., 47-24.1., 47-25.2. in 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 recitals set forth above are true and correct and are incorporated in this resolution.

SECTION 2. The City Commission finds that the application for an alternative design for a Site Plan Level II development permit submitted to construct a 16-story mixed use project which consists of 150 units from the Downtown RAC 2006 Unit Pool for affordable housing, 113 Residential Flex units, and 2,394 square feet of commercial use for the property located at 600 North Andrews Avenue, Fort Lauderdale, Florida, within the Downtown Regional Activity Center – Urban Village (RAC-UV) zoning district having an underlying land use designation of Downtown Regional Activity Center (Downtown RAC) fails to meet the overall intent of the Downtown Master Plan and is hereby denied in accordance with Section 47-13.20.J.3. of the ULDR.

SECTION 3. That if any clause, section or other part of this Resolution shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Resolution shall not be affected thereby, but shall remain in full force and effect.

SECTION 4. That all resolutions or parts of resolutions in conflict herewith, are hereby repealed, to the extent of such conflict.

SECTION 5. That this Resolution shall be in full force and effect on the date of final passage and adoption.

ADOPTED this ____ day of _____, 2023.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM:

Interim City Attorney
D'WAYNE M. SPENCE

Dean J. Trantalis _____
John C. Herbst _____
Steven Glassman _____
Pamela Beasley-Pittman _____
Warren Sturman _____