

RESOLUTION NO. 16-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING AN AMENDMENT TO A SITE PLAN LEVEL IV DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A 31-UNIT CONDOMINIUM PROJECT LOCATED AT 435 BAYSHORE DRIVE, FORT LAUDERDALE, FLORIDA, IN AN "IOA" ZONING DISTRICT.

WHEREAS, pursuant to Resolution No. 14-67 adopted on April 15, 2014, the City Commission granted a development permit to Royal Atlantic Developers, LLC, for the construction of a 10-story condominium project consisting of 31 residential units located at 435 Bayshore Drive, Fort Lauderdale, Florida (the "Real Property"), in an Intracoastal Overlook Area ("IOA") zoning district (PZ Case No. 68-R-13, now known as PZ Case No. 68R13A1) subject to conditions imposed by the Development Review Committee ("DRC") and City Commission; and

WHEREAS, Royal Atlantic Developers, LLC conveyed the Real Property to Atlantic Residents Development, LLC; and

WHEREAS, Atlantic Residents Development, LLC conveyed the Real Property to Costa Bahia, LLC ("Applicant") and in conjunction with the conveyance of the Real Property assigned all of its right, title and interest in this development approval to the Applicant; and

WHEREAS, the Applicant submitted an application to amend the site plan pursuant to Section 47-24.2.A.5 and Section 47-12 of the Unified Land Development Regulations ("ULDR"); 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 47-12, Central Beach Districts, of the ULDR the amendment to the development plan proposed to be located at 435 Bayshore Drive, Fort Lauderdale, Florida, located in an IOA zoning district is hereby denied.

ADOPTED this the ____ day of _____, 2016.

Mayor
JOHN P. "JACK" SEILER

ATTEST:

City Clerk
JEFFREY A. MODARELLI

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