

RESOLUTION NO. 17-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING A DEVELOPMENT PERMIT AND THE ALLOCATION OF POST 2003 DWELLING UNITS AND FLEXIBILITY UNITS FOR A RESIDENTIAL DEVELOPMENT AND PARKING GARAGE LOCATED AT 215 NORTH NEW RIVER DRIVE EAST, FORT LAUDERDALE, FLORIDA IN A RAC-CC ZONING DISTRICT.

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WHEREAS, an application for a Site Plan Level II development permit has been submitted to develop a project consisting of a residential development and parking garage which requires the allocation of 388 “post 2003 dwelling units” and 31 flexibility units, for a total of 419 dwelling units, at 215 North New River Drive East, Fort Lauderdale, Florida and located in the Downtown RAC-CC zoning district; and

WHEREAS, in addition to the criteria applicable to the Site Plan Level II approval, the development has been reviewed for consistency with the design guidelines or has proposed an alternative design which meets the intent of the design guidelines provided in the Consolidated Downtown Master Plan approved by the City Commission; and

WHEREAS, it has been demonstrated that the use of flexibility units is in conformance with the goals, objectives and policies of the City of Fort Lauderdale’s land use plan; and

WHEREAS, the Development Review Committee (Case No. R16023) gave preliminary approval on June 28, 2016, subject to certain conditions; and

WHEREAS, the City Commission has reviewed the application for a Site Plan Level II development permit submitted by the applicant, as required by the City of Fort Lauderdale, Florida Unified Land Development Regulations (“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 based on the failure to meet the requirements of Section 47-13, Regional Activity Center Districts, of the ULDR, the application for a Site Plan Level II development permit submitted to develop a residential development and the allocation of 388 “post 2003 post dwelling units” and an additional 31 flexibility units from Flex Zone 54 at 215 North New River Drive East, Fort Lauderdale, Florida and located in the Downtown RAC-CC zoning district is hereby denied.

ADOPTED this the \_\_\_\_ day of \_\_\_\_\_, 2017.

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Mayor  
JOHN P. “JACK” SEILER

ATTEST:

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City Clerk  
JEFFREY A. MODARELLI