

RESOLUTION NO. 17-17

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING 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.

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 conforms 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:

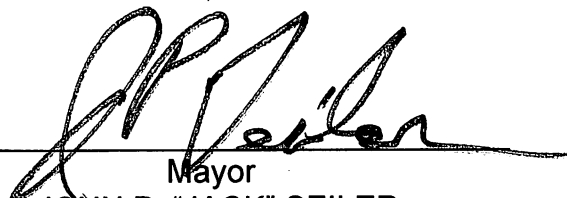
SECTION 1. That the application for a site plan level II development permit submitted to develop a residential development and parking garage and the allocation of 338 "post 2003 dwelling units" and an additional 31 flexibility units from Flex Zone 54 at 215 North New River Drive East, Fort Lauderdale, Florida and located in the Downtown RAC-CC zoning district is hereby approved, subject to the conditions imposed by the Development Review Committee and City Commission.

SECTION 2. 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 3. 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 4. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

ADOPTED this the 18th day of January, 2017.



Mayor
JOHN P. "JACK" SEILER

ATTEST:



City Clerk
JEFFREY A. MODARELLI