

RESOLUTION NO. 17-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING A DEVELOPMENT PERMIT AND THE ALLOCATION OF 555 DWELLING UNITS FOR PHASE 2 OF A MIXED-USE RESIDENTIAL DEVELOPMENT KNOWN AS "RIVERFRONT" AND LOCATED AT 300 SOUTHWEST FIRST AVENUE, 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 mixed-use residential development and parking garage which requires the allocation of 555 dwelling units for phase 2 of a project known as "Riverfront" and located at 300 Southwest First Avenue, Fort Lauderdale, Florida 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, the Development Review Committee (Case No. R16049) gave preliminary approval on September 13, 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 mixed-use residential development and parking garage that includes the allocation of 555 dwelling units for phase 2 of a project known as "Riverfront", located at 300 Southwest First Avenue, 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, 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 \_\_\_\_ day of \_\_\_\_\_, 2017.

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Mayor  
JOHN P. "JACK" SEILER

ATTEST:

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City Clerk  
JEFFREY A. MODARELLI