RESOLUTION NO. 18-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING THE ISSUANCE OF A SITE PLAN LEVEL IV DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A 6-STORY, 18-UNIT RESIDENTIAL CONDOMINIUM PROJECT INCLUDING PARKING AND REQUEST FOR SETBACKS LOCATED AT 527 ORTON AVENUE, FORT LAUDERDALE, FLORIDA, IN THE NORTH BEACH RESIDENTIAL AREA (NBRA) ZONING DISTRICT.

WHEREAS, Section 47-12.6 of the City of Fort Lauderdale, Florida Unified Land Development Regulations (hereinafter "ULDR") provides that no development of property in the Central Beach area of the City shall be permitted without first obtaining a beach development permit from the City of Fort Lauderdale in accordance with the provisions and requirements of the ULDR; and

WHEREAS, Orton Place, LLC submitted an application for a development permit for a residential project including parking and request for reduction in yard requirements located at 527 Orton Avenue, Fort Lauderdale, Florida, and located in a NBRA zoning district associated with the development known as 527 Orton; and

WHEREAS, the Development Review Committee (Case No. R18004) at its meeting of January 9, 2018 recommended approval of the proposed development permit to the City Commission; and

WHEREAS, the Planning and Zoning Board at its meeting of October 17, 2018 recommended approval of the proposed development permit to the City Commission; and

WHEREAS, the City Commission reviewed the development permit application submitted by the applicant, as required by the ULDR of the City of Fort Lauderdale, and finds that the proposed development meets the standards and requirements of the ULDR and criteria for a Site Plan Level IV development within the central beach area;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That each WHEREAS clause set forth above is true and correct and incorporated herein by this reference.

SECTION 2. That the Site Plan Level IV development permit application submitted to construct a residential project including parking and reduced yard requirements located at 527 Orton Avenue, Fort Lauderdale, Florida, located in a NBRA zoning district is hereby approved for the issuance of a beach development permit, subject to the modifications and conditions imposed by the Development Review Committee, Planning and Zoning Board and City Commission; including and not limited to the conditions imposed at the December 4, 2018 Commission meeting.

SECTION 3. That pursuant to the provisions of the City of Fort Lauderdale, Florida ULDR, the proper City officials are hereby authorized to issue the necessary building and use permits.

SECTION 4. 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 5. 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 December, 2018.

_____
Mayor
DEAN J. TRANTALIS

ATTEST:

_____
City Clerk
JEFFREY A. MODARELLI