

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING THE ISSUANCE OF A SITE PLAN LEVEL IV BEACH DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A 16-STORY, 205-ROOM HOTEL PROJECT AND PARKING GARAGE LOCATED AT 401 SOUTH FORT LAUDERDALE BEACH BOULEVARD, FORT LAUDERDALE, FLORIDA, IN THE A-1-A BEACHFRONT AREA (ABA) ZONING DISTRICT.

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WHEREAS, Section 47-12.6 of the City of Fort Lauderdale, Florida Unified Land Development Regulations ("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, Beach Boys Plaza, Inc. submitted an application for a beach development permit for a 16-story, 205-room hotel project and parking garage located at 401 South Fort Lauderdale Beach Boulevard, Fort Lauderdale, Florida, and located in the A-1-A Beachfront Area (ABA) zoning district; and

WHEREAS, Section 47-12.5-B.1 of the ULDR sets forth the minimum yard setbacks within the ABA district and allows a setback other than the minimum to be approved as part of the approval of a development of significant impact, also known as a site plan level IV development; and

WHEREAS, the Development Review Committee (PZ Case No. R18011) at its meeting of February 13, 2018, recommended approval of the proposed development permit to the Planning and Zoning Board; and

WHEREAS, the Planning and Zoning Board at its meeting of February 20, 2019, recommended approval of the proposed development permit to the City Commission; and

WHEREAS, the City Commission reviewed the beach development permit application submitted by the applicant, as required by the ULDR, and finds that the proposed development is not consistent with the development standards for the proposed development under the provisions of the ABA zoning district and the neighborhood compatibility criteria provided in Section 47-25.3;

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 based on the failure to meet the requirements of Section 47-12.6 of the ULDR, the site plan level IV development permit application submitted to construct a residential project and parking garage located at 401 South Fort Lauderdale Beach Boulevard, Fort Lauderdale, Florida, located in the ABA zoning district is hereby denied.

ADOPTED this the \_\_\_\_ day of June, 2019.

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Mayor  
DEAN J. TRANTALIS

ATTEST:

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City Clerk  
JEFFREY A. MODARELLI