

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING THE ISSUANCE OF A SITE PLAN LEVEL II DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A 65-FOOT HIGH MIXED-USE DEVELOPMENT KNOWN AS "THE ADDERLEY" THROUGH THE APPLICATION OF THE AFFORDABLE HOUSING HEIGHT BONUS PURSUANT TO SECTION 47-13.52.B. OF THE CITY OF FORT LAUDERDALE, FLORIDA UNIFIED LAND DEVELOPMENT REGULATIONS, LOCATED AT 501 N.W. 7TH AVENUE, FORT LAUDERDALE, FLORIDA, IN THE NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE WEST (NWRAC-MUw) ZONING DISTRICT.

WHEREAS, an application for a Site Plan Level II development permit, including a proposed affordable housing development plan, has been submitted to develop a mixed-use development consisting of a 65-foot high mixed use development consisting of 455 units (46 Affordable Housing Units and 409 Market Rate Units) and 17,752 square feet of commercial space for the project known as "The Adderley", located at 501 N.W. 7th Avenue, Fort Lauderdale, Florida, in the Northwest Regional Activity Center-Mixed Use West (NWRAC-MUw) zoning district; and

WHEREAS, the City of Fort Lauderdale, Florida Unified Land Development Regulations ("ULDR") Section 47-13.52.B, outlines performance standards by which an applicant may request additional height above 45 feet up to a maximum height of 65-feet in the NWRAC-MUw Zoning District, when a project qualifies as an affordable housing development; and

WHEREAS, in addition to the criteria applicable to the Site Plan Level II approval, the development has been reviewed for consistency with the performance standards and criteria for affordable housing height bonus within the NWRAC-MUw zoning district; and

WHEREAS, the Development Review Committee (Case No. Z19001) gave approval on April 9, 2019, 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 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. The City Commission finds that the application for a Site Plan Level II development permit does not meet the criteria of Section 47-13.52.B of the ULDR as enunciated and memorialized in the minutes of its meeting of October 15, 2019, a portion of those findings expressly listed as follows:

[SPACE RESERVED FOR FINDINGS OF FACT]

SECTION 2. That the application for a Site Plan Level II development permit for development of a mixed-use residential development consisting of a 65-foot high mixed use development consisting of 455 units (46 Affordable Housing Units and 409 Market Rate Units) and 17,752 square feet of commercial space for the project known as "The Adderley", located at 501 N.W. 7th Avenue, Fort Lauderdale, Florida, in the Northwest Regional Activity Center-Mixed Use West (NWRAC-MUw) zoning district and the incorporated affordable housing development plan, is hereby denied.

ADOPTED this the ____ day of _____, 2019.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
JEFFREY A. MODARELLI