



CITY OF
FORT LAUDERDALE



FINAL DEVELOPMENT REVIEW COMMITTEE (DRC) CERTIFICATE OF COMPLIANCE
(Site Plan Level II, DRC)

This notification is to provide confirmation that the development described below has been approved for site plan review purposes consistent with Unified Land Development Regulations (ULDR) Section 47-24.2.

Case Number: R19026

Project Name: Flagler II

Project Description: Change of Use from Warehouse to Office, Restaurant and Retail. A Parking Reduction from 117 Parking Spaces to 81 Parking Spaces, Resulting in a Reduction of 36 Parking Spaces.

General Location: 801-819 NE 2nd Avenue

Zoning District: NWRAC-MUne - North West Regional Activity Center-Mixed Use northeast

Land Use: NW REGIONAL ACTIVITY CENTER

Determination: The Development Review Committee reviewed the project on 04/29/2019. The site plan was approved as per the revised plans and narratives submitted with this application on 03/23/2020.

Conditions: This approval is subject to the following conditions:

Landscape Conditions:

Concrete curbing be provided in protection of the planting areas in between the off-site parking stalls, these curbed bulb-outs be provided with mass plantings of shrubs.

Urban Design and Planning Conditions:

Prior to the issuance of a Certificate of Occupancy, the applicant shall construct all required onsite and offsite parking spaces.

Prior to the issuance of a Certificate of Occupancy, the applicant shall record a parking reduction order with Broward County. The order shall state the number of parking spaces required to be provided, a legal description of the property where the parking is to be provided and the property served by the parking area and the conditions upon which the parking reduction is approved. The parking reduction order shall only take effect upon the recordation of the order in the public records of Broward County at the expense of the applicant and filed with the department by applicant.

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
7701 NW 12TH AVENUE - FORT LAUDERDALE, FLORIDA 33311

Approval Date: March 23, 2020

Expiration: Submit Building Permit Application by 09/23/2021
Building Permit Issued by 03/23/2022

If you need more information on a particular use or any additional information, please contact me at (Aschnell@fortlauderdale.gov) or 954-828-4798.

Sincerely,



Adam Schnell
Planner II

*Please note that in accordance with ULDR Section 47-34.3 the issuance or granting of a permit or approval of plans or specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of any of the provisions of the ULDR. No permit presuming to give the authority to violate or cancel the provisions of the Code shall be valid except insofar as the work or use which it authorizes is lawful. Furthermore, the issuance of a permit upon plans and specifications shall not prevent the building inspector from thereafter requiring the correction of errors in such plans and specifications, or