

RESOLUTION NO. 21-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING AN AMENDMENT TO A SITE PLAN LEVEL III DEVELOPMENT PERMIT FOR THE MIXED-USE PROJECT KNOWN AS "RIVERWALK RESIDENCES OF LAS OLAS" LOCATED AT 333 NORTH NEW RIVER DRIVE EAST, FORT LAUDERDALE, FLORIDA, IN A RAC-CC ZONING DISTRICT.

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WHEREAS, pursuant to Resolution No. 17-209 adopted on September 19, 2017, the City Commission granted a development permit to the Applicant, Riverwalk Plaza Associates, LLC for the construction of a mixed-use residential development with the allocation of 297 downtown dwelling units for the project known as "Riverwalk Residences of Las Olas" located at 333 North New River Drive East, Fort Lauderdale, Florida, in the Downtown RAC-CC zoning district within the Fort Lauderdale Downtown Regional Activity Center (DRAC) Land Use Designation; and

WHEREAS, the Applicant submitted an application to amend the site plan pursuant to Section 47-24.2.A.5 of the Unified Land Development Regulations ("ULDR"); and

WHEREAS, the Applicant seeks to remove the Social Service Residential Facility (SSRF) component from the overall project program, reduce the number of dwelling units from 297 to 295, and convert the initial site plan's SSRF amenities to typical residential amenities;

WHEREAS, the City Commission has reviewed the application to amend the site plan submitted by the applicant, as required by the ULDR, and finds that such amended plan conforms with the provisions of such laws;

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 City Commission finds that the amended Site Plan Level III application submitted meets the criteria of Sections 47-24 of the ULDR, as enunciated and memorialized in the minutes of its meeting of February 16, 2021, a portion of those findings expressly listed as follows:

[SPACE RESERVED FOR FINDINGS OF FACT]

SECTION 3. That pursuant to Section 47-24.2.A.5, Amendments to site plan, of the ULDR, the amendment to the site plan for the Riverwalk Residences of Las Olas located at 333 North New River Drive East, Fort Lauderdale, Florida, located in the Downtown RAC-CC zoning district as depicted on the site plan included in Exhibit 3 of Commission Agenda Memorandum No. 21-0151 is hereby approved, subject to the conditions imposed by the City Commission at its February 16, 2021 Commission meeting.

SECTION 4. That pursuant to the provisions of the ULDR of the City of Fort Lauderdale, the proper City officials are hereby authorized to issue the necessary building and use permits subject to the conditions imposed by the City Commission.

SECTION 5. That issuance of a development permit or amendment to 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 6. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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Mayor  
DEAN J. TRANTALIS

ATTEST:

\_\_\_\_\_  
City Clerk  
JEFFREY A. MODARELLI