

RESOLUTION NO. 21-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING THE ISSUANCE OF A SITE PLAN LEVEL IV PERMIT AND ALTERNATIVE DESIGN FOR THE DEVELOPMENT OF AN EIGHT-STORY, MIXED-USE PROJECT FOR 96 RESIDENTIAL UNITS AND 7,969 SQUARE FEET OF COMMERCIAL USE TO BE KNOWN AS "AVIVA ON THE RIVER", LOCATED AT 501 SOUTHEAST 6TH AVENUE, FORT LAUDERDALE, FLORIDA, IN THE REGIONAL ACTIVITY CENTER – CITY CENTER (RAC-CC) ZONING DISTRICT IN THE DOWNTOWN REGIONAL ACTIVITY CENTER.

WHEREAS, Section 47-24.1 of the City of Fort Lauderdale, Florida Unified Land Development Regulations (hereinafter "ULDR") provides that no development of property in the City shall be permitted without first obtaining a development permit from the City of Fort Lauderdale in accordance with the provisions and requirements of the ULDR; and

WHEREAS, Edgewater House Condominium, Inc., submitted an application for a development permit consisting of an alternative design for an eight-story mixed-use building with 96 residential units and 7,969 square feet of commercial use to be known as "Aviva on the River" located at 501 Southeast 6th Avenue, Fort Lauderdale, Florida, in the Regional Activity Center – City Center (RAC-CC) zoning district in the Downtown Regional Activity Center; and

WHEREAS, Section 47-13.20.I of the ULDR, entitled "New River Waterfront Corridor" provides that except in the RAC-TMU zoning district, development on parcels located within one hundred (100) feet of the New River shall be reviewed pursuant to the process for a site plan level IV development permit without planning and zoning board review subject to meeting certain regulations; and

WHEREAS, the Development Review Committee (Case No. UDP-S21005), at its meeting of April 13, 2021, reviewed the application and recommended approval of the proposed development; and

WHEREAS, the City Commission reviewed the development permit application submitted by the applicant, as required by the ULDR, and finds that the proposed development does not meet the standards and requirements of the ULDR and criteria for a Site Plan Level IV development within the RAC-CC zoning district;

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 Site Plan Level IV development permit application submitted to construct a project to be known as Aviva on the River located at 501 Southeast 6th Avenue, Fort Lauderdale, Florida, consisting of an alternative design for an eight-story mixed-use building with 96 residential units and 7,969 square feet of commercial use in the Regional Activity Center – City Center (RAC-CC) zoning district fails to meet the requirements and criteria of Sections 47-24 and 47-13 the ULDR, as enunciated and memorialized in the minutes of its meeting of June 15, 2021, and is hereby denied.

SECTION 3. That this Resolution shall be in full force and effect upon final adoption.

ADOPTED this ____ day of _____, 2021.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
JEFFREY A. MODARELLI