

RESULTS
CITY OF FORT LAUDERDALE
PLANNING AND ZONING BOARD MEETING

WEDNESDAY MARCH 18, 2009

PLACE OF MEETING: City Hall
City Commission Chambers
100 North Andrews Avenue
Fort Lauderdale, FL 33301

TIME OF MEETING: 6:30 P.M.

Pledge of Allegiance

Approval of the February 18, 2009 Minutes

1. Tango Lakes LLC / Imagine Charter School Thomas Lodge 17-Z-08

Request: ** * **Rezone from RC-15 to CF-S**
Legal Description: A portion of the Northwest ¼ of Section 32, Township 49 south, Range 42
East City of Fort Lauderdale, Broward County, Florida
Address 1680 NW 31 Avenue
General Location East side of NW 31 Avenue between NW 17 Street and NW 16 Street

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

2. Michael J. Getz / 440 Flagler Village Thomas Lodge 22-R-09

Request: ** **Site Plan Level III / Signage Review**
Legal Description: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11,12, 13, 14, 15, 16, 17, 18 and 19,
together with the North 18.00 feet of Lots 20, 21, 22, 23 and 24, all being in
Block 31, A resubdivision of Blocks 2-31-32 of NORTH LAUDERDALE,
according to the plat thereof recorded in P.B. 5, P. 25 of the Public
Records of Broward County, Florida
Address 401 NE 5 Street
General Location South side of NE 5 Street between NE 4 and NE 5 Avenue

APPROVED AS PRESENTED 9-0. SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW.

IMPORTANT: In order to comply with *Sec. 47-26.A.2, City Commission Request for Review*, the motion to set a hearing to review the application shall be considered within 30 days of the decision by the lower body. If no City Commission meeting is to be held within the time frames provided, the motion shall be considered at the next regularly scheduled City Commission meeting, which could take place on the following date: April 7, 2009. Please provide a statement of intent via e-mail, to Jonda K. Joseph, City Clerk, and copy Greg Brewton, Planning and Zoning Department Director if you would like to review the application.

3. Riverbend South LLC / Residential Rezone Randall Robinson 3-Z-09

Request: ** * **Rezone from MHP to RMM-25**
Legal Description: A portion of Parcels B and C, amended Plat of Blocks 4,5,6,7 and 14 of Woodland Park-Unit 1, P.B. 30, P. 45 of the Public Records of Broward County, Florida, and a portion of the E ½ of the NW ¼ of the NE ¼ of Section 8, Township 50 South, Range 42 East, Broward County, Florida.
Address 2400 West Broward Boulevard
General Location Between SW 24 Avenue & SW 26 Avenue, north of SW 3 Street

APPROVED AS PRESENTED 8-0. RECOMMENDED TO CITY COMMISSION

4. Sunrise Harbour Multifamily, Inc. Yvonne Redding 35-R-08

Request: ** * **Flex Allocation and Parking Reduction**
Legal Description: Parcels A, B and C of Sunrise Harbour Plat, PLB 166-41
Address 1030 Seminole Drive
General Location North side of Sunrise Boulevard and East of Seminole Drive

APPROVED AS PRESENTED 8-1. SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW.

IMPORTANT: In order to comply with *Sec. 47-26.A.2, City Commission Request for Review*, the motion to set a hearing to review the application shall be considered within 30 days of the decision by the lower body. If no City Commission meeting is to be held within the time frames provided, the motion shall be considered at the next regularly scheduled City Commission meeting, which could take place on the following date: April 7, 2009. Please provide a statement of intent via e-mail, to Jonda K. Joseph, City Clerk, and copy Greg Brewton, Planning and Zoning Department Director if you would like to review the application.

5. City of Fort Lauderdale / SE 15th Street Boat Launch & Marine Complex Michael Ciesielski 24-R-09

Request: ** * **Public Purpose Use/ Waterway Use**
Legal Description: Lots 29 thru 40, Block 2, "Gulf Point", P.B. 53, P. 15, of the Public Records of Broward County, Florida
Address 1784 SE 15 Street
General Location South side of SE 15 Street approximately two blocks east of Cordova Drive

APPROVED 7-2 WITH THE FOLLOWING CONDITIONS:

Motion to Approve Public Purpose Use / Waterway Use granted with condition that neighborhood concerns (referenced in Harbordale Civic Association Memo dated March 18, 2009, attached hereto) be addressed, and with Staff conditions as follows:

1. **Applicant will pay manatee impact fees to Broward County Environmental Protection; and**
2. **ADA Dock will require a waiver under Sec. 47-19.3. Waiver will be processed by Jamie Hart of the City's Marine Facilities Division.**
3. **Per Section 47-19.5.1F – The wall on the west side of the site must be set back at least 5 feet from the waterway and at least 3 feet from the property line adjacent to the street.**

RECOMMENDED TO CITY COMMISSION

Request: ** Site Plan Level III / Parking Reduction

Legal Description: Lots 16 and 17, Block 3, "Galt Ocean Mile" , P.B. 34, P. 16, of the Public Records of Broward County, Florida.

Address 3300 NE 32 Street

General Location Southeast corner of NE 32 Street and NE 33 Avenue

DEFERRED TO THE APRIL 15, 2009 MEETING

7. For the Good of the City

Special Notes:

Local Planning Agency (LPA) items (*) – In these cases, the Planning and Zoning Board will act as the Local Planning Agency (LPA). Recommendation of approval will include a finding of consistency with the City's Comprehensive Plan and the criteria for rezoning (in the case of rezoning requests).

Quasi-Judicial items ()** – Board members disclose any communication or site visit they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on quasi-judicial matters will be sworn in and will be subject to cross-examination.

To: Planning and Zoning Board Members

From: Harbordale Civic Association

Marilyn Mammano, President 

Re: 24-R-09 (SE 15th Street Boat Launch and Marine Complex)

Date: March 18 2009

At the March 4 2009 General Membership Meeting of the Harbordale Civic Association, representatives of the City presented a proposal to rehabilitate the SE 15th Street Boat Launch and Marine Complex. This was the first time that our members had an opportunity to see the proposal. Many questions were raised and a resolution was made "to withhold support for this worthwhile project until questions and concerns were addressed".

On March 16, HCA arranged a special meeting for the City to present the project again and answer questions. A list of questions was forwarded to city staff on March 13. (See Attached). The issues of appearance, operation and maintenance of this facility have a major impact on our community. This is a work in progress and it is regrettable that the community was brought into the process at such a late date. Never the less we are trying diligently to work with the applicant to modify the site plan to accommodate local issues and get assurances of operational changes so that the project will truly meet the ULDR requirements for neighborhood compatibility.

We are hoping to resolve these issues satisfactorily and bring the improved project back to our membership at the April 1 2009 General Membership Meeting.

Since I only have five minutes I will summarize the questions in our appendix into three areas: Current and future operation and maintenance of the facility, landscape and site plan concerns, overall project concerns. You will be hearing from residents with specific questions some who support the project and some who don't. I will present my own personal testimony separate from the Association.

I reiterate that the Harbordale Civic Association is not recommending that you approve or deny this application. We are withholding our support until our concerns are addressed. Based on the City's response to date (better late

than never) we are hopeful and will revisit the application at our April 1 General Membership Meeting.

Maintenance and Operation

While maintenance and operation may not seem to be related to the applicable ULDR sections that are the subject this application that isn't true. For instance: the number of trash receptacle and dumpsters may or may not meet the minimum requirements but if they are not emptied and allowed to overflow that is a neighborhood compatibility issue. If one of the entrance to the facility is immediately opposite the entrance to an existing residential development that is a neighborhood compatibility issue. If the site plan does or does not provide the required landscaped islands or perimeter landscape, it doesn't make much difference if the plants are not maintained and/or replaced. That is a neighborhood compatibility issue. If the lights are not adequate to deter loitering or disturb the peace of adjacent neighbors that is a neighborhood compatibility issue.

While we understand and appreciate the time constraints the City is faced with regarding the ADA consent decree, this is too important a project to proceed with until operational issues are addressed. Representatives of the Fleet and Parking Division have tried to answer our questions and concerns with some success. However as you know there are multiple agencies involved in this property. Specifically the Parks Department is responsible for a portion of the property and we have yet to hear from them regarding issues of maintenance and operation. The Marina Facilities Division is responsible for the operation of the launch facility and we have yet to get assurances that they will limit the size of boats that are permitted to use the facility and enforce those rules. Not only do oversize boats use the launch, which is not capable of safely handling such boats, but also oversize trailers are often parked on the street in our neighborhood.

Landscape and Site Plan

Suggestions have been made to modify, move or limit the entrances to the facility to improve traffic flow. Suggestions have been made regarding the type and amount of plantings, including mitigating the requested waiver of certain landscaping requirements by planting trees in the community. Suggestions have been made regarding non-pervious surfaces to address

some of the drainage issues. While the applicant seems receptive to these suggestions, no modifications to the plan have been yet made.

Overall Issues

At first this may not seem like a site plan issue. However the city is about to invest a great deal of money here, notwithstanding the grants that have been received or applied for. We don't want a situation where we start construction on the ADA improvements and end up with no landscaping due to budget cuts. We want assurances that all the capital improvement money is committed along with commitments to maintain the facility from revenues or tax funds. The current facility suffers from a lack of maintenance and poor to no oversight of some boaters who abuse the facility. These are neighborhood compatibility issues.

This concludes my testimony on behalf of the Harbordale Civic Association

Thank You

Marilyn Mammano, President

The following are questions for the applicant (City of Fort Lauderdale) that need to be addressed before the Harbordale Civic Association can vote on supporting the project.

Operational and Maintenance Issues

Property maintenance and upkeep are ongoing concerns. The applicant should address these issues.

1. Who is currently responsible for the following? Will that change?

- Garbage pick up from grounds
- Trash pick up from Dumpster
- Landscaping maintenance and replacement
- Surface maintenance
- Fence maintenance and replacement
- Building maintenance and replacement

How is the cost budgeted in the 2009 budget – please provide line items

There was a mention of meter revenue not being a goal of the project.

Where is the meter revenue from the current lot configuration reflected in the 2009 budget and will the revenue in the future be dedicated to the upkeep of the property?

2. Will the lack of signage be addressed?

Does the Parks and Recreation sign require a variance?

Why Parks and Recreation versus Fleet services?

There do not appear to be any other planned signs

- Rules
- Overflow directions
- Hours of operation

3. Will there be enough Trash containers?

There appears to be a reduction in the number of trash collection containers

Since the containers in place overflow during local boating season, this is of concern

4. What are the Hours of Operation and which agency is responsible for enforcement?

For launching

For parking

For take out

Uses of Pavilion

Use of water sources and bathrooms

The use of a timed pump and timed locks on the baths has been suggested

5. How can we deal with boat trailer traffic and parking in the neighborhood?

Why was signage added along SE 15th Street during March to direct boats through the residential areas?

Can boat traffic be funneled along SE 17th and Cordova?

What is the overflow plan for parking? Trailers are parking in front of residential buildings.

6. Why are you adding a pavilion/barbeque area in the park?

Will the park be fenced and closed at night?

Will the public bathrooms be locked at night?

Without enforcement of closure this could become a hang out for undesirables.

Entrance and egress

It appears both driveways are entrance and egress; the suggestion has been made to make one an entrance and one an exit

Project Appearance

The Project should improve the appearance of the neighborhood and increase the tree canopy and permeable surfaces.

1. Landscaping

What was the reason for an outside agency to plan the landscaping component?

The plant/tree listing does not coordinate with the rest of the neighborhood public or commercial areas

Moved trees frequently do not survive is there a budget to replace those which do not survive over the next two years

There is a reduction in tree count. Could we plant those trees in the neighborhood?

We would be happy to work with the City on a tree-planting plan for the neighborhood.

The definition of tree planting requirements seems to contradict placement drawings

Since the overhead lines will be removed along 15th street why are we not planting large canopy trees?

2.Reduction in green space

The reduction in green space is a concern on aesthetics and as a reduction in permeable area. Can any of the added pavement be made in grid bricks to absorb and filter water running into the canal?

Could the Pavilion foundation be replaced with a grass area?

3, Residential side wall/front and side definition

Provide blow up sections of the 15th street frontage and east property line.

Space issue on the residential side

Could the area be surrounded by planter boxes on three sides to create a unified aesthetic and a visual barrier?

Project cost and Scheduling

In these tough budget times it is important to identify the cost associated with the project and the impact on the City's budget. We don't want to get the paving and not the landscaping because the applicant ran out of money.

1. Total projected project cost

Paving

Landscaping

Structures

Fencing

FPL line buried

Sidewalks

2. What is the source of funds for each component of the project?

If Grants what is the source of the grant and amount

If Grants, what is the status of the award

What is the rental income from boats and launching fees?

3. Schedule

What is the schedule for the project?

When is targeted dig date/what is completion date?

4. What are the data sources for the project?

How was the number of target spaces determined?

What is the basis for adding grills and picnic tables (what data source)?

Boat profile and number of people/boat and data source

Additional Information Needed

There are inconsistencies and gaps in the information that need clarification.

1. Parking space count clarification

The drawings do not reflect any increase in trailer spaces (59)

What is the correct number of additional passenger car spaces for the public?

What is the projected increase in meter revenue with the new configuration?

What was the targeted increase in spaces and on what was that number based?

2. What are the variances in addition to those listed are being requested

Elimination of internal landscaped islands

Reduction in tree requirement from 83 to 64

Reduction in green space

3. Lighting hours and change from current foot-candles

4. Demand date for ADA compliance

Daily fine rate

Has cost been budgeted into project?

Is there a cost to extend the demand date in order to gather public input?

5. Ramp slope is a problem for many launches

It does not appear the redesign will alter slope and length of ramp

If not, will boats of excessive length attempt a launch be redirected

If not, where will they park since the new parking space design is not adequate in length?

6. Entrance and egress

It appears both driveways are entrance and egress; the suggestion has been made to

Make one an entrance and one an exit