

**RESULTS**  
**CITY OF FORT LAUDERDALE**  
**PLANNING AND ZONING BOARD MEETING**

**WEDNESDAY, July 21, 2010**

**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 June 16, 2010 Minutes**

**Election of Chair and Vice Chair**

1. **First Presbyterian Church of Fort Lauderdale**                      **Randall Robinson**                      **4ZPUD08**

**Request: \*\* \***                      **Rezone from Boulevard Business District (B1), Residential Single Family/Low Medium Density District (RS-8), Limited Residential Office District (ROA) and Community Facility-House of Worship District (CF-HS) to Planned Unit Development District (PUD) with Site Plan Review**

**Legal Description:** All of Lots 6,7,8,9,10,11,12,13,14,15,16,17,18,19 and 20, Block 34, less the north 10 feet of said Lot 7, Block 34; all of lots 1,2,3,4,5,6,7 and 8, Block 38, together with that certain 10 foot alley in Block 38, COLEE HAMMOCK, according to the Plat thereof as recorded in P.B. 1, P. 17 of the Public Records of Broward County, Florida

TOGETHER WITH:

All of Blocks 24 and 35, RESUBDIVISION OF BLOCKS 24 & 35 OF COLEE HAMMOCK, according to the Pat thereof as recorded in P.B. 56, P. 48 of the Public Records of Broward County, Florida

**Address:** 1224 East Las Olas Boulevard

**General Location** South side of Las Olas Boulevard between Tarpon Drive and 15 Avenue

**District:** 4

**APPROVED 5-0 WITH THE FOLLOWING CONDITIONS. RECOMMENDED TO CITY COMMISSION.**

**Staff Conditions:**

1. **Per the DRC Engineering Staff Representative:**
  - A, Prior to the issuance of any permits to construct the improvements of the Project, the Owner shall enter into a Revocable License Agreement which shall address proposed construction parking, road closures, traffic detours, delivery routes and dust/noise/light mitigation.
  - B. Prior to the issuance of the Building Permit, the Owner shall provide \$18,000 for engineering improvements for any mitigation that may be required in the neighborhood, south of Las Olas Boulevard from Tarpon Drive to SE 17<sup>th</sup> Avenue, as determined by City Engineer.

- C. Conditions Prior to Issuance of Certificate of Occupancy: Owner shall restore any roads damaged by construction traffic or excavation in the vicinity of project south of Las Olas Boulevard, including spot repairs on East Las Olas and full-width resurfacing of all residential roads south of Las Olas Boulevard between Tarpon Drive and SE 17 Avenue that have been damaged by construction traffic and/or excavations.
  - D. Conditions After Issuance of Certificate of Occupancy: The mix and amount of retail/office/medical office or restaurant uses in the Parcel 1 retail building shall not require more than 125 parking spaces pursuant to city code. On Sunday mornings until 1pm the mix and amount of retail/office/medical office or restaurant uses that are open for business shall not require more than 16 parking spaces pursuant to city code. With the application of each tenant improvement permit in Parcel 1, the Owner shall provide an updated tenant mix to the City that will demonstrate cumulative compliance with the limitations set herein.
  - E. Owner shall provide police or public safety aids to control garage traffic at peak times to avoid spillover onto East Las Olas, as determined by City Engineer.
2. **Per the Property and Right-of-Way Committee:**
- A. Recommend vacation of westernmost 50' of alley as shown on the site plan.
  - B. Provide a utility easement over the proposed portion of the alley to be vacated.
  - C. That the applicant dedicate an alley easement, as shown on plans, which would bring the entire alley up to 15 ft. wide.
  - D. That the relocation and operation of utilities within that alley be subject to review and approval of the Utilities Department, Land Development section, and Engineering permits, and any and all ULDR requirements that may apply as per standard City procedure.
- 3. Proposed bus stop improvements, as shown on site plan, shall be reviewed and approved by City staff and all pertinent review agencies.
  - 4. In the event that unanticipated archeological features or artifacts are discovered as part of development disturbances, the Broward County Historical Commission shall be notified within twenty-four (24) hours of discovery as requested by the Broward County Archeologist, Matthew De Felice in a letter to the applicant dated January 13, 2009.
  - 5. Each phase of construction shall stand on its own and meet all ULDR requirements.
  - 6. Construction debris mitigation measures are to be included in a Construction Debris Mitigation Plan and submitted to the City's Building Official prior to issuance of a building permit for the subject development. Additional measures may be required to ensure compliance with the City's Code, as deemed necessary by the Building Official.

**Applicant's Conditions:**

- 1. Other than the existing Happyland, the church shall not open a school (elementary, middle, high or college).
- 2. The church will provide security for its property.
- 3. The family Center facilities shall not be leased or rented to others for profit.

4. The Activity Center shall not be used for performances or church assembly services at the same time the main sanctuary is in use.
5. There shall be no service of alcohol in the Family Center.
6. The Family Center does not include a restaurant use.
7. The parking garage will be available to the public.
8. During church services and church special events, the parking garage will be open without charge. A validation or parking pass system will be implemented for church uses at other times if there is a parking charge for use of the garage by the public.
9. All tenant leases shall provide parking for the employees of the tenants within the garage.
10. The parking garage on Parcel 1 will be closed by 2:00 am every day.
11. The parking garage will include 24 hour-a-day camera surveillance.
12. The Southeast Parking Lot on Parcel 4 shall not be used for commercial uses/parking.
13. The Southeast Parking Lot on Parcel 4 will be closed by 11:00 pm every day.
14. Prior to the issuance of a final Certificate of Occupancy for Parcels 1 and 2 of the PUD, the Applicant will coordinate with Broward County Traffic Engineering to modify the signal timing at the intersection of East Las Olas Boulevard and SE 15 Avenue to increase the cycle length to provide more green time to accommodate the existing southbound left turn traffic demand.
15. Prior to the issuance of a final Certificate of Occupancy for Parcels 1 and 2 of the PUD, the Applicant will coordinate and fund if approved the modification to the traffic signal at East Las Olas Boulevard and SE 15 Avenue to add a northbound left turn green arrow from eastbound Las Olas, so that Eastbound to Northbound motorists on Las Olas will be able to utilize a protected signal.
16. Prior to the issuance of a final Certificate of Occupancy for Parcels 1 and 2 of the PUD, the Applicant will prepare a Traffic Signal Warrant Study for submittal to Broward County Traffic Engineering. If the initial submittal does not meet warrants, the Applicant will prepare a new traffic signal warrant study within 180 days and 2 years of issuance of the final Certificate of Occupancy for Parcels 1 and 2. The Applicant will design and install the signal if approved.
17. As an interim measure (or as an alternative to the Traffic Signal Warrant Condition above) the Applicant will submit a request to Broward County Traffic Engineering for the approval of a Pedestrian Crossing Signal at East Las Olas Boulevard and Tarpon Drive. Prior to the issuance of a final Certificate of Occupancy for Parcels 1 and 2 of the PUD, the Applicant will design and install the Pedestrian Crossing Signal if approved by Broward County Traffic Engineering.

**Board Conditions:**

1. The green and plaza areas along Tarpon Drive will not be fenced.
2. There shall be no increase in the seating capacity of the existing church sanctuary.
3. Reduced-price weekly and monthly parking passes will be made available to the general public.
4. Prior to Pre-CC approval, Applicant will provide an alternate design for the front of the proposed Family Center facing 4<sup>th</sup> Street. The alternate design shall incorporate 10' wide and 5' deep setbacks in the face of the building, suggesting the appearance of four smaller buildings. The alternate design will be subject to Planning and Zoning Division review for any additional requests for relief from existing zoning as part of the PUD application.
5. The retail space shall not be permitted to have CF uses.
6. Parking for the employees of the retail shops will be offered at no cost to the employees.

- Signage shall be placed at 4<sup>th</sup> Street and Tarpon Drive to discourage traffic from traveling east and south into the neighborhood.
- All conditions herein would apply to all parcels within the PUD where applicable.

**2. Housing Authority of the City of Fort Lauderdale**

**Thomas Lodge**

**7Z10**

**Request: \* \* \* Rezone from Residential Single Family/Cluster Dwellings/Low Medium Density District (RC-15) to Residential Low Rise Multifamily/Medium Density District (RM-15)**

Legal Description: Lots 7,8,9,10,11,12,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41 and 42, Block 24 of "Amended Plat of Lincoln Park, Third Addition" According to the plat thereof recorded in P.B. 7, P. 4 of the Public Records of Broward County, Florida and All of Block 25 of "Amended Plat of Lincoln Park, Third Addition" According to the Plat thereof Recorded in P.B. 7, P. 4 of the Public Records of Broward County, Florida

Address: 841 NW 13 Terrace

General Location: North of NW 8 Street, South of Sunland Park, bound on the east by NW 14 Avenue and on the west by NW 14 Way

District: 3

**DEFERRED TO THE SEPTEMBER 15, 2010 MEETING.**

**3. 84 Marina ,LLC**

**Michael Ciesielski**

**26R10**

**Request: \* \* Site Plan Approval/Waterway Use-Amending Marina Development/concrete structure for boat lift and covered structure.**

Legal Description: Parcel "A", N.R.B.C. Plat, P.B. 140, P. 12, of the Public Records of Broward County, Florida

Address: 3001 W. State Road 84

General Location: North side of West State Road 84, West of SW 26 Street and Secret Woods Park. South side of the South Fork of the New River, across the River from Arbor Road and Riverview Drive

District: 4

**APPROVED AS PRESENTED 7-0. 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: August 18, 2010. 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.

4. City of Fort Lauderdale/Harbordale Park Michael Ciesielski 43R10

**Request: \*\* \*** Public Purpose Use Approval-Relief from bufferyard requirements, i.e. relief from the requirement of erecting a wall where non-residential property abuts residential property that is zoned and used for residential, and relief from parking and loading zone requirements, i.e. providing required parking off-site (on-street) rather than on-site

Legal Description: Lots 3, 4, 5, and 6, Block 19, EVERGLADE LAND SALES COMPANY'S FIRST ADDITION TO LAUDERDALE, P.B. 2, P. 15 of the Public Records of Dade County, Florida

Address: 1817 Miami Road

General Location: West side of North SE 18 Court

District: 4

**APPROVED AS PRESENTED 7-0. RECOMMENDED TO CITY COMMISSION.**

5. City of Fort Lauderdale/Dolphin Isles Park Thomas Lodge 47R10

**Request: \*\* \*** Public Purpose Use

Legal Description: Lot 6, Block 10, LAUDERDALE BEACH EXTENSIONS, according to the plat thereof as recorded in Plat Book 27, Page 48, of the public records of Broward County, Florida.

Address: 2125 NE 33 Avenue

General Location: East side of NE 33 Avenue between NE 21 Street and NE 22 Street

District: 2

**APPROVED AS PRESENTED 7-0. RECOMMENDED TO CITY COMMISSION.**

6. Neighborhood Development Criteria Revisions (NDCR) DRAFT ULDR Modification Plan Adrienne Ehle 8-T-10

**Request: \*\* \*** Recommend approval of DRAFT ULDR Modification Plan

Project Description The DRAFT ULDR Modification Plan incorporates the goals and intents established during the Neighborhood Development Criteria Revisions (NDCR) public outreach process and describes proposed changes to the ULDR.

General Location Residential Zoning Districts Citywide

District: 1, 2, 3, 4

**Motion to recommend to the City Commission that the Draft ULDR Modification Plan (presented as Item 6 at tonight's meeting) not be transmitted to the City Commission at this time, as it needs additional work; and that the Planning and Zoning Board would be committed to attend a Workshop within the next three (3) months (as the first Item on a regular Planning and Zoning Meeting Agenda) in order to flush out different philosophies and give specific direction to the City Commission.**

Request: \*\* \*

**Amend the City’s Comprehensive Plan. Proposed Change to the Future Land Use Map from Employment Center Land Use to Transportation Land Use and amend text in the Land Use Element Transportation Land Use category to permit Commercial Recreation Uses in Transportation Land Use category**

Map Amendment  
Legal Description:

A portion of Tract 1, “F-X-E Plat”, according to the plat thereof, recorded in P.B. 119, P. 4, of the Public Records of Broward County, Florida, being described as follows: Commencing at the most southerly east corner of said “F-X-E Plat”, thence north 02°04’39” west along the east right of way line of NW 12 Avenue and the limits of said “F-X-E Plat”, a distance of 270.63 feet; thence south 87°55’41” west a distance of 80.00 feet to the west right of way line of said NW 12 Avenue and the point of beginning of this description; thence south 88°10’19” west a distance of 348.58 feet; thence north 51°34’11” west a distance of 410.54 feet; thence south 38°25’49” west, a distance of 118.88 feet; thence south 46°58’55” east, a distance of 258.18 feet; thence south 42°34’19” west, a distance of 59.31 feet; thence south 02°00’27” east, a distance of 72.70 feet; thence south 45°51’33” east, a distance of 169.23 feet; thence north 88°10’19” east, a distance of 75.69 feet; thence south 87°26’38” east, a distance of 65.41 feet, to a point on the north right-of-way of Commercial Boulevard; thence continue along said north right-of-way north 88°10’19” east, a distance of 40.77 feet, to a point of tangency of a circular curve concave to the southwest; thence easterly along the arc of said curve to the right, having a radius of 2460.00 feet, a central angle of 40°31’51” and an arc distance of 194.53 feet to the point of reverse curvature of a circular curve concave to the north; thence easterly and southeasterly along the arc of said curve to the left, having a radius of 2340.00 feet a central angle 01°39’57” and an arc distance of 68.03 feet to the point of compound curvature of a circular curve concave to the northwest; thence easterly, northeasterly and north along the arc of said curve to the left, having a radius of 35.00 feet, a central angle of 94°05’40” and an arc distance of 57.48 feet; thence north 02°04’39” west, non-tangent to the last described curve, along said west right of way line of NW 12 Avenue, a distance of 230.80 feet to the point of beginning. Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, containing 185477 feet or 4.26 acres, more or less

Map Amendment  
Address:

1201 West Commercial Boulevard

Text Amendment  
Address:

Citywide

Map Amendment  
General Location:

East of NW 15 Avenue, West of NW 12 Avenue, North of Commercial Boulevard, and South of NW 52 Street

District:

1

**APPROVED AS PRESENTED 7-0. RECOMMENDED TO CITY COMMISSION.**

**Request: \*\* \*                      Public Purpose Use**

Legal Description:            A portion of the Northeast ¼ of the Southeast ¼ of the Northwest ¼ of the Northwest ¼ of Section 34, Township 49 South, Range 42 East, Broward County, Florida.

Address:                        1718 NW 6 Avenue

General Location            East of NW 6 Avenue, between NW 17 Street and NW 17 Place

District:                        2

**DEFERRED TO THE AUGUST 18, 2010 MEETING.**

**9.            Communication to the City Commission**

**10.          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.