

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

**WEDNESDAY, June 15, 2011**

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

**TIME OF MEETING:** 6:30 P.M.

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**Pledge of Allegiance**

**Approve May 18, 2011 Minutes**

- |           |  |   |              |
|-----------|--|---|--------------|
| <b>1.</b> | <b><u>EQR-Port Royale Vistas, Inc.</u></b> | <b>Yvonne Redding</b>   | <b>23R11</b> |
|           | <b>Request: **</b>                         | <b>Site Plan Level III/ Waterway Use / Modification of 20' Landscape Yard Requirement / 379 Multi-Family Units / 1,060 Space Parking Facility</b> |              |
|           | <b>Legal Description:</b>                  | <b>BAR HARBOUR 79-16 B, Lots 5, 6 and 7</b>   |              |
|           | <b>Address:</b>                            | <b>3217 South Port Royale Drive</b>   |              |
|           | <b>General Location:</b>                   | <b>East of US 1, South of McNab Road</b>  |              |
|           | <b>District:</b>                           | <b>1</b>  |              |

**APPROVED 9-0 WITH THE FOLLOWING CONDITIONS:**

1. Reduce speed limit from 30 mph to 25 mph.
2. Construction activity and trucks must be managed; and the construction traffic shall be controlled to avoid peak times.
3. Project shall be kept on schedule to the best of Applicant's ability.
4. Project shall conform to all noise, dust, debris, fencing and construction equipment traffic regulations; and as to time restrictions as specified by the City of Fort Lauderdale.
5. These conditions shall be monitored and enforced at all times.

**(Engineering Conditions) Prior to final DRC approval, applicant shall:**

1. Coordinate with the Engineering and Planning Division to identify TSM and TDM measures to promote alternative modes of travel and to reduce project traffic during times of peak demand. These measures may include but are not be limited to:
  1. Phasing, timing and coordination measures to increase traffic capacity (TSM)
  2. Pedestrian and bicycle-friendly connectivity to other public sidewalks and transit stops
    3. Widen the existing walkway on the north side of Point Royale Boulevard
    4. A new walkway on the south side of Point Royale Boulevard between the development and Federal Highway
    5. New bicycle paths
    6. Trees and landscaping
    7. Safe and accessible bicycle facilities on site
  8. Educational programs for residents
  9. Traffic calming

The applicant shall be responsible for making good faith efforts in identifying mitigation. The sufficiency of proposed improvements to mitigate traffic impacts shall be subject to the approval of the City Engineer, within reason. Feasibility of improvements shall be subject to availability of right-of-way.

2. Prior to Issuance of any Building Permit (including demolition) for the development, applicant shall:
  - Obtain a separate construction staging permit in accordance with the original DRC site plan review comments by the Engineering Division. The construction staging permit application shall propose mitigation measures to minimize construction impacts to adjacent residential areas and businesses and address items such as construction traffic, delivery times, noise control, dust control, glare/lighting control, debris and sediment control, potential impacts to underground utilities, construction personnel parking, staging of materials and safety of crane operations.
  - Provide a bond to the Engineering Division for the construction of any improvements in the right-of-way and/or for the implementation of any measures associated with the Traffic mitigation stated above.
3. Prior to issuance of a certificate of occupancy (C.O.) for the final residential building in the subject development program, applicant shall:
  - Retain a professional engineer to prepare optimized traffic signal phasing, timing and system coordination plans (identified in (1) – TSM measures, above) and coordinate with the City and Broward County Traffic Engineering Division to approve and implement
  - same. At the discretion of the City Engineer, the deadline to implement this condition may be extended for up to two years, based on the occupancy rate of the building(s). In that case, the applicant shall provide a bond to secure the implementation of improvements after C.O. is issued.
  - Implement any TDM measures identified in (1) above.
  - In association with the City Attorney’s office and the Engineering Division, prepare and execute any maintenance agreements that may be required for improvements constructed in the public right-of-way

#### **Applicants/Neighborhood Conditions**

1. Recreational activities on the amenity deck which is to be installed on the roof of the south parking garage shall be limited to tennis, badminton, table tennis, bocce, croquet, lawn bowling, horseshoes, chess, checkers, board games and a putting green; and shall not continue beyond 10 P.M. Violations of this time restriction shall be enforceable as a code violation.
2. The owner shall, prior to issuance of a certificate of occupancy for the first building containing residential units, fund and cause the installation of 4 speed humps and associated signage on Port Royale boulevard west of the guard gate entry; provided that the installation of such speed humps is approved by the City Commission.
3. The owner shall, within 180 days following final approval of the site plan fund, design, fabricate and install directional signage on Port Royale Boulevard, west of Montego Bay, to assist motorists in distinguishing the entrance to Montego Bay from the entrance to Port Royale.

#### **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 dates: June 21 and July 6, 2011. 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.

2. Tim Doran/ 53<sup>rd</sup> Detox Investments,LLC. Michael Ciesielski 76R10  
(formerly Holy Cross Long Term Care, Inc.)

**Request: \*\*** Amendment to a Previously Approved Site Plan/ Conditional Use of a Level V Social Service Residential Facility in a B-1 Zoning District

**Legal Description:** Lots 1, 2, and 3, Block 1, Mary Knoll, P.B. 39, P. 48, of the Public Records of Broward County, Florida

**Address:** 2331 NE 53 Street (previously listed as 1223 NE 53 Street)

**General Location:** NW corner of North Federal Highway and NE 53 Street

**District:** 1

**APPROVED AS PRESENTED 9-0.**

**SUBJECT TO 30-DAY CITY COMMISSION REQUEST FOR REVIEW.**

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3. First Ebenezer Missionary Christian Church, Inc. Deborah Rutkowski 3Z11

**Request: \*\* \*** Rezone from RMM-25 (Residential Mid Rise Multifamily/Medium High Density) to CF-HS (Community Facilities-House of Worship)

**Legal Description:** Lots 3-12, Lots 39-48, Block 322, PROGRESSO, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Dade County, Florida

**Address:** 312 North West 7 Street

**General Location:** North of Sistrunk Boulevard, on the Southeast corner of Northwest 4 Avenue and Northwest 7 Street

**District:** 2

**DEFERRED TO THE JULY 20, 2011 MEETING**

4. City of Fort Lauderdale / SRAC-SA Rezoning Anthony Greg Fajardo 4Z11

**Request: \*\* \*** **Rezone from SRAC-SAE (South Regional Activity Center – South Andrews East) to SRAC-SAW (South Regional Activity Center – South Andrews West)**

**Legal Description:** CROISSANT PARK 4-28 B LOT 11 TO 13 BLK 22 / CROISSANT PARK 4-28 B LOT 14 BLK 22 / CROISSANT PARK 4-28 B LOT 15 BLK 22 / 1322 SW 1 Avenue / CROISSANT PARK 4-28 B LOT 16 BLK 22 / CROISSANT PARK 4-28 B LOT 1,2 BLK 22

**Address:** 1302 SW 1 Avenue / 1314 SW 1 Avenue / 1318 SW 1 Avenue / 1322 SW 1 Avenue / 99 SW 14 Street

**General Location:** Those properties fronting on east side of SW 1 Avenue between SW 13 Street and SW 14 Street

**District:** 4

**APPROVED AS PRESENTED 9-0. RECOMMENDED TO CITY COMMISSION.**

5. City of Fort Lauderdale / SRAC-SA Zoning Districts Anthony Greg Fajardo 4T11

**Request: \*\* \*** **Recommend approval of ULDR amendment to revise notice requirements for Site Plan Level II review in the SRAC-SA zoning districts and to correct errors and omissions made in the approved SRAC-SA zoning district use tables.**

**General Location:** South Andrews Avenue corridor from Tarpon River to approximately State Road 84/Approximately SE 1 Street to the FEC Corridor.

**District** 4

**DEFERRED TO THE JULY 20, 2011 MEETING**

6. **Communication to the City Commission**

7. **For the Good of the City**

8. **Election of Chair and Vice Chair**

**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.