

**CITY OF FORT LAUDERDALE  
PLANNING AND ZONING BOARD MEETING  
Wednesday, December 19, 2012**

**RESULTS**

**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 November 28, 2012 Minutes**

**1. 6300 N. Andrews Avenue Yvonne Redding 43R12**

**Request: \*\* Parking Reduction**

Legal Description: Steak and Ale of FLA 96-16 B parcel

General Location: 6300 N. Andrews Avenue

District: 1

**APPROVED 7-1 with the following conditions:**

1. Should the application for a parking reduction be approved, a parking reduction order must be executed and recorded in the public records of Broward County at the applicant's expense, prior to Final DRC approval.
2. **On-Site Pedestrian Connections** - Provide a network of pedestrian connections on site to connect the proposed restaurant space with North Andrews Avenue on the west and NE 1<sup>st</sup> Avenue on the east (already incorporated into the proposed site plan);
3. **On-Site Bicycle Racks** - Provide bicycle racks on site to support alternative travel modes;
4. **Off-Site Pedestrian Connections** - Provide and implement a Pedestrian Connectivity Plan along NE 1<sup>st</sup> Avenue to connect adjacent employment with the redevelopment site. The pedestrian connectivity plan will consist of a new pedestrian pathway or sidewalk installed along NE 1<sup>st</sup> Avenue between North Andrews Avenue and the north driveway to the redevelopment site. The pedestrian connectivity plan will provide at least three striped pedestrian crosswalks across NE 1<sup>st</sup> Avenue to guide pedestrians across the public right-of-way to the entrance to the redevelopment site.
5. **Multi-Modal Improvements-** This parking reduction request is applicable only to "Fast Casual" Restaurants, defined as a type of restaurant that does not offer table service but promises a higher quality of food and atmosphere than a fast food restaurant. In the event that any other Restaurant type is considered for this project, the Applicant and the Restaurant acknowledge that it will have to conform to the Parking Code at that time.
6. Applicant shall support and encourage Tenants to offer promotions to patrons that come to their establishment through means other than a passenger vehicle (car), and we will encourage the Employers to subsidize alternate modes of transportation for their employees, ie. Tri-Rail, Bus, Walk, Carpool, or Bike.

**Subject to 30-day Commission call-up.**

2. City of Fort Lauderdale / Lewis Landing Park Thomas Lodge 16Z12

**Request: \*\* \*** **Rezone from Residential Single Family/Low Medium Density District (RS-8) to Parks, Recreation and Open Space (P)**

Legal Description: Beginning at the southwest corner of lot 6, block 35, "Town of Fort Lauderdale", according to the plat thereof, recorded in Plat Book B, Page 40, Public Records of Miami Dade County, Florida; running thence east along the south line of said lot 6 a distance of 200 feet; thence north at right angles to said south line of said lot 6 to the south bank of the south fork of new river; thence southeasterly along and following said river bank to the west line of said lot 6 extended north; thence south along the west line of said lot 6 and said west line extended to the point of beginning, said lands now lying, being and situate in Broward County, Florida.

General Location: 630 SW 9<sup>th</sup> Avenue

District: 4

**APPROVED AS PRESENTED 8-0. Recommended to City Commission.**

3. City of Fort Lauderdale / Lewis Landing Park Thomas Lodge 77R11

**Request: \*\*** **Public Purpose Use; Relief from Parking and Wall Requirements**

Legal Description: Beginning at the southwest corner of lot 6, block 35, "Town of Fort Lauderdale", according to the plat thereof, recorded in Plat Book B, Page 40, Public Records of Miami Dade County, Florida; running thence east along the south line of said lot 6 a distance of 200 feet; thence north at right angles to said south line of said lot 6 to the south bank of the south fork of new river; thence southeasterly along and following said river bank to the west line of said lot 6 extended north; thence south along the west line of said lot 6 and said west line extended to the point of beginning, said lands now lying, being and situate in Broward County, Florida.

General Location: 630 SW 9<sup>th</sup> Avenue

District: 4

**APPROVED 8-0 with the following staff conditions:**

1. DRC staff will identify means to address replacing the existing sidewalk to provide safe and ADA compliant 5' sidewalks, with curb and gutter along SW 7<sup>th</sup> Street and SW 9<sup>th</sup> Avenue to provide safe pedestrian access to the park, as well as landscaping trimming to improve safety and visibility to the waterway.
2. Monitoring of excavation and ground disturbing activities associated with this project shall be conducted by a qualified archaeologist, as specified and approved by the Broward County Historical Commission Archaeologist.

**Recommended to City Commission.**

4. City of Fort Lauderdale / Gore Betz Park Thomas Lodge 15Z12

**Request: \*\* \*** **Rezone from Residential Single Family Duplex/Medium Density District (RD-15) to Parks, Recreation and Open Space (P)**

Legal Description: A parcel of land lying in the northeast one-quarter (NE ¼) of Section 16, Township 50 south, range 42 east, Broward County, Florida, being also a portion of lot 5, "Mrs. E.F. Marshall's Subdivision" according to the plat thereof, recorded in Plat Book 1, Page 2, of the public records of Broward County, Florida.

General Location: 1611 SW 9<sup>th</sup> Ave

District: 4

**APPROVED AS PRESENTED 8-0. Recommended to City Commission.**

**Request: \*\*****Site Plan Level III Review / Waterway Use / Parking Reduction**

Legal Description:

Parcel 1, Lots 7 and 8, Block 1; Parcel 2, Lot 1, Block 5; Parcel 3, Lots 1,2,3 and 4, Block 1; Parcel 4, all of the certain 10 foot alley lying in block 1; Parcel 5 Lots 2,3,4,5 and 6, Block 5; Parcel 6, leasehold interest; Parcel 7, Lot 11, Block 2; Parcel 8, Lots 5 and 6, Block 1, GALT OCEAN MILE, according to the plat thereof, as recorded in Plat Book 34, Page 16, Public Records of Broward County, Florida.

General Location:

3115 NE 32 Avenue

District:

1

**APPROVED 8-0 with the following conditions:**

1. Approval of Site Plan and Parking Reduction is conditioned on execution of a Certificate of Engineering by the City Engineer acknowledging that:
  - A. The City Fire Station property currently owned by the City of Fort Lauderdale has been conveyed to PDKN P-4;
  - B. A portion of the platted alley located on Parcel C, immediately east of the portion of the alley which was previously vacated by the City in 2007, extending approximately 35' in length has been vacated;
  - C. Release of the existing access easement located on Parcel C has been effected; and
  - D. An alternate access easement on Parcel C as shown on sheet SP-11 of the application has been granted to the general public.

Before the foregoing conditions are satisfied or modified, construction of principal building may begin, however final CO will be contingent upon said satisfaction.

2. Should Bokamper's open for business prior to the completion of the Parcel C lot, Parcel B lot and/or some or all of the on-street parking due to delays in fire station construction, the applicant will have the use of a certain number of designated, nearby metered parking spaces within the North Beach Restaurant & Shoppes area during the restaurant's operating hours, at no cost to the applicant. These spaces will be hooded during restaurant hours of operation to identify them as reserved for the restaurant. The location of said reserved parking spaces will be identified by staff, or at staff's request, by the applicant based on a field observation identifying specific parking spaces not in regular routine use at the time the temporary parking arrangement is implemented. The applicant's best efforts will be used to minimize the duration of the temporary parking arrangement.
3. Future pedestrian connection improvements under the E. Oakland Park Blvd. bridge will be identified in coordination with staff and applicant as part of the fire station development agreement.
4. Prior to Final DRC:
  - A. Applicant shall revise plans to include a crosswalk across NE 32<sup>nd</sup> Avenue at its intersection with the Oakland Park Bridge Access Road;
  - B. Indicate a raised crosswalk near the main driveway (speed table);
  - C. Indicate a raised crosswalk stamped asphalt surfacing at NE 32 Avenue;
  - D. A sidewalk along the Parcel C frontage of Oakland Park access road.

The applicant shall provide a maintenance declaration for said raised crossing with special treatment surfacing in the right-of-way.

5. All crosswalks in the rights-of-way shall be designed and constructed in accordance with best practices for enhanced signing and delineation standards.
6. The applicant shall provide a maintenance declaration for special service improvements in the right-of-way.
7. A Revocable License which will include an Engineering Permit and MOT shall be required in the event of any road closures anticipated as part of project construction.
8. Applicant shall institute the following measures to encourage bicycle and mass transit use:
  - A. Institute a program that reimburses employee transit riders for 25% of the cost of their bus fares;
  - B. Provide a \$5 credit on the Bokamper's Employee Food and Beverage Rewards Card for each day that the employee rides a bicycle to work;
  - C. Offer all bicyclists a 10% discount on their bar and food bills;
  - D. Encourage ride sharing among employees, offer car pools of 3 employees or more free valet service;
  - E. Discourage employees from driving to work by not reimbursing parking costs.

All of the above measures shall be implemented on an ongoing basis in perpetuity as long as the restaurant is in service. Applicant shall provide reasonable evidence to City upon request to verify that these programs are being implemented appropriately. **Subject to 30-day**

**Commission call-up.**

6. **The Waterway Senior Housing**

**Randall Robinson**

**67R12**

**Request: \*\* \***                      **Site Plan Level III Review / Conditional Use for Social Service Residential Facility / Waterway Use**

Legal Description:                LOT 1, BLOCK 24, CORAL RIDGE GALT ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

General Location:                3001 E. Oakland Park Blvd.

District:                             1

**APPROVED 8-0** with the condition that the applicant shall maintain the existing valet agreement as currently recorded in Broward County Public Records until such time that the parking is no longer required. **Subject to 30-day Commission call-up.**

**7. Communication to the City Commission**

**8. 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.