

**CITY OF FORT LAUDERDALE  
PLANNING AND ZONING BOARD MEETING  
Tuesday, May 14, 2013**

**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**

1. **Downtown Fort Lauderdale Waterfront 18, LLC / Marina Lofts** **CASE: 51R12**
- Request \*\*** **Site Plan Level IV Review / Proposed Use within the TMU on land abutting the New River and Parking Reduction**
- Legal Description: Portions of Block 38 and 39 and vacated rights-of-way, TOWN OF FORT LAUDERDALE plat (Plat Book "B", Page 40, Dade County Records), together with that certain Sovereignty Submerged Land Lease Renewal (ORB 35694, Pg 410), together with Parcels "A", "B", and "C", GROCERY PLAT (Plat Book 153, Page 15, Broward County Records), said lands generally lying west of the FEC Railway and east of SW 4th Avenue in the City of Fort Lauderdale.
- General Location: South side of New River between FEC r.o.w. and SW 4<sup>th</sup> Avenue
- District: 4
- Project Planner: Randall Robinson

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

1. Site plan approval shall be contingent upon and subject to the execution of a development agreement between the Applicant and the City of Fort Lauderdale, and shall specify any easements to be referenced on the final site plan, other development standards applicable to the property and any conditions imposed as a part of the approval;
2. Continuous public access shall be provided along the entire length of *Riverwalk* frontage as delineated on the Site Plan. Any required easements shall be provided to appropriate government entities prior to Final DRC;
3. All public improvements, including landscape and hardscape materials, a pedestrian easement between FEC r.o.w. and existing *Riverwalk* at SW 4<sup>th</sup> Avenue extending from the edge of the New River to the ground floor face of proposed towers, and any other improvements related to *Riverwalk*, shall be secured by a bond to be provided by the applicant in the amount equaling 125 percent of construction costs, including a demolition bond to permit any unfinished phase to be demolished by the City;
4. Site plan approval shall be contingent upon the City Commission adoption of a resolution approving the relocation of the African Rain Tree in accordance with ULDR Sec. 47-21.12.C.4;

5. Per the City's Engineering and Transportation & Mobility staff, prior to Final DRC approval, applicant shall address the following:
  - A. Provide minimum outbound stacking for all garage driveways;
  - B. Provide minimum dimensional requirements for ADA parking spaces;
  - C. In the present configurations of the central and east garages, the column layout, lane geometry and the circulation conflict points induce considerable constraints on pedestrians and drivers and assume that the utmost caution will be exercised and travel will be at speeds lower than what is prevalent in most garages. To the extent feasible, applicant and city staff need to reach a resolution on minimum safety and best practices for design. To that end, technical workshop(s) shall be held to identify any modifications to the currently proposed layouts;
  - D. The offset intersection created by the egress driveway for the east garage at SW 3 Avenue and SW 4 Court is not safe and needs to be re-designed and a conceptual approval issued by Broward County if stop signs are proposed;
  - E. Construction staging, storage and traffic routing plan needs to be developed in more detail, especially for the latter stages of development;
  - F. Conceptual on-site and off-site drainage plans and calculations need to be developed further;
  - G. Applicant needs to identify all proposed improvements in the right-of-way and public easements that will be maintained by the development and acknowledge that a maintenance declaration will be provided prior to issuance of C.O. for Phase 1.
6. Applicant shall execute a maintenance agreement at time of construction permitting for all improvements in public easements and sidewalks for hardscape, landscape, trees, and irrigation;
7. Applicant shall submit a detailed construction staging and traffic routing plan to supplement the existing phasing plan, prior to approval of a construction permit for each building;
8. Applicant shall enter into a valet parking agreement as required by ULDR Sec. 47-20 and as approved by the City Attorney prior to final DRC sign-off;
9. Any proposed trolley/bus/water taxi stop improvements at the site shall be reviewed and approved by all pertinent review agencies prior to Final DRC and completed as part of Phase 1 of construction;
10. 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;
11. Applicant shall provide maintenance of the property pursuant to the terms of the Development Agreement between the Applicant and the City of Fort Lauderdale;
12. The Broward County Historical Commission shall be notified within twenty-four (24) hours of any potential discoveries in the event that unanticipated archeological features or artifacts are found as part of development disturbances;
13. Per the archeological assessment, Phase II units shall be excavated in the northwest portion of the western parcel to document the archeological site prior to ground-disturbance activities. Intermittent monitoring also should be conducted across the overall parcels during foundation demolition and ground-disturbing activities because of the likelihood that historic features and cultural deposits may occur across the project area that need to be documented prior to their destruction;
14. Per the School Board of Broward County, if approved the residential units are subject to public school concurrency review and mitigation. As applicable, applicant shall provide a student mitigation satisfaction letter from the Broward County School Board prior to Final DRC;

15. Applicant will be required to pay a Park Impact Fee for the proposed residential units prior to issuance of building permit in accordance with ULDR Sec. 47-38A;
16. The mitigation described in the executive summary prepared by Applicant's Traffic Engineer, Mr. Joaquin Vargas (which was included in the Planning & Zoning Board's back-up for the May 15, 2013 Public Hearing) is hereby incorporated by reference, subject to minor revisions that are mutually agreed by staff and applicant. The mitigation that was described by Mr. Joaquin Vargas during the Applicant's opening presentation and made part of the record at the Public Hearing on May 14, 2013, are hereby incorporated as further clarifications to the mitigation described in said executive summary;
17. Applicant shall provide advance warning signs and control devices advising trucks of the low bridge crossing at SW 4<sup>th</sup> Avenue and SW 5<sup>th</sup> Avenue. The signs and devices shall be placed in advance of the intersection of SW 4<sup>th</sup> Avenue and SW 4<sup>th</sup> Court.
18. Applicant shall provide route and schedule information to tenants and patrons for alternative modes of transportation, such as mass transit, cycle stations, the Wave Streetcar and Water Taxi. The information shall be posted on a website or at kiosks/information stations in visible and conspicuous areas within the project sites of each phase;
19. Subject to available right-of-way, Applicant shall design and construct complete streets on:
  - A. SW 3<sup>rd</sup> Avenue between the New River and SW 6<sup>th</sup> Street -- The travel way design shall incorporate a balance between pedestrian realm connectivity (sidewalk), bicycle lane facilities with safe pedestrian crossings, enhanced traffic calming, sustainable green streets that allow for appropriate drainage and transit amenities;
  - B. SW 6<sup>th</sup> Street between SW 4<sup>th</sup> Avenue and South Andrews Avenue -- The travel way design shall meet the intent of the New River Master Plan streetscape section, a balance between pedestrian realm connectivity (sidewalk), bicycle lane facilities with safe pedestrian crossings, enhanced traffic calming, sustainable green streets that allow for appropriate drainage and transit amenities that provide connections to planned Wave Streetcar stations. Bicycle facility connections shall be provided from the Marina Lofts development to the future SW 4<sup>th</sup> Avenue bicycle facility from Snyder Park to Broward Boulevard.

## 2. Communication to the City Commission

## 3. 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.