

**CITY OF FORT LAUDERDALE
PLANNING AND ZONING BOARD MEETING
Wednesday, June 19, 2013**

AGENDA RESULTS

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 May 14 and May 15, 2013 Minutes

1. Premier Developers V, LLC. / Galleria Landings Yvonne Redding 47R13

Request: ** Site Plan Level III – Waterway Use

Legal Description: All that portion of the north 400 feet of the south 903.85 feet of the Government Lot 7, section 36, Township 49 south, Range 42 east, Broward County, FL, lying east of Us. Highway No. 1 (Federal Hwy).

General Location: 1180 N. Federal Hwy

District: 2

APPROVED (8-0) WITH THE FOLLOWING CONDITIONS:

1. Per the City's Engineering staff:
 - A. Applicant shall schedule and participate in a meeting with City and FDOT to discuss the project's outbound northbound-to-southbound U-turn movement drivers will make when traveling south. If additional study of this movement is deemed desirable by the reviewing agencies, the applicant will undertake that analysis and reach any necessary conclusions with the reviewing agencies. Applicant acknowledges that one or more additional conditions of approval may arise from this exercise, which will be completed prior to Final DRC sign-offs;
 - B. Applicant shall schedule and participate in a meeting with City and FDOT staff to discuss the project's pedestrian crossing options across N. Federal Highway in the vicinity of the project. The applicant acknowledges that one or more additional conditions of approval may arise from this exercise, which will be completed prior to Final DRC sign-offs;
 - C. Applicant shall schedule and participate in a meeting with City and FDOT staff to discuss any FDOT safety study recommendations in the immediate area of the project site. The applicant acknowledges that one or more

additional conditions of approval may arise from this exercise, which will be completed prior to Final DRC sign-offs;

- D. If requested in the future, an additional right-of-way easement of no more than 5 feet in width will be granted across the length of the project's N. Federal Highway at no cost to the receiving agency. The easement will be granted for the sole purpose of providing a northbound designated bike lane along N. Federal Highway;
- E. On an ongoing basis, employees and guests maps, routes and schedules of relevant transit options. At a minimum, the display will include a BCT system map, a Sun Trolley system map, pamphlets with schedules and routes for all transit routes servicing the area as well as bikeways, greenways and blueways system maps;
- F. Applicant shall provide locations for guest and resident bicycle storage accessible via the 7' pedestrian sidewalk from US1. Each public rack area shall be strategically placed to allow a visual connection to either the Valet/Security area or to the retail space and a majority will be covered. Racks shall be placed at the following locations and numbers:
 - 1. The lower level garage to provide enclosed storage for 32 resident bicycles easily accessible by elevators or stairs. Expansion areas based on resident needs identified on site plan; and
 - 2. The main Lobby Level shall provide three areas for bicycle storage at following locations:
 - a. At the Porte Cochere adjacent to the Valet and Security station, three bike racks which can be used for employees and security personnel;
 - b. Near the entrance there are an additional six covered racks placed near the pedestrian walkway for visiting guests; and
 - c. At the retail space on the southeast corner of the project: four racks for the dock/ retail facility.
- 2. If approved the residential units are subject to School Board of Broward County 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;
- 3. 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;
- 4. Applicant shall execute a maintenance agreement at time of construction permitting for any improvements in public easements and sidewalks for hardscape, landscape, trees, and irrigation;
- 5. Construction debris mitigation measures shall 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 shall submit a detailed construction staging and traffic routing plan, prior to approval of a construction permit.

2. **Tiffany House LP / Tiffany House/The Escape Hotel** **Randall Robinson** **1ZPUD08A1**

Request: ** * **Site Plan Level IV – Amendment to approved PUD development plan**

Legal Description: Lots 1, 2, 3, and 4, Block 8, BIRCH OCEAN FRONT SUBDIVISION, according to the plat thereof, as recorded in Plat Book 19, Page 26, of the public records of Broward County, Florida, and Lots 15, 16, and 17, BIRCH ESTATES, according to the plat thereof, as recorded in Plat Book 23, Page 24, of the public records of Broward County, Florida.

General Location: Southwest corner Riomar Street and Birch Road

District: 2

APPROVED (7-0) WITH THE FOLLOWING CONDITIONS:

1. Applicant will be required to complete a Phase I Archaeological Survey prior to final DRC;
2. If approved the residential units are subject to School Board of Broward County 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;
3. 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;
4. Applicant shall execute a maintenance agreement at time of construction permitting for any improvements in public easements and sidewalks for hardscape, landscape, trees, and irrigation;
5. Construction debris mitigation measures shall 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 shall submit a detailed construction staging and traffic routing plan, prior to approval of a construction permit.

3. **New Mount Olive Missionary Baptist Church, Inc.** **Thomas Lodge** **8Z12**

Request: ** * **Rezoning Residential Mid Rise Multifamily/Medium High Density District (RMM-25) to Community Facility-House of Worship (CF-H)**

Legal Description: Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block "B", FORT LAUDERDALE LAND AND DEVELOPMENT COMPANY SUBDIVISION OF BLOCK 6, according to the plat thereof, as recorded in Plat Book 1, Page 57, of the public records of Dade County, Florida.

General Location: Southwest corner of NW 8 Avenue and NW 4 Street

District: 3

Applicant requests DEFERRAL to July 17, 2013 regular meeting.

DEFERRED FOR THIRTY (30) DAYS (8-0)

3. **New Mount Olive Missionary Baptist Church, Inc.** Thomas Lodge 8Z12

Request: ** * Rezoning Residential Mid Rise Multifamily/Medium High Density District (RMM-25) to Community Facility-House of Worship (CF-H)

Legal Description: Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block "B", FORT LAUDERDALE LAND AND DEVELOPMENT COMPANY SUBDIVISION OF BLOCK 6, according to the plat thereof, as recorded in Plat Book 1, Page 57, of the public records of Dade County, Florida.

General Location: Southwest corner of NW 8 Avenue and NW 4 Street

District: 3

Applicant requests DEFERRAL to July 17, 2013 regular meeting.

DEFERRED FOR THIRTY (30) DAYS (8-0)

4. **New Mount Olive Missionary Baptist Church, Inc.** Thomas Lodge 9Z12

Request: ** * Rezoning Residential Mid Rise Multifamily/Medium High Density District (RMM-25) to Community Facility-House of Worship (CF-H)

Legal Description: Lots 33 and 34, Block 18, NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 48, of the public records of Dade County, Florida; AND the West one-half (W ½) of that certain 15.00 foot alley, lying East of and adjacent to said Lots 31 and 32.

General Location: East side of NW 8 Avenue between NW 4 Street and NW 5 Street

District: 3

Applicant requests DEFERRAL to July 17, 2013 regular meeting.

DEFERRED FOR THIRTY (30) DAYS (8-0)

DEFERRED FOR THIRTY (30) DAYS (8-0)

5. **New Mount Olive Missionary Baptist Church, Inc.** Thomas Lodge 10Z12

Request: ** * Rezoning Residential Mid Rise Multifamily/Medium High Density District (RMM-25) to Community Facility-House of Worship (CF-H)

6. **New Mount Olive Missionary Baptist Church, Inc.** Thomas Lodge 11Z12
- Legal Description:** Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 33, 34, 35, 36, 40, 41, 42, 43, 44, 45, 46, 47 and 48, Block 17, NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 57, of the public records of Dade County, Florida.

Request: ** * Rezoning Residential Mid Rise Multifamily/Medium High Density District (RMM-25) to Community Facility-House of Worship (CF-H)

Legal Description: Lots 28, 29, 30, 31, 32, 33, 34, 35 and 36, Block "B", FORT LAUDERDALE LAND AND DEVELOPMENT COMPANY SUBDIVISION OF BLOCK 6, according to the plat thereof as recorded in Plat Book 1, Page 57, of the public records of Dade County, Florida.

District: 3

Applicant requests DEFERRAL to July 17, 2013 regular meeting.

General Location: Northwest corner of NW 3 Street and NW 8 Avenue

District: 3

Applicant requests DEFERRAL to July 17, 2013 regular meeting.

DEFERRED FOR THIRTY (30) DAYS (8-0)

7. **New Mount Olive Missionary Baptist Church, Inc.** **Thomas Lodge** **2P13**
- Request: **** **Vacation of Right-of-Way**
- Legal Description: All that certain 15.00 foot platted Alley in Block 17, NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 48 of the public records of Dade County, Florida, lying West of and adjacent to Lots 1 through 24 inclusive, of said Block 17 AND lying East of and adjacent to Lots 25 through 48 inclusive of said Block 17.
- General Location: North side of NW 4th Street between NW 8th Avenue and NW 9th Avenue
- District: 3
- Applicant requests DEFERRAL to July 17, 2013 regular meeting.

DEFERRED FOR THIRTY (30) DAYS (8-0)

8. **New Mount Olive Missionary Baptist Church, Inc.** **Thomas Lodge** **3P13**
- Request: **** **Vacation of Right-of-Way**
- Legal Description: All that certain 10.00 foot platted Alley in Block "B", FORT LAUDERDALE LAND AND DEVELOPMENT COMPANY SUBDIVISION OF BLOCK 6, Fort Lauderdale, Florida, according to the plat thereof, as recorded in Plat Book 1, Page 57, of the public records of Dade County, Florida, lying South of and adjacent to Lots 1 through 18 inclusive of said Block "B" AND North of and adjacent to Lots 19 through 36 inclusive of said Block "B".
- General Location: East side of NW 9th Avenue between NW 3rd Street and NW 4th Street
- District: 3
- Applicant requests DEFERRAL to July 17, 2013 regular meeting.

DEFERRED FOR THIRTY (30) DAYS (8-0)

Request: ****Site Plan Level III – Increase in Maximum Dimensional Requirements**

Legal Description:

Lots 3 through 36 inclusive and Lots 40 to 48 inclusive, Block 17, NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 48, of the public records of Dade County, Florida. TOGETHER WITH: Lots 25 through 34 inclusive, Block 18, NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 48, of the public records of Dade County, Florida, and the West one-half of that certain 15 foot alley (now vacated) lying East of and adjacent to said lots 25 through 34, now vacated. AND ALSO TOGETHER WITH: Lots 1,2,3,4,5,6,7,8,22,23,24,25,26,27,28,29,30,31,32,33,34,35 and 36, Block "B", FORT LAUDERDALE LAND AND DEVELOPMENT COMPANY SUBDIVISION OF BLOCK 6, Fort Lauderdale, Florida, according to the plat thereof, as recorded in Plat Book 1, Page 57, of the public records of Dade County, Florida.

General Location:

District:

3

Applicant requests DEFERRAL to July 17, 2013 regular meeting.

DEFERRED FOR THIRTY (30) DAYS (8-0)

APPROVED (7-0) WITH THE FOLLOWING CONDITION:

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.

11. AZDD, LLC. / Aquarius

Thomas Lodge

28R13

10. Request: ** 69th Street Properties LP / AIA Site Plan Level III – Waterway Use

Thomas Lodge

45R13

Legal Description:

Lots 3, 4 and 5 of BEACHWAY HEIGHTS – UNIT "B", According to the plat thereof, as recorded in Plat Book 25, Page 27, of the Public Records of Broward County, Florida.

Request: ****Parking Reduction**

Legal Description:

All of lots 5, 6, 7, 8, 9 and 10, Block 39, and Parcel "B" of CORAL RIDGE ISLES, according to the Plat thereof, as recorded in Plat Book 45, Page 47, of the Public Records of Broward County, Florida.

General Location:

Resort of Bayview Drive County South side of NE 14th Street

District:

1

General Location:

Northwest corner of NE 18th Avenue and Commercial Boulevard

District:

1

APPROVED (7-0) WITH THE FOLLOWING CONDITIONS:

1. The residential units are subject to School Board of Broward County 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;
2. 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;

3. Applicant shall execute a maintenance agreement at time of construction permitting for any improvements in public easements and sidewalks for hardscape, landscape, trees, and irrigation;
4. Construction debris mitigation measures shall 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;
5. Palm trees to be planted along the west edge of the property shall be 30 feet tall.

12. Lofts at Tarpon River LLC /

Randall Robinson

9P13

Pinnacle at Tarpon River Plat

Request: ** Plat Review

Legal Description: Parcel B of Pat's Plat, Plat Book 54 Page 5

General Location: Northeast corner SE 9 Street and SE 2nd Avenue

District: 4

APPROVED (7-0)

13. City of Fort Lauderdale

Anthony Fajardo

7T13

Request: * Amendment to City's Unified Land Development Regulations (ULDR) revising Section 47-18.31, Social Service Facility to provide for levels of facilities based on number of clients and types of services offered and to include separation criteria based on the level of facility proposed.

General Location: Citywide

District: All Districts

APPROVED (7-0) AS PRESENTED, WITH AMENDMENT THAT THE DISTANCE FOR LEVEL 3 SOCIAL SERVICE FACILITIES AS DESCRIBED IN THE PROPOSED AMENDMENT BE INCREASED TO 1500 FEET FROM SCHOOLS AND PARKS ONLY, SUBJECT TO STAFF'S VERIFICATION THAT THERE ARE NO LEGAL OR OTHER ORDINANCE CONFLICTS THAT MIGHT PROHIBIT THAT DISTANCE, AND IF SO, THEN STAFF MUST BRING BACK TO THIS BOARD FOR AN ALTERNATIVE RECOMMENDATION

14. Election of Chair and Vice Chair

Motion to Re-Elect Patrick McTigue as Chair and Leo Hansen as Vice-Chair APPROVED (7-0)

15. Communication to the City Commission

To be submitted to City Clerk for review per instructions.