



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, OCTOBER 18, 2023 – 6:00 P.M.**

Board Members	Attendance	Present	Absent
Michael Weymouth, Chair	P	5	0
Brad Cohen, Vice Chair	P	3	2
John Barranco	A	3	2
Mary Fertig (arr. 6:05)	P	4	1
Steve Ganon	P	4	1
Marilyn Mammano	P	4	1
Shari McCartney	P	5	0
Patrick McTigue (arr. 6:10)	P	5	0
Jay Shechtman	P	4	1

Staff

Shari Wallen, Assistant City Attorney
Jim Hetzel, Principal Urban Planner
Yvonne Redding, Urban Design and Planning
Leslie Harmon, Recording Secretary, Prototype, Inc.

Communication to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Weymouth called the meeting to order at 6:03 p.m. The Pledge of Allegiance was recited, and the Chair introduced the Board members present.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

Motion made by Mr. Shechtman, seconded by Ms. McCartney, to approve. In a voice vote, the **motion** passed unanimously.

Ms. Fertig arrived at 6:05 p.m.

III. PUBLIC SIGN-IN / SWEARING-IN

Any members of the public wishing to speak at tonight’s meeting were sworn in at this time.

IV. AGENDA ITEMS

Index

<u>Case Number</u>	<u>Applicant</u>
1. UDP-S22022**	Pier at Harbor Beach, Inc.
2. UDP-S22063**	JDSFC Properties, LLC
3. PL-R19062**	Hunter H. Homes, LLC
4. UDP-T23007*	City of Fort Lauderdale
5. UDP-L23001*	City of Fort Lauderdale
6. UDP-L23002*	City of Fort Lauderdale

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.~~

~~1. CASE: UDP-S22022~~

~~REQUEST: ** Site Plan Level III: Waterway Use, Conditional Use Permit for Height Increase from 120 feet Maximum to 240 feet, and Request for Yard Modifications~~

~~APPLICANT: Pier at Harbor Beach, Inc.~~

~~AGENT: Ellyn Setnor Bogdanoff, Esq., Becker & Poliakoff~~

~~PROJECT NAME: One on One Harbor Beach~~

~~PROPERTY ADDRESS: 3043 Harbor Drive~~

~~ABBREVIATED LEGAL DESCRIPTION: OCEAN HARBOR 26-39 B LOT 6~~

~~ZONING DISTRICT: Residential Multifamily High Rise/High Density (RMH-60)~~

~~LAND USE: Residential High~~

~~COMMISSION DISTRICT: 4 – Warren Sturman~~

~~NEIGHBORHOOD ASSOCIATION: Harbor Drive Association~~

~~CASE PLANNER: Adam Schnell~~

~~Chair Weymouth noted that the Applicant had requested withdrawal of this Item.~~

~~Motion made by Ms. Fertig, seconded by Mr. Shechtman, to withdraw the Application. In a voice vote, the motion passed unanimously.~~

~~2. CASE: UDP-S22063~~

~~REQUEST: ** Site Plan Level III Review: 8 Multifamily Residential Units, Waterway Use and Yard Modification~~

~~APPLICANT: JDSFC Properties, LLC.~~

~~AGENT: Stephanie Toothaker, Esq.
PROJECT NAME: 87 Isle of Venice Drive
PROPERTY ADDRESS: 87 Isle of Venice Drive
ABBREVIATED LEGAL DESCRIPTION: Nurmi Isles Island No 4 24-43 B, Lot
15
ZONING DISTRICT: Residential Multifamily Mid Rise/ Medium High Density
District (RMM-25)
LAND USE: Residential Medium High
COMMISSION DISTRICT: 2 Steven Glassman
NEIGHBORHOOD ASSOCIATION: Hendricks and Venice Isles
CASE PLANNER: Yvonne Redding~~

~~Disclosures were made at this time.~~

~~Stephanie Toothaker, representing the Applicant, showed aerial views of Isle of Venice, noting that the subject site is 0.33 acre in size and zoned for multi-family use. The Application requests Site Plan Level III approval for an eight-unit project which complies with all Code requirements except the yard modification. The project is 55 ft. in height to the roof slab, exceeds minimum lot size and minimum landscaping requirements, and meets parking and bicycle requirements.~~

~~Ms. Toothaker reported that the Applicant held a number of community meetings with the surrounding neighborhood, including on-site and Zoom meetings. She has had multiple conversations with the president and board members of the appropriate neighborhood association. The final public participation meeting was held in August 2023.~~

~~Mr. McTigue arrived at 6:10 p.m.~~

~~Ms. Toothaker reviewed previous versions of the plans, which were amended following community input. The final product shows a building pushed back from the street in order to maintain view corridors. The front setback was increased to 23 ft. 6 in and setbacks on both sides are 17 ft. The 20 ft. rear setback is maintained. Code allows for balconies, which protrude slightly into the setbacks.~~

~~Ms. Toothaker reviewed other projects in the area which have received yard modifications, noting that Code requires a project's yard to be half the height of the building; however, it is difficult to achieve this unless the structure being built is a single-family home. Two recently approved projects on the same street have received yard modifications.~~

~~The Applicant's team analyzed the City's Unified Land Development Regulations (ULDR) to justify the requested yard modifications. The primary issue is consistency of the lot with other yard modifications on the street. View corridors have been addressed through landscaping. It was determined that water and sewer capacity can be~~

~~accommodated by the project, as the existing structure has four units and the proposed project will have eight, resulting in an increase of only four units. One trip would be added to the street.~~

~~Ms. Toothaker also provided a letter of agreement into which the Applicant entered with Hendricks Isle/Isle of Venice. While the president of the neighborhood association did not sign the letter, she advised Ms. Toothaker that her signature will be provided at a later date and she was agreeable to the letter's terms. Ms. Toothaker explained that the letter includes a number of voluntary conditions, including:~~

- ~~• The developer will include a disclosure statement within its Declaration of Condominium or Declaration of Restrictive Covenant, notifying purchasers and owners of City of Fort Lauderdale parking restrictions, including the 24-hour parking rule in the City's residential neighborhood parking program which is being developed by the homeowners' association~~
- ~~• The developer will provide off-site and off-street parking accommodations during construction~~
- ~~• The developer agrees to hire off-duty Fort Lauderdale Police Officers if large construction trucks will be coming through the street, as the roadway is narrow in the subject location~~
- ~~• The developer shall ensure that any debris associated with the construction of the project will not be placed in the public right-of-way or neighboring properties, and shall maintain the construction site in accordance with applicable requirements~~
- ~~• The developer shall use extreme caution in order to preserve adjacent City and private properties to the construction site, and shall be responsible for the cost of repair of all roadway, curbside, swale, and sidewalk damage resulting from construction activities~~

~~The Applicant has voluntarily offered these conditions and they are intended to become part of Site Plan approval, if granted.~~

~~Ms. Toothaker noted that there are several letters of support from neighboring properties in addition to the neighborhood association's approval.~~

~~Mr. McTigue provided disclosures at this time.~~

~~Ms. Fertig requested that a copy of the parking agreement be provided to the Board members. Ms. Toothaker provided the members with a copy of the document.~~

~~Ms. Mammano asked to see the content of the letter from the civic association. Ms. Toothaker explained that the association declined to take a formal position for or against the project; however, she asserted that a large number of the association's general and board memberships have indicated their support for the project.~~

~~At this time Chair Weymouth opened the public hearing.~~

~~Stan Stein, vice president of the Hendricks and Venice Isles Neighborhood Association, stated his support for the project, noting that the developer has been very responsive to the neighborhood's concerns regarding setback modifications, transport of workers, and a beautification project to be determined. He estimated that a majority of the Association's five board members are in favor of the project.~~

~~Ms. Mammano requested additional information on the beautification project. Mr. Stein clarified that this was not part of the written conditions offered by the developer.~~

~~As there were no other individuals wishing to speak on the Item, the Chair closed the public hearing and brought the discussion back to the Board.~~

~~Ms. Mammano requested clarification of the criteria for Board consideration of yard modifications, which include a finding of continuity of architectural features with adjacent properties. Yvonne Redding, representing Urban Design and Planning, explained that the Board is asked to look at surrounding buildings which have also received yard modifications to determine whether they also enhance the pedestrian realm. Staff feels the project meets these criteria, as it includes ample balconies and movement to the building. While not all buildings will have the same style, they should all contribute to the overall landscape.~~

~~Ms. Mammano asked if this meant the building's architectural elements must contribute to an overall pedestrian experience. Ms. Redding further clarified that the requested yard modification would allow the developer to enhance other aspects of the waterway and view corridors. The developer is compensating for the yard reduction through the architectural features of the building.~~

~~Assistant City Attorney Shari Wallen noted a correction to p.3 of the Staff Report, which should change from 47-19.bb.2 to 47-19.b.2.~~

~~**Motion** made by Ms. Fertig, seconded by Vice Chair Cohen, to approve with all of the conditions that are in the Report, plus this additional five conditions that were added tonight.~~

~~Attorney Wallen requested clarification that the **motion** to approve Case UDP-S22063 included both the existing conditions in the Staff Report as well as the voluntary conditions read into the record by the Applicant's representative, based on the testimony in the Staff Report. Ms. Fertig confirmed this.~~

~~In a roll call vote, the **motion** passed unanimously (8-0).~~

~~**3. CASE: PL R19062**~~

~~**REQUEST:** ** Site Plan Level III: Seventeen Unit Cluster Development~~

~~**APPLICANT:** Hunter H. Homes, LLC.~~

~~AGENT: Karyn Rivera, Experteditors, Inc.
PROJECT NAME: River Oaks Cluster
PROPERTY ADDRESS: 1712 SW 24th Street
ABBREVIATED LEGAL DESCRIPTION: Rio Colony 177 78 B, Parcel A
ZONING DISTRICT: Residential Single Family and Duplex/Medium Density
District (RD-15)
LAND USE: Residential Medium
COMMISSION DISTRICT: 4 - Warren Sturman
NEIGHBORHOOD ASSOCIATION: River Oaks Civic Association
CASE PLANNER: Yvonne Redding~~

~~Disclosures were made at this time.~~

~~Simon Bloom, representing the Applicant, characterized the Application as unremarkable for a Site Plan Level III request, as the proposed project is either consistent with or exceeds all minimum requirements. Staff has recommended approval of the Application.~~

~~Mr. Bloom requested reservation of time for rebuttal if necessary. Chair Weymouth confirmed that this time would be granted.~~

~~Mr. Bloom stated that following significant public participation, as well as input from City Staff and the Development Review Committee (DRC), the resulting Site Plan is consistent with Code as well as with the surrounding neighborhood. The project, known as River Oaks, consists of 17 cluster home units, all of which face the interior of the project. While no amenities are planned, there will be green space. The project satisfies parking, density, and all other requirements.~~

~~Dorota Lopez, architect representing the Applicant, reviewed the location of the subject site, which includes four main cluster buildings with a total of 17 units. There is an access point to the development from the main roadway, as well as a central landscaped core. The units all have their own garages. The project's elevations include movement and the required percentage of glazing. She showed renderings of the site, buildings, and landscaping.~~

~~Ms. Fertig noted that there is a significant tree canopy in the subject area, and requested information from the Applicant's team regarding landscaping. David Odishoo, landscape architect for the Applicant, replied that some of the larger existing trees, including oaks, will be maintained on the site. Roughly 80% native trees will be used. The ground cover will also be 80% native.~~

~~Mr. Shechtman asked if there are any renderings showing how the proposed development would be perceived from 24th Street. Ms. Lopez advised that there is no rendering of this view as part of the presentation.~~

~~Ms. McCartney requested additional information on the Applicant's public participation meetings, asking if the attendees were adjacent neighbors to the project, as well as for clarification of any issues those attendees may have raised. Mr. Bloom replied that while he did not know the addresses of the public meeting participants, the attendees raised concerns for flooding, which is an issue on the subject property. The City has undertaken a stormwater management project at the subject location. Because the project is required to contain its own stormwater, there will be no incremental increase in stormwater runoff.~~

~~Another issue raised by attendees at the public meeting was parking. Code requires 38 parking spaces, and the project proposes 39 spaces. The Applicant is willing to include a requirement that residents must park their cars in their garages or in the driveway immediately in front of that garage, as there is not a great deal of room inside the project. There will be no significant increase in traffic onto 24th Street. Any stacking of vehicles exiting the site will be internal.~~

~~Mr. Bloom also recalled that aesthetic concerns were raised during the public participation meeting. He felt the end result of the project would be aesthetically pleasing.~~

~~Ms. Mammano asked if the Applicant held a meeting with the appropriate civic or neighborhood association, and whether or not that entity took a position on the project. Karen Rivera, also representing the Applicant, stated that they met twice with the civic association via Zoom. The association's representative expressed concern regarding drainage, aesthetics, and traffic, and indicated that the association opposed the project.~~

~~Ms. Fertig asked if the Applicant's team provided sign-in sheets and tracked how many attendees were at each meeting. The official meeting was held on September 7, 2023 and was attended by "six or seven" individuals on Zoom.~~

~~Mr. Shechtman requested clarification of how much guest parking is available on the site. Ms. Lopez stated that there are five guest parking spaces, including one space which meets the requirements of the Americans with Disabilities Act (ADA).~~

~~Vice Chair Cohen asked for information on the site's drainage. Brian Baldwin, civil engineer representing the Applicant, advised that all stormwater will be maintained on-site. Most of this water will exit through two drainage wells on the project's drive aisles. Existing grades will be matched. Swales will be dug on the property and should hold all water if properly maintained. Mr. Baldwin concluded that the Applicant received approval from Broward County for the development, which will be an improvement over the existing building.~~

~~Ms. Mammano asked if the Applicant's team had considered using pervious surfaces or hardscaping in the middle of the project. Mr. Baldwin replied that the driveway will be~~

~~asphalt; while the Applicant had considered use of brick pavers, the County does not consider these materials to be pervious. The site includes a generous amount of grass.~~

~~Ms. Mammano asked if the project's walkways could be made pervious. Mr. Baldwin noted that the concrete sidewalk could be converted to a pervious surface in order to assist with drainage. He further clarified that water will run from the project's roofs into the two on-site drainage wells. There will also be a 6 in. swale along 24th Street, which will help with any water runoff from the road.~~

~~Mr. Shechtman noted that the Site Plan shows pavers on the east and west sidewalks on the site. It was clarified that pavers can be used for the project's walkways if that is the Board's desire.~~

~~Mr. Ganon requested additional information about the type of construction that will be used in the project. Ms. Lopez replied that the buildings will be traditional concrete construction and will have all necessary structural balance requirements.~~

~~Ms. Mammano observed that one requirement for a cluster development is that the entrance to all units must be accessible and visible from the public right-of-way. She pointed out that this is not the case for two units in the back of the project. Yvonne Redding, representing Urban Design and Planning, advised that this applies to the units which face the right-of-way. Units not facing the right-of-way do not have to be visible or accessible from the street.~~

~~Mr. Shechtman requested that Staff provide a high-level description of the intent of RD-15 zoning, including the type of development this zoning is intended to promote. Ms. Redding stated that the RD-15 district was created for single-family and duplex developments. Cluster homes were included in Code several years ago as an additional option, as town homes are not available in the RD-15 district. They are a conditional use because it could change the dynamics of a single-family neighborhood.~~

~~Mr. Shechtman asked if RD-15 zoning was intended to promote the feeling and appearance of a single-family neighborhood from the public realm. Ms. Redding confirmed this.~~

~~Chair Weymouth asked how garbage pickup and mail delivery are handled internally on the site. Mr. Baldwin replied that there will be two-way internal circulation on a 24 ft. drive aisle for garbage pickup, showing the circulation pattern on a rendering. Mail is delivered per unit.~~

~~Ms. McCartney asked for additional information about units surrounding the subject parcel. It was clarified that these are multi-unit condominium developments and duplexes, with single-family homes located across the street from the project. There is also a single-family home directly east of the site and an empty lot adjacent to that~~

~~building. A number of trees serve as a buffer between the proposed project and the single family home.~~

~~Mr. Shechtman asked if the developer intends to add a gate to the project at a later date. It was clarified that while there was no intention to include a gate, this could be done if the Board requires it.~~

~~At this time Chair Weymouth opened the public hearing.~~

~~Nancy Long, president of the River Oaks Civic Association, provided a map of the subject area. She stated that the only entrance and exit from the subject neighborhood is 15th Avenue, that more than 1000 trucks per day access the area, and that SW 24th Street is the only way to reach 15th Avenue.~~

~~Ms. Long continued that flooding in the River Oaks neighborhood led to the approval of a stormwater preserve in 2016. The worst flooding exists west of 24th Street. The City has implemented a stormwater plan for the area. She advised that there is nowhere for water to go on the roadway, as the area beneath the roadway is full of pipes that serve the drainage system.~~

~~Ms. Long stated that the City allowed cluster homes in the neighborhood beginning in 2017 without informing the neighborhood of this change. Residents do not like cluster homes due to the number of proposed units. She concluded that the documents provided are not up to date and do not include responses to DRC comments. She cited additional concerns regarding the site's tree removal, permitting, and inspections, as well as safety throughout the neighborhood.~~

~~Ms. Fertig requested clarification of the southern boundary of the River Oaks Civic Association. Ms. Long replied that the boundary is State Road (SR) 84.~~

~~Ms. Mammano asked if the River Oaks Civic Association has taken a position on the proposed development. Ms. Long replied that the Association does not approve of the Application, as they do not believe that the project fits into the community.~~

~~Vice Chair Cohen asked how many members of the River Oaks Civic Association voted against the project. Ms. Long estimated that 12 members voted "no comment" and another 15 voted against it, although she did not have an official tally of the vote at hand. She added that many members did not attend the Applicant's Zoom meeting.~~

~~Ted Inserra, private citizen, stated that the proposed building does not fit into the surrounding neighborhood. He expressed concern for another project approved in the area as well as the Applicant's proposed development. He strongly asserted that the project does not belong in the neighborhood.~~

~~As there were no other individuals wishing to speak on the Item, the Chair closed the public hearing and brought the discussion back to the Board.~~

~~Mr. Bloom advised that the subject area was zoned to allow greater density in 2006, and the proposed project will not exceed the maximum density. Surrounding uses are both multi-family and industrial. He reiterated that concerns regarding parking, traffic, and stormwater have been addressed by the Applicant, and that the Applicant is willing to discuss and consider additional concerns raised by the Board, including use of pervious surfaces.~~

~~Ms. Fertig commented that while multi-family development exists in the subject neighborhood, it is not located on 24th Street, with the exception of some duplexes. She expressed concern for the project's neighborhood compatibility with nearby single-family homes.~~

~~Ms. Mammano suggested that the project's design was not appropriate for the surrounding area, and that the Applicant had not attempted to accommodate the community's desire for "a more traditional look" which would be compatible with single-family homes. She pointed out that making the concrete walkway pervious would be necessary to improve drainage on the site.~~

~~Mr. Shechtman stated that development in the area has resulted in a very deep lot in comparison to the single-family and duplex development to its north and east. He felt the uniqueness of the site requires some type of cluster development, and that there should be some attempt to maintain a single-family feel to the development in order for it to fit into the neighborhood according to the RD 15 designation. He also expressed concern for guest parking on the site, and suggested that 12 to 14 units rather than the proposed 17 units would be more appropriate, with more front-facing units on 24th Street. He concluded that he felt the Applicant should work more closely with the site's neighbors.~~

~~Ms. Fertig noted that the Board may deny the Application or may vote to defer its approval due to the issues presented at tonight's meeting. Vice Chair Cohen noted that the Applicant would need to request deferral or indicate their willingness to defer the Item. He felt the design could be amended to address the concerns raised by the public.~~

~~Ms. McCartney addressed parking, which she felt was as critical as drainage on the subject site. She felt this should also be reconsidered if the Applicant opts to review and amend the proposed design.~~

~~Chair Weymouth requested feedback from the Applicant's team regarding whether or not they wished to explore additional options to address the Board's and the public's concerns. Mr. Bloom replied that aesthetic preference is not part of the Board's purview: they are asked to determine whether or not the requirements of Code are~~

~~satisfied, including parking, stormwater, density, and setbacks. He concluded that design review, aesthetic preferences, and architectural standards are not part of the Planning and Zoning Board's charge.~~

~~Mr. Shechtman asked Staff to outline some of the neighborhood compatibility requirements that fall under the Board's purview. Ms. Redding stated that cluster developments are considered single-family homes. Prior to the rezoning of the area to RD-15 in 1997, the area was zoned R-2, which permitted duplexes. She concluded that while the proposed development does not match nearby single-family development with pitched roofs, its height is similar and its density is less than the existing apartment developments.~~

~~Ms. McCartney observed that the issue before the Board is compatibility, which is not the same as aesthetic preference. Attorney Wallen read from Code Section 47-25.3.e, which lists several considerations for neighborhood compatibility and the mitigation of adverse impacts.~~

~~Ms. Mammano commented that the Staff Report states the architectural style of cluster buildings must be compatible with and complementary to adjacent structures. These buildings are intended to be integrated into a single-family area and may not be detrimental to the character of the community. She concluded the Board's role is to consider whether or not the project is compatible with the surrounding neighborhood, and that residents of the neighborhood have made it clear that it is not.~~

~~Mr. Shechtman read from Code Section 47-5.2 which states that an RD-15 zoning district allows yard modifications to provide for innovative site design on unusual or unique lots. He concluded that the requirement for complementary design should take into account that other structures on the street are front-facing homes.~~

~~**Motion** made by Ms. Fertig, seconded by Ms. Mammano, to adopt a Resolution denying the Application of a Site Plan Level III case number PL R19062, based on the following findings of fact: neighborhood compatibility cluster home portion of the Code and the portion that Jay just read, and the Board hereby finds that the Application does not meet the following standards and requirements of the ULDR and criteria for the proposed use, the ones I just cited.~~

~~Attorney Wallen clarified that the Code Section to which Ms. Fertig had referred was Section 47-25.3.a, e, and i, which address neighborhood compatibility. The Section to which Mr. Shechtman had referred was Section 47-5.2.a.3.~~

~~Attorney Wallen requested clarification that the **motion** was intended to indicate that the Application fails to meet the intent of the RD-15 zoning district, in that the cluster development is not compatible and complementary with the surrounding area. Ms. Fertig confirmed that this was her intent, and concluded that this finding was based on the testimony heard at tonight's meeting and evidence received.~~

~~Chair Weymouth further clarified that a vote of "yes" in this case meant denial of the Application.~~

~~Mr. McTigue advised that he would also recommend a 6 ft. privacy fence around the property.~~

~~In a roll call vote, the motion passed 6-2 (Chair Weymouth and Mr. McTigue dissenting).~~

~~4. CASE: UDP-T23007~~

~~REQUEST: * Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-27, Notice Procedures for Public Hearings~~

~~APPLICANT: City of Fort Lauderdale~~

~~GENERAL LOCATION: Citywide~~

~~CASE PLANNER: Karlanne Devonish~~

~~It was requested by Staff that Case UDP T23007 be deferred to the November 15, 2023 meeting so changes can be made to its language.~~

~~Motion made by Ms. Fertig, seconded by McTigue, to defer. In a voice vote, the motion passed unanimously (8-0).~~

~~5. CASE: UDP-L23001~~

~~REQUEST: * Amend City of Fort Lauderdale Comprehensive Plan Future Land Use Element and Amend the Future Land Use Map Establishing the Uptown Urban Village Transit Oriented Development Designation~~

~~APPLICANT: City of Fort Lauderdale~~

~~EXISTING LAND USE: Employment Center, Commercial, Office, and Industrial~~

~~PROPOSED LAND USE: Transit Oriented Development (TOD)~~

~~COMMISSION DISTRICT: 1 - John Herbst~~

~~CASE PLANNER: Jim Hetzel~~

~~Staff also requested deferral of Case UDP L23001 to the November 15, 2023 meeting, as the subject area is near an airport and subject to a number of federal studies.~~

~~Motion made by Ms. Fertig, seconded by Ms. Mammano, to defer. In a voice vote, the motion passed unanimously (8-0).~~

6. CASE: UDP-L23002

REQUEST: * Amend City of Fort Lauderdale Comprehensive Plan Future Land Use Element, Transit Oriented Development Designation for Floor Area Ratio

APPLICANT: City of Fort Lauderdale

COMMISSION DISTRICT: Citywide

CASE PLANNER: Jim Hetzel

Jim Hetzel, Principal Urban Planner, stated that Case UDP-L23002 is an amendment to the land use element of the City's Comprehensive Plan. It proposes changing the floor area ratio (FAR) for the Transit-Oriented Development (TOD) land use designation.

Mr. Hetzel explained that there is an existing conflict between the Comprehensive Plan and the ULDR. The Comprehensive Plan refers to a FAR of 2.5, while zoning allows a FAR of 3.

Ms. Mammano requested clarification of why this change is being made. Mr. Hetzel advised that typical TOD provides a range of FAR parameters which allow for dense projects which support transit. A lower FAR would move away from this range. The proposed FAR range is from 3 to 5.

At this time Chair Weymouth opened the public hearing. As there were no individuals wishing to speak on the Item, the Chair closed the public hearing and brought the discussion back to the Board.

Motion made by Ms. Fertig, seconded by Mr. McTigue, to approve. In a voice vote, the **motion** passed unanimously (8-0).

~~V. COMMUNICATION TO THE CITY COMMISSION~~

~~Ms. Mammano reported that the City Commission heard the Board's communication and asked for more information. She had explained that some Board members had requested the ability to participate in meetings using communications technology. The Commission discussed this proposal, and the Mayor instructed the City Attorney to look into this issue.~~

~~Ms. McCartney recalled that the Board also previously sent a communication to the City Commission addressing Code requirements for setbacks. She pointed out that if the Board is constantly asked to change setbacks, it may mean that the existing standards are wrong. Vice Chair Cohen noted that there has not been a response to that communication.~~

~~Ms. Fertig suggested that a workshop on this topic could be useful in certain areas of the City. Chair Weymouth cited some of the conditions regarding setbacks in the Hendricks Isle/Isle of Venice area, which are difficult to meet due to existing redevelopment.~~

~~Attorney Wallen advised that she has sent the Board members a copy of the rules of order and Resolution which they had previously requested, and asked for their feedback. Ms. Mammano felt these rules should be part of the City Commission's discussion of adopting *Robert's Rules of Order*, and that it would not be appropriate for the Board to adopt them without the Commission's approval.~~


~~Attorney Wallen further clarified that in 2018, the Commission instructed the City Attorney's Office to "bring back adopted rules." This was not done at that time. She added that some months ago, the Board had indicated they wished to adopt rules, and were informed that this adoption would need to be uniform across all City advisory bodies.~~

~~Attorney Wallen also recommended that the Board members avoid speaking without their microphones at public meetings due to the requirements of the Sunshine Law.~~

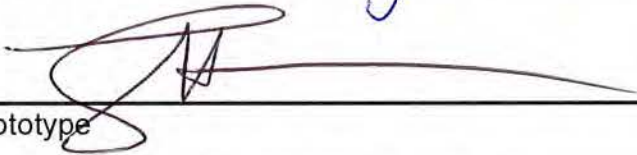
~~**VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE**~~

~~There being no further business to come before the Board at this time, the meeting was adjourned at 7:53 p.m.~~

~~Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.~~



Chair



Prototype

[Minutes prepared by K. McGuire, Prototype, Inc.]