



CITY OF FORT LAUDERDALE

CITY OF FORT LAUDERDALE  
PLANNING AND ZONING BOARD MEETING MINUTES  
CITY HALL COMMISSION CHAMBERS

100 N. ANDREWS AVE., FORT LAUDERDALE, FLORIDA 33301

WEDNESDAY, JULY 21, 2021 – 6:00 P.M.

<b>Board Members</b>	<b>June 2021-May 2022</b>		
	<b>Attendance</b>	<b>Present</b>	<b>Absent</b>
Jacquelyn Scott, Chair	P	2	0
Brad Cohen, Vice Chair	A	1	1
John Barranco	P	2	0
Mary Fertig	P	2	0
Steve Ganon	P	2	0
Shari McCartney	P	2	0
William Rotella	A	1	1
Jay Shechtman	P	1	1
Michael Weymouth	P	2	0

It was noted that a quorum was present at the meeting.

**Staff**

- Ella Parker, Urban Design and Planning Manager
- D'Wayne Spence, Assistant City Attorney
- Jim Hetzel, Principal Planner
- Michael Ferrera, Urban Design and Planning
- Karlanne Grant, Urban Design and Planning
- Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

**I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

Chair Scott called the meeting to order at 6:01 p.m. and the Pledge of Allegiance was recited. The Chair introduced the Board members, and Urban Design and Planning Manager Ella Parker introduced the Staff members present.

**II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM**

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

**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~~

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<u>Case Number</u>	<u>Applicant</u>
<del>1. UDP T21002*</del>	<del>City of Fort Lauderdale</del>
<del>2. UDP T21003*</del>	<del>City of Fort Lauderdale</del>
<del>3. UDP S20009**</del>	<del>Bayshore Concepts, LLC</del>
<del>4. UDP T21007*</del>	<del>City of Fort Lauderdale</del>

**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.~~

~~Chair Scott noted that the City had requested deferral of Agenda Item 1.~~

~~**Motion** made by Mr. Weymouth, seconded by Mr. Shechtman, to defer to the August Agenda. In a voice vote, the **motion** passed unanimously.~~

**2. CASE: UDP-T21003**

**REQUEST:** \* Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-24, Development Permits and Procedures, Providing for Approval Process for Development Utilizing Flexibility Rules; and Amend Section 47-28, Density and Flexibility Rules, Establishing Intent and Purpose, Amend Definitions, and Amend Applicability

**APPLICANT:** City of Fort Lauderdale

**GENERAL LOCATION:** Citywide

**CASE PLANNER:** Jim Hetzel

Jim Hetzel, Principal Planner, stated that this proposed Text Amendment addresses flex rules, which are tied to the City's and County's Comprehensive Plans and align with County Land Use regulations. Flex allocation can be made in 18 different geographic zones, each of which is monitored by a particular land use that is tied to Fort Lauderdale's Comprehensive Plan.

In 2018, the City unified its flex zones by collapsing them into a single City-wide zone for the allocation of non-residential or commercial flex units. A receiving area including Regional Activity Centers (RACs) and major corridors was designated for the allocation of residential flex units. Both the Planning and Zoning Board (PZB) and the Broward County Planning Council approved this change.

The proposed Amendment is an alignment of the City's Unified Land Development Regulations (ULDR) in relation to flex policy. The two sections before the Board are Section 47-24, the Development Permit and Procedure Table, which states that the approval process and allocation of flex units will occur under the proposed Amendment, and Section 47-28.1, which specifically addresses flex and density. This Section outlines intent and purpose, includes definitions, and provides specific regulations for allocating both residential and commercial flex units.

The Amendment to Section 47-28.1 also includes the allocation of affordable housing units. Mr. Hetzel explained that when flex allocation was designated within the original 18 zones, the allocation included a line item specific to affordable housing units. This line item was retained when the zones were collapsed. The City is also working through a general affordable housing effort, which may provide any minor changes that may need to be made to this section of Code.

There being no questions from the Board at this time, Chair Scott 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.

Mr. Shechtman requested that Staff outline the primary changes proposed by the Amendment. Mr. Hetzel explained that most changes are within Section 47-23, which addresses applicability. They bring this Section's language into compliance with current policy regarding allocation of units, and outline a process for affordable housing throughout the City. An applicant must verify with City Staff that the units or commercial flex acreage is available to allocate on the property before an application is submitted to the City.


Other issues related to the unification of flex policy affect the RACs. This Land Use designation was not clear regarding how to allocate flex units. The Amendment adds a new line item about RACs as well as adopted Master Plan areas, such as the Uptown area. These areas do not include RAC Land Use but have Master Plans that have been adopted by the City Commission. The Amendment also includes clarification of the allocation of Social Service Residential Facilities (SSRFs), which are calculated at a density of 0.5/1.

**Motion** made by Mr. Shechtman, seconded by Ms. McCartney, to approve. In a roll call vote, the **motion** passed 7-0.

There being no further business to come before the Board at this time, the meeting was adjourned at 8:06 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.]