

**PLANNING AND ZONING BOARD  
CITY OF FORT LAUDERDALE  
CITY HALL COMMISSION CHAMBERS – 1<sup>ST</sup> FLOOR  
100 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA  
WEDNESDAY, APRIL 17, 2013 – 6:30 P.M.**

**Cumulative**

<b>Board Members</b>	<b>Attendance</b>	<b>June 2012-May 2013</b>	
		<b>Present</b>	<b>Absent</b>
Patrick McTigue, Chair	P	10	1
Leo Hansen, Vice Chair	P	10	1
Brad Cohen	P	8	0
Stephanie Desir-Jean	P	9	2
Michael Ferber	P	9	2
James McCulla	P	10	1
Michelle Tuggle	P	11	0
Tom Welch	P	9	2
Peter Witschen	P	9	2

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  
Jenni Morejon, Urban Design and Development  
Anthony Fajardo, Urban Design and Development  
Tom Lodge, Urban Design and Development  
Todd Okolichany, Urban Design and Development  
Yvonne Redding, Urban Design and Development  
Randall Robinson, Urban Design and Development  
Linda Mia Franco, Urban Design and Development  
Tom White, City Landscape Architect  
Al Battle, Northwest CRA Director  
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

**Index**

	<b><u>Case Number</u></b>	<b><u>Applicant</u></b>
1.	Item of Discussion	
2.	1Z13** *	City of Fort Lauderdale / Townsend Park
3.	2Z13** *	Saint John United Methodist Church

7. **Downtown RAC Flexibility Units**

Todd Okolichany

1T13

**Request: \***                    **Amendment to City's Unified Development Regulations; Revisions to Sections 47-13.20, 47-24 Table 1 and 47-28 of the ULDR to provide a process for the allocation of flexibility units in the Downtown Regional Activity Center (RAC) subject to a site plan level II development permit with a 30-day period for Commission Request for Review**

General Location:            Downtown Regional Activity Center south of Sunrise Boulevard, north of the Tarpon River, between SE 9th Avenue and NW 7th Avenue  
District:                        2 and 4

Todd Okolichany, representing Urban Design and Development, explained that this proposed amendment is part of a larger project that would increase the supply of dwelling units in the Downtown Regional Activity Center (RAC) in order to achieve desired residential density. This Item is a proposed ULDR amendment that would create a process by which to allow flexibility units in the Downtown RAC. The second phase of this project, which includes an amendment to the City's Comprehensive Plan, would increase the supply of overall dwelling units in this area. It will come before the Board within the next one to two months.

The Downtown RAC is located in two flexibility zones: Flex Zone 49, which lies north of Broward Boulevard, and Flex Zone 54, which lies to its south. The City includes a total of 18 flexibility zones, which include flex units. These units are allowed by the Broward County Land Use Plan and are defined as units that allow additional density on top of what is permitted by the City's Land Use Plan. Outside the Downtown RAC, they are typically used for mixed-use development projects, as well as to increase the density of residential land use parcels. The Downtown RAC currently has no process that allows for the use of flex units, although no developers have requested their use in this area thus far.

Mr. Okolichany added that any flexibility units used in the Downtown RAC would have to adhere to the Downtown Master Plan guidelines. There are approximately 1100 remaining flexibility units in Flex Zone 49 and 2400 in Flex Zone 54. The proposed amendment would allocate these units within the boundaries of these zones, but would not increase the overall supply of flex units. It would simply expand the geographic boundaries of Flex Zones 49 and 54.

Vice Chair Hansen asked if flex units are available only to the east of 7 Avenue, as these units were never addressed in the RAC guidelines. Mr. Okolichany said there is no map or regulation prohibiting the use of flex units in the Downtown

RAC, and there is currently a process in place for use of reserve units within this boundary.

Mr. McCulla requested clarification that the supply of flex units would be increased by 8500. Mr. Okolichany said the Downtown RAC is presently capped at approximately 11,060 dwelling units, as stated in the City's Comprehensive Plan. At present, including pending applications, there are roughly 800 units remaining from the original 11,060. The flex units within Zones 49 and 54 would release approximately 3500 additional units through the use of flex allocations. The Land Use Plan amendment will eventually increase the supply of overall dwelling units in the Downtown RAC by another 5000 units.

Mr. McCulla asked if the City perceives a supportable demand for this increase in flex units. Mr. Okolichany said the proposed number of units is in line with the projected buildout of the Downtown RAC. The Downtown Master Plan foresees a total of approximately 18,000 to 24,000 dwelling units in the Downtown area. This would bring the Downtown RAC closer to a desired residential density that would support the intent of the Downtown as a walkable area, as well as the future of transit initiatives.

Mr. McCulla asked if it was more likely for people to live in the Downtown RAC due to the proximity of jobs. Mr. Okolichany said this is one of many reasons people might live in this area. Mr. McCulla observed that this is a very large increase, and asked how the City would insure against oversupply of housing units, such as apartments. Mr. Okolichany said there is a current market for housing, as illustrated by applications that come before City Staff. When these applications are considered, only about 800 units remain in the Downtown area.

Ms. Parker added that the proposed amendment is also a coordinated effort with the Downtown Development Authority (DDA) to increase the density of the Downtown area. This will help make the upcoming Wave Streetcar a success and contribute to a "live/work environment" in the Downtown area.

Mr. Ferber asked when Staff estimated that these additional units would become available. Mr. Okolichany said if the proposed ULDR amendment is approved by the Board, the next step would be going before the City Commission. If the Commission approves the amendment, these units would be available within a short time. The amendment does not have to go to any agencies outside the City.

The Land Use Plan amendment is a longer process, which would last an estimated eight to ten months. It would come to the Board and the City Commission, after which time the Commission must transmit it for approval by

the Broward County Planning Council and the Florida Department of Economic Opportunity, as well as other reviewing agencies.

There being no further questions from the Board at this time, Chair McTigue opened the public hearing.

Ron Centamore, member of the Downtown Civic Association, advised that this organization's Board of Directors unanimously supports the amendment, as they believe it will make the City a more vibrant place to live.

As there were no members of the public wishing to speak on this Item, Chair McTigue closed the public hearing and brought the discussion back to the Board.

**Motion** made by Mr. Witschen, seconded by Ms. Tuggle, to approve. In a roll call vote, the **motion** passed 9-0.

It was noted that Items 8 and 9 would be heard together.

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|-----------|---------------------------------------|---|-------------|
| <b>8.</b> | <b><u>City of Fort Lauderdale</u></b> | <b>Linda Mia Franco</b>   | <b>6T13</b> |
|           | <b>Request: *</b>                     | <b>Amendment to City's Unified Development Regulations; Recommend adoption of the Northwest Regional Activity Center – Mixed Use east (NWRAC-MUe) &amp; Northwest Regional Activity Center – Mixed Use west (NWRAC-MUw) Zoning Districts</b>  |             |
|           | Project Description                   | Implementation of the 2006 Sistrunk Boulevard Urban Design Improvement Plan & 2008 NPF CRA Implementation Plan (NWRAC-MU: Illustrations of Design Standards) and proposed NWRAC-MUe (east) and NWRAC-MUw (west) zoning districts.   |             |
|           | General Location:                     | NW 6 <sup>th</sup> Street (Sistrunk Boulevard) corridor from the Florida East Coast Railway to the east to NW 24 <sup>th</sup> Avenue to the west & NW 7 <sup>th</sup> Avenue from NW 6 <sup>th</sup> Street (Sistrunk Boulevard) to the north and NW 2 <sup>nd</sup> Street to the south   |             |
|           | District:                             | 3   |             |
|           |                                       |   |             |
| <b>9.</b> | <b><u>City of Fort Lauderdale</u></b> | <b>Linda Mia Franco</b>   | <b>3Z13</b> |
|           | <b>Request: ** *</b>                  | <b>Rezone from Residential Low Rise Multifamily/Medium Density (RM-15) District, Community Business (CB) District, General Business (B-2), Heavy Commercial/Light Industrial Business (B-3) District and General Industrial (I) to Northwest Regional Activity Center – Mixed Use east (NWRAC-MUe) &amp; Northwest Regional Activity Center – Mixed Use west (NWRAC-MUw) Zoning Districts</b> |             |
|           | General Location:                     | NW 6 <sup>th</sup> Street (Sistrunk Boulevard) corridor from the Florida East Coast Railway to the east to NW 24 <sup>th</sup> Avenue to the west & NW 7 <sup>th</sup> Avenue from NW 6 <sup>th</sup> Street (Sistrunk Boulevard) to the north and NW 2 <sup>nd</sup> Street to the south   |             |
|           | District:                             | 3   |             |