



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES  
CITY HALL COMMISSION CHAMBERS  
100 N. ANDREWS AVE., FORT LAUDERDALE, FLORIDA 33301  
WEDNESDAY, DECEMBER 15, 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	7	0
Brad Cohen, Vice Chair	A	4	3
John Barranco	P	6	1
Mary Fertig	P	7	0
Steve Ganon	P	7	0
Shari McCartney	P	7	0
William Rotella (dep. 7:20)	P	6	1
Jay Shechtman	A	5	2
Michael Weymouth	A	5	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
- Shari Wallen, Assistant City Attorney
- Karlanne Grant, Urban Design and Planning
- Lorraine Tappen, Urban Design and Planning
- Tyler LaForme, Urban Planner II
- Glen Hadwen, Sustainability Manager
- Mark Williams, Urban Forester
- Laura Tooley, Landscape Inspector
- Porshia Williams, Code Compliance
- Jamie Opperlee, Recording Secretary, Prototype, Inc.

**Communications to City Commission**

None.

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

Chair Scott called the meeting to order at 6:00 p.m. Roll was called and the Pledge of Allegiance was recited. The Chair introduced the Board members present, and Urban Design and Planning Manager Ella Parker introduced the Staff members present.

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

~~In a roll call vote, the motion passed 6-1 (Ms. Fertig dissenting).~~

**2. CASE: UDP-T21002**

**REQUEST:** \* Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-21, Landscape and Tree Preservation Requirements

**APPLICANT:** City of Fort Lauderdale

**GENERAL LOCATION:** Citywide

**CASE PLANNER:** Glen Hadwen and Mark Williams | Public Works

Glen Hadwen, Sustainability Manager, and Mike Conner, senior landscape architect representing consultant Calvin, Giordano and Associates, recalled that at the November 2021 meeting, the Board had passed a motion to defer the proposed amendments to tonight's meeting in order to allow attachment of comments for consideration by the City Commission. Staff and the consultant have reviewed those comments and suggested a number of small recommended changes. Staff requests that the Board approve the proposed amendments.

Mr. Conner distributed a handout reflecting additional suggestions and clarifications to the Ordinance as proposed in November, noting that these additions have been reviewed by Staff and the City Attorney's Office. They include the following:

- Amendments to the following definitions: hardscape, interior landscape area, low-impact site design practices, planting plan
- Specify that soil analysis is part of the landscape plan only when required by ULDR
- Clarify proposed distances between large, medium, and small trees, as well as small palms
- Add exemption for putting greens to requirements for the installation of artificial turf, including the height of the fiber and the weight of the full system
- Amend maintenance of large trees to ensure a minimum 30 ft. canopy spread
- Clarify references to both peninsular and island landscapes in vehicular use areas
- Establish that the minimum island size in vehicular use areas is at least the same size as an adjacent parking space
- Apply requirements for the spacing of trees throughout the document
- Correct scrivener's errors in section 14 A, B, and C
- Correct misspelling of genus araucaria

Mr. Conner noted that City Staff and the consultants met with an stakeholder group and addressed 30 specific issues identified by that group. They met with this group three times and arrived at a consensus on how to solve these issues, which were then incorporated into the Ordinance.

Ms. Fertig asked if comments recommending the creation of an Urban Forestry Master Plan could be incorporated into the Ordinance. She noted that this could be paid for using

dollars from the Tree Canopy Trust Fund. Mr. Hadwen replied that this was not the purpose or intent of the Ordinance and was not part of the direction given to Staff. He suggested that the Board include the Urban Forestry Master Plan among its recommendations to the Commission if the Ordinance is approved.

Ms. Fertig also asked if it would be possible to create an incentive plan for saving specimen trees in addition to a punitive plan. Mr. Conner advised that this was likely to arise from the Urban Forestry Master Plan effort. He noted that the replacement value of trees is increased by the proposed Ordinance.

Ms. Fertig continued that the revised Ordinance includes mention of writing grant proposals to protect "old growth" trees, and asked if this would also be part of an Urban Forestry Master Plan. Mr. Conner agreed that it would be part of the Master Plan effort.

Mr. Barranco recalled that his comments had also referred to the need to incentivize preservation of trees. He felt it was important to provide developers with incentives to preserve the City's trees rather than having them pay into a fund to mitigate their loss.

Assistant City Attorney D'Wayne Spence addressed discussion of an Urban Forestry Master Plan, pointing out that the ULDR includes land regulations that are statutorily required in order to provide detailed provisions for implementing the City's Comprehensive Plan. The ULDR is not considered a planning document. The Comprehensive Plan, however, is a planning document which includes goals set by the community, and which the ULDR seeks to implement. Including a provision in the ULDR that requires implementation of a Master Plan is not an appropriate fit for that document, and it may be more suitable to include this mandate in either the Comprehensive Plan or in Volume 1 of the Code of Ordinances than in the ULDR.

Chair Scott recalled that the City revised its Comprehensive Plan approximately one year ago, and asked if that revised Plan includes reference to an Urban Forestry Master Plan. Lorraine Tappen, representing Urban Design and Planning, confirmed that the Comprehensive Plan includes policies to develop an Urban Forestry Master Plan, which can stand alone: policy does not require it to be incorporated into the ULDR.

Ms. Fertig pointed out that the Ordinance states an Urban Forestry Master Plan can be funded with money from the Tree Canopy Trust Fund. She suggested that this reference be deleted if necessary and the City could instead fund the Urban Forestry Master Plan from its budget. Attorney Spence explained that if the Master Plan is included in the ULDR and the City then fails to create it, the result could be that the City has violated the ULDR. Chair Scott concluded that the Board may make the suggestion to the City Commission to include the Urban Forestry Master Plan, and the Commission may make the final decision.

Chair Scott requested input from the Board on the opening of the public hearing on this Item, recalling that this hearing was closed when the Item was discussed at the November 2021 meeting. It was determined that the public hearing would not be reopened.

Mr. Rotella asked what was done with the comments received from both the Board and the stakeholder/advisory group after the November meeting. Ms. Parker clarified that at that meeting, the Board's motion had specifically referred to the incorporation of comments from other Board members, with no mention of public comments. Staff did receive a number of community comments, which were included as a separate exhibit.

Mr. Rotella asked if community comments were also incorporated into the revised Ordinance or only attached in exhibit form. Mr. Conner explained that when all comments were reviewed, some of them were related to clarification and/or correction of the Ordinance, while others were contradictory or would have changed the Ordinance's intent. If there was consensus on a particular issue, it was incorporated into the document.

Attorney Spence explained that the proposed Ordinance itself was not amended. Based upon all the comments received, Staff arrived at the list of changes provided earlier in the meeting, which they are recommending based on their review of Board and community comments. Those comments are the basis for the recommended changes presented by Staff and the consultant.

Mr. Rotella stated that he relied heavily on the input of the advisory group that participated in creation of the Ordinance, and asked if they have seen the comments and agree with them. Mr. Conner replied that the comments were distributed to all members of this advisory entity. The result was a compromise in which the majority of the members of the advisory group agreed "to move in this direction," resulting in the revised Ordinance.

Attorney Spence requested that the term "advisory group" be clarified for the record. Mr. Hadwen replied that this term refers to the group of landscape architects and other experts who met earlier in the year to work with Staff on the Ordinance. It does not mean an advisory entity appointed by the City Commission. It was noted that a list of the group's participants is included in Exhibit 2.

Chair Scott asserted that it is time for the Board to make a recommendation to the City Commission, as they have discussed the proposed Ordinance for some time now. Ms. Fertig stated that while she did not disagree, she had provided comments to which she did not receive a response. She did not oppose moving the Item on to the City Commission, but wished to do so with at least three suggestions included as amendments.

Mr. Barranco stated that one issue of particular importance to him was the encouragement to use synthetic turf, which is a petroleum-based product. He expressed concern with its ability to retain heat, as well as its lack of permanence. He did not believe

this specific material should be recommended in Code, as there may be better products manufactured in the future.

**Motion** made by Ms. Fertig to amend the Ordinance to require an Urban Forestry Master Plan for the City of Fort Lauderdale.

Mr. Ganon stated that while he understood Attorney Spence's caution not to include items such as this Master Plan in their recommendation, he has also seen incentives to encourage affordable housing as part of other Ordinances. He did not feel there was a difference in the proposed Ordinance.

Attorney Spence clarified that he had not referred to the inclusion of incentives in an Ordinance, but to the inclusion of a specific Master Plan, which may be inappropriate as part of a regulation. Ms. Fertig noted that the proposed Ordinance refers to the funding for an Urban Forestry Master Plan but not the Plan itself.

Mr. Barranco commented that some of the provisions mentioned in the proposed Ordinance refer to the use of money from the Tree Canopy Trust Fund. Attorney Spence advised that these provisions outline the use of funding that comes from fines paid into the Tree Canopy Trust Fund. State law regulates how the City can collect funds: for example, they cannot levy what the state considers "illegal taxes," as these are not authorized by State Statute. For this reason, the Ordinance must outline how these funds will be expended. This is the reason the provisions specifying the receipt and allocation of funds are included in the Ordinance.

Mr. Barranco **seconded** the **motion**.

Mr. Barranco called the Board's attention to p.116, line 10 of the exhibit, which specifically mentions the Urban Forestry Master Plan. Attorney Spence advised that this refers to a funding mandate for the Urban Forestry Master Plan, for which funding from the Tree Canopy Trust Fund may be allocated. It also describes what the Plan, at a minimum, should contain. Ms. Fertig observed that this statement does not ensure that the City will develop this Master Plan.

Attorney Wallen asked if the **motion** is intended to recommend that the Ordinance be amended to include the Urban Forestry Master Plan. Ms. Fertig stated that the **motion** was intended to amend the Ordinance to require this Master Plan. Attorney Wallen explained that since the Board is acting as a recommending body in this instance, its recommendations must be brought before the City Commission.

Ms. Fertig and Mr. Barranco **withdrew** their **motion** and **second**.

**Motion** made by Ms. Fertig, seconded by Mr. Barranco, that we recommend the Ordinance number whatever to the City Commission, with a strong recommendation to

require an Urban Forestry Plan for the City of Fort Lauderdale, and that if that Plan is not required, they remove any provisions for funding from this document.

It was noted that there was no mention of the term "approval" in the **motion**.

Ms. Fertig restated her **motion** as follows: **motion** for approval of this with a strong recommendation for an Urban Forestry Plan, that that Plan will incorporate incentives to maintain specimen trees and old growth forestry.

Urban Forester Mark Williams advised that it was not a good idea to suggest that an Ordinance will include something when this inclusion cannot be guaranteed. He explained that all that can be guaranteed is further discussion of incentives as part of the process.

Ms. Fertig restated her **motion** once again: **motion** to recommend the Ordinance to the City Commission with a strong recommendation to require an Urban Forestry Plan for Fort Lauderdale, and that Plan will include incentives to maintain specimen trees and old growth forestry.

Attorney Wallen pointed out once more that the **motion** must include a recommendation for approval.

Ms. Fertig further restated the **motion**: and suggest the Urban Forestry Master Plan include incentives for retaining specimen trees and old growth forests. Mr. Barranco **seconded** the restated **motion**.

In a roll call vote, the **motion** passed 4-2 (Ms. McCartney and Mr. Rotella dissenting).

~~Mr. Rotella left the meeting at 7:20 p.m.~~

- ~~3. **CASE:** UDP T21011  
**REQUEST:** \*Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-38.C, Education Mitigation, to update level of service standard.  
**APPLICANT:** City of Fort Lauderdale  
**GENERAL LOCATION:** Citywide  
**CASE PLANNER:** Lorraine Tappen~~

~~Lorraine Tappen, representing Urban Design and Planning, explained that this Item's proposed amendments to the ULDR would update the level of service of schools within regulations currently included in the inter-local agreement with the School Board and the Comprehensive Plan's Education element. It addresses 100% gross capacity, including "relocatables," or 110% permanent capacity for those schools with less than 10% of their population in relocatables.~~

~~advised that any Board member who had voted to approve the minutes earlier in the meeting may make a motion to reconsider them now.~~

~~**Motion** made by Ms. McCartney, seconded by Mr. Barranco, that we reconsider the minutes. In a voice vote, the **motion** passed unanimously.~~

~~Ms. Fertig noted that p.11, paragraph 7 attributed a comment to her when Chair Scott had made the comment. Chair Scott confirmed this.~~

~~Ms. Fertig also noted that on p.12, paragraph 2, the Attorney's actual comment had indicated that "Staff had been directed to have the Board pass the proposed Ordinance on to the City Commission with a recommendation for either approval or denial." She wished the record to reflect this direction. Attorney Wallen confirmed that this had been the language she used.~~

~~**Motion** made by Ms. Fertig, and duly seconded, to approve with corrections. In a voice vote, the **motion** passed unanimously.~~

~~**V. COMMUNICATION TO THE CITY COMMISSION**~~

~~None.~~

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

~~Ms. Fertig asked if it would be possible for the Board to receive training on its role as the Local Planning Agency (LPA). Attorney Spence stated that he would be willing to provide this training. It was determined that the Board would meet at 5 p.m. rather than 6 p.m. in January 2022 so training could take place immediately prior to the next meeting.~~

~~Mr. Barranco stated that as an architect, he regularly deals with the City with respect to reading Code. He noted that one recurring issue for designers and developers is that different groups must be satisfied at the City level, including planners, sanitation, engineers, school representatives, landscapers, and others. While most comments relate to the ULDR, engineers can sometimes become bogged down in details that do not affect the outcome of a Site Plan, which slows the process. He wished to encourage Staff to keep these comments simple and provide direction to the City's engineers to streamline the approval process and prevent delays.~~

~~There being no further business to come before the Board at this time, the meeting was adjourned at 7:41 p.m.~~

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

Planning and Zoning Board  
December 15, 2021  
Page 13

Chair 

---

Prototype

---

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