



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES**  
**CITY HALL COMMISSION CHAMBERS**  
**100 N. ANDREWS AVE., FORT LAUDERDALE, FLORIDA 33301**  
**WEDNESDAY, DECEMBER 21, 2022 – 6:00 P.M.**

<b>Board Members</b>	<b>Attendance</b>	<b>Present</b>	<b>Absent</b>
Michael Weymouth, Chair	P	7	0
Brad Cohen, Vice Chair	P	5	2
John Barranco	P	7	0
Mary Fertig	A	6	1
Steve Ganon	P	7	0
Shari McCartney	P	4	3
Patrick McTigue	P	5	0
William Rotella (arr: 6:04)	P	6	1
Jay Shechtman	P	6	1

**Staff**

Ella Parker, Urban Design and Planning Manager  
D'Wayne Spence, Interim City Attorney  
Shari Wallen, Assistant City Attorney  
Karlanne Devonish, Urban Design and Planning  
Yvonne Redding, Urban Design and Planning  
Adam Schnell, Urban Design and Planning  
Enrique Sanchez, Deputy Parks Director  
Glen Hadwen, Sustainability Manager  
Laura Tooley, Landscape Plans Examiner  
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 6:01 p.m. and the Pledge of Allegiance was recited. The Chair introduced the Board members present, and Urban Design and Planning Manager Ella Parker introduced Staff.~~

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

~~Motion made by Ms. McCartney, seconded by Mr. McTigue, 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**

##### **Index**

##### **Case Number**

##### **Applicant**

1. UDP-Z22020* **	City of Fort Lauderdale
2. UDP-Z22021* **	City of Fort Lauderdale
3. UDP-Z22022* **	City of Fort Lauderdale
4. UDP-Z22023* **	City of Fort Lauderdale
5. UDP-Z22024* **	City of Fort Lauderdale
6. UDP-Z22025* **	City of Fort Lauderdale
7. UDP-Z22026* **	City of Fort Lauderdale
8. UDP-Z22027* **	City of Fort Lauderdale
9. UDP-Z22028* **	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.~~

Chair Weymouth noted that the nine Items before the Board tonight all address similar City rezoning requests. He asked that Staff present these cases together, noting that each Item will be voted upon individually.

~~Chair Weymouth also reiterated the previous month's request that all Board members be allowed to return to their seats on the dais rather than being seated separately. He advised that he has been informed this issue is being addressed, and hoped that it would be corrected by the February 2023 meeting.~~

~~Disclosures for each Item were made at this time.~~

~~Mr. Rotella arrived at 6:04 p.m.~~

Yvonne Redding, representing Urban Design and Planning, recalled that in September 2021, the Planning and Zoning Board requested that the City Commission look into the issue of City parks which operated as park space but were not zoned as such. The City

Commission directed Staff to look into and rezone all parks in the City which required rezoning.

The City's Parks and Recreation Department and the Department of Sustainable Development compiled a list of over 30 parks in need of rezoning. In July 2022, Phase 1 of this effort came before the Board and rezoned eight City parks, which were approved by the City Commission upon second reading in September 2022.

The nine items before the Board tonight represent Phase 2 of the parks rezoning effort. If approved, they will go before the City Commission in February 2023.

Ms. Redding reviewed the following Items individually, advising that the Waverly Road and Ocean Boulevard parcels will be new park acreage for Fort Lauderdale. All Items were reviewed under the rezoning criteria found in Section 47-24.4.D of the City's Unified Land Development Plan (ULDR).

There being no questions from the Board at this time, Chair Weymouth opened the public hearing for the nine Items.

Chuck Hanson, private citizen, stated that he was pleased with all of the proposed rezonings.

Elizabeth Fulford, private citizen, advised that she lives near Mitchell Park, which is addressed under Item UDP-Z22024. She was pleased to see rezoning of this park, and hoped that it would remain a low-usage area, as there is little parking available.

Emil Fatell, private citizen, stated that he lives near an empty lot on A1A which will be rezoned to Park space under UDP-Z22020. He asked if tonight's decisions on rezoning will be final. Chair Weymouth explained that the Planning and Zoning Board will make a recommendation to the City Commission on each Item, and the Commission will have final authority.

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. Shechtman recognized Staff's work in facilitating the rezoning of the Items.

Chair Weymouth asked if the rezonings were considered to be housekeeping items only, or if they also represented an attempt to manage the availability of units in proportion to the City's green space. Ms. Parker replied that these Items were presented for rezoning in connection with the City's Comprehensive Plan. It is also related to the City's Parks Bond.

Parks Deputy Director Enrique Sanchez further clarified that zoning these properties to Parks provides an additional layer of protection. A supermajority of the City Commission

would be required to vote in favor of changing their zoning from Parks to another designation. The parcels will remain open to the public for recreational use.

**1. CASE: UDP-Z22020**

**REQUEST:** \*\*\* Rezoning from Residential High Rise Multifamily/Medium High Density (RMH-25) District to Parks, Recreation and Open Space (P) District

**APPLICANT:** City of Fort Lauderdale

**AGENT:** City of Fort Lauderdale

**GENERAL LOCATION:** 4201 N. Ocean Boulevard

**ABBREVIATED LEGAL DESCRIPTION:** BERMUDA-RIVIERA SUB OF GALT OCEAN MILE 38-46 B LOT 5 BLK B

**ZONING DISTRICT:** Residential High Rise Multifamily/Medium High Density (RMH-25) District

**PROPOSED ZONING:** Parks, Recreation and Open Space (P) District

**LAND USE:** Medium-High

**COMMISSION DISTRICT:** 1 – John Herbst

**NEIGHBORHOOD ASSOCIATION:** N/A

**CASE PLANNER:** Michael Ferrera

This Item is a new piece of property acquired by Fort Lauderdale. It is currently zoned Residential High Rise Multifamily/Medium High Density (RMH-25) and will be rezoned to P (Parks, Recreation, and Open Space).

**Motion** made by Mr. Shechtman, seconded by Mr. Barranco, to approve.

Assistant City Attorney Shari Wallen requested clarification that the **motion** was based upon the findings of fact in the Staff Report and that the Application meets ULDR criteria. Mr. Shechtman confirmed that this was his intent.

In a voice vote, the **motion** passed unanimously (8-0).

**2. CASE: UDP-Z22021**

**REQUEST:** \*\*\* Rezoning from A-1-A Beachfront Area (ABA) District to Parks, Recreation and Open Space (P) District

**APPLICANT:** City of Fort Lauderdale

**AGENT:** City of Fort Lauderdale

**GENERAL LOCATION:** 500 Seabreeze Boulevard

**ABBREVIATED LEGAL DESCRIPTION:** LAS OLAS BY THE SEA RE-AMEN PLAT 1-16 B LOT 9,10 & 11 BLK 2, TOG WITH N 1/2 BLK B AND SUNSET BLVD LYING BET BLK 2 & B, TOG WITH PAR B OF INTERNATIONAL SWIMMING HALL OF FAME COMPLEX 138-19 B, ALL LESS ST RD A-1-A PER MISC MB 8-149 & 8-185 AKA: D C ALEXANDER PARK

**ZONING DISTRICT:** A-1-A Beachfront Area (ABA) District

**PROPOSED ZONING:** Parks, Recreation and Open Space (P) District

**LAND USE:** Central Beach Regional Activity Center

**COMMISSION DISTRICT:** 2 - Steven Glassman



**NEIGHBORHOOD ASSOCIATION:** Central Beach Alliance  
**CASE PLANNER:** Michael Ferrera

This Item addresses D.C. Alexander Park, which is currently zoned A1A Beachfront Area (ABA) and will be rezoned to P.

**Motion** made by Mr. Shechtman to approve.

Attorney Wallen requested clarification that the **motion** was based upon the findings of fact in the Staff Report and the testimony the Board has heard, and that the Board finds that it meets the criteria of ULDR Section 47-24.4. Mr. Shechtman confirmed that this was the intent of his **motion**.

Mr. Rotella **seconded** the **motion**. In a voice vote, the **motion** passed unanimously (8-0).

**3. CASE: UDP-Z22022**

**REQUEST: \* \*\*** Rezoning from Regional Activity Center Arts and Sciences (RAC-AS) District to Parks, Recreation and Open Space (P) District

**APPLICANT:** City of Fort Lauderdale

**AGENT:** City of Fort Lauderdale

**GENERAL LOCATION:** 400 SW 2<sup>nd</sup> Street

**ABBREVIATED LEGAL DESCRIPTION:** THE DISCOVERY CENTER PLAT  
145-34 B PARCEL B

**ZONING DISTRICT:** Regional Activity Center Arts and Sciences (RAC-AS)  
District

**PROPOSED ZONING:** Parks, Recreation and Open Space (P) District

**LAND USE:** Downtown Regional Activity Center

**COMMISSION DISTRICT:** 2 - Steven Glassman

**NEIGHBORHOOD ASSOCIATION:** Sailboat Bend Civic Association

**CASE PLANNER:** Michael Ferrera

This Item addresses Esplanade Park, which is currently zoned Regional Activity Center Arts and Sciences (RAC-AS) and will be rezoned to P.

**Motion** made by Mr. Shechtman, seconded by Mr. Rotella, to approve, in that it meets all the facts and findings of the ULDR. In a voice vote, the **motion** passed unanimously (8-0).

**4. CASE: UDP-Z22023**

**REQUEST: \* \*\*** Rezoning from A-1-A Beachfront Area (ABA) District to Parks, Recreation and Open Space (P) District

**APPLICANT:** City of Fort Lauderdale

**AGENT:** City of Fort Lauderdale

**GENERAL LOCATION:** 3000 E. Las Olas Boulevard

**ABBREVIATED LEGAL DESCRIPTION:** LAS OLAS BY THE SEARE-AMEN PLAT 1-16 B A POR OF BLK "A", AS MORE FULLY DESC'D IN OR 27699/406 LESS THEREFROM POR AS DESC IN INSTR # 115830268  
**ZONING DISTRICT:** A-1-A Beachfront Area (ABA) District  
**PROPOSED ZONING:** Parks, Recreation and Open Space (P) District  
**LAND USE:** Central Beach Regional Activity Center  
**COMMISSION DISTRICT:** 2 – Steven Glassman  
**NEIGHBORHOOD ASSOCIATION:** Central Beach Alliance  
**CASE PLANNER:** Michael Ferrera

This Item addresses Las Olas Oceanside Park, which will be rezoned from ABA to P.

**Motion** made by Mr. Shechtman, seconded by Mr. McTigue, to approve, it meets all the facts and findings of the ULDR. In a voice vote, the **motion** passed unanimously.

**5. CASE: UDP-Z22024**

**REQUEST: \* \*\*** Rezoning from Residential Single Family and Duplex/Medium Density (RD-15) District to Parks, Recreation and Open Space (P) District  
**APPLICANT:** City of Fort Lauderdale  
**AGENT:** City of Fort Lauderdale  
**GENERAL LOCATION:** 1311 Citrus Isle  
**ABBREVIATED LEGAL DESCRIPTION:** MRS E F MARSHALLS SUB REV PLAT 1-2 B 16-50-42 PT OF LOT 1 DESC IN OR 171/252 & N 8 & E 8 OF 16 STRIP DESC IN OR 171/256  
**ZONING DISTRICT:** Residential Single Family and Duplex/Medium Density (RD-15) District  
**PROPOSED ZONING:** Parks, Recreation and Open Space (P) District  
**LAND USE:** Medium  
**COMMISSION DISTRICT:** 4 – Warren Sturman  
**NEIGHBORHOOD ASSOCIATION:** River Oaks Civic Association  
**CASE PLANNER:** Michael Ferrera

This Item addresses Mitchell Family Park, which will be rezoned from Residential Single Family and Duplex/Medium Density (RD-15) to P.

**Motion** made by Mr. Shechtman, seconded by Mr. McTigue, to approve, it meets all the facts and findings of the ULDR. In a voice vote, the **motion** passed unanimously (8-0).

**6. CASE: UDP-Z22025**

**REQUEST: \* \*\*** Rezoning from One-Family Detached Dwelling - County (RS-5) District to Parks, Recreation and Open Space (P) District  
**APPLICANT:** City of Fort Lauderdale  
**AGENT:** City of Fort Lauderdale  
**GENERAL LOCATION:** 3352 NW 63 Street  
**ABBREVIATED LEGAL DESCRIPTION:** PALM-AIRE VILLAGE 2ND SEC ADD 3 78-31 B POR CANAL R/W DESC AS BEGIN SE COR LOT 7, BLK 18, N 100, E

33.63, ELY & NELY AN ARC DIST 47.12,S 102.39,W 80 TO POB AKA: PALM-AIRE PLAYGROUND

**ZONING DISTRICT:** One-Family Detached Dwelling - County (RS-5) District

**PROPOSED ZONING:** Parks, Recreation and Open Space (P) District

**LAND USE:** Irregular 7.65

**COMMISSION DISTRICT:** 1 – John Herbst

**NEIGHBORHOOD ASSOCIATION:** Palm Aire Village Homeowners Association (West)

**CASE PLANNER:** Michael Ferrera

This Item addresses Palm Air Park, which is currently zoned under Broward County as One-Family Detached Dwelling - County (RS-5) and will be rezoned to the City designation of P.

**Motion** made by Mr. Shechtman, seconded by Mr. Ganon, to approve, it meets all the facts and findings of the ULDR.

Attorney Wallen requested clarification that the **motion** indicated the Item met all the ULDR criteria for rezoning. Mr. Shechtman confirmed this.

In a voice vote, the **motion** passed unanimously (8-0).

**7. CASE: UDP-Z22026**

**REQUEST: \* \*\*** Rezoning from Irregular Residential - County (RS-6.7) District, Residential Single Family/Low Medium Density (RS-8) District and Community Business (CB) District to Parks, Recreation and Open Space (P) District

**APPLICANT:** City of Fort Lauderdale

**AGENT:** City of Fort Lauderdale

**GENERAL LOCATION:** 1230 SW 34 Avenue

**ABBREVIATED LEGAL DESCRIPTION:** MELROSE PARK SEC 4 29-48 B LOT 9 LESS N 100 BLK & LOT 10 LESS N 100 BLK 8 & LOT 11 LESS N 100 BLK 8 & LOT 12 LESS N 100 BLK 8 & LOT 13 LESS N 100 BLK 8 & 18-50-42 NE1/4 OF NW1/4 OF NE1/4 LYING N OF C/L OF OLD CO ROCK RD & C/L EXTENDED TO W/L OF NE1/4 OF NW1/4 OF NE1/4 K/A SHIRLEY SMALL PARK, WESTWOOD TERRACE 10-38 B LOTS 1 THRU 34 K/A SHIRLEY SMALL PARK, 18-50-42 COMM AT INTERSEC OF LINE 35 E OF W/L OF NE1/4 OF NW1/4 OF NE1/4 WITH WLY EXT OF N R/W/L DAVIE BLVD,N 378.35 TO C/L CO ROCK RD, ELY ALG SAME 440 TO POB,CONT ELY, 18-50-42 NLY 55 OF W 90 OF E 215 LYING BET C/L OF OLD CO RD & N R/W/L OF S R 82,IN NW1/4 OF NE1/4 OF NE1/4 OF SEC 18, AKA PAR 2 OF CASE #77-20168, 18-50-42 BEG AT PT ON E/L OF NW1/4 OF NE1/4 OF NE1/4 110 N OF N/L DAVIE BLVD,N ALG E/L TO THE C/L OF COUNTY RD,WLY ALG SAID C/L 123.14 M/L,SLY TO A PT 110

**ZONING DISTRICT:** Irregular Residential (RS-6.7), Residential Single Family/Low Medium Density (RS-8), and Community Business (CB) Districts

**PROPOSED ZONING:** Parks, Recreation and Open Space (P) District

**LAND USE:** Irregular 6.7, Low-Medium, Commercial  
**COMMISSION DISTRICT:** 3 – Pamela Beasley Pittman  
**NEIGHBORHOOD ASSOCIATION:** Melrose Park, Lauderdale West  
Association  
**CASE PLANNER:** Michael Ferrera

This Item addresses Shirley Small Park, which will be rezoned from the County irregular zoning district of Community Business (CB) to P.

**Motion** made by Mr. Shechtman, seconded by Vice Chair Cohen, to approve because it meets all the facts, findings, and criteria of the ULDR. In a voice vote, the **motion** passed unanimously (8-0).

**8. CASE:** UDP-Z22027

**REQUEST:** \* \*\* Rezoning from Regional Activity Center City Center (RAC-CC) District to Parks, Recreation and Open Space (P) District  
**APPLICANT:** City of Fort Lauderdale  
**AGENT:** City of Fort Lauderdale  
**GENERAL LOCATION:** 10 E. Broward Boulevard  
**ABBREVIATED LEGAL DESCRIPTION:** STRANAHANS SUB LOTS 13 TO 18 BLK 14 FT LAUDERDALE 3-10 D ALL BLK D LESS LOT IN SW COR TO WOMANS CLUB, LESS POR OF BLK D DESC AS COMM NW COR OF NE 1/4 OF SEC 10 E 688.87, S 35 TO POB, SE 21.15, ELY 107.17, ELY 158.16, N 19.22, W 266.78 TO POB, LESS POR FOR R/W DESC IN MISC MAP BOOK 3 PG 40, LESS POR FOR MAINT R/W DESC IN MISC MAP 8-167 B  
**ZONING DISTRICT:** Regional Activity Center City Center (RAC-CC) District  
**PROPOSED ZONING:** Parks, Recreation and Open Space (P) District  
**LAND USE:** Downtown Regional Activity Center  
**COMMISSION DISTRICT:** 4 – Warren Sturman  
**NEIGHBORHOOD ASSOCIATION:** Downtown Fort Lauderdale Civic Association  
**CASE PLANNER:** Michael Ferrera

This Item addresses Stranahan Park, which will be rezoned from Regional Activity Center City Center (RAC-CC) to P.

**Motion** made by Mr. Shechtman, seconded by Mr. Rotella, to approve, meets all the facts, findings, and criteria of the ULDR. In a voice vote, the **motion** passed unanimously (8-0).

**9. CASE:** UDP-Z22028

**REQUEST:** \* \*\* Rezoning from Residential Single Family/Low Medium Density (RS-8) District to Parks, Recreation and Open Space (P) District  
**APPLICANT:** City of Fort Lauderdale  
**AGENT:** City of Fort Lauderdale  
**GENERAL LOCATION:** 1016 Waverly Road



**ABBREVIATED LEGAL DESCRIPTION:** WAVERLY PLACE 2-19 D LOT 1 TO 6 BLK 101 (ARCHAEOLOGICAL SITE)

**ZONING DISTRICT:** Residential Single Family/Low Medium Density (RS-8) District

**PROPOSED ZONING:** Parks, Recreation and Open Space (P) District

**LAND USE:** Low-Medium

**COMMISSION DISTRICT:** 2 – Steven Glassman

**NEIGHBORHOOD ASSOCIATION:** Sailboat Bend Civic Association

**CASE PLANNER:** Michael Ferrera

This Item addresses a newly acquired City parcel, which is currently zoned Residential Single Family/Low Medium Density (RS-8) and will be rezoned to P.

**Motion** made by Mr. Shechtman, seconded by Mr. Rotella, to approve, meets all the facts, findings, and criteria of the ULDR. In a voice vote, the **motion** passed unanimously (8-0).

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

None.

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

##### **1. Staff Presentation: Affordable Housing Policy Updates – Adam Schnell**

Adam Schnell, representing Urban Design and Planning, provided an update on the City's affordable housing policy, including text amendments that will be brought forward in the future.

On September 20, 2022, Fort Lauderdale adopted a City-wide affordable housing policy to help incentivize the creation of workforce housing units. On December 6, 2022, the Broward County Board of County Commissioners also made changes to its Policy 2.16.4, otherwise known as the Geller Amendment. This policy permits the allocation of residential units in exchange for the development of affordable housing units within two areas: Regional Activity Centers (RACs) and areas with a Future Land Use designation of Commerce which front onto state roadways and County arterials.

Because the City's adopted policy in September mimicked the County's regulations, and those regulations have since been amended, the City is also required to make amendments to its ULDR. This resulted in three Code Sections that must be modified:

- Downtown regulations: clarification that the City's Downtown RACs have access to residential units through the Geller Amendment as long as they provide affordable housing units
- Mixed-use development regulations: preserve commercial uses within commercial corridors, requiring that at least 50% of first-floor frontages on state roads and County arterials consist of office space or other commercial uses; also

~~prohibits first floor residential units on state roads and County arterials, and clarifies that single-family residential buildings are permitted within mixed-use corridors in conjunction with on-site commercial use or mixed-use development~~

- ~~• Affordable housing regulations: these units may not be more than 10% smaller than market-rate units, and 50% of first floor frontages along state roads and County arterials must be commercial or office uses; prohibits first floor residential units along these same roadways in order to promote mixed use; updates the payment in lieu fee from a flat rate of \$10,000 per unit within a development~~

~~Mr. Schnell further explained that payment in lieu fees are divided in half, with 50% going to Broward County's Affordable Housing Trust Fund and 50% to Fort Lauderdale's Affordable Housing Trust Fund.~~

~~Correspondence on these changes has been provided to local stakeholders and attorneys, as well as all of the City's neighborhood associations and the Council of Fort Lauderdale Civic Associations. This is to ensure the community understands these policy amendments. Mr. Schnell noted that he has received no negative feedback on the changes thus far. Staff proposes to bring these amendments forward at the January 18, 2023 Planning and Zoning Board meeting.~~

~~Mr. Shechtman requested additional explanation of the payment in lieu fee. Mr. Schnell stated that if a developer forgoes the distribution requirements of the Geller Amendment, they instead pay \$10,000 per unit into the City's and County's Affordable Housing Trust Funds.~~

## **2. Staff Presentation: Landscape Ordinance Update — Karlanne Devonish**

~~Karlanne Devonish, representing Urban Design and Planning, provided an update on the City's Landscape Ordinance amendment efforts. The primary goals of amending this Ordinance include strengthening regulations for tree preservation, as well as providing robust regulations for tree preservation as part of site development and addressing urban forestry concerns in a more comprehensive manner than is found in existing Code. Staff also hopes to address any conflicts between the Ordinance and the ULDR.~~

~~Ms. Devonish noted that there has been significant public outreach during the process of updating the Landscape Ordinance. In November 2019, Staff received direction from the City Commission to amend this Ordinance with a focus on tree preservation and regulation of site development. In March 2021, a special meeting of the Planning and Zoning Board was held to discuss the proposed changes, at which time the Board requested that the Item be deferred pending additional outreach with key stakeholders. Staff has conducted this outreach, also adding input from a consultant team.~~

~~The Ordinance came back to the Board once more in November 2021, at which time the Board again deferred the Item so they could provide additional comments. In December 2021, the Board recommended that the City require an Urban Forestry Master Plan and create incentives for the maintenance of specimen trees and old growth forests.~~

The changes went before the City Commission in February 2022, where it was passed upon first reading. As part of the discussion at that meeting, however, the Commission requested that Staff meet once more with stakeholders to address some of the concerns raised during public input. Once these were addressed, the Ordinance went back before the Commission in June 2022 for second reading, at which a motion to approve it failed.

Staff is working to once more bring the amended Landscape Ordinance forward. They have addressed all major concerns with stakeholders between first and second readings before the City Commission. Because one major concern raised at second reading involved modular suspended pavement systems, Staff has excluded a requirement that would have installed these systems in single-family development, including detached single-family homes, duplexes, townhomes, cluster homes, and zero-lot-line developments.

The following changes are proposed for the Landscape Ordinance:

- Update definitions, including the definition of specimen trees
- Amend tree requirements
- Amend species diversity based upon required number of trees
- Amend equivalent replacement calculations
- Amend regulations for modular suspended pavement systems and structural soil

Ms. Devonish further clarified that the definition of specimen trees would be amended by lowering the condition rating from 70% to 60%. Staff also proposes lower diameter criteria for trees with slower growth rates and smaller sizes at maturity. Credit would be given for existing native and non-invasive trees to be preserved on-site, which would go toward meeting the tree requirement for landscape provisions. Trees and palms that meet size requirements and have a condition rating of 60% or greater would be considered specimen trees.

Staff plans to move forward with the creation of an Urban Forestry Master Plan, which will include:

- Defining the status of the City's urban forest
- Establishing clear priorities and objectives
- Guidance of appropriate tree planting enhancement, maintenance, management, and regulations throughout the City

Ms. Devonish pointed out that the update and adoption of the Landscape Ordinance will be a key step toward the creation of an Urban Forestry Master Plan.

Next steps include:

- Bringing the updated Landscape Ordinance back before the Planning and Zoning Board in January 2023



- Moving the Ordinance forward to the City Commission in February, with approval and adoption intended to follow its second reading in March 2023
- Beginning efforts toward the development of the Urban Forestry Master Plan once the Landscape Ordinance has been adopted

Chair Weymouth asked if Staff has consulted expert resources when crafting the updated Ordinance. Ms. Devonish confirmed that few changes have been made since the Ordinance was presented to the City Commission in June 2022. They have worked closely with a number of experts and addressed their concerns leading up to the City Commission meeting in June 2022. She reiterated that the most significant change addressed concerns regarding modular suspended pavement systems, clarifying that these systems will not be required in single-family development.

Chair Weymouth recommended that Staff bring the most recent draft of the Ordinance before the experts once more before it comes back to the Board.

It was asked if the Board members might receive copies of the Ordinance prior to the January 2023 meeting, as it is expected to be an extensive document. Ms. Devonish replied that the document will be sent to the members as soon as possible.

Chair Weymouth noted that the presentation on the Landscape Ordinance was not a regular item before the Board and therefore was not open to public comment. He encouraged any members of the public who may wish to address the Ordinance to attend the January 18, 2023 Board meeting and provide comments at that time.

There being no further business to come before the Board at this time, the meeting was adjourned at 6:46 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.]