



CITY OF FORT LAUDERDALE

PLANNING AND ZONING BOARD MEETING MINUTES
CITY HALL COMMISSION CHAMBERS
100 N. ANDREWS AVE., FORT LAUDERDALE, FLORIDA 33301
WEDNESDAY, MARCH 15, 2023 – 6:00 P.M.

Board Members	Attendance	Present	Absent
Michael Weymouth, Chair	P	10	0
Brad Cohen, Vice Chair	P	8	2
John Barranco	A	9	1
Mary Fertig	P	9	1
Steve Ganon	P	10	0
Shari McCartney	P	7	3
Patrick McTigue	P	8	0
William Rotella	P	9	1
Jay Shechtman	P	9	1

Staff

Ella Parker, Urban Design and Planning Manager
Shari Wallen, Assistant City Attorney
Christopher Cooper, Director, Development Services Department
Jim Hetzel, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Adam Schnell, Urban Design and Planning
Lorraine Tappen, Urban Design and Planning
Clarence Woods, Central City CRA Manager
Leslie Harmon, Recording Secretary, Prototype, Inc.

Communication to City Commission

~~Ms. McCartney noted that the Board discussed two separate parking reduction requests at tonight's meeting, and stated that she would prefer the City address appropriate parking requirements rather than have the Board continually adjust these requirements. She pointed out that parking needs may have changed over time.~~

~~**Motion** made by Ms. McCartney, seconded by Ms. Fertig, to recommend a communication to the City Commission to direct Staff to conduct a parking analysis of the existing parking requirements, and based on the results, if necessary, amend the Ordinance. In a voice vote, the **motion** passed unanimously (8-0).~~

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

~~Chair Weymouth called the meeting to order at 6:00 p.m. and introduced the Board and Staff members present.~~

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.~~

~~of the Application, as their judgment should be based solely upon the criteria in Code; however, she did not wish to mislead the Board regarding the potential for the City Commission to put this Item on their Agenda. She concluded that this will ultimately be up to the City Manager.~~

~~Mr. Lochrie stated once again that the City Commission is limited to a 30 day call up period according to City Code.~~

~~In a roll call vote, the motion passed 5-3 (Vice Chair Cohen, Ms. Fertig, and Ms. McCartney dissenting).~~

5. CASE: UDP-Z22017

REQUEST: *Rezoning from Residential Single Family/Medium Density (RDs-15) District to Residential Multifamily Low Rise/Medium Density (RM-15) District and Residential Single Family/Duplex/Low Medium Density District (RD-15)

APPLICANT: City of Fort Lauderdale

PROJECT NAME: Central City CRA North-West Quadrant Rezoning

GENERAL LOCATION: Powerline Road\NW 9th Avenue to the west, NW 16th Street to the north, NW 7th Avenue to the east, and NW 13th Street to the south

ABBREVIATED LEGAL DESCRIPTION: RDs-15 to RM-15: All of Block 25, 71, and 72 and Lots 13-24 of Block 26, 13-24 of Block 70, and 13-24 of Block 73, Progresso RDs-15- to RD-15: All of Block 27, 49, and 74 and Lots 1-12 of Block 26, Lots 1-12 of Block 70, and Lots 1-12 of Block 73, Progresso

ZONING DISTRICT: Residential Single Family/Medium Density (RDs-15) District

LAND USE: Medium Residential

COMMISSION DISTRICT: District 2 – Steven Glassman

NEIGHBORHOOD ASSOCIATION: South Middle River Civic Association

CASE PLANNER: Lorraine Tappen

Disclosures were made at this time.

Lorraine Tappen, representing Urban Design and Planning, reviewed the proposal for this Item, which was deferred from a previous meeting. The City is seeking to rezone the northwest quadrant of the Central City Community Redevelopment Agency (CRA). The original recommendation brought forward at the October 2022 Planning and Zoning Board meeting was to rezone the area from its current designation of RDs-15 to RM-15. Based upon input from the Board, an alternate recommendation was proposed, which would rezone the area from Powerline Road to the mid-block between NW 7th Avenue and NW 8th Avenue to RM-15, with the remainder to be zoned RD-15.

Ms. Tappen advised that Staff has mailed notices of public meetings in English, Spanish, and Haitian Creole to property owners in the proposed area, as well as those within 300 ft. of that area. Emails were sent to the South Middle River Civic Association in advance of a public participation meeting on March 1, 2023, as well as of tonight's meeting. CRA Staff distributed "doorhangers" and provided additional items to the South Middle River Civic Association for further dispersal. They also reached out to attendees of prior meetings who had provided contact information, and presented the proposal to the

Central City Alliance and South Middle River Civic Association. 22 people attended the March 1 public participation meeting.

Ms. Tappen also recalled that a newsletter and notice were distributed in advance of a number of public workshops held on this topic in 2018. These addressed the overall effort of rezoning the entire Central City CRA.

Of the 22 attendees at the March 1 meeting, 10 supported the proposed rezoning, while seven attendees were neutral on the topic and two opposed. Three attendees did not provide an answer. Questions addressed the clarification of medium density, which permits up to 15 dwelling units per acre. The rezoning would not be accompanied by an increase in density.

Attendees spoke favorably of recently constructed town homes on NW 17th Street, and were in favor of the sidewalks provided as part of the construction. Other participants asked if property owners would be forced to sell or update their properties, neither of which would be the case: property owners may maintain their properties as is or may upgrade or redevelop their property after the rezoning.

Another concern was for the potential displacement of renters. Ms. Tappen replied that owners may continue to rent their properties at market rates. Owner-occupied properties will continue to be eligible for a homestead exemption, which limits the increase in property taxes over time. Participants also expressed concern with conditions on NW 8th Avenue.

Attendees asked what might happen if neighbors decided to redevelop their properties. Ms. Tappen advised that if an owner builds a traditional single-family home, neighbors would not be notified; however, if town homes or multi-family development was to be built, these projects would go before the City's Development Review Committee (DRC), for which agenda notice is posted. The construction of zero-lot-line, cluster, or mixed-use developments would also require public notice to be posted, including signs, and would come before the Planning and Zoning Board.

Ms. Tappen noted that the proposed rezoning may provide more future housing options in the subject area. The current designation of RDs-15 permits only the development of traditional detached single-family dwelling units. RD-15 allows regular single-family homes as well as duplexes, cluster homes, and zero-lot-line development. RM-15 allows all of these types of residential developments in addition to town homes and multi-family development.

Ms. Tappen reviewed the dimensional requirements for RD-15 and RM-15 zoning, pointing out that there is no proposed change in the maximum height allowed. This height is 35 ft. Front, side, and rear yard setbacks would also be similar for all three current and proposed zoning districts.

Ms. Tappen continued that with different types of development available, Code has more rigorous standards for multi-family, town home, cluster, and duplex developments, which do not exist for single-family detached homes. Multi-family, town home, cluster homes,

and duplexes have a street tree requirement in addition to the requirement of trees on the property.

Town homes and cluster homes must provide fences that are at least 75% opaque. If a building is 22 ft. or more in height, there is an additional setback requirement from the property line to reduce the impact of this height. Town homes, cluster homes, and duplexes also have a requirement for roof landings over their front doors. Ms. Tappen showed visuals of these requirements within the proposed zoning districts.

Staff's recommendation is for rezoning of the entire proposed area to RM-15, which is the original proposal. This would allow all the options for potential residential development. Another option is the one recommended by the Planning and Zoning Board, which would extend RM-15 zoning from Powerline Road to the mid-block between NW 7th Avenue and NW 8th Avenue, with the remainder to be rezoned RD-15.

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

Carol Salazar, private citizen, stated she was in favor of the proposed rezoning, as it would improve the neighborhood.

Dennis Ulmer, private citizen, advised that he had sent a communication to the Planning and Zoning Board in advance of their January 2023 meeting in support of the proposed rezoning. He had attended the March 1 public participation meeting and was supportive of the change once again.

Bradley Varner, private citizen, stated he was in favor of the proposed rezoning.

Rolando Manzano, private citizen, was also supportive of the proposed rezoning.

Alan Beck, private citizen, stated he was in favor of the proposed rezoning.

Edward Catalano, treasurer of the South Middle River Civic Association, stated he was in favor of the proposed rezoning.

Carmen Smith, private citizen, was in favor of the proposed rezoning, which she felt would stimulate redevelopment in the neighborhood. She did not believe the rezoning would cause any residents of the area to lose their housing.

Timothy Emerson, private citizen, was in favor of the proposed rezoning. He pointed out, however, that NW 7th Avenue from Sunrise Boulevard to 13th Street is "a freeway" for cars that can reach very high speeds. Over 40 accidents have occurred in that area over the last year, and a four-way Stop sign has been approved at one intersection.

Robert Miller, private citizen, advised that he is a member of the South Middle River Civic Association. He was strongly in favor of the proposed rezoning, which he felt would revitalize and energize the subject area.

William Cody, secretary of the South Middle River Civic Association, briefly reviewed the City's and the Association's efforts to ensure public notice of meetings addressing rezoning. He felt the proposed change would improve the neighborhood and provide an incentive for property owners to make their properties more attractive.

Wayne Shanholtz, private citizen, spoke in favor of the proposed rezoning.

Thomas Pierce, private citizen, stated that he was in favor of the proposed rezoning.

Paul Lanata, private citizen, supported the proposed rezoning, with a preference for Staff's proposal of rezoning the entire area to RM-15 over the alternate proposal to rezone the area to RM-15 and RD-15.

Dakota King, private citizen, supported the proposed rezoning.

Shawn Rothlis, vice president of the South Middle River Civic Association and the Gardenia Park Homeowners Association, supported the proposed rezoning.

Debbie Litz, private citizen, stated that she wanted to see improvement to the subject neighborhood and was in favor of the proposed rezoning.

Lorraine Saunders, private citizen, advised that she has been involved in the proposed rezoning process since its beginning and was supportive of the proposal.

Lynn Morgan, president of the South Middle River Civic Association, emphasized the contributions of the Association to promoting public involvement in this issue. She concluded that the Association is supportive of the proposed rezoning.

Patrick S. Vida, private citizen, supported the proposed zoning change.

David Durham, private citizen, supported the proposed zoning change.

Terry Nolen, private citizen, supported the proposed zoning change.

Jose Cardena, private citizen, supported the proposed zoning change.

Yessica Betancourt, private citizen, supported the proposed zoning change.

Ray Thrower, chair of the Central City CRA Board, felt the additional public outreach recommended by the Planning and Zoning Board and carried out by City Staff has had a positive impact on the process. He stated that the Central City CRA is supportive of the proposed rezoning, pointing out that there has been no negative impact associated with the placement of other types of dwelling units next to single-family homes.

Carlos Eduardo Cassatti Santos, private citizen, was in favor of the proposed rezoning.

Vanessa Sutherland, private citizen, stated the proposed rezoning did not make sense to her, and that many residents of the area did not understand the process, as they did not

speak, read, or write English. She felt the proposed rezoning constituted a civil rights violation, and provided a list of 95 “votes from the community.”

Gary James, private citizen, commented that his neighborhood has improved over time. He was in favor of the proposed rezoning.

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 stated that he still recommended the inclusion of RM-15 zoning on the perimeter of the subject area with RD-15 on the interior.

Chair Weymouth observed that the City and the South Middle River Civic Association were successful in ensuring public notice of the proposed change and tonight’s hearing. Vice Chair Cohen added that there appeared to be significantly more community outreach, which made him more comfortable voting on the Item.

Attorney Wallen advised that Code Section 47-24.4 requires an applicant to agree to any changes that would impose more restrictive zoning than what is proposed. She requested clarification of whether or not the City is in agreement with the proposal.

Clarence Woods, Central City CRA Manager, stated that he was willing to accept the alternate proposal put forth by Mr. Shechtman.

Motion made by Mr. Shechtman, seconded by Ms. Fertig, Case Number UDP-Z22017, I move that we adopt the Planning and Zoning Board recommendation map on this slide, that the first block and a half of Powerline be RM-15 and that the remainder to the east, second block and a half, be RD-15.

Mr. Shechtman confirmed that his proposal is depicted on a graphic shown by Ms. Tappen during her presentation of the Item.

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

Ms. Fertig stated that she would like to see City Staff work with the neighborhood to finalize traffic calming measures that have been discussed for 7th Avenue.

~~V. COMMUNICATION TO THE CITY COMMISSION~~

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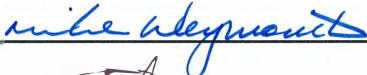
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~~VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE~~

~~Ms. Fertig reiterated that the Board should support the appropriate neighborhood in their request for traffic calming measures on 7th Avenue.~~

~~There being no further business to come before the Board at this time, the meeting was adjourned at 8:53 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.]

Proposed Central City CRA NW Quadrant Rezoning

March 15, 2023
Planning and Zoning Board Meeting

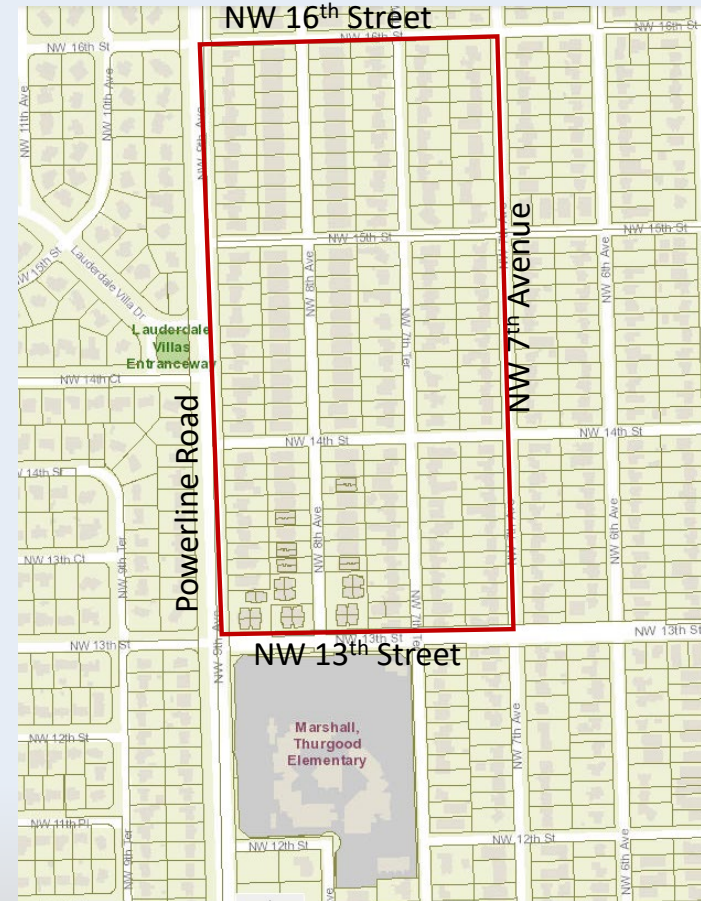
Urban Design and Planning Division



Central City CRA



LOCATION MAP



PLANNING & ZONING BOARD REVIEW OPTIONS

Original Recommendation:

- **RDs-15 to RM-15**
(Residential Multifamily Low-Rise)



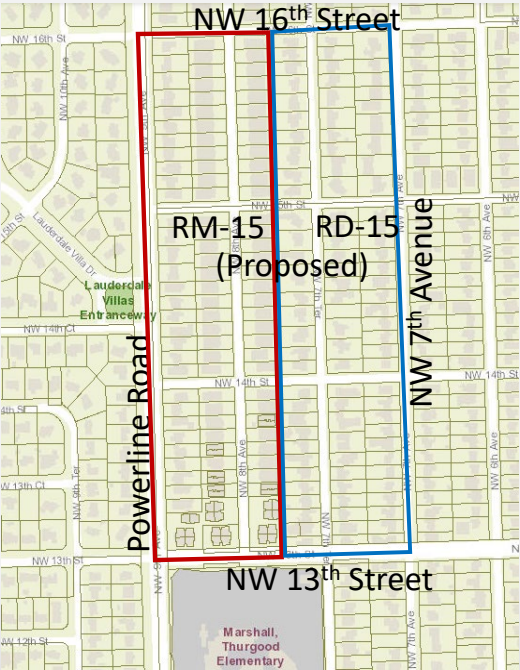
Planning and Zoning Board Recommendation:

- **RDs-15 to RM-15**
(Residential Multifamily Low-Rise)

From Powerline Rd
to midblock between
NW 8th Ave and NW 7th Terr

- **RDs-15 to RD-15**
(Residential Single-Family Duplex)

For remainder of area
east to NW 7th Ave



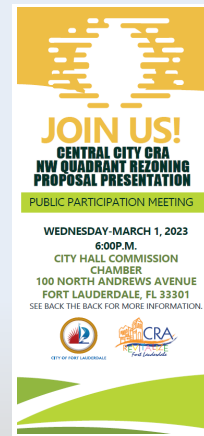
PUBLIC OUTREACH

Schedule and Outreach History	Dates
Project Orientation, Information Gathering, Public workshops, Stakeholder Consensus (12 Meetings)	January 2018 - June 25, 2021
Central City CRA Board Meetings	August 3 and 24, 2022, October 10, 2022
Presentation to South Middle River Civic Association	October 26, 2022
1 st Public Participation Meeting (11 attendees)	October 11, 2022
Presentation to South Middle River Civic Association	November 15, 2022
Planning and Zoning Board Meetings (Two Meetings/Public Hearings)	November 16, 2022, January 18, 2023
Recent Communication and Presentations	
Notice mailed (English, Spanish and Haitian / Creole) to Property Owners in Proposed Zoning Area and within 300 Feet regarding Public Participation Meeting and March 15 PZB Meeting	February 17, 2023
Email to South Middle River Civic Association (5 Emails)	February 21, 24, 2023, March 1, 10, 14, 2023
Hand delivered 30 copies of mail notice to Lauderdale Manors Civic Association President	February 22, 2023
Distributed door hangers Signs posted around perimeter of proposed zoning area Delivered 260 copies of mail notice to South Middle River Civic Association for distribution	February 24, 2023
Called attendees from Prior Public Participation and PZB Meetings	February 27, 2023
Central City Alliance Presentation	February 27, 2023
South Middle River Civic Association Presentation	February 28, 2023
2 nd Public Participation Meeting - City Commission Chambers (22 attendees)	March 1, 2023
South Middle River Civic Association Board Meeting	March 8, 2023
3 rd Planning and Zoning Board (Public Hearing)	March 15, 2023
Next Steps	
City Commission Meetings (1 st and 2 nd Readings)	May-2 and May 16, 2023 To Be Confirmed

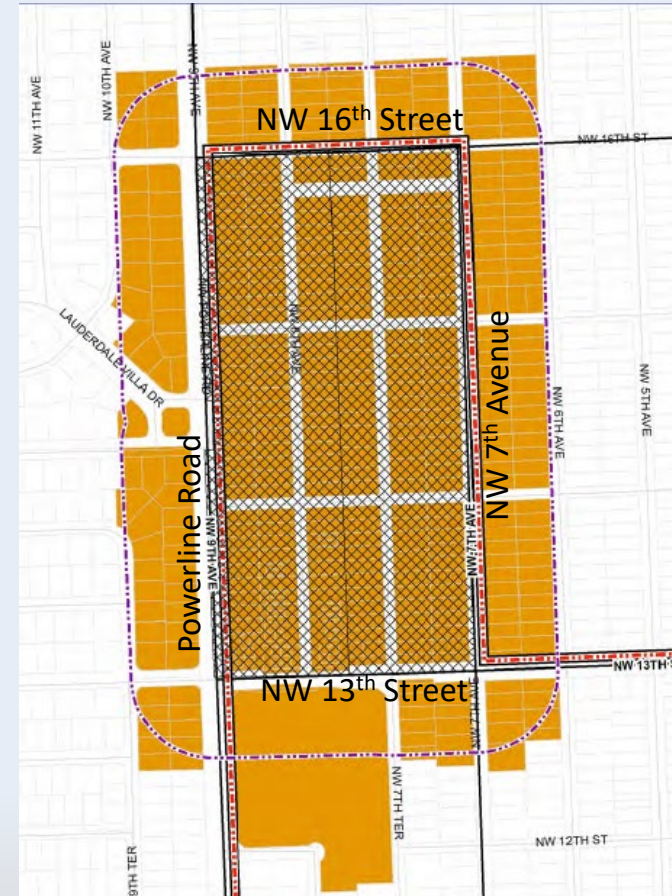
PUBLIC NOTICE

- **Mailing 2018 Workshop Notices to Property Owners and Residents in CRA Regarding 2018 Workshops - \$20,000**
 - May 31, 2018
 - July 11, 2018
 - September 26, 2018
 - November 7, 2018
- **Cost for Upcoming Public Participation Meeting:**
 - Translation \$268
 - Door Hangers \$53
 - Envelope/Postage \$478
 - Signs \$448

Sum: \$1,247
- **Total Cost (Previous and Future Communication)**
TOTAL: \$21,247



Area to be Rezoned and 300-foot Radius:



PUBLIC PARTICIPATION SUMMARY

March 1, 2023

Questions:

What is medium density?

- Medium density allows up to **15 dwelling units per acre**. There is **no increase in density** with the change in zoning.

What is a zero-lot line development?

- One side is placed on the lot line to provide more open space on the other side of the lot (**not common**)

What is a Cluster development?

- A single residential structure containing two, three, or four dwelling units grouped together with access from a shared driveway

Comment Cards	Number
Support	10
Neutral	7
Oppose	2
No Answer	3
Total Number of Attendees	22

What is zoning of new townhouses on NW 17th Street (*Gardenia Park*)?

- **RC-15 - Residential Single Family Cluster Dwellings/Medium Density District**

What is the impact of the new townhouses?

- Per participants: new project includes sidewalks, **less traffic than expected**



PUBLIC PARTICIPATION SUMMARY

March 1, 2023

Questions:

[Will property owner be forced to sell or update their properties?](#)

- Property owners will have options to keep their properties as is, to update, upgrade, or redevelop their property.

[Will renters be displaced and rent increased?](#)

- Property owners may continue to rent at rates the market will support.

[Will property taxes increase?](#)

- Changes in property taxes are limited through homestead exemption by Save Our Homes Law that limits the increase in assessed value for properties receiving the Homestead Exemption to no more than 3% or the increase in the Consumer Price Index (CPI).

Comment: [Tired of blight on NW 8th Avenue](#)



PUBLIC PARTICIPATION SUMMARY

March 1, 2023

Questions:

Are most buildings duplexes on NW 7th Terrace?

- Most buildings are single family units on NW 7th Terrace.

Why two zoning districts if most of the area is already mostly multifamily?

- Most of the buildings are single family or duplex with a few quadplexes and one triplex.

How would property owners know about proposed development on adjacent lot?

- There are agenda notice requirements for projects that require DRC (more than 5 units i.e. townhouses and multi-family and additional public notice and sign requirements for projects that require PZB review (zero lot line, cluster, mixed-use).

Is there a parking requirement for duplex, cluster and townhouse development?

- Yes, two spaces per residential unit.

Is a population increase expected for this area?

The overall City population is expected to increase.

Building Types	# of Buildings	Units
Single Family	114	114
Legal Non-Conforming Uses		
Duplex	73	144
Triplex	1	3
Fourplex	7	28
Total	195	289



PUBLIC PARTICIPATION SUMMARY

March 1, 2023

Key Takeaways:

- Property owners will have options to keep properties as-is, update or redevelop their property.
- Property owners may continue to rent out their properties.
- The rezoning effort may potentially provide more future housing options in the area.
- Changes in property taxes are limited through homestead exemption by Save Our Homes Law that limits the increase in assessed value for properties receiving the Homestead Exemption to no more than 3% or the increase in the Consumer Price Index (CPI).



PLANNING & ZONING BOARD REVIEW OPTIONS

Original Recommendation:

- **RDs-15 to RM-15**
(Residential Multifamily Low-Rise)



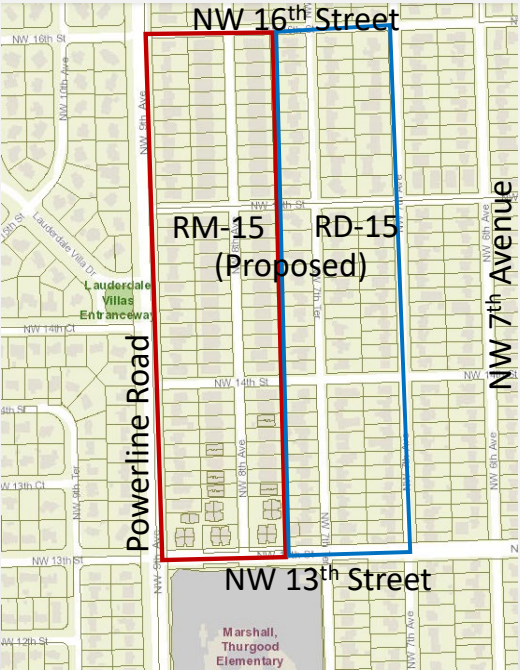
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- **RDs-15 to RD-15**
(Residential Single-Family Duplex)

For remainder of area
east to NW 7th Ave



EXISTING RDs-15	PROPOSED RD-15	PROPOSED RM-15
Residential Single-Family Medium Density	Residential Single-Family Duplex Medium Density	Residential Multifamily Low Rise Medium Density
PERMITTED USES	PERMITTED USES	PERMITTED USES
Single Family Dwelling	Single Family Dwelling	Single Family Dwelling
Existing Dwelling Units	Single Family Dwelling, Attached, Duplex	Single Family Dwelling, Attached, Duplex
	Single Family Dwelling, Attached, Cluster (PZB Review Required)	Single Family Dwelling, Attached, Cluster (PZB Review Required)
	Single Family Dwelling, Zero Lot Line (PZB Review Required)	Single Family Dwelling, Zero Lot Line (PZB Review Required)
		Single Family Dwelling, Attached, Townhouse Multifamily
Community Residence (Max 3 Residents)	Community Residence (Max 3 Residents)	Community Residence (Max 3 Residents)
Family Community Residence (4 to 10 Residents)	Family Community Residence (4 to 10 Residents)	Family Community Residence (4 to 10 Residents)
Public Purpose Facilities	Public Purpose Facilities	Public Purpose Facilities
Day Care Facilities	Day Care Facilities	Day Care Facilities
Accessory Uses, Buildings and Structures	Accessory Uses, Buildings and Structures	Accessory Uses, Buildings and Structures
Urban Agriculture	Urban Agriculture	Urban Agriculture
CONDITIONAL USES	CONDITIONAL USES	CONDITIONAL USES
Family Community Residence (10+ residents)	Family Community Residence (10+ residents)	Bed and Breakfast
Transitional Community Residence (4+ residents)	Transitional Community Residence (4+ residents)	Mixed-Use Development (13 th Street only in this area)
Community Residence		House of Worship
		School
		Social Service Facility, Level II

COMPARISON OF DIMENSIONAL REQUIREMENTS

Requirements		
	RDs-15 and RD-15	RM-15
Maximum building height (ft.)	35'	35'
Minimum front yard (ft.):	25'	25'
Minimum side yard (ft.):	5'	5'
Minimum rear yard (ft.):	15'	15'/20' for townhouses
Corner yard(ft.)	No Less than 10'	No Less than 10'
Minimum Lot Width	50'	50'
Minimum Lot Size (Square Feet)	6,000 Single Family	5,000 Single Family/Duplex 7,500 Townhouses/Multifamily

DESIGN and LANDSCAPE REQUIREMENTS

Multifamily, townhouse, and cluster development:

- 1 tree per 1,000 square feet
- 20% of trees must be shade trees
- Minimum 12 ornamental shrubs for each 1,000 square feet in addition to vehicular use requirements

Townhouse Design Criteria

- Roofed landing required
- Additional setback requirement over 22 feet.
- 75% of all fencing or walls in front yard must be non-opaque such as vertical bars or picket fence.
- Street tree requirements

Cluster

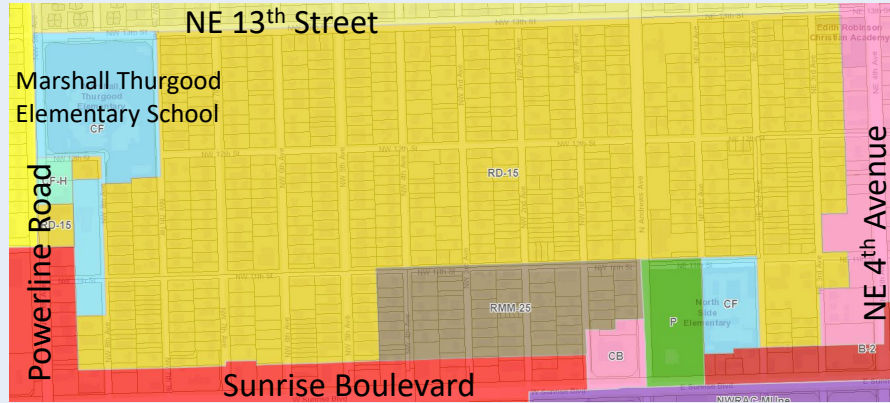
- Roofed landing required
- Additional setback requirement over 22 feet in height
- 75% of all fencing or walls in front yard must be non-opaque such as vertical bars or picket fence
- 25% of front façade must be transparent glass
- Shared driveway requirement
- Street tree requirements

Duplex Design Criteria

- Roofed landing required
- Garages limited to 50% of the width of the duplex
- Street tree requirements



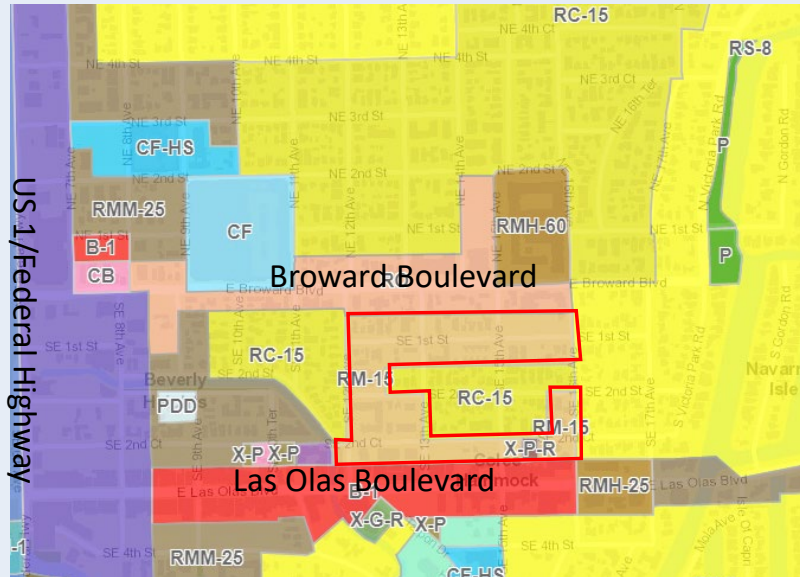
- **RD-15 zoning district can be found adjacent to RM-15, RS-8**



Recently Constructed Duplexes



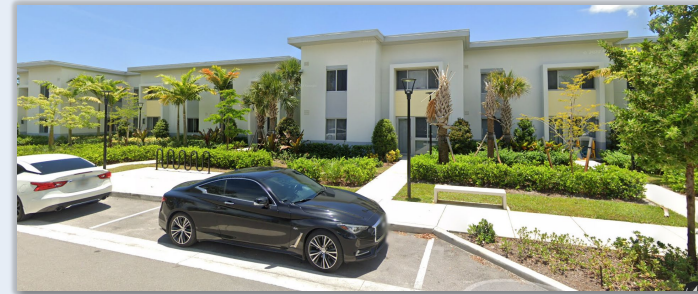
- **RM-15 zoning district can be found adjacent to the RS-8, RC-15, RD-15**



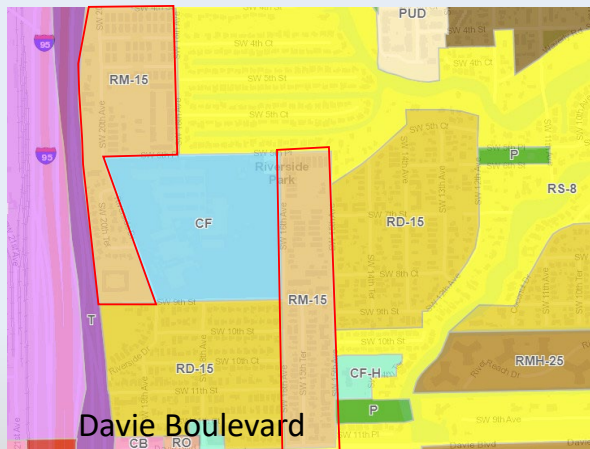
- **RM-15 zoning district can be found adjacent to the RS-8, RC-15, RD-15, and RMM-25**



Multifamily



Townhouses



PLANNING & ZONING BOARD REVIEW OPTIONS

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