



CITY OF FORT LAUDERDALE

**PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, JUNE 19, 2024 – 6:00 P.M.**

Board Members	Attendance	Present	Absent
Michael Weymouth, Chair	P	1	0
Brad Cohen, Vice Chair	P	1	0
John Barranco	P	1	0
Brian Donaldson	P	1	0
Steve Ganon	P	1	0
Marilyn Mammano	P	1	0
Shari McCartney	P	1	0
Patrick McTigue	P	1	0
Jay Shechtman	P	1	0

Staff

Ella Parker, Urban Design and Planning Manager
Chris Cooper, Director of Development Services
Shari Wallen, Assistant City Attorney
Jim Hetzel, Principal Urban Planner
Karlanne Devonish, Principal Urban Planner
Laura Tooley, Urban Forester
Mark Koenig, Urban Landscape Designer
J. Opperee, Recording Clerk, Prototype, Inc.

Communication to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Weymouth called the meeting to order at 6:00 p.m. and the Pledge of Allegiance was recited. The Chair introduced the Board and Staff members present, including new Board member Brian Donaldson.

II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM

(Revised Minutes for April 17, 2024, PZB Meeting “attendance correction,” and Draft Minutes for May 15, 2024, PZB Meeting)

Motion made by Ms. Mammano, seconded by Vice Chair Cohen, to approve the April minutes. In a voice vote, the **motion** passed unanimously.

Mr. Barranco stated his intent to abstain from voting on approval of the May 15, 2024 meeting minutes, as he had not been present at that meeting. Assistant City Attorney

- 5. CASE: UDP-T23007**
REQUEST: * Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-12, Central Beach Districts, Section 47-24, Development Permit and Procedures and Section 47-27, Notice Procedures for Public Hearings to Update Public Participation Requirements
APPLICANT: City of Fort Lauderdale
GENERAL LOCATION: City-Wide
COMMISSION DISTRICT: I, II, III, IV
CASE PLANNER: Karlanne Devonish

Ms. Devonish explained that this Item would amend multiple Sections of the ULDR, including:

- Section 47-12: Central Beach Districts
- Section 47-24: Development Permits and Procedures
- Section 47-27: Notice Procedures for Public Hearing

This amendment would add more requirements for applicants to hold public participation meetings. At present, Code requires only public participation notice and meeting for projects that request Site Plan Level III approval or higher.

Ms. Devonish recalled that this request was originally presented late in calendar year 2023 and recommended the addition of public participation notice and meeting for Site Plan Level II, including notice of Development Review Committee (DRC) meetings for Site Plan Level II projects, as well as for projects within Regional Activity Centers (RACs), such as the Downtown, Northwest, or Central Beach RACs. The item was postponed when it came to the City Commission’s attention that additional clarifications were needed. Rezoning and easement requests would still require public participation meetings before they can be heard by the Planning and Zoning Board.

The City Commission also directed Staff to add amendments to Site Plan Levels III and IV to require public participation. Staff now adds projects being amended at Site Plan Levels III or IV with certain thresholds. These projects must provide notice that they are going through Administrative Review and will either advance to the Planning and Zoning Board or the City Commission for review. Staff also added a minimum requirement of 10 days’ time for the posting of public notice of meetings.

At this time Chair Weymouth 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. Barranco requested clarification that Administrative Reviews would now be subject to public participation requirements if they include Site Plan Level III review or higher. Ms. Devonish confirmed this, adding that amendments requiring public notice and participation may involve additional height, reduced setbacks, or additional floor area.

Motion made by Ms. Mammano, seconded by Mr. Donaldson, to recommend approval of Case Number T23007, and the Board hereby finds that the text amendments to the ULDR are consistent with the Comprehensive Plan. In a roll call vote, the **motion** passed unanimously (9-0).

~~6. CASE: UDP T24007~~

~~**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:** City-Wide~~

~~**COMMISSION DISTRICT:** I, II, III, IV~~

~~**CASE PLANNER:** Karlanne Devonish~~

~~Ms. Devonish explained that this Item is a ULDR amendment to Section 47-21, which addresses landscaping and tree preservation requirements, particularly focusing on tree preservation. This has been an ongoing effort in the City since 2018. In November 2019, this Item was brought before the City Commission in a workshop format, and the Commission directed Staff to move forward with amendments to the City's tree preservation and installation requirements.~~

~~The first attempt at processing the amendments came before the Planning and Zoning Board in March 2021, at which time the Item was deferred to allow time to seek additional feedback and bring a landscape architect on board to assist with the amendments. Staff brought the Item back in November 2021, and the Item was again deferred so the Board members would have additional time to review the proposed Ordinance, which was lengthy.~~

~~When the Item came back in December 2021, it was approved by a 4-2 vote, with the recommendation to require an Urban Forestry Master Plan that would include incentives to maintain old growth forests. The Item went to the City Commission in February 2022, at which time there was discussion of a workshop between City Commissioners and other stakeholders in order to hear more input. The workshop was held and the Item went before the Commission once again in June 2022; however, a motion to pass the Ordinance failed at that time.~~

~~Staff addressed the comments received from the June 2022 City Commission on the Item and a presentation was made to the Planning and Zoning Board in December 2022 in order to keep moving the Item forward. They were advised to hear additional input from stakeholders. Since that time, Staff has bifurcated the Ordinance to focus primarily on tree preservation.~~

~~Some of the proposed changes include terms and definitions such as critical root zones, desirable trees, desirable palms, and protection barricades. Another proposed change was to the protection needed for trees and palms: for example, the critical root zones of~~

~~Ms. Mammano suggested that the Item be deferred for 30 days rather than 60. Vice Chair Cohen stated that he wanted two weeks to read the Item's documentation before it comes before the Board once again.~~

~~Mr. Cooper asked if the Board would like a more thorough presentation of the Item at their July meeting. Vice Chair Cohen advised that while he would still like the Item to be deferred until August, he would be in favor of hearing a status update on it in July.~~

~~Vice Chair Cohen requested that the Board members be provided with the Ordinance's information packet by August 1 so they would have time to review it.~~

~~Chair Weymouth also requested that the Board be informed, at the July meeting, of the specific areas on which the City and the advisory group have worked.~~

~~Attorney Wallen explained that Staff is required to give the Board the entire Ordinance when it is presented for a vote. Mr. Donaldson suggested that there be a presentation at the July meeting to review the items on which Staff and the advisory group have come to some agreement. It was also noted that the Ordinance must be reviewed by the City's Legal Department before it can be brought before the Board.~~

~~In a roll call vote, the **motion** passed unanimously (9-0).~~

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

~~None.~~

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

~~Vice Chair Cohen proposed that there be further discussion of allowing offsite parking to be counted toward a site's parking requirement if it is located within a certain distance of that site. This may include parking that is privately owned or operated.~~

~~Ms. Parker clarified that in the case of a formal parking reduction, offsite parking can be included in the applicant's analysis; however, it cannot be considered as part of Code, as this would require formal agreements.~~

There being no further business to come before the Board at this time, the meeting was adjourned at 8:08 p.m.

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

Mike Seymour

Chair

Leslie Hermin, Jr.

Prototype

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