CITY OF FORT LAUDERDALE

PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL – CITY COMMISSION CHAMBERS
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, DECEMBER 20, 2017 – 6:30 P.M.

Cumulative

		June 2017-May 2018	
Board Members	**Attendance**	**Present**	**Absent**
Leo Hansen, Chair	P	7	0
Catherine Maus, Vice Chair	P	6	1
John Barranco	P	7	0
Stephanie Desir-Jean	A	3	4
Howard Elfman	A	6	1
Rochelle Golub	A	6	1
Richard Heidelberger	P	4	3
Alan Tinter	P	7	0

It was noted that a quorum was present at the meeting.

Staff
Ella Parker, Urban Design and Planning Manager
Gustavo Ceballos, Assistant City Attorney
Karlanne Grant, Urban Design and Planning
Jim Hetzel, Urban Design and Planning
Randall Robinson, Urban Design and Planning
Burt Ford, Zoning Plans Examiner
Lian Chan, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chair Hansen called the meeting to order at 6:33 p.m. and all recited the Pledge of Allegiance. 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

Ms. Parker advised that Case R17014, which the Board did not approve at the November 15, 2017 meeting, will come before the Board again after the Applicant has made changes and proper notice has been provided. Assistant City Attorney Gus

Ceballos further clarified that because no action was taken on the Item, it is considered to be pending.

Motion made by Mr. Tinter, seconded by Mr. Barranco, to approve. In a voice vote, the **motion** passed unanimously.

III. PUBLIC SIGN-IN / SWEARING-IN

Chair Hansen stated that the Applicants of Items 1, 2, and 3 have requested the deferral of these three Items.

Motion made by Mr. Tinter, seconded by Mr. Heidelberger, to defer Item 1. In a voice vote, the **motion** passed unanimously.

Motion made by Mr. Tinter, seconded by Mr. Barranco, to defer Item 2. In a voice vote, the **motion** passed unanimously.

Motion made by Mr. Tinter, seconded by Mr. Barranco, to defer Item 3. The **motion** passed by unanimous consensus.

IV. AGENDA ITEMS

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	Case Number	Applicant
1.	R16045**	15 Isle of Venice, LLC
2.	R17013**	Gummakonda Properties, Inc.
3.	PL16008**	Gummakonda Properties, Inc.
4.	V17012**	Charles Humphries, Related Development LLC
5.	T17006*	City of Fort Lauderdale
6.	T17011*	City of Fort Lauderdale Unified Flex Strategy

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.

The following Item was taken out of order on the Agenda.

5. CASE:	**T17006**
REQUEST: *	Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR)

	Amending, Section 47-6.30.E, Design and Performance Standards for Permitted Uses, Section 47-14.30.d, Sign Regulations, Section 47-16.21, Sign Regulations, Section 47-18.6.C, Bed and Breakfast Dwelling, Section 47-22, Sign Requirements, Section 47-39.A.15, Signs to address content neutrality; Defining and adding criteria for outparcel signs; Clarifying on premise signs; Clarifying Real Estate Signs; Clarifying Awning, Canopy, Roller or Umbrella sign criteria; Removing Banner sign language and relocating said language to Section 25-23, Event Banner Signs of the Code of Ordinances; Removing Temporary Builder signs, Temporary Real Estate signs and Political Campaign signs language and relocating said languages to Section 25-24, Temporary Signs of the Code of Ordinances; clarifying Point of Purchase Sign criteria; Modifying criteria for Shopping Center or Strip Store Signs to permit signs to vary in size when located on a single free-standing sign; modifying criteria for Residential Office District (RO), Limited Residential Office District (ROA), and Planned Residential Office District (ROC) zoning districts for Temporary Builders Signs; Adding language to permit Temporary Builders Signs in Commercial and General Aviation Districts; Clarifying location and allowable display of Temporary Real Estate Signs and Associated Directional Signs; adding General Aviation Zoning Districts to Section 47-22.4, Maximum Number of Signs at One Location and Special Requirements in Zoning Districts; Removing the one (1) percent size limitation on Signage in the Airport Industrial Park (AIP) zoning district; Establishing criteria for Temporary signs during municipal, state, or federal elections; Removing credit card sign criteria; Clarifying exempt sign criteria and removing language related to occupant signs, symbols or insignia, and government pennants.
APPLICANT:	City of Fort Lauderdale
PROJECT NAME:	Sign Code Changes to Remove Content –Based Sign Regulations
GENERAL LOCATION:	City-Wide
CASE PLANNER:	Karlanne Grant

Karlanne Grant, representing Urban Design and Planning, recalled that in September 2017, Staff presented Sign Code Amendments addressing content neutrality to the Board. These Amendments were offered in response to a Supreme Court case in which the Court ruled that all municipalities' sign code requirements meet content neutrality requirements.

After the September 2017 meeting, Staff realized that they had not addressed all sections of Sign Code that deal with content. Tonight's presentation includes these sections within the proposed Amendment as well as sections first presented at the September meeting. The current Item also responds to concerns noted by the Board in September with regard to temporary signs.

Mr. Tinter asked how signs approved under current Sign Code regulations will be managed. Ms. Grant confirmed that these signs would be grandfathered.

There being no further questions from the Board at this time, Chair Hansen opened the public hearing. As there were no individuals wishing to speak on this Item, Chair Hansen closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. Tinter, seconded by Vice Chair Maus, to go to the City Commission with this Item. In a roll call vote, the **motion** passed 5-0.

6. CASE:	**T17011**
REQUEST: *	Recommend the City Commission approve a Resolution adopting a Citywide Unified Flex Strategy; establishing a Unified Flex Zone for Flex Unit Allocation and a Citywide Zone for Nonresidential Flex Allocation.
PROJECT NAME:	City of Fort Lauderdale Unified Flex Strategy
GENERAL LOCATION:	City-Wide
CASE PLANNER:	Jim Hetzel

Jim Hetzel, representing Urban Design and Planning, stated that this Item proposes a unified flex strategy for Fort Lauderdale. The document is the result of a series of City Commission workshops in 2015-16, as well as previous presentations by Staff and a joint workshop between the Planning and Zoning Board (PZB) and Affordable Housing Advisory Committee (AHAC).

Mr. Hetzel explained that during the City Commission workshops, there was discussion of future growth and development, stemming from recent innovative development requests as well as previous discussion of the City's quantity and allocation of flex units. Staff provided an estimate of approximately 16,000 available flex units, and discussions addressed where these units might be located.

In addition to these discussions, Broward County has updated its Comprehensive Plan, known as Broward Next, which considers sustainable growth patterns, activity centers, consolidation, and efficiency for the land use process. The City of Fort Lauderdale also undertook an evaluation and appraisal report for its own Comprehensive Plan, working with a consultant to examine some of the themes presented at both City Commission workshops and the Broward Next process. The Council of Fort Lauderdale Civic Associations also provided a consensus report to the City, identifying the need for a plan for flex units.

The intent of this Item focuses on several elements:

- To concentrate flex units within the City's activity centers, including the Downtown, South Andrews, Northwest, and proposed Uptown Regional Activity Centers (RACs) but not including the Central Beach RAC

- To identify major corridors for flex units
- To protect and preserve the character of residential neighborhoods by removing them from flex zones and concentrating them within RACs and along specific corridors
- To address commercial/non-residential flex units
- To maintain a pool of affordable housing units in addition to flex units
- To promote sustainable future growth, focusing on multimodal connections and transit-oriented development (TOD)

Mr. Hetzel pointed out the City's flex zones, which were originally created in 1989 based on land use. The City now proposes a unified flex map, which would identify a receiving area in which flex units may be allocated. This area includes RACs as well as major corridors. The City-wide allocation would apply to non-residential commercial flex units, as well as to the affordable housing pool.

Mr. Hetzel continued that the proposed strategy combines flex and reserve units into a single unified number for allocation. The report also refers to affordable housing units and commercial acreage, which are broken down into various non-residential land uses. He showed a presentation providing graphic representations of these breakdowns, noting that while RACs have Master Plans in place to guide and inform their design principles, corridors do not have these plans.

Mr. Hetzel advised that tonight's presentation is the first of many steps, as the Board will act in its capacity as the Local Planning Agency (LPA) by adopting or not adopting the policy. The Board may provide a recommendation to the City Commission, asking them to proceed by accepting this policy. The information is then submitted to the Broward County Planning Council, which must approve the plan to unify flex as part of the land use regulatory process.

While the land use regulatory process is underway, Staff will begin initiating and drafting ULDR Amendments that must be amended in order to permit and foster the unified flex strategy. This would include changes to the flex rules section, as well as creation of a new section dealing with mixed-use zoning districts. These mixed-use districts will be form-based and context-driven, and will have more stringent compatibility requirements than at present.

There being no questions from the Board at this time, Chair Hansen opened the public hearing. As there were no individuals wishing to speak on this Item, Chair Hansen closed the public hearing and brought the discussion back to the Board.

Mr. Hetzel explained that the action requested of the Board is a recommendation for the City Commission to adopt a Resolution establishing to the proposed flex policy.

Mr. Heidelberger requested clarification of the graphic provided during the presentation, asking if a residential project of any size would be able to obtain a number of flex units within the designated area. Mr. Hetzel replied that projects located in the designated area are identified as a property that may request flex units; however, the ULDR will define limitations on the number of units for which a project may apply.

Mr. Hetzel continued that the maximum number of units is 50 per acre for a mixed-use development, which means a single-use residential project would not qualify for flex allocation. Qualifying projects must meet the intent of a mixed-use zoning district, and the project must be designed in a context-driven form that is compatible with the neighborhood. These requirements may prevent an applicant from being allocated the maximum of 50 units per acre, depending upon the size of the lot and context of the area.

Motion made by Vice Chair Maus, seconded by Mr. Tinter, to recommend the City Commission approve a Resolution adopting a City-wide unified flex strategy, establishing a unified flex zone for flex unit allocation, and a City-wide zone for non-residential flex allocation. In a roll call vote, the **motion** passed 5-0.

4. CASE:	**V17012**
REQUEST:**	Right-of-Way Vacation
APPLICANT:	Charles Humphries, Related Development LLC
PROJECT NAME:	RD Las Olas
GENERAL LOCATION:	201 South Federal Highway – North-South Alley between S. Federal Highway and SE 5th Ave, and between Las Olas Boulevard and SE 2nd Street
ABBREVIATED LEGAL DESCRIPTION:	A portion of the 14-ft. alley adjacent to Lots 5,6,7,8 & 9, Subdivision of Block "H" of Stranahan's Revised and Additional Subdivision in the Town of Fort Lauderdale, FL
ZONING DISTRICT:	Regional Activity Center-City Center (RAC-CC)
CURRENT LAND USE:	Downtown Regional Activity Center (DRAC)
COMMISSION DISTRICT:	4 – Romney Rogers
CASE PLANNER:	Randall Robinson

Vice Chair Maus recused herself from hearing this Item. Chair Hansen pointed out that this meant a quorum was not present to hear the Item, which meant it would be deferred to a later meeting.

V. COMMUNICATION TO THE CITY COMMISSION

None.

VI. FOR THE GOOD OF THE CITY OF FORT LAUDERDALE

Ms. Parker advised that the November 21, 2018 Planning and Zoning Board meeting date was changed to November 14, 2018 due to the Thanksgiving holiday; however, there is also a conflict with this date. The Board determined by consensus that the November 2018 meeting date will be changed to Tuesday, November 13.

There being no further business to come before the Board at this time, the meeting was adjourned at 6:54 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.]