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Mr. Edge stated that the line itself was something that was entirely created and so this new survey will be very helpful to developers along the beach.

Mr. Stacer asked if anyone from the audience wished to speak. There were none.

Ms. Coleman thanked staff for all of their work on this.

MOTION by Joan Kovac and second by Willie Miller to recommend approval of the proposed text amendment. All voted in favor.

7. Text Amendments - Density Exceptions

Mr. Wemyss explained that this proposed text amendment is in response to the fact that there are many non-conforming RD-1 lots that only permit single-family development because they do not meet the dimensional requirements for the second dwelling unit to be developed. He stated that that this proposed amendment would address this issue by permitting two-family development so long as certain new dimensional requirements were satisfied.

Mr. Stacer asked when a flex unit allocation would be necessary.

Mr. Wemyss explained what the prerequisites would be.

Mr. Stacer asked if 419 flex units would be allocated right now or if they would be applied for as development is proposed.

Mr. Wemyss responded that an applicant would need to request a flex unit as necessary.

Ms. Jean Dolan, Principal Planner, replied that staff could devise a separate flex process for properties in this situation to streamline things.

Ms. Coleman asked if a duplex on NE 23rd would need to apply for a flex unit if the property was destroyed and wished to rebuild as a duplex.

Mr. Wemyss replied that the intent of this amendment is to remove limitations on properties from developing as two-family homes where they have historically been permitted.

Ms. Dolan requested that the Board include a condition of approval to direct staff to amend Chapter 154 procedures for Flex Allocation in order to create this parallel process. This way such an amendment wouldn't need to return to the Board at their November meeting.

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MOTION by Carla Coleman and second by Willie Miller to recommend approval of this text amendment and also to direct staff to revise the flex allocation process in Chapter 154 as discussed.

8. Text Amendments - Tree Removal Exception

Mr. Wemyss explained that the proposed changes are meant to align with new state statute and Broward County code regarding tree removal.

Mr. Saunders stated that there has been a lot of discussion among Florida municipalities in response to this new law because it greatly preempts local control over the issue. He stated that it has been suggested that the City could consider some after-the-fact enforcement where it's required that the homeowner has their required documentation. He commented that there is current litigation in the Tampa area regarding this issue. He suggested that the Board give a little bit of room in order to include this required documentation

Mr. Wemyss replied that he has no objections to including this language because this is how staff would normally handle the situation anyway.

Ms. Coleman commented that this entire issue is because a particular state legislator was denied a permit to build a garage on his property because it would require the removal of three trees.

MOTION by Carla Coleman and second by Willie Miller to approve the proposed text amendment with the additional language recommended by the Assistant City Attorney. All voted in favor.

Added item for discussion: Mixed Use Zoning

Ms. Dolan explained that staff would like to have a discussion regarding possible amendments to mixed-use development that have come to light during the ongoing Comprehensive Plan Update. She provided the Board members with a handout listing several specific aspects to discuss. These issues include: the distribution of density, uses and tenants, vertical vs. horizontal mix of uses, and PD regulations.

Ms. Coleman brought up the recent Hidden Harbor Planned Development project and took some exceptions to how they formulated their calculations. She also stated that she thinks that PD projects should require an applicant to hold a community outreach meeting.

Ms. Dolan continued on to discuss parking garage design standards, height transitions, and the transfer of height and intensity across streets. She stated that staff is still working on the details of these aspects and that they will probably return with a strike-through version of text before bringing anything formal.