

**PLANNING AND ZONING BOARD MINUTES October 23, 2019 Page 14**

**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.