PLANNING AND ZONING BOARD
CITY OF FORT LAUDERDALE
CITY HALL COMMISSION CHAMBERS – 1ST FLOOR
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
WEDNESDAY, OCTOBER 15, 2014 – 6:30 P.M.

Cumulative

		June 2014-May 2015	
Board Members	**Attendance**	**Present**	**Absent**
Patrick McTigue, Chair	P	5	0
Leo Hansen, Vice Chair	P	5	0
Brad Cohen (arr. 6:40)	P	5	0
Stephanie Desir-Jean	P	4	1
Michael Ferber	P	5	0
James McCulla	P	5	0
Michelle Tuggle	P	4	1
Tom Welch	P	4	1
Peter Witschen	P	4	1

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

Staff
Ella Parker, Urban Design and Planning Manager
D'Wayne Spence, Assistant City Attorney
Eric Engmann, Urban Design and Planning
Jim Hetzel, Urban Design and Planning
Yvonne Redding, Urban Design and Planning
Anthony Fajardo, Zoning Administrator
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

4. **Applicant / Project:** City of Fort Lauderdale / ULDR Amendment

Request: * Amendments to ULDR Section 47-27, to create requirements for *Public Participation Notice*. This amendment is intended to ensure that applicants seeking approval of Site Plan Level III or Site Plan Level IV development applications pursue early and effective public participation in conjunction with a proposed development.

Case Number: T14010

General Location: City-wide

Case Planner: Eric Engmann

Commission District: City-wide

Eric Engmann, representing Urban Design and Planning, stated that the Application would amend three sections of the ULDR. It would codify procedure requiring a separate public participation meeting that officially recognizes civic associations within 300 ft. of projects seeking Site Plan Level III and Site Plan Level IV approval. At present, Staff strongly recommends that applicants reach out to civic associations; however, this outreach is not required for the application to proceed.

The Amendment would establish a specific date by which notices of a project must be sent to abutting civic associations. Affidavits must be submitted to Staff to show that this notice was provided. Before the submittal of an application to the Planning and Zoning Board, a notice indicating the date, time, and location of this extra meeting must be sent out. The meeting may occur before the DRC process, but a summary must be submitted no later than 30 days prior to the Planning and Zoning Board meeting. The summary must include the time and date of the meeting, participants, materials, and substance and comments expressed. An affidavit attesting to the meeting must also be provided.

The requirement of this meeting will not add to the length of the approval process. The Amendment is intended to encourage early stakeholder involvement in the development and approval process, and to foster good working relationships and community engagement. Staff recommends approval of the amendment.

The Board discussed the proposed Amendment, noting that the scheduling of meetings may depend in part on the responsiveness of a given civic association. Vice Chair Hansen pointed out that an applicant may schedule a meeting at which members of a civic group are not in attendance. Mr. McCulla noted that he has attended several public meetings of this nature, many of which do not generate strong public attendance. Mr. Witschen agreed that it is possible the leaders of some civic associations are not disseminating information to their memberships.

Ms. Parker explained that the proposal would affect only Site Plan Level III and Level IV applications. The intent is to formalize a process that already exists, as well as to streamline this process by providing applicants with the opportunity to hold a meeting even if a civic entity does not meet regularly. Civic association Presidents are expected to disseminate information if there is an item affecting their group.

Mr. Ferber asserted his strong opposition to the Amendment, which he felt was proposed by elected officials rather than by Staff and was “not part of the cure, [but] part of the disease.” He pointed out that current notification requirements began as a courtesy to civic associations, and would continue to expand further if allowed, to the detriment of property owners. He concluded that he felt this Item was best characterized as *“Vox populi, vox humbug.”*

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

Marilyn Mammano, President of the Fort Lauderdale Council of Civic Associations, confirmed that the Amendment was originally proposed by the City Commission as a way to make the approval process smoother for developers and neighbors. She characterized the proposal as a compromise, which was supported by the Council as a step in the right direction.

As there were no other members of the public wishing to speak on this Item, Chair McTigue closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. Witschen, seconded by Ms. Desir-Jean, to approve. In a roll call vote, the **motion** failed 0-9 (unanimous dissent).