

July 2, 2015

Mr. Randall Robinson, Planner III  
Urban Design and Planning Division  
Department of Sustainable Development  
City of Fort Lauderdale  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

**Re: Case No. Z15004  
PUBLIC PARTICIPATION MEETINGS REPORT LETTER  
FIRST PRESBYTERIAN CHURCH OF FORT LAUDERDALE**

Dear Mr. Robinson:

In accordance with Sect. 47-24.1.F.14.b. of the ULDR, please find set forth below a written report to Public Participation and Notice requirements set forth in Sect. 47-24.1 of the ULDR.

The following narrative is a written summary of the Public Participation process for the rezoning of a parcel owned by First Presbyterian Church of Fort Lauderdale, Inc.'s (the "Applicant") located at 401 SE 15<sup>th</sup> Avenue, Fort Lauderdale, Florida ("Property").

This written summary serves to satisfy the following ULDR requirements prior to the Planning and Zoning Board (PZB) hearing:

1. Conduct a public participation meeting a minimum of 30 days prior to the PZB hearing date; and
2. Provide a written report to the Department of Sustainable Development, with a copy to subject associations, documenting relevant meeting information after a public participation meeting is held.

**I. The Date, Time, and Location of Public Participation Meetings**

The Applicant has participated in three public participation meetings at convenient times during the month of June 2015 in order to offer the neighborhood association and community associations surrounding the Property the opportunity to learn about the proposed rezoning and to engage in the development process. Please find attached a copy of the email notice of the Open House Community Meetings (Exhibit 1), the Open House Community Meeting Flyer

(Exhibit 2), the sign in sheets for the Open House Community Meetings (Exhibit 3), and the Comment Cards from the Open House Community Meetings (Exhibit 4).

A. June 10, 2015 Open House Community Meeting

The **Wednesday, June 10<sup>th</sup>** Open House community meeting was held from **5:00pm to 6:30pm** at the Study and Renewal Center of First Presbyterian Church at 1417 SE 4<sup>th</sup> Street, Fort Lauderdale. There were twenty two **(22) participants** present at this meeting.

B. June 14, 2015 Open House Community Meeting

The **Sunday, June 14<sup>th</sup>** Open House community meeting was held from **12:30pm to 2:00pm** at the Study and Renewal Center of First Presbyterian Church at 1417 SE 4<sup>th</sup> Street, Fort Lauderdale. There were thirteen **(13) participants** present at this meeting.

C. June 20, 2015 Colee Hammock HOA Presentation & Meeting

In addition to the two open houses, the Applicant made a presentation of the proposed rezoning to the general membership of the Colee Hammock Home Owners Association. The presentation took place on **Saturday, June 20<sup>th</sup>**, beginning at **10:30am** and the meeting was located at the Study and Renewal Center of First Presbyterian Church at 1417 SE 4<sup>th</sup> Street, Fort Lauderdale. Approximately 10 members of the Association participated in this meeting.

**II. Presentation Materials**

At all three meetings, the Applicant presented and explained the following presentation materials to the participants: (1) an aerial photo showing the limits of the Church campus, the surrounding community, and the 1.4 acre parcel proposed for rezoning; and (2) a concept plan rendering showing the proposed worship and recreation uses proposed for the Property, including the preservation of four existing buildings.

**III. Summary of the Substance of Comments and Discussion**

At the Open House Community Meetings the participants were invited to ask questions, make comments and fill out written comment cards. The written comment cards are attached as Exhibit 4. A list and summary of the comments are listed in bullet format below. In general, the comments were overwhelmingly supportive and positive. Some comments were the product of incorrect information and we have sought to correct any misinformation. Following the meeting with the general membership of the Colee Hammock Homeowners Association on June 20, 2015 we requested that the Colee Hammock Association support the proposed rezoning.

- Support for preserving the existing buildings
- Support for enhancing the appearance of the church campus
- Support for creating an outdoor recreation area for the benefit of the youth in the community

- Questions about why a rezoning is necessary
- Questions about whether CF-H is the appropriate zoning for the proposed worship and recreation uses
- Questions about whether the proposed improvements will support church parking on Sundays
- Concerns about the potential for commercial or valet parking on the grass parking lot
- Comments that this plan is better than prior plans proposed by the church
- Comment that this is a rather innocuous plan with very few impacts on the community
- Concerns about the potential demolition of existing buildings
- Concerns about the potential construction of new worship buildings
- Compliments on the maintenance and improvements already implemented.

Please find the following Exhibits:

Exhibit 1: Three notices for the community open houses sent to President of Colee Hammock Homeowners Association and other neighborhood/community associations

Exhibit 2: Community Open House and Presentation Flyer that was attached to the notices

Exhibit 3: Sign-in sheets for the June 10<sup>th</sup> and June 14<sup>th</sup> open house meetings

Exhibit 4: All comment cards from the June 10<sup>th</sup> and June 14<sup>th</sup> open house meetings

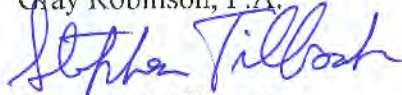
Exhibit 5: All materials used in the presentations:

- (1) an aerial photo board showing the 1.4 acres of Church campus with the rezoning site outlined
- (2) an aerial photo board of the site plan for the rezoning site

Thank you for your attention and consideration in this regard, and please contact me with any questions or comments regarding this report.

Yours Very Truly,

Gray Robinson, P.A.



Stephen K. Tilbrook  
Shareholder

SKT/cz

Enc.

cc: Presidents of Noticed Homeowners Associations (via email)



# Exhibit 1

## Drew S. Haggard

---

**From:** Stephen K. Tilbrook  
**Sent:** Tuesday, May 26, 2015 8:02 PM  
**To:** jackie@jackiescott.net  
**Cc:** Steve Wofford; Thomas Kautz; Max A. Brown (liquidmax@aol.com)  
**Subject:** Re: First Presbyterian Church of Fort Lauderdale

Jackie.

Thanks for discussing with me the proposed rezoning referenced below. Yes, I am available to meet with you and anyone else from your association. Just let me know a time and I will do my best to be available, and I will also invite Steve Wofford, the church administrator, to join us. Perhaps we could meet at the cottage or youth center building at the property. I think you will be impressed with the site improvements we have already made.

Please also note the two open house meetings referenced below, and please inform your association members and residents of these meetings.

Thanks very much and we look forward to getting together soon.

Steve Tilbrook

**Stephen K. Tilbrook | Shareholder**  
**GRAY | ROBINSON**

401 East Las Olas Blvd., Suite 1000 | Fort Lauderdale, Florida 33301  
**T:** 954-761-8111 | **F:** 954-761-8112 | **D:** 954-713-7845  
[E-mail](#) | [Website](#) | [Bio](#) | [vCard](#)

[Facebook](#) | [LinkedIn](#) | [Twitter](#)

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On May 22, 2015, at 6:08 PM, Stephen K. Tilbrook <[Stephen.Tilbrook@gray-robinson.com](mailto:Stephen.Tilbrook@gray-robinson.com)> wrote:

Dear Jackie:

This email is a follow up to our correspondence over the past few days, and my message regarding First Presbyterian Church of Fort Lauderdale. As I mentioned, I have been engaged to represent First Presbyterian Church on land use and zoning matters. The purpose of my call was to discuss with you, on behalf of the Colee Hammock Homeowners Association, the status of the zoning of the Church's Family Campus Block, which is bounded by SE 4<sup>th</sup> Street, SE 15<sup>th</sup> Avenue, Tarpon Drive and an alley of the North.

As you know, in 2012 the Church received site plan approval from the City of Fort Lauderdale for a new Family Center and parking area, which also included a rezoning of the Family Campus Block. The City rezoned the Family Campus Block to an X-P zoning category, which only permits surface parking and the use is tied to the approved site plan. Since then, the Church has decided not to pursue the Family

CAM# 15-1031  
Exhibit 5  
Page 5 of 32

Center project and the site plan approval for the Family Center project has subsequently expired. Since the site plan approval has expired, the historic and existing use of the Family Campus Block (for church and worship purposes) is not consistent with the X-P zoning. In fact, since there is no approved site plan, there is no approved use under the X-P zoned property.

Accordingly, the Church intends to apply to rezone the Family Campus Block to the correct zoning category for the historic and existing uses: the Community Facility- House of Worship (CF-H) category. The purpose of this proposed rezoning is to bring the zoning into conformance with the existing Church uses. I would appreciate an opportunity to discuss this effort with you in greater detail, and perhaps an opportunity to meet with you at the Property.

Also, in order to facilitate this effort, the Church has scheduled two community open house meetings to share this information with the Colee Hammock Homeowners Association and the other civic associations in the area. The open house meetings will take place at 1417 S.E. 4<sup>th</sup> Street. Please mark your calendar for the following dates, and also help spread the news of these dates with the residents in Colee Hammock:

First Presbyterian Community Open House: Rezoning

**Wednesday, June 10, 2015 from 5:00 to 6:30 p.m.**

**Sunday, June 14, 2015 from 12:30 to 2:00 p.m.**

Thank you for your attention and consideration in this regard, and I look forward to speaking with you in greater detail next week.

Best Wishes,

Steve Tilbrook



## Drew S. Haggard

---

**From:** Stephen K. Tilbrook  
**Sent:** Thursday, May 28, 2015 8:47 PM  
**To:** jackie@jackiescott.net; pres.beverlyheights@aol.com; nurmihoa@gmail.com; cath620@comcast.net; amberv@lasolasboulevard.com; mweymouth@thelasolascompany.com; mxdemo@msn.com; robin@lasolasvillage.com; brantmeyer@sundreamyachts.com  
**Cc:** Steve Wofford; Jim Hetzel  
**Subject:** First Presbyterian Church Community Open House  
**Attachments:** COMMUNITY OPEN HOUSE AND PRESENTATION.pdf

Dear Friends and Association Presidents:

I'm contacting you on behalf of First Presbyterian Church of Fort Lauderdale to forward the attached flyer for a Community Open House. The purpose of the Community Open House is to provide information and an opportunity for public participation related a proposed rezoning of the .87 acre Family Campus Block at First Presbyterian Church from an X-P ( Commercial Parking Lot) zoning to a CF-H (Community Facility- House of Worship) zoning, consistent with the long term Church use of the property.

The Community Open House will take place at the Study and Renewal Center of First Presbyterian Church at 1417 S.E. 4<sup>th</sup> Street, Fort Lauderdale, and is scheduled for two convenient times:

- Wednesday June 10<sup>th</sup> from 5:00pm to 6:30pm; and
- Sunday June 14<sup>th</sup> from 12:30pm to 2:00pm.

We encourage you to attend one of these open houses, and we ask that you also share this information with the residents, businesses and members of your association and your neighborhood. Please see the attached flyer for additional information on the Community Open Houses.

Thank you for your consideration and if you have any questions or comments, please contact Steve Wofford, Church Administrator at (954) 598-9333 or [stevew@firstpres.cc](mailto:stevew@firstpres.cc).

Best regards,

Steve Tilbrook

**Stephen K. Tilbrook | Shareholder**  
**GRAY | ROBINSON**

401 East Las Olas Blvd., Suite 1000 | Fort Lauderdale, Florida 33301  
**T:** 954-761-8111 | **F:** 954-761-8112 | **D:** 954-713-7845  
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distribution or copying of this communication is prohibited by the sender and to do so might constitute a violation of the Electronic Communications Privacy Act, 18 U.S.C. section 2510-2521. If this communication was received in error we apologize for the intrusion. Please notify us by reply e-mail and delete the original message without reading same. Nothing in this e-mail message shall, in and of itself, create an attorney-client relationship with the sender.



## Drew S. Haggard

---

**From:** Stephen K. Tilbrook  
**Sent:** Friday, June 05, 2015 12:53 PM  
**To:** jackie@jackiescott.net; pres.beverlyheights@aol.com; nurmihoa@gmail.com; cath620@comcast.net; amberv@lasolasboulevard.com; mweymouth@thelasolascompany.com; mxdemo@msn.com; robin@lasolasvillage.com; brantmeyer@sundreamyachts.com  
**Cc:** Steve Wofford; Jim Hetzel; Thomas Kautz; Russ Ritchel  
**Subject:** First Presbyterian Church Community Open House (Second Notice)  
**Attachments:** COMMUNITY OPEN HOUSE AND PRESENTATION.PDF

Dear Friends and Association Presidents:

I'm contacting you on behalf of First Presbyterian Church of Fort Lauderdale to forward the attached flyer for a Community Open House. The purpose of the Community Open House is to provide information and an opportunity for public participation related a proposed rezoning of the 1.4 acre Family Campus Block at First Presbyterian Church from an X-P ( Commercial Parking Lot) zoning to a CF-H (Community Facility- House of Worship) zoning, consistent with the long term Church use of the property.

The Community Open House will take place at the Study and Renewal Center of First Presbyterian Church at 1417 S.E. 4<sup>th</sup> Street, Fort Lauderdale, and is scheduled for two convenient times:

- Wednesday June 10<sup>th</sup> from 5:00pm to 6:30pm; and
- Sunday June 14<sup>th</sup> from 12:30pm to 2:00pm.

We encourage you to attend one of these open houses, and we ask that you also share this information with the residents, businesses and members of your association and your neighborhood. Please see the attached flyer for additional information on the Community Open Houses.

Thank you for your consideration and if you have any questions or comments, please contact Steve Wofford, Church Administrator at (954) 598-9333 or [stevew@firstpres.cc](mailto:stevew@firstpres.cc).

Best regards,

Steve Tilbrook

(Please note that a prior version of this notice mistakenly identified the Family Campus Block as .87 acres in size.)

**Stephen K. Tilbrook | Shareholder**  
**GRAY | ROBINSON**

401 East Las Olas Blvd., Suite 1000 | Fort Lauderdale, Florida 33301  
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**Stephen K. Tilbrook | Shareholder**  
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# Exhibit 2





**COMMUNITY OPEN HOUSE AND  
PRESENTATION**

**FIRST PRESBYTERIAN CHURCH OF  
FORT LAUDERDALE**

**FAMILY CAMPUS REZONING**

In order to provide information and an opportunity for public participation related a proposed rezoning of the Family Campus Block at First Presbyterian Church, from an X-P zoning to a Community Facility-House of Worship (CF-H) zoning category, please join us for a community open house.

**Location:** Study and Renewal Center  
of First Presbyterian Church

**1417 S.E. 4<sup>th</sup> Street, Fort Lauderdale**

**Two Dates and Times:** Wednesday, June 10, 2015 from  
5:00 to 6:30 p.m. and

Sunday, June 14, 2015 from 12:30 to 2:00 p.m.

If you have any questions or comments, please contact: Steve Wofford, Church Administrator, at 954-598-9333 or [stevew@firstpres.cc](mailto:stevew@firstpres.cc).

# Exhibit 3



# OPEN HOUSE GUESTS – JUNE 10, 2015

NAME / ADDRESS	PHONE(S)	E-MAIL
<sup>1</sup> KATHY CRAVEN	ON FILE	wrcru@aol.com
<sup>2</sup> BONNIE CRAVEN	ON FILE	"
<sup>3</sup> JACQUELYN SCOTT	"	"
<sup>4</sup> M.H. + LOU MERCHANT	"	"
<sup>5</sup> Mary Lou Bowman	"	"
<sup>6</sup> Jim Brady	954-527-1994	jbrady@earthlink.com
<sup>7</sup> Gail Capp	954-767-6383	ggcapp@comcast.net
<sup>8</sup> CHRIS BENEK	ON FILE	
<sup>9</sup> Laura Baker		gabund@aol.com
<sup>10</sup> Susan + Ray Williams	"	"



**OPEN HOUSE GUESTS – JUNE 10, 2015**

**NAME / ADDRESS**

**PHONE(S)**

**E-MAIL**

1	Alan Vordermeier	954-566-1661	alan@vmcrealty.com
2	Steve Buchley	954-309-3816	twinbuckse@gmail.com
3	Rita Dolls	954-471-9012	RITARDOLLS@gmail.com
4	Dave Sestrich	954-504-3461	DAVSES@aol.com
5	Max Brown	954-771-8765	liquidmax@aol.com
6	Peter Paspari	305-970-4747	on file
7	Rebecca Hune	954-707-8587	ON FILE
8	Susie & George Knapp	(954) 792-0254	gknapp@issflorida.com
9	MARTHA McKNIGHT	(954) 684-1567	mamk@bellsouth.net

10



## OPEN HOUSE GUESTS – JUNE 10, 2015

NAME / ADDRESS

PHONE(S)

E-MAIL

1	Dan Harris	954-461-0010	dharris888@comcast.net
2	MIKE WEYMOUTH	(9) 463-5630	MIKE@LASOLAS.CO
3	CLIFFORD CIDERD	954.793.1140	XKGREEN4186@YAHOO.COM
4			
5			
6			
7			
8			
9			
10			



# OPEN HOUSE GUESTS – JUNE 14, 2015

	NAME / ADDRESS	PHONE(S)	E-MAIL
1	<i>Mark Brown</i>	954-328-0871	—
2	<i>Sue C. Brown</i>	"	
3	ROBIN MERRILL	954-592-6021	
4	Carol Ripley	954-895-8072	
5	KATHY MAYERS	954-328-1995	
6	John Ripley	954-895-4897	
7	Bob Dooley		
8	VERONICA DePAOLO	954-561-1031	
9	Teresa Dobbin	9-253-2350	
10	Sandy Jeffen	954-540-6688	





## OPEN HOUSE GUESTS – JUNE 14, 2015

NAME / ADDRESS

PHONE(S)

E-MAIL

1 Jan Sheppard

2 Drew Haggard

407-587-6003

3 Wayne Molter

4

5

6

7

8

9

10

# Exhibit 4



## COMMENT CARD – JUNE 10 and 14, 2015

*Thank you for your time! We welcome your feedback:*

*Great idea - YES*

*Go ahead with ReZoning*

*I was out of the country for a large part of the planning & would like to see a presentation of the entire plan. Thanks!*

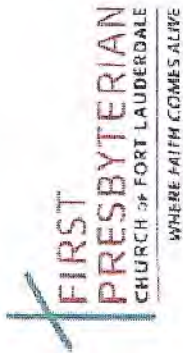
*Mary Lou Bowman*

NAME (Optional)

ADDRESS (Optional)

USE OTHER SIDE IF NEEDED.





## COMMENT CARD – JUNE 10 and 14, 2015

Thank you for your time! We welcome your feedback:

① GIVE FROM MY PERSPECTIVE, IS THAT REQUESTED ZONING APPEARS SIGNIFICANTLY MORE ~~CONVULS~~ LIBERAL ETC THAN PROPOSED PARKING LOT IMPROVEMENTS.

② ISSUE IS NOT PROPOSED PARKING LOT IMPROVEMENT

STEVE Buckley

NAME (Optional)

126 NE 17<sup>th</sup> AVE, BR 33301

ADDRESS (Optional)

USE OTHER SIDE IF NEEDED.



## COMMENT CARD – JUNE 10 and 14, 2015

Thank you for your time! We welcome your feedback:

LOOKS GOOD ON PAPER

I THINK BETTER THAN THE GYMNASIUM IDEA FROM  
A FEW YEARS AGO.

C.J. CIDEKO

NAME (Optional)

207 SE 15 AVE

ADDRESS (Optional)

FT. LAUD, FL 33301

USE OTHER SIDE IF NEEDED.





## COMMENT CARD – JUNE 10 and 14, 2015

*Thank you for your time! We welcome your feedback:*

*This seems like a pretty innocuous plan to me.  
Hopefully P&Z will think so too.*

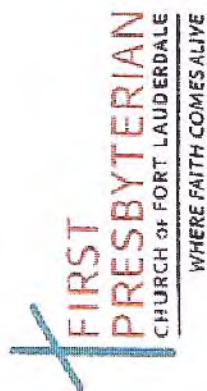
*Suzie Luongo*

NAME (Optional)

ADDRESS (Optional)

USE OTHER SIDE IF NEEDED.





## COMMENT CARD – JUNE 10 and 14, 2015

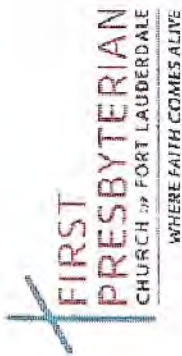
*Thank you for your time! We welcome your feedback:*

*Agree we should be 200%*

*Ray Williams*  
NAME (Optional)

ADDRESS (Optional)

USE OTHER SIDE IF NEEDED.



## COMMENT CARD – JUNE 10 and 14, 2015

**Thank you for your time! We welcome your feedback:**

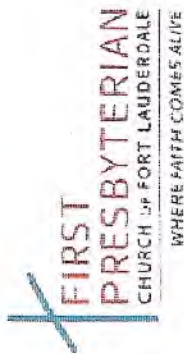
I was a hostess and I heard a couple of comments from neighbors that said "I can't you believe you would tear down all these beautiful houses to build a big parking" also, "we don't need new zoning to build a new parking lot"

Renee Young  
NAME (Optional)

ADDRESS (Optional)

USE OTHER SIDE IF NEEDED.





## COMMENT CARD – JUNE 10 and 14, 2015

**Thank you for your time! We welcome your feedback:**

I am a new resident in the neighborhood, and I really enjoyed the open house and touring the church property. It is a beautiful campus! I fully support the re-zoning, and I believe it will be beneficial to the community and the church.

Drew Haggard

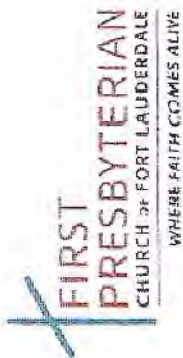
NAME (Optional)

1007 SE 2<sup>nd</sup> Court, apt 3

ADDRESS (Optional)

Ft. Lauderdale, FL 33301

USE OTHER SIDE IF NEEDED.



## COMMENT CARD – JUNE 10 and 14, 2015

**Thank you for your time! We welcome your feedback:**

I am very happy with the Church plans  
for reorganizing & this should happen with  
no opposition. They have done a phenomenal  
job with improvements.

Robin Haines Allen

NAME (Optional)

300 SW 1st Ave FT 33301

ADDRESS (Optional)

USE OTHER SIDE IF NEEDED.



# Exhibit 5





# Site Plan



~~Addendum: PZB Public Participation Notification <If applicable>~~

Applicant must provide notification according to the procedure listed below for projects listed in Sec. 47-27.4.A.2.c.

- A minimum of 21 days prior to the Development Review Committee (DRC) meeting, a notice from the applicant via letter or e-mail shall be provided to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the DRC meeting.
- Prior to submittal of application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB hearing.
- The applicant shall conduct a public participation meeting(s) a minimum of 30 days prior to the PZB hearing.
- After the public participation meeting(s), the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s) has taken place a minimum of 30 days prior to the PZB hearing. The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.
- The applicant shall, ten (10) days prior to DRC and again for the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

**AFFIDAVIT OF PUBLIC PARTICIPATION NOTIFICATION**

STATE OF FLORIDA  
BROWARD COUNTY

RE: ☒ PLANNING AND ZONING BOARD CASE NO. Z15004

APPLICANT: FIRST PRESBYTERIAN CHURCH OF FORT LAUDERDALE, INC.

PROPERTY: 401 SE 15th Ave, Fort Lauderdale, FL 33301

PUBLIC HEARING DATE: 7/15/15

BEFORE ME, the undersigned authority, personally appeared STEPHEN K. TILBROCK, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Development Review Case.
2. The Affiant/Applicant has mailed or has caused to be mailed, via postal service or electronic mail, a letter to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the Public Participation meeting.
3. That the letter referenced in Paragraph two (2) above was mailed prior to the submittal of the PZB application meeting cited above.
4. That the public participation meeting was held at least **thirty (30)** days prior to the date of the PZB meeting cited above.
5. Affiant has prepared a summary of the public participation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
6. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office **ten (10)** days prior to the date of the Planning and Zoning Board meeting and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
7. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.



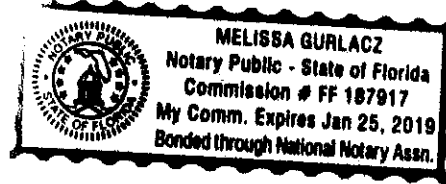
Addendum: PZB Public Participation Notification <<If applicable>>

Stephen J. Kelly  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 2 day of July, 2015

(SEAL)

MAG  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. JS (initial here)  
\_\_\_\_\_ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)