



REQUEST: Amend City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-24.4, Notice Requirements, to Notify Property Owners within Two-hundred (200) feet and City-Recognized Civic Organization(s) within Three-hundred (300) feet via Mail Notice of a Proposed Development of the Date and Time of the Presentation of a Public Participation Meeting prior the Planning and Zoning Board Meeting

Case Number	T19003
Applicant	City of Fort Lauderdale
ULDR Section	Section 47-27.4 – Notice Requirements
Notification Requirements	10-day legal ad
Action Required	Recommend approval or denial to City Commission
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BACKGROUND:

At the February 20, 2019, Planning and Zoning Board (PZB) meeting, a motion was made by Ms. Fertig, and seconded by Mr. Cohen, that in the interest of providing additional notification to neighbors regarding development projects, the City Commission direct the City Manager to request staff modify the City's Public Participation ordinance to include mail notice by the applicant to property owners in the immediate proximity of a proposed development; which could be specified as adjacent to, contiguous to, or immediately north, south, east and west of the subject development, to be notified by mail of the date, time and place of the project presentation to the Planning and Zoning Board. The motion passed 9-0.

At the April 17, 2019, Planning and Zoning Board (PZB) meeting, staff presented amended language to address the request, and the Board deferred this item to the May 15, 2019, meeting in order for staff to further define the language as follows: amend ULDR Section 47-24, "Notice Requirements," to notify property owners within 200 feet and homeowner association(s) within 300 feet via mail notice of a proposed development of the date and time of the project presentation at a public participation meeting, prior to the PZB meeting and to require applicants to provide an affidavit as proof that notice was sent. The motion passed 7-0. To review the April 17, 2019, PZB draft meeting minutes, please refer to **Exhibit 1**.

AMENDMENT SUMMARY:

The proposed amendment will require an applicant to send mail notice to all real property owners located within 200 feet and city-recognized civic organization(s) within 300 feet of a proposed development project. The notice will inform the civic association(s) and property owners of the date, time and place of applicant's project presentation at a public participation meeting prior to the PZB meeting.

To review the proposed text amendment, please refer to **Exhibit 2**.

PUBLIC OUTREACH

A communication outlining the proposed amendment was sent to the Council of Fort Lauderdale Civic Associations (CFLCA) on March 22, 2019, attached as **Exhibit 3**.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendment is consistent with the City's Comprehensive Plan. Specific Goals, Objectives and Policies are addressed as follows:

ELEMENT:	Future Land Use Element
GOAL:	Goal 1: Promote the distribution of land uses that will preserve and enhance the character of Fort Lauderdale by establishing land development guides designed to promote environmental protection, meet social and economic needs, provide for adequate services and facilities, conserve natural resources, and ensure compatibility of land uses.
OBJECTIVE:	Objective 1.1: The City shall continue to maintain a comprehensive planning program through the year 2018.
POLICY:	Policy 1.1.5: The City Commission shall adopt public participation procedures for inclusion in the Unified Land Development Regulations (ULDR), and update them as necessary.

This ULDR amendment is part of the *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included in the *Neighborhood Enhancement Cylinder of Excellence*, specifically advancing:

Goal 1:	Be an inclusive community made up distinct, complementary, and diverse neighborhoods.
Objective 2:	Evolve and update the land development code to balance neighborhood quality, character, and livability through sustainable development.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board, in its capacity as the Local Planning Agency, shall determine whether the proposed amendment is consistent with the City of Fort Lauderdale's Comprehensive Plan and whether the Planning and Zoning Board recommends approval of the proposed amendment to the City Commission.

EXHIBITS:

1. April 17, 2019, PZB Draft Meeting Minutes
2. Proposed Text Amendment
3. March 22, 2019, Communication to CFLCA