



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#19-0726

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: August 20, 2019

TITLE: Ordinance Amending Section 47-27.4 of the Unified Land Development Regulations (ULDR) Modifying the Notice Requirements for Development Permit Applications that Require Approval by the Planning and Zoning Board or City Commission - Case No. T19003 – **(Commission Districts 1, 2, 3 and 4)**

Recommendation

It is recommended that the City Commission consider an ordinance amending the notice requirements in the City of Fort Lauderdale Unified Land Development Regulations (ULDR) Section 47-27.4, to require applicants to notify property owners and City-recognized civic organization(s) within 300 feet of the proposed project of the date, time, and place of the project presentation meeting that occurs prior to the Planning and Zoning Board Meeting.

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 May 15, 2019 PZB meeting, after additional board input, staff presented amended ordinance language to address the request. The motion to recommend the ordinance amendment to the City Commission passed 7-0. The staff report and meeting minutes from the May 15th PZB meeting are attached as Exhibit 1 and Exhibit 2, respectively.

The proposed ordinance was approved with changes on first reading at the regular City Commission meeting held on July 9, 2019. The City Commission requested that the mail notice from applicants to all real property owners be increased from 200 feet to 300 feet

of the proposed development project to remain consistent with existing language.

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.

Amendment Summary

The proposed amendment will require an applicant to send mail notice to all real property owners 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. This proposed amendment is in addition to the existing regulation that requires applicants to provide e-mail notice to city recognized civic associations.

To review the proposed text amendment, including the City Commission's requested change (changes shown in a double strikethrough and underline format), please refer to Exhibit 4.

Resource Impact

There is no fiscal impact to the City associated with this action.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan* initiative, included within the Infrastructure Cylinder of Excellence, specifically advancing:

- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.
 - Objective 1: Evolve and update the land development code to balance neighborhood quality, character, and livability through sustainable development.
 - Initiative 1: Examine land-use patterns and neighborhood development trends to recommend changes to the Unified Land Development Regulations (ULDR) for optimal neighborhood growth, including parking, landscaping, setbacks, change of reuse, etc.

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan*: We are Connected.

Attachments

Exhibit 1 – May 15, 2019, Staff Report

Exhibit 2 – May 15, 2019, PZB Minutes

Exhibit 3 – March 22, 2019, Communication to CFLCA

Exhibit 4 – Ordinance

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