



November 8, 2024

Dear Neighbor:

You are invited to attend a public participation meeting regarding the proposed rezoning of 539 NW 13th Avenue, Fort Lauderdale, FL 33311.

PUBLIC NOTICE

DATE: November 18, 2024

TIME: 5:00 P.M.

LOCATION: 914 Sistrunk Blvd, Suite 200
Fort Lauderdale, FL 33311

REQUEST: The Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NPF CRA) is seeking to rezone a property, located at 539 NW 13th Avenue, on the west side of NW 13th Avenue, south of NW 6th Street, and north of NW 5th Street, totaling 7,910 square feet of land. The parcel is currently zoned Residential Single Family/Low Medium Density (RS-8). The re-zoning would convert it to Northwest Regional Activity Center - Mixed Use West (NWRAC-MUw). The existing site is vacant land that is to be developed into a public parking lot for the community.

The proposed rezoning of the property to NWRAC-MUw will not adversely impact the character of development in or near the area under consideration. The land proposed for rezoning is surrounded by properties zoned NWRAC-MUw to the north and RS-8 to the east, west, and south. The Northwest/Progresso/Flagler Heights Redevelopment Plan promotes development to help support local commerce and community revitalization. Rezoning the property to NWRAC-MUw is in alignment with the neighborhood's goal of supporting redevelopment opportunities and will assist local businesses and local employment. A public parking lot will facilitate commercial opportunities in the area, supporting the economic vitality of existing and future businesses in Historical Dorsey-Riverbend and the surrounding areas.

The proposed rezoning is intended to create much needed additional public parking in the Northwest-Progresso-Flagler Heights CRA area, which provides support to existing and future businesses that provide a wide range of employment, shopping, services, cultural, and residential opportunities within the NWRAC.

A meeting will be held to discuss this proposed zoning change on November 18, 2024 at 5:00 p.m. at the Fort Lauderdale CRA Office at 914 Sistrunk Blvd, Suite 200, Fort Lauderdale, FL 33311. All interested parties are invited to attend.

COMMUNITY REDEVELOPMENT AGENCY

914 SISTRUNK BOULEVARD, SUITE 200, FORT LAUDERDALE, FLORIDA 33311

TELEPHONE (954) 828-6130

WWW.FORTLAUDERDALE.GOV

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CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY



Any person requiring auxiliary aids and services for this meeting may call the City Clerk Office at (954) 828-5000, two business days prior to the meeting.

For more information, contact (954) 828-8228. If you wish to submit written comments, please contact me via e-mail at Ejankovic@fortlauderdale.gov.

Sincerely,

Eleni Ward-Jankovic
CRA Housing and Economic Development Manager

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AFFIDAVIT FORM

Applications: As Required | Rev. 07/21/2022

INSTRUCTIONS: Indicate with an ☒ for the type of meeting, provide the applicable project information, hearing date, and indicate applicable public notice requirements. Sign the affidavit with notary. For specific public notice requirements, refer to the [Public Participation and Sign Notice Guide](#) or contact the Case Planner. Please print legibly.

STATE OF FLORIDA, BROWARD COUNTY
AFFIDAVIT PUBLIC NOTICE REQUIREMENTS☐ DEVELOPMENT REVIEW COMMITTEE ☒ PLANNING AND ZONING BOARD ☐ HISTORIC PRESERVATION BOARD ☐ CITY COMMISSIONCASE NUMBER: UDP Z24011PROPERTY: 539 NW 13 Avenue, Fort Lauderdale, FL 33311MEETING DATE: December 18, 2024APPLICANT OR AGENT (IF REPRESENTING APPLICANT): Susan Grant, CRA Acting Executive Director

APPEAL REQUEST: _____

BEFORE ME, the undersigned authority, personally appeared Susan Grant, CRA Acting Executive Director who upon being duly sworn and cautioned, under oath deposes and says:

- Affiant is the Applicant or Agent representing the applicant in the above cited City of Fort Lauderdale Review Case.
- The Affiant/Applicant has completed the following (indicate all applicable sections with an ☒)

☐ DEVELOPMENT REVIEW COMMITTEE MAIL NOTICE

- Affiant has been mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project. The letter(s) or email(s) sent by the Affiant includes a notification of the date, time, and place of the Development Review Committee meeting.
- Letter or email referenced above in (a) was sent at least **twenty-one (21) days** prior to the date of the Development Review Committee meeting noted above.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **ten (10) days** prior to the date of Development Review Committee and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

☐ HISTORIC PRESERVATION BOARD MAIL NOTICE

- Affiant has paid for and ensured that letters were mailed to all property owners located within three hundred (300) feet of the property that is the subject of the application. The letter sent by mail to the property owners includes a notification of the date, time, and place of the Historic Preservation Board meeting.
- Letter referenced above (a) was sent at least **fifteen (15) days** prior to the date set for the first Historic Preservation Board meeting cited above.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **ten (10) days** prior to the date of Historic Preservation Board and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

☒ PROJECT PRESENTATION MEETING

- Affiant has sent a letter(s) via regular mail or sent an email(s) to all property owners whose real property is located within three hundred (300) feet of the proposed project and mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project. The letter(s) or email(s) sent by the Affiant includes a notification of the date, time, and place of the Applicant's Project Presentation meeting.
- Letter referenced above (a) was mailed prior to the submittal of the application to the Planning and Zoning Board application. Applicant's Project Presentation meeting was held at least **thirty (30) days** prior to the date of the Planning and Zoning Board meeting.
- Affiant has prepared a summary of the Project Presentation 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.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **fifteen (15) days** prior to the date of the Planning and Zoning Board meeting and if the Affidavit has not submitted, the Public Hearing on this case shall be cancelled.

☐ 10-DAY PUBLIC SIGN NOTICE or ☒ 15-DAY PUBLIC SIGN NOTICE

- Posted or has caused to be posted on the Property signage provided by the City of Fort Lauderdale, which such signage notifies the date, time and place of the meeting.
- That ONE (provide number of signs posted) sign(s) as referenced above (a) was posted on 12/03/2024 (provide date of posting) the property in such manner as to be visible from adjacent streets and waterways and was posted a minimum (see above marked **10 or 15 days**) prior to the date of the meeting cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
- Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **five (5) calendar days** prior to the meeting date and if the Affidavit has not submitted, the meeting on this case shall be cancelled.

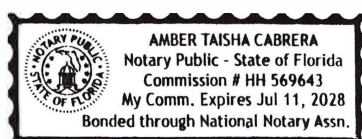
- Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

IF APPLICANT COMPLETE BELOW

STATE OF FLORIDA:
COUNTY OF Broward

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 12/14 day of December, 2024, by Susan Grant who is personally known to me or who has produced _____ as identification.

[SEAL]



IF AN AGENT COMPLETE BELOW

STATE OF FLORIDA:
COUNTY OF _____

The foregoing instrument was sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2024, by _____ of _____, a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

Amber Taisha Cabrera
(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)