

MORGAN ON 3RD
PUBLIC PARTICIPATION MEETING

DATE: August 10, 2015
Time: 5:00 pm - 7:00 pm
Place: Lochrie & Chakas, P.A.

<u>Name</u>	<u>Phone</u>	<u>E-mail</u>
Rob Larsen	954-861-9603	teeboneguy@ pmc.t.com

Morgan on 3rd Alley Vacation
August 10th 2015 Public Participation Meeting Discussion

During the course of the public participation meeting the following items were discussed:

Inquiries were made regarding the streetscape including a discussion regarding street trees, on-street parking at the type of light fixtures. The development team explained that the streetscape will be developed in conformity with the Downtown Master plan at that the Flagler Village/DDA lighting fixtures will be used.

Questions were asked about the purpose of the mid-block crossing. It was explained that the mid-block crossing was included at the request of the City. Will the lighting be the DDA standard light fixture for the Flagler Village area?

A question was asked as to whether the project is being built as condo or rental and it was explained that it is currently planned as a rental product. Morgan is the project developer and also plans to manage the project once it is completed

A question was asked as to whether the project will include bicycle racks and pet waste bags and both questions were answered in the affirmative. UPDATE NOTE: Since the time of the public participation meeting the project has been redesigned to public bike racks on 3rd Avenue as well as on 4th Avenue in addition to the bike racks within the project for the residents. These changes were shared with the neighborhood at the general membership meeting.

There was a lengthy discussion regarding the potential for commercial uses in the ground floor along 3rd Avenue. It was explained that originally those uses were incorporated in the plan which also included a vehicular curb cut along 3rd Avenue. However, city staff had objected to the curb cut and so the commercial was replaced with residential. It was explained to the development team that the neighborhood had a strong interest in commercial uses. UPDATE NOTE: Since the time of the public participation meeting the project has been redesigned to include work-live units and commercial flex space along 3rd Avenue. These changes were shared with the neighborhood at the general membership meeting.

August 26, 2015

By Email and U.S. Mail

Randall C. Robinson, Planner II
Department of Urban Design and Development
City of Ft. Lauderdale
700 NW 19th Avenue
Ft. Lauderdale, FL 33311

**RE: Public Participation for Morgan on 3rd Alley Vacation V15003
("Application")**

Dear Randall:

We represent the Applicant for the Morgan on 3rd alley vacation Application. Pursuant to City of Fort Lauderdale Ordinance No. C-15-01, the Applicant conducted an open-house public participation meeting on August 10, 2015 from 5:00 pm to 6:00 pm at our law offices to present the Application and to discuss any questions. The property which is the subject of the Application is located within the boundaries of the Flagler Village Civic Association, Inc. ("FVCA") and is not located within three hundred feet of any other officially recognized neighborhood association. Notice of the open-house meeting was given to the president of FVCA as required by the Ordinance.

The meeting was attended by myself, Richard Buck of the Morgan Group (the developer) and Rob Larsen from FVCA. During the meeting the alley vacation and site plan were presented by the Applicant. I have provided a copy of the sign-in sheet together with a list of items and questions that were discussed.

In addition to this public participation meeting, we met and reviewed the plans with the Board of Directors of the Flagler Village Civic Association on July 16, 2015 and with the general membership on August 19, 2015. It is our understanding that at the general membership meeting a motion to approve and support the project was approved unanimously.

Should you have any questions, or require additional information, please do not hesitate to contact me.

Very truly yours,


Robert B. Lochrie III

RBL/em

Enclosures

cc: Camille Hansen, President, Flagler Village Civic Association, Inc. (w/enclosures)
Richard Buck (w/enclosures)

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: x PLANNING AND ZONING BOARD CASE NO V15003

APPLICANT: Putnam Realty Ltd. et al.

PROPERTY: 400 NE 3rd Avenue

PUBLIC HEARING DATE: September 16, 2015

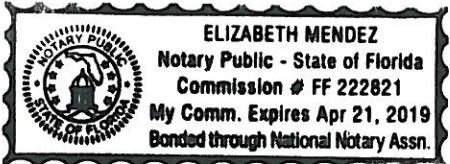
BEFORE ME, the undersigned authority, personally appeared Robert B. Lochrie III, who upon being duly sworn and cautioned, under oath deposes and says:

- Affiant is the Applicant in the above cited City of Fort Lauderdale Development Review Case.
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.
That the letter referenced in Paragraph two (2) above was mailed prior to the submittal of the PZB application meeting cited above.
That the public participation meeting was held at least thirty (30) days prior to the date of the PZB meeting cited above.
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.
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.
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.

Handwritten signature of Affiant
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 24 day of August, 2015

(SEAL)
Handwritten signature of Notary Public
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. Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)