

AFFIDAVIT OF PUBLIC PARTICIPATION NOTIFICATION

STATE OF FLORIDA, BROWARD COUNTY

RE: PLANNING AND ZONING BOARD CASE NUMBER: UDP-Z22004

APPLICANT: FIRST EBENEZER MISSIONARY; CHRISTIAN CHURCH INC;
EGRIS 616 REV RESIDENTIAL LAND TR; CHRISTIAN EARL F TRSTEE; MORA, VERONICA; VILLADA PROPERTIES LLC

PROPERTY: 312 NW 7 Street, 616 NW 4 Avenue, 623 & 647 NW 3 Avenue

PUBLIC HEARING DATE: July 20, 2022

BEFORE ME, the undersigned authority, personally appeared Stephanie J. Toothaker, Esq., 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 property owners and 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 Planning and Zoning Board application meeting cited above.
4. That the public participation meeting was held at least **thirty (30)** days prior to the date of the Planning and Zoning Board 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 **fifteen (15)** 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.

Stephanie J. Toothaker
AFFIANT

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 21, day of June, 2022

(SEAL) Estefania Mayorga
NOTARY PUBLIC
MY COMMISSION EXPIRES:



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



June 21, 2022

VIA LAUDERBUILD
URBAN DESIGN & PLANNING DIVISION
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
CITY OF FORT LAUDERDALE
700 NW 19TH AVE
FORT LAUDERDALE, FL 33311

RE: UDP-Z22004 Public Participation Meeting Summary

On June 20, 2022, the Applicant held a Virtual Public Participation Meeting for the proposed rezoning of the Property. Mail notification of the meeting was sent to the property owners within 300 feet of the property noted in the list attached hereto as **Exhibit 1**. Additionally, email notice was sent to the Progresso Village Civic Association President.

There was a total of four attendees. The Applicant's representative presented the rezoning proposal and context of surrounding similar approved rezoning requests. A Q&A session followed where it was clarified that at this time only a rezoning is proposed, and a site plan will be processed at a later time through the City's required review process. The meeting adjourned following no further questions.

Respectfully,

/s/ Stephanie J. Toothaker

Stephanie J. Toothaker, Esq.

Stephanie J. Toothaker, Esq.

land use development political strategy procurement

Stephanie J. Toothaker, Esq., PA 954.648.9376 stephanie@toothaker.org [@stoothaker](#) [@toothakerdevelopment](#)
401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301



CERTIFICATION LETTER

City of Fort Lauderdale

Date: June 9, 2022
Applicant: Toothaker.org, for Home Venture Investments, LLC
General Location: 312 NW 7 Street

This letter certifies that the attached property ownership list was obtained from the tax folio rolls from the Broward County Property Appraiser's Office as of May 20, 2022.

This letter also certifies that the attached Public Outreach Meeting Notice was sent to the persons and Civic Association(s) on the list of property owners. The notice was mailed June 9, 2022.

Thank You,

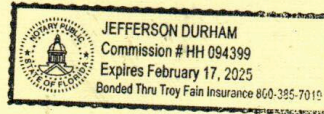
A handwritten signature in blue ink, appearing to read "Christina Mathews".

Christina Mathews

Sworn and subscribed before me this 9th day of June, 2022. She is personally known to me.

A handwritten signature in blue ink, appearing to be the signature of the notary.

Signature of Notary



1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com

FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
494234070080	HEGU LLC	5772 SW 31 ST	MIAMI	FL	33155	4014	PROGRESSO 2-18 DLOT 11,12 BLK 282
494234070100	THRIVE DEVELOPMENT GROUP LLC	9232 ABBOTT AVE	MIAMI	FL	33154		PROGRESSO 2-18 DLOTS 21,28 THRU 37 AND E1/2 OFLOTS 38 THRU 42 BLK 282
494234070110	THRIVE DEVELOPMENT GROUP LLC	9232 ABBOTT AVE	SURFSIDE	FL	33154		PROGRESSO 2-18 DLOT 22 TO 24 BLK 282
494234070120	THRIVE DEVELOPMENT GROUP LLC	9232 ABBOTT AVE	SURFSIDE	FL	33154	3012	PROGRESSO 2-18 DLOT 25 TO 27 BLK 282
494234070320	WILLIAMS,PATRICK &WILLIAMS,PERETO ETAL	4000 E LAKE ESTATES DR	DAVIE	FL	33328	3075	PROGRESSO 2-18 DLOT 8,9,10 BLK 283
494234070340	WILBERT RAYNER REV LIV TRCHRISTINE R RAYNER REV LIV TR	6120 CYPRESS RD	PLANTATION	FL	33317		PROGRESSO 2-18 DLOTS 11,12,13,14 BLK 283
494234070380	REED,VERNELL	700 NW 4 AVE	FORT LAUDERDALE	FL	33311	7324	PROGRESSO 2-18 DLOT 25,26,27 S 3 BLK 283
494234070390	FORT LAUDERDALE COMMUNITYREDEVELOPMENT AGENCY	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301		PROGRESSO 2-18 DLOT 27 LESS S 3,LOTS 28 & 29BLK 283
494234070410	HOUSING AUTHORITY OF THECITY OF FORT LAUDERDALE	437 SW 4 AVE	FORT LAUDERDALE	FL	33315		PROGRESSO 2-18 DLOT 38,39 BLK 283
494234070430	JOHNSON,AYTIAH T	730 NW 4 AVE #4	FORT LAUDERDALE	FL	33311		PROGRESSO 2-18 DLOT 40,41 BLK 283
494234070540	DOUGLAS,CAROL & PHILLIP	727 NW 2 AVE	FORT LAUDERDALE	FL	33311	7410	PROGRESSO 2-18 DLOT 11,12 BLK 284
494234070550	CDH ONE LLC	1395 BRICKELL AVE #780	MIAMI	FL	33131		PROGRESSO 2-18 DLOT 13,14 BLK 284
494234070590	EMMAUS BAPTIST CHURCH INC	PO BOX 1100	FORT LAUDERDALE	FL	33302	1100	PROGRESSO 2-18 DLOTS 15 THRU 24 & LOTS 29 THRU32 BLK 284
494234070620	WILBERT RAYNER REV LIV TRCHRISTINE RAYNER REV LIV TR	6120 CYPRESS RD	PLANTATION	FL	33317	2576	PROGRESSO 2-18 DLOTS 25 THRU 28 BLK 284
494234070670	JAMES W MCCLAM REV TRMCCLAM,JAMES W TRSTEE	3490 NW 2 ST	FORT LAUDERDALE	FL	33311	8307	PROGRESSO 2-18 DLOT 33,34 BLK 284
494234070680	ROPER,JAMES W & MAEHELEN	1201 NW 9 AVE	FORT LAUDERDALE	FL	33311	6017	PROGRESSO 2-18 DLOTS 35 THRU 37 BLK 284
494234070700	ANDERSON,LIVINGSTON L &ANDERSON,CORNETTA L	730 NW 3 AVE	FORT LAUDERDALE	FL	33311	7459	PROGRESSO 2-18 DLOT 38 BLK 284
494234070710	ANDERSON,LIVINGSTON L &ANDERSON,CORNETTA L	730 NW 3 AVE	FORT LAUDERDALE	FL	33311	7459	PROGRESSO 2-18 DLOT 39 BLK 284
494234076420	KOCHAVI,SHIMON	2315 NE 209 ST	AVENTURA	FL	33180		PROGRESSO 2-18 DLOT 1 & 2 N 1.85 OF W 94BLK 321
494234076421	NAVARRO,TIMOTHY D	643 NW 2 AVE	FORT LAUDERDALE	FL	33311		PROGRESSO 2-18 DLOT 2 LESS N 1.85 OF W 94BLK 321
494234076422	ROSSI,RICHARD B	641 NW 2 AVE	FORT LAUDERDALE	FL	33311		PROGRESSO 2-18 DLOT 3 BLK 321
494234076423	VASILE,ROBERTROBERT VASILE REV TR	639 NW 2 AVE	FORT LAUDERDALE	FL	33311		PROGRESSO 2-18 DLOT 4 BLK 321
494234076430	CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301		PROGRESSO 2-18 DLOTS 5 THRU 11 BLK 321
494234076500	DELBROUCK,GEORGES M	617 NW 2 AVE	FORT LAUDERDALE	FL	33311		PROGRESSO 2-18 DLOT 12,13 BLK 321
494234076520	DELBROUCK,GEORGES M	617 NW 2 AVE	FORT LAUDERDALE	FL	33311		PROGRESSO 2-18 DLOT 14,15 BLK 321
494234076540	DELBROUCK,GEORGES M	617 NW 2 AVE	FORT LAUDERDALE	FL	33311		PROGRESSO 2-18 DLOT 16 TO 18 BLK 321
494234076570	DELBROUCK,GEORGES M	617 NW 2 AVE	FORT LAUDERDALE	FL	33311		PROGRESSO 2-18 DLOT 19,20 BLK 321
494234076590	201 NW 6TH STREET LLC	201 NW 6 ST	FORT LAUDERDALE	FL	33311	7445	PROGRESSO 2-18 DLOT 21 THRU 23,24 LESS PT DESCIN OR 3387/738 FOR RD R/WBLK 321
494234076600	CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301		PROGRESSO 2-18 DLOT 25 LESS PT DESC INOR 3404/616 FOR RD R/W,26THRU 28 BLK 321
494234076610	610 LLC	610 NW 3 AVE	FORT LAUDERDALE	FL	33311		PROGRESSO 2-18 DLOT 29 TO 34 BLK 321
494234076650	DELBROUCK,AIME GUY	PO BOX 24565	FORT LAUDERDALE	FL	33307	4565	PROGRESSO 2-18 DLOT 35,36 BLK 321
494234076670	WATER TOWER APARTMENTS LLC	3921 ALTON RD STE 106	MIAMI BEACH	FL	33140		PROGRESSO 2-18 DLOTS 37 THRU 44 INCLBLK 321
494234076690	WATER TOWER APARTMENTS LLC	3921 ALTON RD STE 106	MIAMI BEACH	FL	33140		PROGRESSO 2-18 DLOT 45 TO 48 BLK 321
494234076700	VILLADA PROPERTIES LLC	4533 N ANDREWS AVE	OAKLAND PARK	FL	33309	3919	PROGRESSO 2-18 DLOT 1,2 BLK 322
494234076790	MORA,VERONICA	5036 NW 124 WAY	CORAL SPRINGS	FL	33076		PROGRESSO 2-18 DLOT 13,14 LESS S 4 BLK 322
494234076810	613 NW 3RD AVE LLC	613 NW 3 AVE #104	FORT LAUDERDALE	FL	33311		PROGRESSO 2-18 DLOT 17 THRU 23,25 LESS PTFOR ST,26 TO 32 BLK 322
494234076870	613 NW 3RD AVE LLC	613 NW 3 AVE #104	FORT LAUDERDALE	FL	33311		PROGRESSO 2-18 DLOT 24 LESS R/W BLK 322
494234076885	EGRIS 616 REV RESIDENTAL LAND TRCHRISTIAN,EARL E TRSTEE	12450 SW 49 ST APT 11303	MIRAMAR	FL	33027	6066	PROGRESSO 2-18 DLOTS 33,34 BLK 322
494234076910	FERGUSON,ERMA	3810 NW 188 ST	CAROL CITY	FL	33055		PROGRESSO 2-18 DLOT 37,38 BLK 322
494234076940	FIRST EBENEZER MISSIONARYCHRISTIAN CHURCH INC	1510 NW 11 AVE	FORT LAUDERDALE	FL	33311		PROGRESSO 2-18 DLOTS 3 THRU 12,14 S 4,15,16,35,36,39 THRU 48 BLK 322 & LOTS 22THRU 24 BLK 283

494234076950	EWA FORT LAUDERDALE635 OWNER LLC	1099 18 ST STE 2900	DENVER	CO	80202	PROGRESSO 2-18 DLOTS 1 THRU 16 & 32 THRU 48BLK 323
494234077090	611 BROWARD COUNTY LOGSHOREMENSASSOCIATION LLC	440 NW 6 ST	FORT LAUDERDALE	FL	33311	PROGRESSO 2-18 DLOT 17 BLK 323
494234077100	611 BROWARD COUNTY LOGSHOREMENSASSOCIATION LLC	440 NW 6 ST	FORT LAUDERDALE	FL	33311	PROGRESSO 2-18 DLOT 18 BLK 323
494234077110	611 BROWARD COUNTY LOGSHOREMENSASSOCIATION LLC	440 NW 6 ST	FORT LAUDERDALE	FL	33311	PROGRESSO 2-18 DLOTS 19 & 20 BLK 323
494234077130	FORT LAUDERDALE COMMUNITYREDEVELOPMENT AGENCY	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	1016 PROGRESSO 2-18 DLOT 21,22,23,24 LESS RD R/WBLK 323
494234077140	INTERNATIONAL LONGSHOREMEN ASSOC	PO BOX 13980	MIAMI	FL	33101	3980 PROGRESSO 2-18 DLOT 25 LESS R/W,26,27 BLK 323
494234077180	EWA FORT LAUDERDALE635 OWNER LLC	1099 18 ST STE 2900	DENVER	CO	80202	PROGRESSO 2-18 DLOTS 28 TO 31 BLK 323
494234110150	MERIDIAN PARTNERS 2 LLC	PO BOX 670867	CORAL SPRINGS	FL	33067	PROGRESSO 1-107 DLOT 13,14,15 BLK 282
494234110180	STS GROUP USA INC	1001 N FEDERAL HWY # 318	HALLANDALE BEACH	FL	33009	PROGRESSO 1-107 DLOT 16,17,N1/2 18 BLK 282
494234110190	REAL ESTATE SERVICES & MGMT INC% BRIAN FRIEDMAN	151 N NOB HILL RD #373	PLANTATION	FL	33324	PROGRESSO 1-107 DLOT 18 S1/2,19,20 BLK 282
494234110320	BROWN,TANISHA	719 NW 3 AVE	FORT LAUDERDALE	FL	33311	PROGRESSO 1-107 DLOT 15,16 BLK 283
494234110321	KAIKOV,MERAV A & NIV	19476 E COUNTRY CLUB DR	AVENTURA	FL	33180	PROGRESSO 1-107 DLOT 17,18 BLK 283
494234110322	HILL-WILLIAMS,VALERIE	711 NW 3 AVE	FORT LAUDERDALE	FL	33311	PROGRESSO 1-107 DLOTS 19,20,21 BLK 283
494234110330	HOUSING AUTHORITY OF THECITY OF FORT LAUDERDALE	437 SW 4 AVE	FORT LAUDERDALE	FL	33315	PROGRESSO 1-107 DLOTS 30 & 31 BLK 283
494234110332	SHALOMMAX LLC	1800 W BROWARD BLVD	FORT LAUDERDALE	FL	33312	PROGRESSO 1-107 DLOTS 32 & 33 BLK 283
494234110350	THROUGH HIS GRACE 2 LLC	6511 NOVA DR #171	DAVIE	FL	33317	PROGRESSO 1-107 DLOT 34,35 BLK 283
494234110360	MERIDIAN PARTNERS 2 LLC	PO BOX 670867	CORAL SPRINGS	FL	33067	PROGRESSO 1-107 DLOT 36,37 BLK 283
504203240010	REGAL TRACE LTD	540 NW 4 AVE SUITE A	FORT LAUDERDALE	FL	33311	NORTHWEST REDEVELOPMENT PLAT148-26 BPARCEL A LESS BEG 148.09& 135.02E OF SW COR OF PAR A,ELY 153.03,NLY 70,WLY 153.03,SLY 70 TO POB& LESS BEG 543.09 N OF SW COR OFFPAR A,NLY 18,ELY 288.06,SLY 143,WLY 153.03,NLY 125,WLY 135.03TO POB TOGETHER WITH E 12 FT OFW1/2 OF PT VACD NW 5 AVE LYING
504203240040	PUBLIC LAND% CITY OF FORT LAUDERDALE Progresso Village Civic Association	100 N ANDREWS AVE PO Box 2005	FORT LAUDERDALE FORT LAUDERDALE	FL FL	33301 33303	NORTHWEST REDEVELOPMENT PLAT148-26 BROAD RIGHTS OF WAY DEDICATED PERPLAT LESS POR VAC PER C-92-14

June 9, 2022

Dear Neighbors and
Members of the Progresso Village Civic Association, Inc.

**RE: NOTICE OF VIRTUAL PUBLIC PARTICIPATION MEETING
FOR CASE NO. UDP-Z22004**

On behalf of Home Venture Investments, LLC (“Applicant”), who is under contract with the current property owner, First Ebenezer Missionary Christian Church Inc. (the “Owner”) to purchase the properties located at 312 NW 7th Street, Fort Lauderdale, FL 33311, Folio No. 494234076940, we would like to invite you to participate in a Virtual Public Participation Meeting to discuss a proposed rezoning of the properties generally located between NW 6th Street (Sistrunk Boulevard) to the south, NW 7th Street to the north, and NW 4th and 3rd Avenue to the east and west from RMM-25 to NWRAC-MUe.

WHEN: Monday, June 20 at 4:30 pm EST

WHERE: Please use the following Zoom link:

<https://us02web.zoom.us/j/6451124485>

Alternatively, you may dial-in with the call-in information below:

Dial: +1 646 558 8656
Meeting ID: 645 112 4485

Should you have any questions, please contact me at stephanie@toothaker.org or (954) 648-9376 and Estefanía Mayorga at estefania@toothaker.org / (561) 777-0276.

Respectfully,

/s/ Stephanie J. Toothaker

Stephanie J. Toothaker, Esq.

Stephanie J. Toothaker, Esq.
land use development political strategy procurement

Stephanie J. Toothaker, Esq., PA 954.648.9376 stephanie@toothaker.org [@stoothaker](https://twitter.com/stoothaker) [@toothakerdevelopment](https://www.instagram.com/toothakerdevelopment)
401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301

- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign 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 POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

X PLANNING AND ZONING BOARD

CASE NO. UDP-Z22004

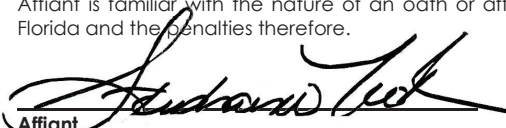
APPLICANT: FIRST EBENEZER MISSIONARY; CHRISTIAN CHURCH INC

PROPERTY: 312 NW 7 Street, 616 NW 4 Avenue, 623 & 647 NW 3 Avenue

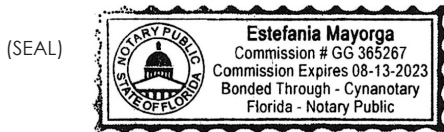
PUBLIC HEARING DATE: July 20, 2022

BEFORE ME, the undersigned authority, personally appeared Stephanie J. Toothaker, Esq., 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 **Planning and Zoning Board** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing 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.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. **Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. 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 therefore.


Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 5 day of July, 2022.




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. ST (initial here)

ST Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J).

ID Number: DSD.UDP.RZ
Revision Date: 10/01/2020
Page: Page 3 of 3

Uncontrolled in hard copy unless otherwise marked







