

November 4, 2024

**VIA LAUDERBUILD**

YVONNE REDDING, URBAN PLANNER III  
URBAN DESIGN & PLANNING DIVISION  
DEVELOPMENT SERVICE DEPARTMENT  
700 NW 19<sup>TH</sup> AVENUE  
FORT LAUDERDALE, FL 33311

**RE: Public Participation Summary for Case No. UDP-Z24010 (the “Project”)**

Pursuant to the City’s Unified Land Development Regulations (“ULDR”) Section 47-27.4, on behalf of the Applicant of the subject rezoning of 538, 534, 530, 522, 510, 506, 500 NW 9<sup>th</sup> Avenue and 537 NW 8<sup>th</sup> Avenue, Folio Nos. 504203012132, 504203012131, 504203012130, 504203012100, 504203012070, 504203012060, 504203012050, and 504203011930 (the “Property”), the following public participation meeting was completed:

- **October 14, 2024 - Virtual Public Participation Meeting**  
On October 4, 2024, Applicant sent email notice to the presidents of the Historic Dorsey-Riverbend Civic Association, Progresso Village Civic Association and Home Beautiful Park Associations notifying them of the date, time and location of the Applicant’s Virtual Public Participation Meeting and sent regular mail notice to all property owners within 300 feet. A copy of the Property Owner List/Map and Public Participation Notice is attached as **Exhibit 1**. There were 4 attendees. The Applicant presented the Project and provided an opportunity for Q&A. Q&A followed related to current existing and proposed uses and impact of the rezoning on surrounding properties. The Applicant sent a follow up email to all registrants with a copy of the Public Participation Presentation.

In addition to Applicant’s Virtual Public Participation Meeting, Applicant also voluntarily presented, or is scheduled to present, at the following associations’ monthly membership meetings:

- **October 21, 2024 - Progresso Village Civic Association Meeting**
- **October 28, 2024 - Historical Dorsey-Riverbend Civic Association Meeting**
- **November 6, 2024 - Home Beautiful Park Civic Association Meeting**

Should you require additional information, please let me know.

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

October 4, 2024

Dear Neighbors and  
Members of the Historic Dorsey-Riverbend Civic Association, Inc.,  
Progresso Village Civic Association, and Home Beautiful Park Civic Association:

**RE: NOTICE OF VIRTUAL PUBLIC PARTICIPATION MEETING**  
**Case No. UDP-Z24010**

This firm represents 6TH ON POWERLINE LLC (the “Applicant”), owner of 538, 534, 530, 522, 510, 506, 500 NW 9<sup>th</sup> Avenue and 537 NW 8<sup>th</sup> Avenue, Folio Nos. 504203012132, 504203012131, 504203012130, 504203012100, 504203012070, 504203012060, 504203012050, and 504203011930 (the “Property”), as shown on the attached map.

On behalf of the Applicant, we would like to invite you to participate in a Virtual Public Participation Meeting regarding the proposed rezoning application for the Property from Residential Multifamily Midrise/Medium High Density District (“RMM-25”) to Northwest Regional Activity Center – Mixed Use West (“NWRAC-MUw”).

**WHEN:** Monday, October 14<sup>th</sup> at 5:00 PM EST

**WHERE:** Please use the following link to register for this meeting:

**<https://tinyurl.com/6thonpowerline>**

After registering, you will receive a confirmation email containing information about joining the meeting.

Should you have any questions, please contact me at [stephanie@toothaker.org](mailto:stephanie@toothaker.org) / (954) 648-9376 and Estefanía Mayorga at [estefania@toothaker.org](mailto: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](mailto: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



0 37.575 150 225 300 Feet

MARTY KIAR  
BROWARD COUNTY PROPERTY APPRAISER



6TH ON POWERLINE  
DATE OF PRINT: 10/04/2024

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP
494234000370	PUBLIC LAND	% CITY OF FORT LAUDERDALE	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301
494234078180	REGAL DEVELOPMENT INC		1740 NW 3 CT	FORT LAUDERDALE	FL	33311
494234078189	606 NW 8TH AVE LLC		900 NW 6 ST STE 101A	FORT LAUDERDALE	FL	33311
494234078410	SJC SISTRUNK LLC		4025 NE 34 AVE	FORT LAUDERDALE	FL	33308
494234078460	PROVIDENT FORT LAUDERDALE LLC		900 NW 6 ST STE 201	FORT LAUDERDALE	FL	33311
504203011600	FORT LAUDERDALE COMMUNITY	REDEVELOPMENT AGENCY	101 NE 3 AVE STE 2100	FORT LAUDERDALE	FL	33301
504203011620	BI-ADS INC &	WESTSIDE GAZETTE	PO BOX 5304	FORT LAUDERDALE	FL	33310
504203011650	CHISHOM,HARRY J &	CHISHOM,MICHAEL	1241 NW 24 AVE	FORT LAUDERDALE	FL	33311
504203011660	HENRY,BOBBY R &	HENRY-ROBINSON,SONIA	2581 FRANKLIN PARK DR	FORT LAUDERDALE	FL	33311
504203011670	525 NW 7 TER LLC		915 MIDDLE RIVER DR STE 518	FORT LAUDERDALE	FL	33304
504203011690	525 NW 7TH TER LLC		915 MIDDLE RIVER DR STE 518	FORT LAUDERDALE	FL	33304
504203011700	639 NW 9TH AVE LLC		915 MIDDLE RIVER DR STE 518	FORT LAUDERDALE	FL	33304
504203011770	CITYFLATS LLC		1830 W BROWARD BLVD	FORT LAUDERDALE	FL	33312
504203011780	COMAN,TRAIAN		3530 BAYVIEW DR	FORT LAUDERDALE	FL	33308
504203011800	LARAMORE,REGINALD		510 NW 8 AVE	FORT LAUDERDALE	FL	33311
504203011810	DRAGOSLAVIC,GORAN		1800 W BROWARD BLVD	FORT LAUDERDALE	FL	33312
504203011811	DRAGOSLAVIC,GORAN G		1800 WEST BROWARD BLVD	FORT LAUDERDALE	FL	33312
504203011840	DACA MANAGEMENT LLC		1830 W BROWARD BLVD	FORT LAUDERDALE	FL	33312
504203011900	SMITH,INELL A EST		4980 NW 12 CT	FORT LAUDERDALE	FL	33313
504203011910	6TH ON POWERLINE LLC		900 NW 6 ST STE 201	FORT LAUDERDALE	FL	33311
504203011940	FIGUEROA,LAURA		2630 W BROWARD BLVD #203-1517	FORT LAUDERDALE	FL	33312
504203011950	SHALOMMAX LLC		1800 W BROWARD BLVD	FORT LAUDERDALE	FL	33312
504203011960	MOORE,RUFUS JR		130 NW 33 TER	FORT LAUDERDALE	FL	33311
504203011970	MOORE,RUFUS E III &	MOORE,GWENDOLYN ETAL	130 NW 33 TER	LAUDERHILL	FL	33311
504203011980	FL LAND MGT LLC		88-02 136 ST	RICHMOND HILL	NY	11418
504203011990	BROWARD COUNTY	BOARD OF COUNTY COMMISSION	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301
504203012010	507 NW 8TH AVE #1 LLC		1020 SW 14 TER	FORT LAUDERDALE	FL	33312
504203012011	507 NW 8TH AVE #2 LLC		1020 SW 14 TER	FORT LAUDERDALE	FL	33312
504203012012	509 NW 8TH AVENUE LLC		1020 SW 14 TER	FORT LAUDERDALE	FL	33312
504203012013	511 NW 8TH AVENUE LLC		1020 SW 14 TER	FORT LAUDERDALE	FL	33312
504203012014	513 NW 8TH AVENUE LLC		1020 SW 14 TER	FORT LAUDERDALE	FL	33312
504203012020	NOOR DEVELOPMENT GROUP LLC		20600 NW 47 AVE	MIAMI	FL	33055
504203012040	ANDREW JIMENEZ REV TR	JIMENEZ,ANDREW TRSTEE	725 W LAS OLAS BLVD	FORT LAUDERDALE	FL	33312
504203012160	NEW MOUNT OLIVE BAPTIST	CHURCH INC	400 NW 9 AVE	FORT LAUDERDALE	FL	33311
504203012660	MONTGOMERY,WILBERT & BRIDGET V		434 NW 8 AVE	FORT LAUDERDALE	FL	33311
504203012670	NEW MOUNT OLIVE MISSIONARY	BAPTIST CHURCH INC	400 NW 9 AVE	FORT LAUDERDALE	FL	33311
504203012680	GIVENS-POWELL,ROSE MARY		442 NW 8 AVE	FORT LAUDERDALE	FL	33311
504203012690	GILES,ALBERT,GILES,HARRY &	OWENS,ANNA M	9430 NW 67 CT	PARKLAND	FL	33076

504204000180	CITY OF FORT LAUDERDALE		528 NW 2 ST	FORT LAUDERDALE	FL	33311
504204050010	FPA II LLC		900 NW 6 ST # 201	FORT LAUDERDALE	FL	33311
504204050080	STANLEY, MERCEDA	RAY, CLARENCE	2760 SW 4 ST	FORT LAUDERDALE	FL	33312
504204050760	HELEN HAVEN LLC		3566 SW 50 ST	FORT LAUDERDALE	FL	33312
504204050780	CLARK, VERNON		908 NW 5 CT	FORT LAUDERDALE	FL	33311
504204050790	GIANNETTI, CAROL	LOCICERO, ANTHONY	912 NW 5 CT	FORT LAUDERDALE	FL	33311
504204050800	FLOYD, ALZEN F JR		1621 SW RUTLAND ST	PORT ST LUCIE	FL	34987
504204050830	SADAKCA INC		P O BOX 880276	PORT ST LUCIE	FL	34988
504204050840	ROLLE, PHILIP ANTHONY H/E	TAYLOR, VERONICA ETAL	909 NW 5 ST	FORT LAUDERDALE	FL	33311
504204050850	VIAL LLC		848 BRICKELL AVE STE 1040	MIAMI	FL	33131
504204050860	BUSH, ELLIS		901 NW 5 ST	FORT LAUDERDALE	FL	33311
504204050870	SHIELDS-DUTTON, SANDRA L		445 NW 15 TER	FORT LAUDERDALE	FL	33311
504204050890	COMMUNITY 8 PROPERTIES LLC		1800 W BROWARD BLVD	FORT LAUDERDALE	FL	33312
504204050900	DMG RENTAL INVESTMENTS LLC		10200 W STATE ROAD 84 STE 221	DAVIE	FL	33324
504204050910	WHACK, DEIDTRE M		427 NW 9 AVE	FORT LAUDERDALE	FL	33311
504204051080	BAYNE, WALTER		436 NW 10 AVE	FORT LAUDERDALE	FL	33311
504204051090	FULTON, LEE & JACQUELYN E		440 NW 10 AVE	FORT LAUDERDALE	FL	33311
504204051100	FOSTER, NYLPHIA ADELAINE		444 NW 10 AVE	FORT LAUDERDALE	FL	33311
504204290110	6 WEST APARTMENTS LLC		900 NW 6 ST #201	FORT LAUDERDALE	FL	33311
504204290130	HOUSING AUTHORITY OF THE CITY OF	FORT LAUDERDALE	437 SW 4 AVE	FORT LAUDERDALE	FL	33315

**Estefanía Mayorga**

---

**From:** Estefanía Mayorga  
**Sent:** Friday, October 4, 2024 2:43 PM  
**To:** dorseyriverbend@yahoo.com  
**Cc:** Stephanie Toothaker  
**Subject:** RE: Historical Dorsey-Riverbend Presentation Request re: 6th on Powerline Rezoning  
**Attachments:** Notice of Virtual Public Participation Meeting UDP-Z24010.pdf

**Importance:** High

Good afternoon, Mr. Nesbitt:

On behalf of the Applicant of the referenced "6<sup>TH</sup> ON POWERLINE" property, we would like to invite your membership to participate in a Virtual Public Participation Meeting we are holding on October 14<sup>th</sup> to discuss the proposed rezoning.

Please see the attached meeting notice to share with your membership.

We would also appreciate the opportunity to present at your monthly meeting on October 28<sup>th</sup> if it is possible.

Please let us know and we look forward to connecting.

Thank you!

Respectfully,

**Estefanía Mayorga**

lead land planner, research, & concepts

e: [estefania@toothaker.org](mailto:estefania@toothaker.org)

c: 561.777.0276

o: 401 east las olas boulevard, suite 130-154  
fort lauderdale, florida 33301

o: 501 southwest 2nd avenue, suite 1  
fort lauderdale, florida 33301



**Estefanía Mayorga**

---

**From:** Estefanía Mayorga  
**Sent:** Friday, October 4, 2024 4:08 PM  
**To:** pvca.ftl@gmail.com  
**Cc:** Stephanie Toothaker  
**Subject:** RE: PVCA Presentation Request re: 6th on Powerline Rezoning  
**Attachments:** Notice of Virtual Public Participation Meeting UDP-Z24010.pdf

Good afternoon, JJ:

On behalf of the Owner of the referenced "6<sup>TH</sup> ON POWERLINE" property, we would like to invite your membership to participate in a Virtual Public Participation Meeting we are holding on October 14<sup>th</sup> to discuss the proposed rezoning.

Please see the attached meeting notice to share with your membership.

We will be reaching out to you separately for the meeting we are hosting regarding the other property below.

Thank you!

Respectfully,

**Estefanía Mayorga**

lead land planner, research, & concepts

e: [estefania@toothaker.org](mailto:estefania@toothaker.org)

c: 561.777.0276

o: 401 east las olas boulevard, suite 130-154  
fort lauderdale, florida 33301

o: 501 southwest 2nd avenue, suite 1  
fort lauderdale, florida 33301



**Estefanía Mayorga**

---

**From:** Estefanía Mayorga  
**Sent:** Friday, October 4, 2024 2:45 PM  
**To:** wabigun@yahoo.com; Anna Henry  
**Cc:** Stephanie Toothaker  
**Subject:** RE: Home Beautiful Presentation Request re: 6th on Powerline Rezoning  
**Attachments:** Notice of Virtual Public Participation Meeting UDP-Z24010.pdf

**Categories:** 344-Fuse Group-Home Venture JV-6th on Powerline

Good afternoon, Tara and Ana:

On behalf of the Owner of the referenced "6<sup>TH</sup> ON POWERLINE" property, we would like to invite your membership to participate in a Virtual Public Participation Meeting we are holding on October 14<sup>th</sup> to discuss the proposed rezoning.

Please see the attached meeting notice to share with your membership.

We would also appreciate the opportunity to present at your monthly meeting on November 6<sup>th</sup> if it is possible.

Please let us know and we look forward to connecting.

Thank you!

Respectfully,

**Estefanía Mayorga**

lead land planner, research, & concepts

e: [estefania@toothaker.org](mailto:estefania@toothaker.org)

c: 561.777.0276

o: 401 east las olas boulevard, suite 130-154  
fort lauderdale, florida 33301

o: 501 southwest 2nd avenue, suite 1  
fort lauderdale, florida 33301







AFFIDAVIT FORM

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

INSTRUCTIONS: Indicate with an [X] 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

[X] DEVELOPMENT REVIEW COMMITTEE [X] PLANNING AND ZONING BOARD [ ] HISTORIC PRESERVATION BOARD [ ] CITY COMMISSION

CASE NUMBER: UDP-224010 PROPERTY: 538, 534, 530, 522, 510, 506, 500 NW 9th Avenue and 537 NW 8th Avenue MEETING DATE: November 20, 2024

APPLICANT OR AGENT (IF REPRESENTING APPLICANT): Agent: Stephanie J. Toothaker, Esq. APPEAL REQUEST: No

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

[ ] DEVELOPMENT REVIEW COMMITTEE MAIL NOTICE

- a. 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.
b. 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.
c. 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

- a. 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.
b. 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.
c. 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.

[X] PROJECT PRESENTATION MEETING

- a. 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.
b. Letter referenced above (a) was mailed prior to the submittal of the application to the Planning and Zoning Board application.
c. 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.
d. 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 [X] 15-DAY PUBLIC SIGN NOTICE

- a. 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.
b. That 4 (provide number of signs posted) sign(s) as referenced above (a) was posted on 11/05/2024 (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.
c. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case.
d. 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.

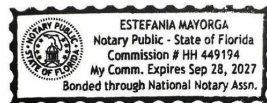
3. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

IF APPLICANT COMPLETE BELOW

STATE OF FLORIDA:
COUNTY OF :

The foregoing instrument was sworn to and subscribed before me by means of [ ] physical presence or [ ] online notarization, this day of , 2022, by , who is personally known to me or who has produced as identification.

[SEAL]



IF AN AGENT 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 day of November , 2024, by Stephanie J. Toothaker, Esq. of Stephanie J. Toothaker, Esq., P.A., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced as identification.

[Signature of Notary Public - State of Florida]

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







