

May 24, 2023

VIA LAUDERBUILD

KARLANNE DEVONISH, AICP, PRINCIPAL URBAN PLANNER
URBAN DESIGN & PLANNING DIVISION
DEPARTMENT OF DEVELOPMENT SERVICES
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311

**RE: Public Participation Summary for Case No. UDP-Z23004 – 639 NW 9th Avenue
(the “Project”)**

Pursuant to the City’s Unified Land Development Regulations (“ULDR”) Section 47-27.4, 639 NW 9TH AVE LLC, (“Applicant”), owner of 639, 635, 631, 627, and 623 NW 9th Avenue, Fort Lauderdale, FL 33311, Folio Nos. 504204290030, 504204290040, 504204290050, 504204290060, 504204290070 (the “Property”), held a Virtual Public Participation Meeting on May 22, 2023 to present the Project. On May 11, 2023, Applicant sent notice via regular mail to all property owners within 300’ notifying them of the date, time and location of the public participation meeting and email notice to the presidents of the Progresso Village Civic Association, Home Beautiful Park Civic Association and Historic Dorsey-Riverbend Civic Association, Inc. A copy of the property owner list and public participation notice is attached as **Exhibit “1”**.

There were 2 attendees. The Applicant presented the Project and provided an opportunity for Q&A. Hearing no questions, the Applicant concluded the meeting. The Applicant sent a follow up email to all registered attendees and presidents of the noticed civic associations with a copy of the Public Participation Presentation.

Should you require additional information, please let me know.

Respectfully,

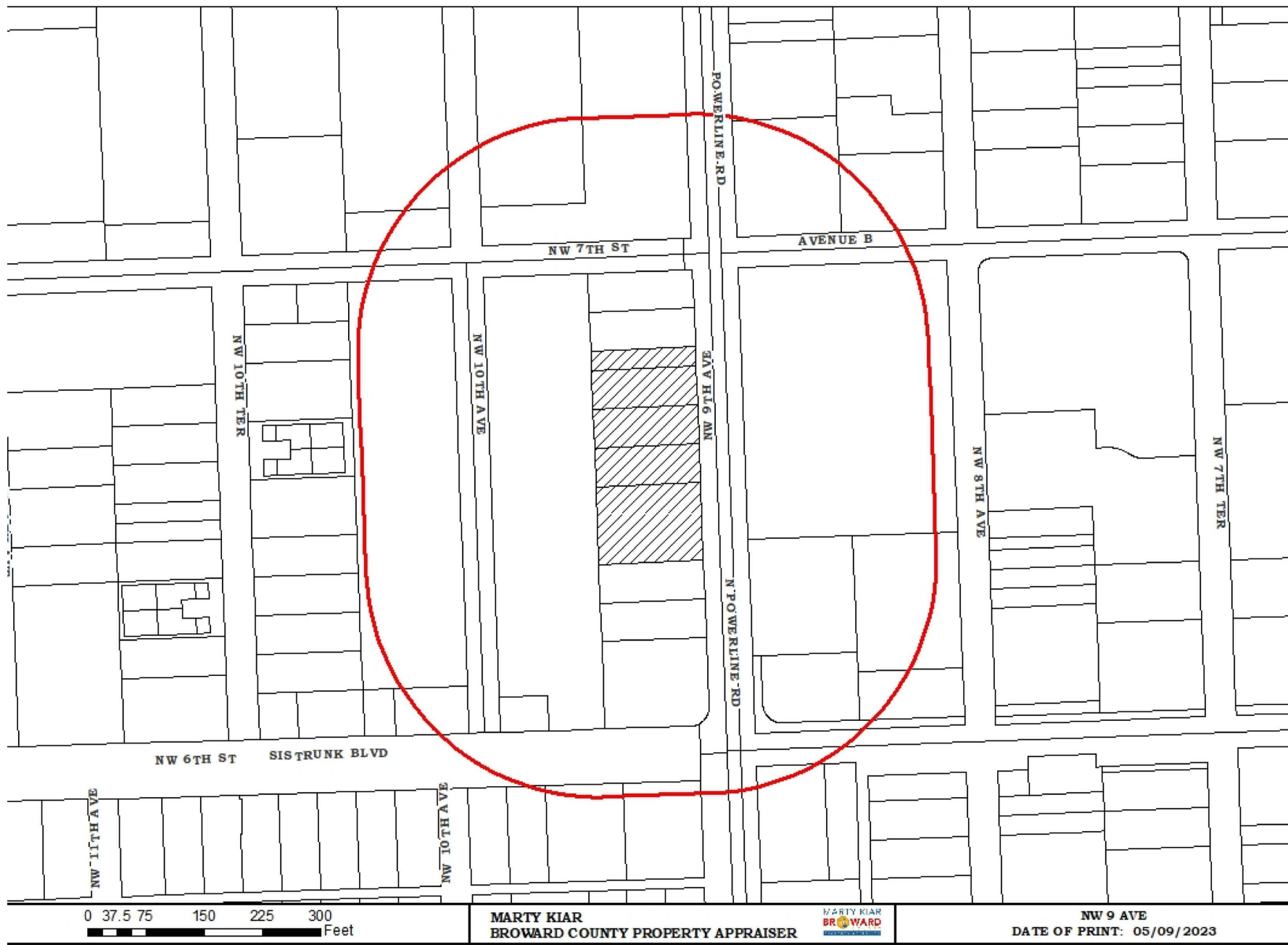
/s/ Stephanie J. Toothaker

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



FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP
494234000370	PUBLIC LAND	% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
494234067780	HOUSING AUTHORITY OF THE	CITY OF FORT LAUDERDALE	437 SW 4 AVE	FORT LAUDERDALE	FL	33315
494234067840	HOUSING AUTHORITY OF THE	CITY OF FORT LAUDERDALE	437 SW 4 AVE	FORT LAUDERDALE	FL	33315
494234067990	LINDEN DEV CORP		PO BOX 616	FORT LAUDERDALE	FL	33302
494234068130	HOUSING AUTHORITY OF THE	CITY OF FORT LAUDERDALE	437 SW 4 AVE	FORT LAUDERDALE	FL	33315
494234068330	PAUL B FONTANELLA TR	FONTANELLA,PAUL B TRSTEE	807 NW 7 ST	FORT LAUDERDALE	FL	33311
494234068340	702 NW 9TH AVENUE LLC		2428 NE 8 ST	FORT LAUDERDALE	FL	33304
494234068350	DILLON,PAUL		6481 NW 25 ST	SUNRISE	FL	33313
494234078340	LINDEN DEV CORP		PO BOX 616	FORT LAUDERDALE	FL	33302
494234078410	SJC SISTRUNK LLC		4025 NE 34 AVE	FORT LAUDERDALE	FL	33308
494234078420	SJC SISTRUNK LLC		4025 NE 34 AVE	FORT LAUDERDALE	FL	33308
494234078430	SJC SISTRUNK LLC		PO BOX 41	FORT LAUDERDALE	FL	33308
494234078460	PROVIDENT FORT LAUDERDALE LLC		900 NW 6 ST STE 201	FORT LAUDERDALE	FL	33311
494234078540	HOUSING AUTHORITY OF THE	CITY OF FORT LAUDERDALE	437 SW 4 AVE	FORT LAUDERDALE	FL	33315
494234078600	HUDSON,JUANITA EST	STOKES,LUCILLE ETAL	1011 NW 6 ST	FORT LAUDERDALE	FL	33311
504203012150	FORT LAUDERDALE COMMUNITY	REDEVELOPMENT AGENCY	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
504204000180	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
504204050010	FPA II LLC		900 NW 6 ST # 201	FORT LAUDERDALE	FL	33311
504204050030	FPA II LLC		900 NW 6 ST # 201	FORT LAUDERDALE	FL	33311
504204050040	FPA II LLC		900 NW 6 ST # 201	FORT LAUDERDALE	FL	33311
504204290010	LINDEN DEV CORP		PO BOX 616	FORT LAUDERDALE	FL	33302
504204290020	NORRISTOWN REALTY CORP		PO BOX 616	FORT LAUDERDALE	FL	33302
504204290030	639 NW 9TH AVE LLC		915 MIDDLE RIVER DR STE 313	FORT LAUDERDALE	FL	33304
504204290040	639 NW 9TH AVE LLC		915 MIDDLE RIVER DR STE 313	FORT LAUDERDALE	FL	33304
504204290050	639 NW 9TH AVENUE LLC		915 MIDDLE RIVER DR STE 313	FORT LAUDERDALE	FL	33304
504204290060	639 NW 9TH AVE LLC		915 MIDDLE RIVER DR STE 313	FORT LAUDERDALE	FL	33304
504204290070	623 NW 9TH AVE 1-5 LAND TR	GONZALEZ,CLAUDIA A TRSTEE	623 NW 9 AVE #6	FORT LAUDERDALE	FL	33311
504204290090	909 NW 6TH STREET LLC		900 NW 6 ST #201	FORT LAUDERDALE	FL	33311
504204290100	909 NW 6TH STREET LLC		900 NW 6 ST #201	FORT LAUDERDALE	FL	33311
504204290110	909 NW 6TH STREET LLC		900 NW 6 ST #201	FORT LAUDERDALE	FL	33311
504204290120	FORT LAUDERDALE COMMUNITY	REDEVELOPMENT AGENCY	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
504204290130	HOUSING AUTHORITY OF THE CITY OF	FORT LAUDERDALE	437 SW 4 AVE	FORT LAUDERDALE	FL	33315

May 11, 2023

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

RE: NOTICE OF VIRTUAL PUBLIC PARTICIPATION MEETING
Case Nos. UDP-Z23003 and UDP-Z23004

This firm represents 312 NW 7TH STREET LLC, owner of 624 NW 4th Avenue, Fort Lauderdale, FL 33311, Folio No. 494234076910 (“**Case No. UDP-Z23003**”) and 639 NW 9TH AVE LLC, owner of 639, 635, 631, 627, and 623 NW 9th Avenue, Fort Lauderdale, FL 33311, Folio Nos. 504204290030, 504204290040, 504204290050, 504204290060, 504204290070 (“**Case No. UDP-Z23004**”).

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

WHEN: Monday, May 22nd at 4:00 pm EST

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

<https://tinyurl.com/UDP-Z23003-UDP-Z23004-Rezoning>

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 / (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://www.instagram.com/stoothaker) [@toothakerdevelopment](https://www.instagram.com/toothakerdevelopment)
401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301

From: [Estefanía Mayorga](#)
Cc: [Stephanie Toothaker](#); [Roya Edwards](#)
Bcc: [pvca.ftl@gmail.com](#); [wabigun@yahoo.com](#); [dorseyriverbend@yahoo.com](#)
Subject: Notice of Virtual Public Participation Meeting - Case Nos. UDP-Z23003 and UDP-Z23004
Date: Thursday, May 11, 2023 9:41:00 PM
Attachments: [Notice of Virtual Public Participation Meeting for Case Nos. UDP-Z23003 and UDP-Z23004.pdf](#)

Good evening,

On behalf of 312 NW 7TH STREET LLC and 639 NW 9TH AVE LLC, we would like to invite your membership to participate in a Virtual Public Participation Meeting regarding the referenced rezoning applications.

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

Should you have any questions or would like additional information prior to the meeting, please do not hesitate to contact us.

Thank you very much!

Respectfully,

Estefanía Mayorga

lead land planner, research, & concepts

e: 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 ☒ 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 COMMISSION

CASE NUMBER: UDP-223004 PROPERTY: 639, 635, 631, 627, 623 NW 9th Avenue MEETING DATE: July 19, 2023

APPLICANT OR AGENT (IF REPRESENTING APPLICANT): 639 NW 9TH AVE LLC / 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:

- 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 (provide number of signs posted) sign(s) as referenced above (a) was posted on (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 _____ day of _____, 2022, by _____, who is personally known to me or who has produced _____ as identification.

[SEAL]



Affidavit Form

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 30 day of June, 2023, by Stephanie J. Toothaker, 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)

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