

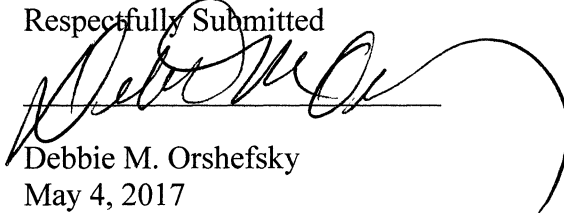
Holland & Knight

515 East Las Olas Boulevard, Suite 1200 | Ft. Lauderdale, FL 33301 | T 954.525.1000 | F 954.463.2030
Holland & Knight LLP | www.hklaw.com

**REPORT TO DIRECTOR OF SUSTAINABLE DEVELOPMENT
REGARDING PUBLIC PARTICIPATION MEETING
FOR
NWRAC ZONING TEXT AMENDMENT
AND
REZONING OF “PROGRESSO COMMONS” PROPERTY**

On April 12, 2017, the attached NOTICE OF PUBLIC PARTICIPATION MEETING was sent via email to Ron Centemore, President of the Progresso Village Civic Association and Luis Castillo, President of the South Middle River Civic Association. In addition, this NOTICE was sent to the civic association leadership within the NWCRA, as noted on the attached Distribution List. The only person to attend this meeting was Sonya Burrows (see attached sign in sheet) who indicated that she was well aware of the proposals as she had a complete presentation on the text amendment, rezoning and plan for Progresso Commons at the NWCRA Advisory Board meeting on March 14, 2017, when she and the overwhelming majority of the Advisory Board voted to support these proposals. Attached is the Powerpoint presentation made available at the April 17, 2017, meeting. Also attached is Affidavit of Public Participation.

Respectfully Submitted



Debbie M. Orshefsky
May 4, 2017

NOTICE OF PUBLIC PARTICIPATION MEETING

LOCATION: Midtown Commerce Center
1033 NW 6th Street
Fort Lauderdale, FL 33311

DATE: April 17, 2017

TIME: 7:00 pm

The purpose of this meeting is to discuss:

(1) A proposed amendment to the City of Fort Lauderdale Unified Land Development Regulations Section 47-18.43 to permit “convenience stores, multi-purpose” to be developed within the NWRAC so long as these convenience stores have between 5,000-7,000 square feet of floor area, serve fresh food and beverages, have automotive fuel pumps and are located within a shopping center. It is anticipated, these regulations will be considered by the City of Fort Lauderdale Planning and Zoning Board on May 17, 2017;

(2) Rezoning of 4.8+/- acres located at the southwest corner of Sunrise Blvd. and Andrews Avenue to NWRAC-MUone to permit development of the “Progresso Commons” shopping center.

For additional information, please contact:

Debbie Orshefsky, Partner
Holland & Knight LLP
954.468.7871
debbie.orshefsky@hklaw.com

HOA presidents or committee chairs of current organizations in the Northwest- Progresso-Flagler Heights communities:

Dorsey Riverbend HOA **YES**
LaRhonda Ware- President, (954) 849-3404 LaRhondaW@aol.com (new email)

Durrs HOA **YES**
Mickey Hinton- President, (954) 754-715-1602 shebby21@bellsouth.net

Flagler Village Civic Association **YES**
Rob Larson- President, (954) 864-9603 fvca@flaglervillage.org (new email)

Midtown Business Association **YES**
Dennis Wright-President and Chair of the Sistrunk Council (954) 519-0002
Pam Adams, Executive Committee (954)764-8500 padams@adamsconsulting.biz **YES**

Progresso Village HOA **YES**
Ron Centamore-President, (954) 931- 8761 ronthecop@gmail.com

River Gardens/Sweeting Estates HOA **Not close enough to matter to them. NO**
Burnadette Norris-Weeks-President, (954) 615-8879 bnorris199@aol.com

Trailblazers Civic Association

From Sonya: This is not a neighborhood association. The correct name is Trailblazers of Broward County. Sonya is a member and also sits on the advisory board with Ron Centimore.

Sonya Burrows-Chair, (954) 605-8307 Bec1552@bellsouth.net (new email) **YES**

Information provided by Jonathan Brown, Manager
City of Fort Lauderdale Community Redevelopment Agency
Northwest-Progresso-Flagler Heights CRA
(954) 828-4518 JonathanBr@fortlauderdale.gov **YES**

Public Participation Meeting

April 17, 2017

Name	Organization	Email
Sonya Burrows	Ft. Lauderdale Rego Chamber of Commerce	BEC1552@bellsouth.net
Kathy Koch	Ambit	kathy@ambitmarketing.com
Brenda Bailey	Ambit	brenda@ambitmarketing.com

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: PLANNING AND ZONING BOARD

CASE NO. Z17004

APPLICANT: Project Andrews, LLC

PROPERTY: 947 N. Andrews Avenue; 4.8 acres at the SW Corner of Sunrise Blvd and Andrews Avenue

PUBLIC HEARING DATE: May 17, 2017

BEFORE ME, the undersigned authority, personally appeared Harvey Taylor, 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 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 PZB application meeting cited above.
4. That the public participation meeting was held at least **thirty (30)** days prior to the date of the PZB 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 **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.
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.

[Signature]
Affiant HARVEY STEVEN TAYLOR - ADL: T 460 - 337-36 - 310 - 0

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 4 day of MAY, 2017.

(SEAL)
[Signature]
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 _____ (initial here)
_____ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

PUBLIC PARTICIPATION MEETING

APRIL 17, 2017



EXHIBIT NO. _____

DATE PREPARED
APRIL 17th, 2017

THOMAS
ENGINEERING GROUP

OFFICE: 1000 UNIVERSITY BLVD., SUITE 200, WEST PALM BEACH, FL 33411
TEL: 561-833-1100
FAX: 561-833-1101
WWW.THOMAS-ENGINEERING.COM

REV.	DATE	DESCRIPTION	BY

811 KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's Fast. It's Free. It's the Way.
www.call811online.com

PROJECT NO. _____
DRAWN BY: _____
CHECKED BY: _____
DATE: _____
SCALE: _____

PROGRESSO COMMONS
FOR
PROJECT ANDREWS L.L.C.
FORT LAUDERDALE, FLORIDA

THOMAS
ENGINEERING GROUP
1000 UNIVERSITY BLVD., SUITE 200
WEST PALM BEACH, FL 33411
TEL: 561-833-1100
FAX: 561-833-1101
WWW.THOMAS-ENGINEERING.COM

NOEL A. BARNETT
PROFESSIONAL ENGINEER
April 17, 2017
FLORIDA LICENSE NO. 27903
FLORIDA BUSINESS CERT. OF AUTH. NO. 27208

SHEET TITLE
AERIAL ZONING EXHIBIT 2

SHEET NUMBER

Zoning Code Text Amendment to Section 47-18.43 ULDR

- A. *The following uses and other substantially similar uses are not permitted within the Northwest Regional Activity Center land use designation:*
 - 1. *Liquor Store*
 - 2. *Package liquor store*
 - 3. *Convenience kiosk*
 - 4. *Convenience store*
 - 5. *Convenience store, multi-purpose*
(Ord. No. C-13-29§ 2, 8-20-13)
- B. *Provided, however, a use which meets the definition of a convenience store, multi-purpose except as to size, but also meets the following criteria shall not be subject to this prohibition where such use :*
 - 1. *Contains between 5,000 and 7,000 square feet of gross floor area and more than 30% of such floor area is devoted to the preparation, service, consumption and sales of fresh or freshly prepared (not including canned, frozen, boxed, etc.) food and drinks;*
 - 2. *Is located within a shopping center as defined in the ULDR and the total gross floor area of commercial use within the shopping center contains a minimum of 25,000 square feet of gross floor area and the shopping center contains at least 3 different commercial establishments permitted pursuant to the underlying zoning;*
 - 3. *Provides indoor and/or outdoor seating adjacent to the convenience store, multi-purpose for patrons of the convenience store food service; and,*
 - 4. *Sells automotive fuel with fuel pumps, but offers no automotive repairs.*
[Underlined text is new language to be added to Section 47-18.43]









FOOD MARKET



FOOD MARKET

STORAGE

STORAGE

STORAGE