

May 24, 2023

VIA LAUDERBUILD

NICHOLAS KALARGYROS, 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-Z23003 – 624 NW 4th Avenue
(the “Project”)**

Pursuant to the City’s Unified Land Development Regulations (“ULDR”) Section 47-27.4, 312 NW 7TH STREET LLC (“Applicant”), owner of 624 NW 4th Avenue, Fort Lauderdale, FL 33311, Folio No. 494234076910, 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
494234070110	THRIVE DEVELOPMENT GROUP LLC		9232 ABBOTT AVE	SURFSIDE	FL	33154
494234070380	FERGUSON,ERMA J		3810 NW 188 ST	MIAMI GARDENS	FL	33055
494234076600	CITY OF FORT LAUDERDALE		100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
494234076610	610 LLC		610 NW 3 AVE	FORT LAUDERDALE	FL	33311
494234076650	DELBROUCK,AIME GUY		PO BOX 24565	FORT LAUDERDALE	FL	33307
494234076670	WATER TOWER APARTMENTS LLC		3921 ALTON RD STE 106	MIAMI BEACH	FL	33140
494234076690	WATER TOWER APARTMENTS LLC		3921 ALTON RD STE 106	MIAMI BEACH	FL	33140
494234076700	312 NW 7TH STREET LLC		647 NW 3 AVE #1-4	FORT LAUDERDALE	FL	33311
494234076790	312 NW 7TH STREET LLC		915 MIDDLE RIVER DR STE 313	FORT LAUDERDALE	FL	33304
494234076810	613 NW 3RD AVE LLC		613 NW 3 AVE #104	FORT LAUDERDALE	FL	33311
494234076870	613 NW 3RD AVE LLC		613 NW 3 AVE #104	FORT LAUDERDALE	FL	33311
494234076885	312 NW 7TH STREET LLC		915 MIDDLE RIVE DR SUITE 313	FORT LAUDERDALE	FL	33304
494234076910	312 NW 7 STREET LLC		915 MIDDLE RIVER DR STE 313	DANIA BEACH	FL	33304
494234076940	312 NW 7TH STREET LLC		915 MIDDLE RIVER DR SUITE 313	FORT LAUDERDALE	FL	33304
494234076941	FERGUSON,ERMA J		3810 NW 188 ST	MIAMI GARDENS	FL	33055
494234076950	EWA FORT LAUDERDALE	635 OWNER LLC	1099 18 ST STE 2900	DENVER	CO	80202
494234077090	611 BROWARD COUNTY LOGSHOREMENS	ASSOCIATION LLC	440 NW 6 ST	FORT LAUDERDALE	FL	33311
494234077100	611 BROWARD COUNTY LOGSHOREMENS	ASSOCIATION LLC	440 NW 6 ST	FORT LAUDERDALE	FL	33311
494234077110	611 BROWARD COUNTY LOGSHOREMENS	ASSOCIATION LLC	440 NW 6 ST	FORT LAUDERDALE	FL	33311
494234077130	FORT LAUDERDALE COMMUNITY	REDEVELOPMENT AGENCY	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301
494234077140	INTERNATIONAL LONGSHOREMEN ASSOC		PO BOX 13980	MIAMI	FL	33101
494234077180	EWA FORT LAUDERDALE	635 OWNER LLC	1099 18 ST STE 2900	DENVER	CO	80202

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://twitter.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](#); [dorseyrverbend@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-223003

PROPERTY: 624 NW 4th Avenue

MEETING DATE: July 19, 2023

APPLICANT OR AGENT (IF REPRESENTING APPLICANT): 312 NW 7TH STREET 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:

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 ☒)

☒ 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. 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.
- 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. The letter sent by mail to the property owners includes a notification of the date, time, and place of the Historic Preservation Board meeting.
- 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.

☒ 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. 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.
- b. 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.
- 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 ☐ 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 (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.
- c. 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.
- 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]



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, 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)

Page 1



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

PLANNING AND ZONING BOARD MEETING

DATE: JULY 19, 2023
TIME: 6:00 P.M.
CASE: UDP-Z23003
PROJECT: 624 NW 4TH
REQUEST: REZONING FROM RESIDENTIAL
MULTIFAMILY MID RISE / MEDIUM
HIGH DENSITY (RMM-25) TO
NORTHWEST REGIONAL ACTIVITY
CENTER-MIXED USE EAST
(NWRAC-MUE)



LOCATION: DEVELOPMENT SERVICES DEPARTMENT
MAIN LOBBY - 700 NW 19TH AVENUE

CONTACT (954) 828-6520
INFORMATION: <http://www.fortlauderdale.gov>



This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.

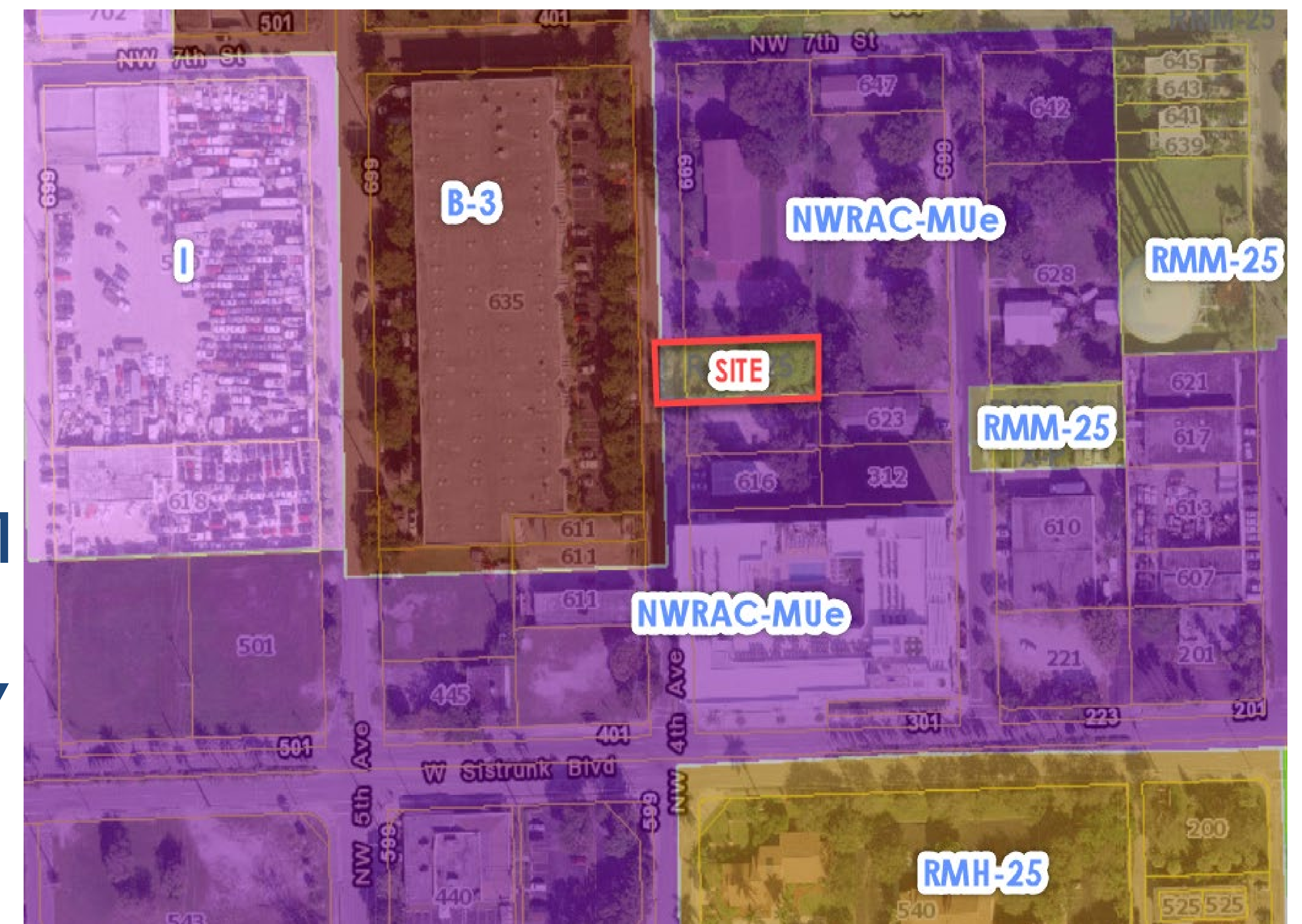




CITY OF FORT LAUDERDALE PUBLIC NOTICE

CITY COMMISSION MEETING

DATE: SEPTEMBER 19, 2023
TIME: 6:00 P.M.
CASE: UDP-Z23003
PROJECT: 624 NW 4TH
REQUEST: REZONING FROM RESIDENTIAL
MULTIFAMILY MID RISE / MEDIUM
HIGH DENSITY (RMM-25) TO
NORTHWEST REGIONAL ACTIVITY
CENTER-MIXED USE EAST
(NWRAC-MUE)



LOCATION: THE PARKER, RIVERVIEW BALLROOM
707 NE 8TH STREET

CONTACT (954) 828-6520
INFORMATION: <http://www.fortlauderdale.gov>



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AFFIDAVIT FORM

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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-23003 PROPERTY: 624 NW 4th Avenue MEETING DATE: September 19, 2023

APPLICANT OR AGENT (IF REPRESENTING APPLICANT): 312 NW 7TH STREET 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 MEETINGCAM# 23-0738 ☒ 15-DAY PUBLIC SIGN NOTICE or ☒ 15-DAY PUBLIC SIGN NOTICE

Exhibit 6

Page 8 of 12

- 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.

- Affiant has 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 1 (provide number of signs posted) sign(s) as referenced above (a) was posted on 08/08/2023 (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 8 day of August, 2023, by Stephanie J. Toothaker, Esq., P.A. who is personally known to me or who has produced Stephanie J. Toothaker, Esq., P.A. 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 8 day of August, 2023, by Stephanie J. Toothaker, Esq., P.A. who is personally known to me or who has produced Stephanie J. Toothaker, Esq., P.A. as identification.

(Signature of Notary Public – State of Florida)

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





July 3, 2023

Planning and Zoning Board Meeting

Dear Property Owner:

The **Planning and Zoning Board**, acting as the **Local Planning Agency (LPA)**, will hold a public hearing on **Wednesday, July 19, 2023, at 6:00 PM** in the **Development Services Department**, located at **700 NW 19th Avenue, Fort Lauderdale, FL, 33311** to determine whether the following application is found to be consistent with the Goals, Objectives and Policies of the Comprehensive Plan and the City's Unified Land Development Code (ULDR).

A description of the proposed request is provided below. To view more information about this item, please visit: <https://www.fortlauderdale.gov/government/PZB>.

CASE NUMBER: UDP-Z23003

REQUEST: Rezoning from Residential Multifamily Mid Rise/Medium High Density (RMM-25) District to Northwest Regional Activity Center – Mixed Use east (NWRAC-MUe) District

GENERAL LOCATION: 624 NW 4th Avenue *(see map on the back of this notice)*

ABBREVIATED LEGAL DESCRIPTION: Progresso 2-18 D Lots 37 and 38 Block 322

CITY COMMISSION DISTRICT: 2 - Steven Glassman

YOU MAY ALSO SEND COMMENTS TO: Development Services Department
Urban Design and Planning Division
Attn: Nicholas Kalargyros
700 NW 19 Avenue
Fort Lauderdale, Florida, 33311

YOU MAY ALSO SEND AN EMAIL TO: Nicholas Kalargyros at NicholasK@fortlauderdale.gov

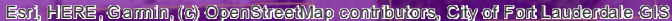
Sincerely,

Nicholas Kalargyros

Nicholas Kalargyros, Urban Planner
Urban Design and Planning Division

If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at (954) 828-5002 two (2) days prior to the meeting and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.



GIS
Fort Lauderdale