

April 25, 2025

VIA LAUDERBUILD
URBAN DESIGN & PLANNING DIVISION
DEVELOPMENT SERVICE DEPARTMENT
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311

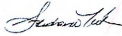
**RE: Public Participation Summary for DRC Case Nos. UDP-L24005 and UDP-L25001
(the "Project")**

Pursuant to the City's Unified Land Development Regulations ("ULDR") Section 47-27., the Applicant held a public participation meeting to present the Project. The public participation meeting was held via Zoom on April 21, 2025. Applicant sent regular mail notice ten (10) days prior to the meeting on April 11, 2025 to all property owners within 300 feet of the Project, notifying them of the date, time and location of the meeting. The Applicant also sent email notice on April 11, 2025 to the presidents of the Poinciana Park Civic Association and Croissant Park Civic Association to share with their membership. A copy of the Public Participation Meeting Notice and Property Owner List/Map is attached as **Exhibit 1**.

There were approximately 15-20 attendees. The Applicant presented the Project and provided an opportunity for Q&A. Q&A followed regarding the nature of the land use plan amendment. Applicant further clarified the existing various land use and zoning designations and the intent to bring the Project into the South RAC boundary to establish a future zoning district for the Broward Health Medical Center campus. Discussion followed regarding the general South RAC code.

Should you require additional information, please let us know.

Respectfully,

Digitally signed by
Stephanie J.
Toothaker, Esq.
Date: 2025.04.25
20:45:42 -04'00'

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

Subject: Virtual Public Participation Meeting Notice for Broward Health Medical Center - UDP-S24072 and UDP-L24005
Date: Friday, April 11, 2025 at 5:33:47 PM Eastern Daylight Time
From: Estefanía Mayorga <estefania@toothaker.org>
To: raymond dettmann <brighterhorizon2000@yahoo.com>
CC: Stephanie Toothaker <stephanie@toothaker.org>
Attachments: image002.jpg, BHMC Public Participation Meeting Notice UDP-S24072 and UDP-L24005.pdf

Good evening, Mr. Detman:

On behalf of Broward Health, we would like to invite your membership to participate in a Virtual Public Participation Meeting we are holding on April 21, 2025 at 5:00 pm EDT to discuss the two Broward Health projects below:

1. Broward Health Medical Center Medical Office Building and Parking Garage *Site Plan*
2. Broward Health Medical Center *Land Use Plan Amendment*

Please see attached meeting notice to share with your membership.

Should you have any questions, please do not hesitate to reach out to us.

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



From: Estefanía Mayorga <estefania@toothaker.org>
Date: Monday, December 23, 2024 at 7:06 PM
To: raymond dettmann <brighterhorizon2000@yahoo.com>
Cc: Stephanie Toothaker <stephanie@toothaker.org>
Subject: DRC Meeting Notice for Broward Health Medical Center - UDP-S24072 and UDP-L24005

Good evening, Mr. Dettman:

Our office represents Broward Health.

Please see attached our DRC Meeting Notices regarding the two separate matters below to share with your membership:

1. Broward Health Medical Center Medical Office Building and Parking Garage *Site Plan*

2. Broward Health Medical Center *Land Use Plan Amendment*

Should you have any questions, please do not hesitate to contact us.

We look forward to presenting to your association as we go through the City's DRC process.

Happy Holidays!

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



Subject: Virtual Public Participation Meeting Notice for Broward Health Medical Center - UDP-S24072 and UDP-L24005
Date: Friday, April 11, 2025 at 5:35:17 PM Eastern Daylight Time
From: Estefanía Mayorga <estefania@toothaker.org>
To: patriciarathburn@gmail.com <patriciarathburn@gmail.com>
CC: Stephanie Toothaker <stephanie@toothaker.org>
Attachments: image001.jpg, image002.jpg, BHMC Public Participation Meeting Notice UDP-S24072 and UDP-L24005[35].pdf

Good evening, Ms. Rathburn:

On behalf of Broward Health, we would like to invite your membership to participate in a Virtual Public Participation Meeting we are holding on April 21, 2025 at 5:00 pm EDT to discuss the two Broward Health projects below:

1. Broward Health Medical Center Medical Office Building and Parking Garage *Site Plan*
2. Broward Health Medical Center *Land Use Plan Amendment*

Please see attached meeting notice to share with your membership.

Should you have any questions, please do not hesitate to reach out to us.

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



From: Estefanía Mayorga <estefania@toothaker.org>
Date: Monday, December 23, 2024 at 7:08 PM
To: patriciarathburn@gmail.com <patriciarathburn@gmail.com>
Cc: Stephanie Toothaker <stephanie@toothaker.org>
Subject: DRC Meeting Notice for Broward Health Medical Center - UDP-S24072 and UDP-L24005

Good evening, Ms. Rathburn:

Our office represents Broward Health.

Please see attached our DRC Meeting Notices regarding the two separate matters below to share with your membership:

1. Broward Health Medical Center Medical Office Building and Parking Garage *Site Plan*
2. Broward Health Medical Center *Land Use Plan Amendment*

Should you have any questions, please do not hesitate to contact us.

We look forward to presenting to your association as we go through the City's DRC process.

Happy Holidays!

Estefania 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



April 11, 2025

Dear Neighbors and Members of the Poinciana Park Civic Association
and Croissant Park Civic Association:

**RE: NOTICE OF VIRTUAL PUBLIC PARTICIPATION MEETING
Broward Health Medical Center Projects**

This firm represents the NORTH BROWARD HOSPITAL DISTRICT (dba Broward Health) (the "Applicant"). On behalf of the Applicant, we would like to invite you to attend a Virtual Public Participation Meeting to discuss two separate projects currently in review with the City of Fort Lauderdale, which properties are identified on the attached map, including:

1. **Case No. UDP-S24072 Broward Health Medical Center Medical Office Building and Parking Garage Site Plan** proposes 8-story (120') 187,272 square foot medical office building with an attached 7-story (88'-0"), 615-space parking garage.
2. **Case No. UDP-L24005 Broward Health Medical Center Land Use Plan Amendment** proposes amending the existing underlying future land use designations for the 17.0 net/19.8 gross acre amendment site from Commerce, Community and Low (5) Residential to Regional Activity Center in the Broward County Future Land Use Plan and from Community Facilities to South Regional Activity Center (South RAC) in the City of Fort Lauderdale Land Use Plan together with a minor text amendment to the South RAC Future Land Use Element of both the County and City's adopted comprehensive plans.

WHEN: Monday, April 21, 2025 at 5:00 PM EDT


WHERE: Please use the following link to register for the virtual option:

<https://tinyurl.com/BHMCPROJECTS>

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,


Digitally signed by
Stephanie J. Toothaker
Date: 2025.04.11
13:59:01 -04'00'






Stephanie J. Toothaker, Esq.

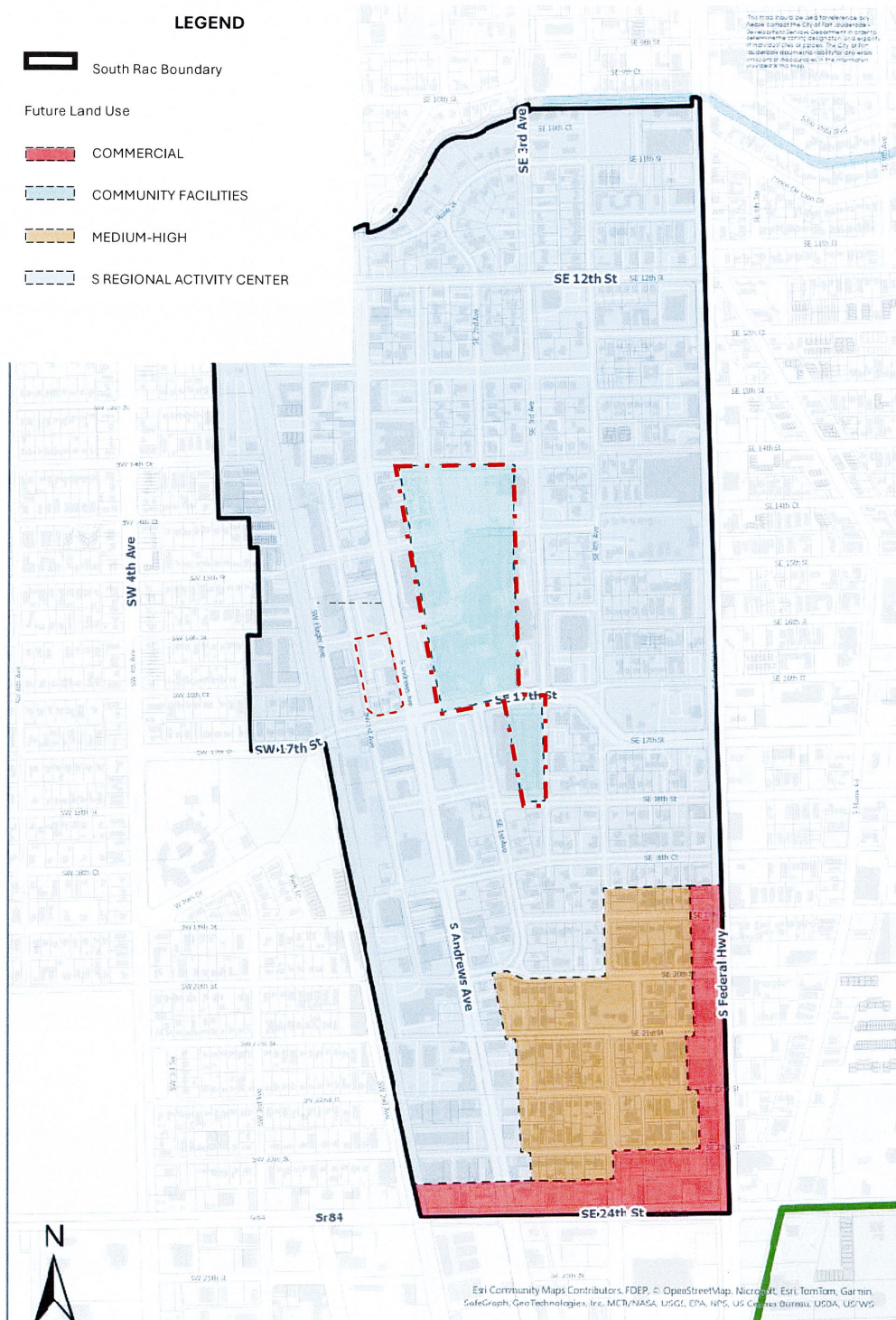
Stephanie J. Toothaker, Esq.

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

LEGEND

-  South Rac Boundary
- Future Land Use
 -  COMMERCIAL
 -  COMMUNITY FACILITIES
 -  MEDIUM-HIGH
 -  S REGIONAL ACTIVITY CENTER



FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP
504215013570	MACK, MICHELLE &	LEVEN PROPERTIES LLC	5846 S FLAMINGO RD #250	COOPER CITY	FL	33330
504215013580	BROOKS FAMILY PROPERTIES LLC		PO BOX 1677	DEERFIELD BEACH	FL	33443
504215013590	AZUL AT 16TH LLC		1180 N FEDERAL HWY #907	FORT LAUDERDALE	FL	33304
504215013600	BUSTO, RAFAEL P		2505 SW 126 AVE	MIAMI	FL	33175
504215013610	DIXON 1620 LLC		1027 SE 17 ST	FORT LAUDERDALE	FL	33316
504215013620	DB INVESTMENTS LLC		409 SE 16 CT	FORT LAUDERDALE	FL	33316
504215013630	MARSHALL, JEANNE BLOUGH		413 SE 16 CT	FORT LAUDERDALE	FL	33316
504215013640	TOM CAT INVESTMENT PROPERTIES		6161 SW 16 ST	PLANTATION	FL	33317
504215100760	WILLIAM J LUNN TR	LUNN, WILLIAM J TRSTEE	1780 WELHAM ST APT 301	ORLANDO	FL	32814
504215100780	ASCI LLC		719 VERONA CT	WESTON	FL	33326
504215100790	PARADY & ZIKAKIS PA		307 SE 14 ST	FORT LAUDERDALE	FL	33316
504215100800	CAN COMMUNITY HEALTH INC		9040 TOWN CENTER PKWY STE 200	LAKEWOOD RCH	FL	34202
504215100880	MATTEL, HARVEY		1314 SE 2 AVE	FORT LAUDERDALE	FL	33316
504215100890	COASTAL FL HOLDINGS LLC		465 BRICKELL AVE #5205	MIAMI	FL	33131
504215100900	1327 HOLDINGS LLC		1327 SE 2 AVE	FORT LAUDERDALE	FL	33316
504215100910	PS GLOBAL LLC		19390 COLLINS AVE #201A	SUNNY ISLES BEACH	FL	33160
504215100930	3RD AVENUE PROPERTIES LLC		19390 COLLINS AVE #201A	SUNNY ISLES BEACH	FL	33160
504215100990	SFLA HOLDINGS LLC		465 BRICKELL AVE #5205	MIAMI	FL	33131
504215101010	D JEINSTEIN TRUST LLC		1100 E LAS OLAS BLVD	FORT LAUDERDALE	FL	33301
504215101030	CAPERNAUM LLC		1319 SE 2 AVE	FORT LAUDERDALE	FL	33316
504215101040	DEAL JOSEPH C JR		1 LESKO TER	OGDENSBURG	NJ	07439
504215101070	ANDREWS AVENUE FACILITY LLC		5310 NW 33 AVE #211	FORT LAUDERDALE	FL	33309
504215101141	FT 1335 LLC	SS 1335 LLC	1319 S ANDREWS AVE	FORT LAUDERDALE	FL	33316
504215101410	1401 ANDREWS LLC		1401 S ANDREWS AVE	FORT LAUDERDALE	FL	33316
504215101411	MARJORIE L ROBERTSON TR		1799 NE 23 TER	JENSEN BEACH	FL	34957
504215101420	BROWNIE L ROBERTSON TR	ROBERTSON, BROWNIE TRSTEE	1799 NE 23 TER	JENSEN BEACH	FL	34957
504215101450	BAYOU METO INC		919 SE 6 CT	FORT LAUDERDALE	FL	33301
504215101470	ROBERT L REEDER LIV TR	REEDER, ROBERT L TRSTEE	PO BOX 1108	STRATFORD	TX	79084
504215101480	NORTH BROWARD HOSPITAL DISTRICT		1800 NW 49 ST	FORT LAUDERDALE	FL	33309
504215101490	BROWARD HEALTH		1800 NW 49 ST	FORT LAUDERDALE	FL	33309
504215101650	RUBEN B & GLORIA VALLEJO REV TR	VALLEJO, RUBEN & GLORIA TRS	1320 MANDARIN ISLE	FORT LAUDERDALE	FL	33315
504215101660	REBOA, MASSIMO		314 SE 14 ST	FORT LAUDERDALE	FL	33316
504215101670	RUBEN B & GLORIA VALLEJO REV TR	VALLEJO, RUBEN B & GLORIA TRS	1320 MANDARIN ISLE	FORT LAUDERDALE	FL	33315
504215101680	VALLEJO, ADRIANA		1415 SE 4 AVE	FORT LAUDERDALE	FL	33316
504215101690	JORI INVESTMENTS LLC		1421 SE 4 AVE	FORT LAUDERDALE	FL	33316
504215101700	BROWARD HEALTH PROFESSIONAL		1414 SE 3 AVE	FORT LAUDERDALE	FL	33316
504215101710	PERSIAN PROPERTIES LLC	HOLDINGS LLC	308 SE 14 ST	FORT LAUDERDALE	FL	33316
504215101720	1222 EAST INC		300 SE 14 ST	FORT LAUDERDALE	FL	33316
504215102001	CITY OF FORT LAUDERDALE		528 NW 2 ST	FORT LAUDERDALE	FL	33311
504215102071	BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301
504215102200	SOUTH ANDREWS PROPERTIES LLC		1505 S ANDREWS AVE	FORT LAUDERDALE	FL	33316
504215102210	DEO PEDIA HOLDINGS INC		2201 SW 32 TER	FORT LAUDERDALE	FL	33312
504215102250	SB OF FLORIDA LLC		1515 S ANDREWS AVE	FORT LAUDERDALE	FL	33316
504215102930	PERSPECTIVE ONE LLC		312 SE 17 ST	FORT LAUDERDALE	FL	33316
504215102950	300 SE 17 LLC		300 SE 17 ST	FORT LAUDERDALE	FL	33316



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 COMMISSIONCASE NUMBER: UDP-L24005; UDP-L25001 PROPERTY: See Sketch and Legal Description MEETING DATE: May 21, 2025APPLICANT OR AGENT (IF REPRESENTING APPLICANT): Stephanie J. Toothaker, Esq., P.A. APPEAL REQUEST: NoBEFORE 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.

☒ PROJECT PRESENTATION MEETING

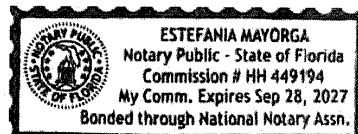
- Affiant has sent a letter(s) via regular mail or sent an email(s) to all property owners whose real property is located within three hundred (300) feet of the proposed project and mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed 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.
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]

☐ 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.

☐ 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 **4** (provide number of signs posted) sign(s) as referenced above (a) was posted on 5/6/2025 (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 SIGNATURE

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 6 day of May, 2025 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)