



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-224004

PROPERTY: Multiple Properties

MEETING DATE: _____

APPLICANT OR AGENT (IF REPRESENTING APPLICANT): Crush Law, P.A.

APPEAL REQUEST: _____

BEFORE ME, the undersigned authority, personally appeared Jason S. Crush 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: BROWARD
COUNTY OF: BROWARD

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this day of MARCH, 2022, by Jason S. Crush who is personally known to me or who has produced _____ as identification.



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 March, 2022, by Jason S. Crush Attorney / Agent of Crush Law, P.A., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

Eugenia Duncan Ellis
(Signature of Notary Public - State of Florida)
EUGENIA DUNCAN ELLIS
(Print, Type, or Stamp Commissioned Name of Notary Public)



Re: Summary of Public Participation Meeting for the Proposed Rezoning of Properties Located at 816 NW 3rd Ave.; 822 NW 3rd Ave.; 828 NW 3rd Ave.; 830 NW 3rd Ave.; 815-817 NW 2nd Ave.; 819-521 NW 2nd Ave.; 823 NW 2nd Ave.; and Lot 19 NW 2nd Ave., in the City of Fort Lauderdale (the "Properties") Pursuant to Case Number: UDP-Z24004

Date: Monday, January 6, 2024

Time: 5:00 PM

Location: Crush Law Offices
888 E Las Olas Blvd.
Suite 201
Fort Lauderdale, FL 33301

The Public Participation Meeting was held in-person and via Zoom login. Nine people attended in-person and approximately six persons attended via Zoom (approximate because people were logging in and out).

The proposed rezoning of the properties listed above from RMM-25 to NWRAC-Mue was presented and the attached presentation was shown on a big screen and shared with the Zoom attendees.

All of the in-person attendees asked general clarification questions and indicated their support for the rezoning. Multiple conversations ensued about the need for redevelopment in the Progresso area. One unknown zoom attendee asked about the neighborhood association meeting and what the next steps would be. The group was informed that the next steps would be to present the application to the Planning and Zoning Board and then to the City Commission.

The majority of the attendees expressed support for the proposed rezoning to promote the redevelopment of the area and resultant reduction in undesirable activities in the area – such as loitering and crime. Many expressed that they believed redevelopment would increase their property values.

A handwritten signature in blue ink, appearing to read "Jason S. Crush". The signature is fluid and stylized, with a large loop at the end.

Jason S Crush
For the Firm



SENT VIA UNITED STATES POSTAL SERVICE

Re: Notice of Public Participation Meeting for the Proposed Rezoning of Properties Located at 816 NW 3rd Ave.; 822 NW 3rd Ave.; 828 NW 3rd Ave.; 830 NW 3rd Ave.; 815-817 NW 2nd Ave.; 819-521 NW 2nd Ave.; 823 NW 2nd Ave.; and Lot 19 NW 2nd Ave., in the City of Fort Lauderdale (the "Properties") Pursuant to Case Number: UDP-Z24004

Dear Neighbors:

We would like to invite you to join us for a Public Participation Meeting to discuss the proposed rezoning of the properties listed above from RMM-25 to NWRAC-MUe.

Date: Monday, January 6, 2024

Time: 5:00 PM

Location: Crush Law Offices
888 E Las Olas Blvd.
Suite 201
Fort Lauderdale, FL 33301

If you are unable to attend the Presentation or would like additional information, please feel free to contact me at 954.522.2010 or JCrush@crushlaw.com. Additionally, if you need directions to our offices, please let us know.

A handwritten signature in blue ink, appearing to read "Jason S. Crush", written over a horizontal line.

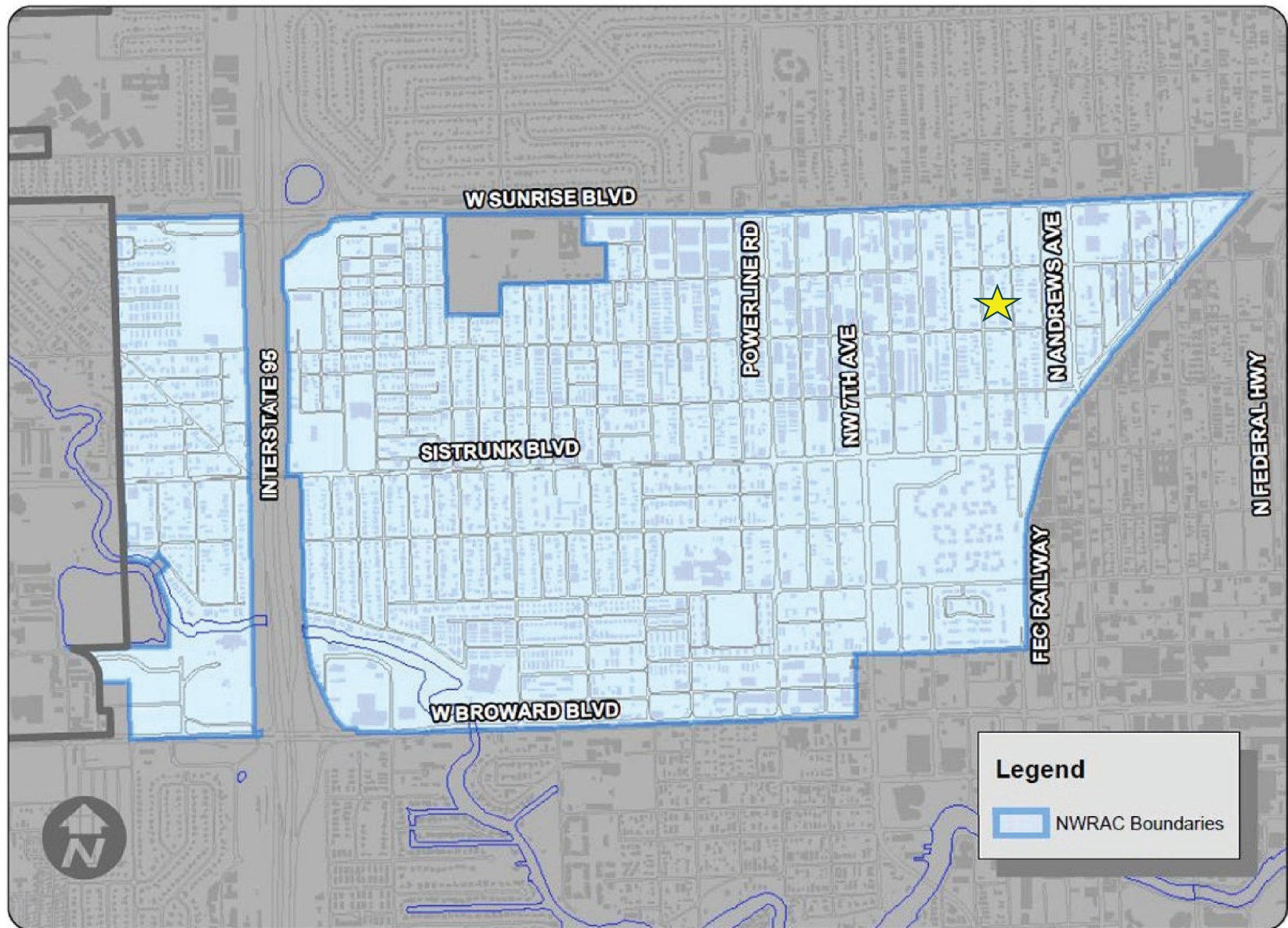
Jason S Crush
For the Firm

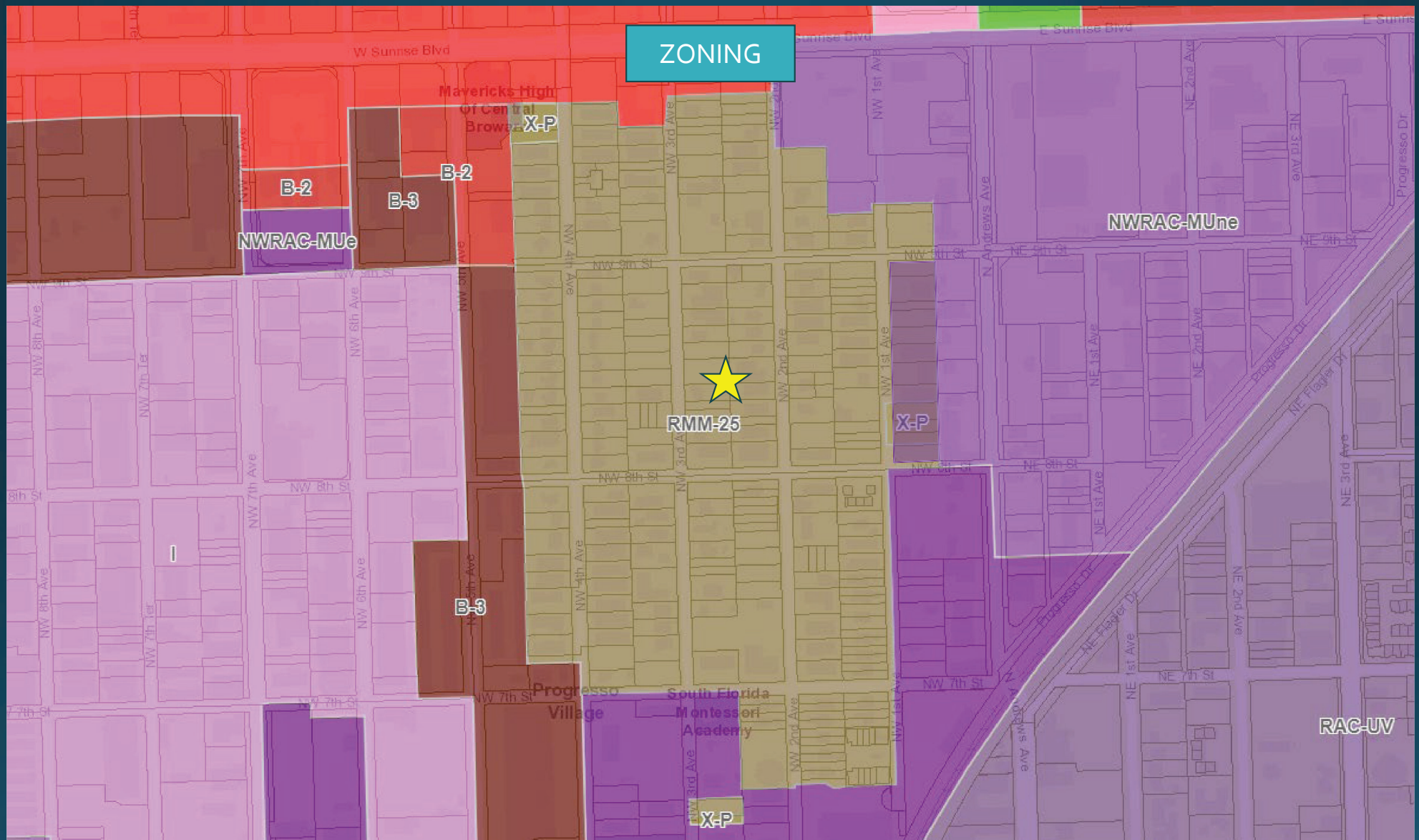
Progresso Place
Proposed Rezoning
Public Participation Meeting
1/6/2025

Residential Mid Rise Multifamily/Medium High Density (RMM-25) District

Northwest Regional Activity Center – Mixed Use East (NWRAC-MUe)

816 NW 3rd Avenue, Fort Lauderdale, FL





Today - RMM-25 : Max. 55' – Residential Multifamily

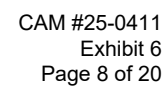
Proposed - NWRAC-MUe : Max. 65' – Residential Multifamily

-Requires Compliance with Master Plan Design Guidelines

-Streetscapes

-Sidewalks

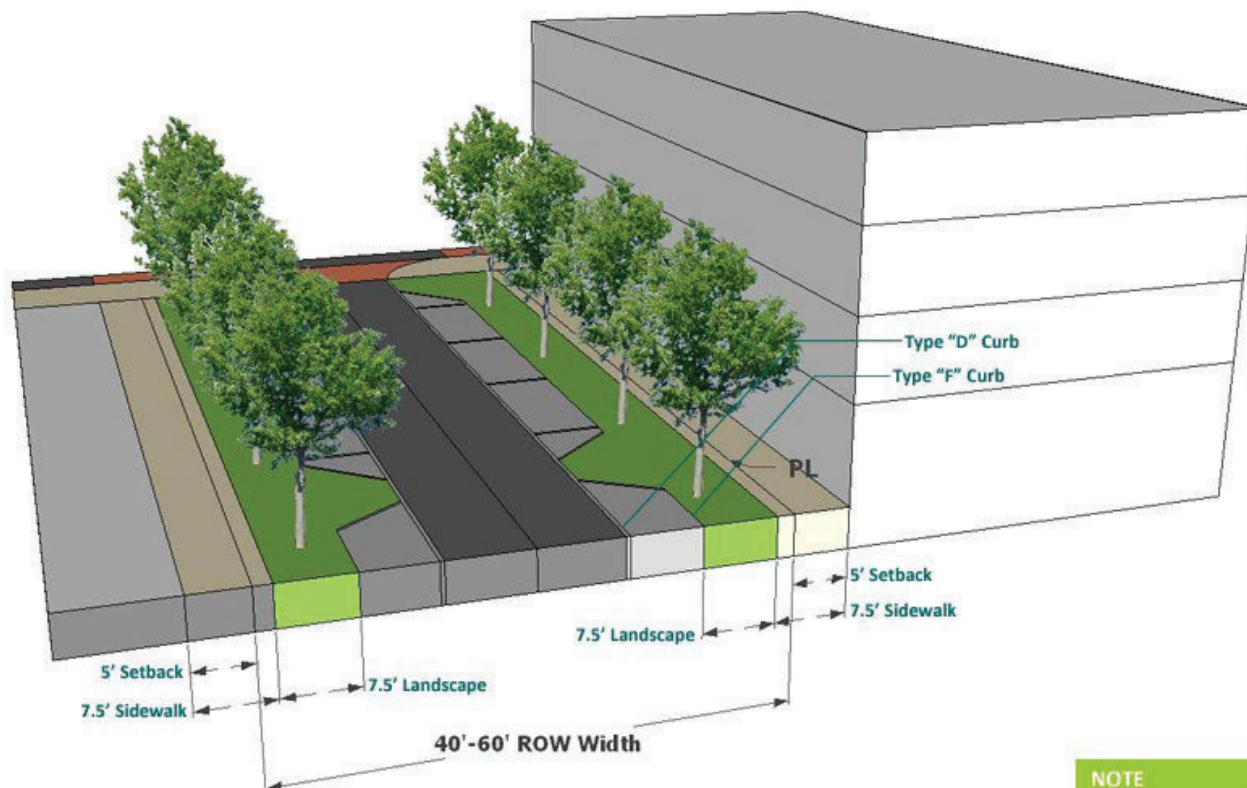
-Street Trees





Building under Current RMM-25 Zoning
55-foot Height

Secondary Streets



Sub-grade under sidewalk with trees to be constructed with approved structural soil system.

3 Street Design Examples

- All existing medians shall be preserved as they currently exist
- Maximum travel lane width shall be ten (10) feet
- Minimum on-street parking width shall be eight (8) feet
- The remaining portion of the right-of-way, from the curb of the parking space to the property line, plus the minimum five (5) ft building setback, shall be dedicated to the pedestrian realm, as outlined below:

Large shade trees shall be located in a bulb out, after every two parking spaces

Small shade trees or ornamental trees shall be located in a tree grate within the sidewalk, the trunk being a minimum of six (6) ft from the face of the building, and spaced at the intersection of every parking space.

January 21, 2015

3.6



Conceptual Design



Conceptual Design



Conceptual Design



Conceptual Design



Conceptual Design



May 2, 2025

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, May 21, 2025 at 6:00 PM** in the Development Services Department Building, 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 No: UDP-Z24004

Project: NW 2nd Avenue Rezoning

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: Between NW 2nd Avenue and NW 3rd Avenue, north of NW 8th Street
(see map on the back of this notice)

Abbreviated Legal Description: PROGRESSO 2-18 D LOT 30 TO 41 BLK 261 & PROGRESSO 2-18 D LOT 12 TO 19 BLK 261

Commission District: 2 – Steve Glassman

You may also send comments to: Development Services Department
Urban Design and Planning Division
Attention: Nancy Garcia, Case UDP-Z24004
700 NW 19th Avenue
Fort Lauderdale, Florida, 33311

You may also send an email to: ngarcia@fortlauderdale.gov

Sincerely,

Nancy Garcia

Nancy Garcia, Urban Planner II
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.



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**STATE OF FLORIDA, BROWARD COUNTY
AFFIDAVIT PUBLIC NOTICE REQUIREMENTS**

☐ DEVELOPMENT REVIEW COMMITTEE ☒ PLANNING AND ZONING BOARD ☐ HISTORIC PRESERVATION BOARD ☐ CITY COMMISSION

CASE NUMBER: JDP-224004

PROPERTY: 814 NW 3rd and others

MEETING DATE: 5/21/23

APPLICANT OR AGENT (IF REPRESENTING APPLICANT): Crush Law, P.A., Courtney and Jason Crush

APPEAL REQUEST:

BEFORE ME, the undersigned authority, personally appeared Jason S. Crush 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.
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.

☐ 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 2 (provide number of signs posted) sign(s) as referenced above (a) was posted on 05/04/2023 (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.
- 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.

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 4 day of MAY, 2023, by Jason S. Crush Attorney Agent of Crush Law, P.A., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced Identification as

(Signature of Notary Public - State of Florida)

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

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 _____

[SEAL]





CITY OF FORT LAUDERDALE
PUBLIC NOTICE

PLANNING AND ZONING BOARD MEETING

DATE: May 21, 2025
TIME: 6:00 P.M.
CASE #: UP-22404
PROJECT: NW 2nd Avenue Rezoning
REQUEST: Rezoning from Residential Multifamily Mid Rise Medium High Density (RMH-25) District to Northwest Regional Activity Center Mixed Use East (NWRAC-MUE) District

LOCATION: DEVELOPMENT SERVICES DEPARTMENT
700 NW 1st AVENUE, FORT LAUDERDALE, FL 33311

INFORMATION: CONTACT (954) 838-4130
<http://www.fortlauderdale.gov>

5/6/25 - Facing East



5/6/25 - Facing West