



GREG BREWTON & ASSOCIATES, INC.

1451 NW 31st Avenue, Suite A

Lauderhill, Florida 33311

Via Email

City of Fort Lauderdale – Urban Design & Planning

700 NW 19th Avenue

Fort Lauderdale, Florida 33311

RE: Public Participation Meeting Summary

Sistrunk View Mixed-Use Development

Rezoning Application – Case No. UDP-Z26002

Dear Planning Staff:

Pursuant to the City of Fort Lauderdale Unified Land Development Regulations, the Applicant held a public participation meeting to present the plans for the proposed Sistrunk View mixed-use affordable housing development and associated rezoning request.

The public participation meeting was held in person on March 2, 2026 at 6:00 PM at the Joseph C. Carter Park Community Center located at 1450 W Sunrise Boulevard, Fort Lauderdale, Florida. The meeting was conducted as part of Commissioner Beasley-Pittman's District III Pre-Agenda Meeting.

Notice of the meeting was provided to the Historic Dorsey-Riverbend Civic Association, Progresso Village Civic Association, and the Home Beautiful Park Civic Association which are the city-recognized civic associations located within 300 feet of the project site. The notice informed the associations of the date, time, and location of the public participation meeting and provided information regarding the proposed rezoning request.

Approximately fifteen (15) community members attended the meeting. Representatives of the development team provided an overview of the proposed project, including the rezoning request, the proposed 100-unit mixed-use affordable housing development, and the inclusion of ground-floor commercial space intended to activate the Sistrunk Boulevard corridor. The presentation also discussed the development's role in providing high-quality affordable housing for households earning at or below 80% of the Area Median Income (AMI) and the anticipated benefits the project will bring to the surrounding community.

Following the presentation, time was allotted for questions and comments from attendees. Community members asked several general questions regarding the development timeline, construction process, and future commercial opportunities associated with the project. The development team addressed each of these questions and provided additional clarification regarding the proposed development and next steps in the approval process.

Overall, the feedback from attendees was positive and supportive of the project. Several participants expressed enthusiasm about the proposed development and indicated that they were excited to see the project move forward and contribute to the continued revitalization of the Sistrunk corridor.

At the conclusion of the meeting, the development team provided contact information and encouraged attendees to reach out with any additional questions or comments regarding the proposed project. The Applicant remains committed to maintaining open communication with the surrounding community and will continue to make itself available for follow-up discussions as the project progresses through the City's review and approval process.

Should you require any additional information regarding the public participation meeting, please do not hesitate to contact our office.

Sincerely,

Greg Brewton

Greg Brewton & Associates, Inc.

A handwritten signature in black ink, appearing to read 'Greg Brewton', with a stylized flourish at the end.

Exhibits

Exhibit A – Public Participation Meeting Notice / Invitation

Exhibit B – Sign-In Sheet

Exhibit C – Public Participation Meeting Presentation

Exhibit D – Affidavit of Public Participation Meeting

Re: City of Fort Lauderdale

Public Participation Meeting - March 2nd, 2026 at 6:00 PM, Joseph C. Carter Park Community Center

Project: Sistrunk View Mixed Use Development

City Case #: UDP-226002

To: Historic Dorsey-Riverbend Civic Association

This letter is to notify you of a Public Participation Meeting as required by the City of Fort Lauderdale related to a rezoning application for a portion of the property located at 790 NW 6th St. within the City of Fort Lauderdale. The project proposed intends to construct a 100 unit mixed-use, 100% affordable housing rental community ("Development") designed to address the housing and economic development needs of the community. The Development will provide high-quality, affordable housing for households earning at or below 80% of the area median income ("AMI"). As proposed, the Development will activate the street-level environment with commercial space and enhance the urban fabric through thoughtful site and building design.

Under the City of Fort Lauderdale Public Participation Ordinance, the petitioner is required to notify any official civic association located within 300 feet of the property regarding the date, time and place of the Public Participation meeting. The meeting will be held on March 2nd, 2026, at 6:00 PM at **Joseph C. Carter Park Community Center**, 1450 W Sunrise Blvd, Fort Lauderdale, FL 33311. Note the meeting will be part of Commissioner Beasley-Pittman District III Pre-Agenda Meeting.

If you wish to submit written comments, please send them to:

Jonathan D'Angelo, Urban Planner, City of Fort Lauderdale, jdangelo@fortlauderdale.gov

The Development Review Committee Case Comment Report for the subject case can be accessed at the following website link: www.fortlauderdale.gov/drc

Also, please be advised that there will be additional opportunities for public input at City of Fort Lauderdale Public Hearings before the Planning and Zoning Board and City Commission.

Sincerely,

Greg Brewton

Greg Brewton & Associates



Exhibit B
Sign In Sheet

SIGN IN SHEET

Sistrunk View Public Participation Meeting
March 2nd, 2026

Name (Print)	Neighborhood Association	Address	Phone	Email
Gemar Brewton	GBA	1451 NW 31st Ave suite A	954-593-2081	gemarbrewton@gbaf+l.com
Greg Brewton	GBA	↓	954-593-2082	gregbrewton@gbaf+l.com
ZVR, Smith	Dorsey River bend		954-332-1432	zsmith@aol.com
Ralph John	Progresso Village			Alcanes328@gmail.com
Nathan Edwards	Dorsey River bend	1261 W 25th	754-879-4183	otsted44@gmail.com

www.GBAconsultants.org



Exhibit C
Presentation

SISTRUNK VIEW

City of Fort
Lauderdale

Zoning Public
Participation
Meeting

March 2, 2026



REZONING OF
RMM-25 ZONING
TO NWRAC-MU

Sistrunk View Development Summary

1

The Fort Lauderdale Community Redevelopment Agency (“CRA”) released an RFP seeking out a qualified real estate developer to further the implementation of the CRA’s plan for the Northwest Progresso Flagler Heights Community.

2

Housing Trust Group was selected as Developer by the Fort Lauderdale CRA on November 8, 2024 as part of RFP process

3

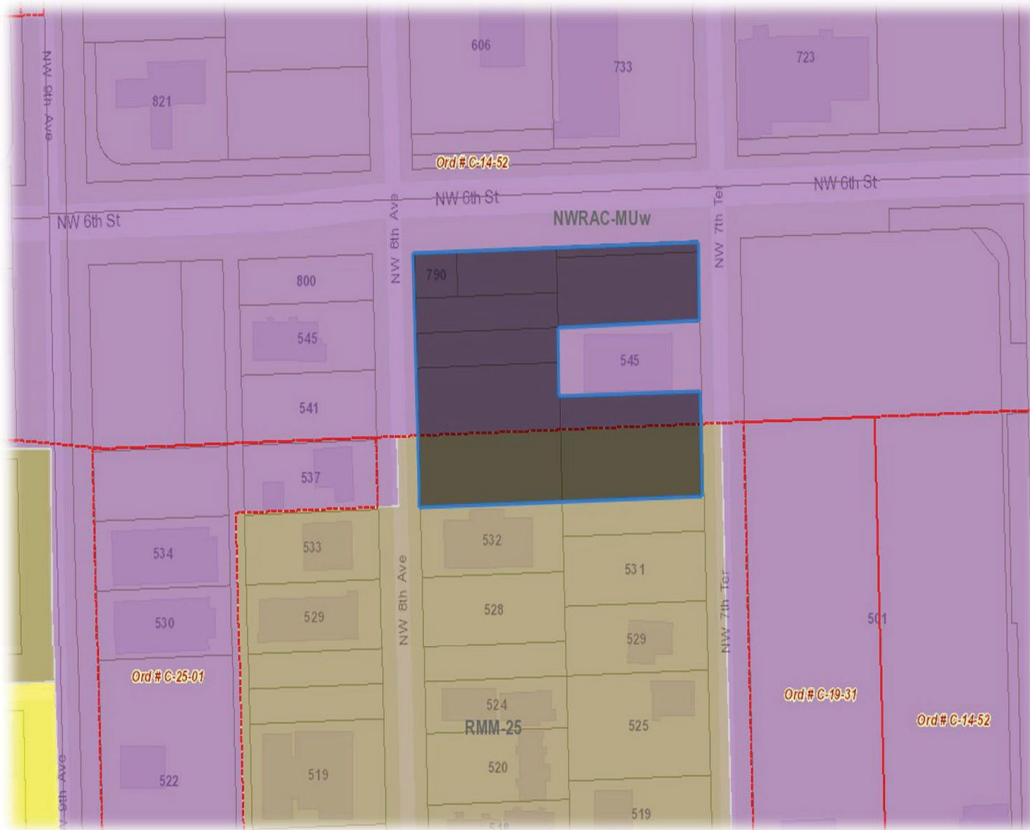
The CRA **and Sistrunk View, LLC** entered a Purchase and Sale Agreement as part of its redevelopment award process.

4

The CRA committed gap financing to position the project to proceed as a mixed-income affordable housing development

5

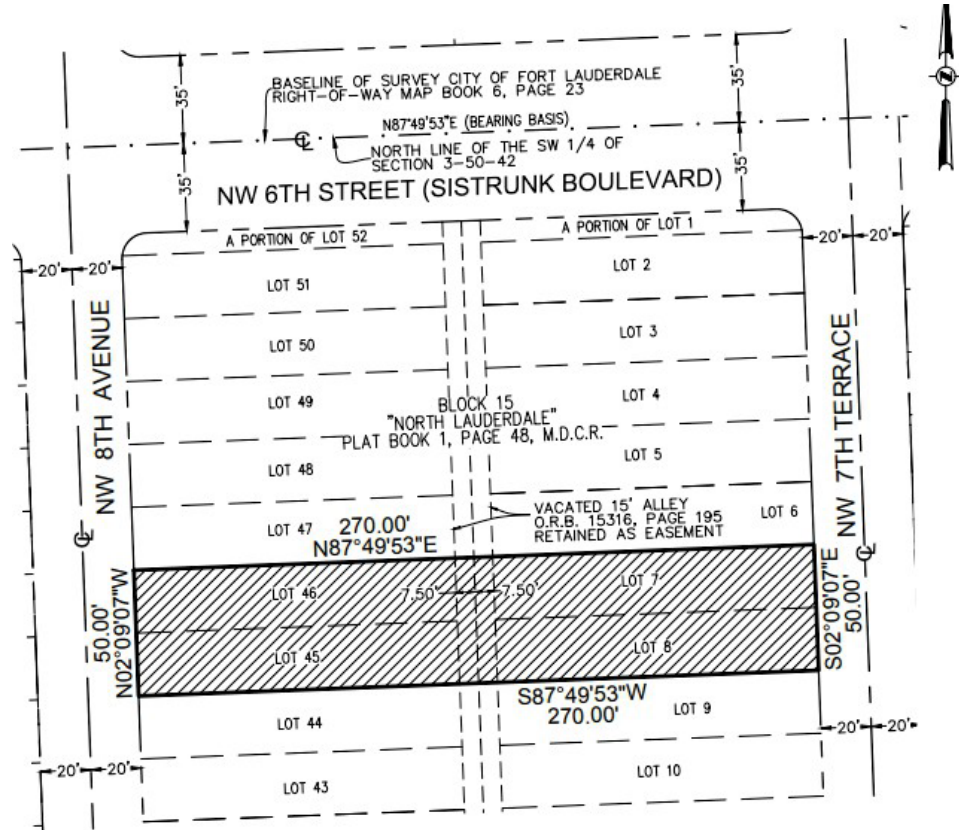
Sistrunk View, LLC has maintained its commitments to the CRA and is processing this rezoning in an effort to deliver Sistrunk View without compromising the character of the area.



The NWRAC-MuW zoning district being proposed is consistent with the city's comprehensive plan. The uses allowed in the proposed zoning district are permitted within the land use category. Rezoning the RMM-25 zoning allows the entire property to have the same zoning designation.



Current Zoning Districts: NWRAC-MU and RMM-25



Area to be rezoned to NWRAC-MuW zoning district



To address the uncommon condition of a parcel having split zoning, the Developer is proactively unifying the zoning designation to support a cohesive project as well as addressing the rezoning criteria outlined in the City's Unified Land Development Code ("ULDR").

This rezoning allows for more efficient development of the as of right density and height allowed under the current zoning designations of each zoning category. This rezoning is not being requested to increase the intensity of what is being developed and only to ensure that the development is more compatible with the surrounding area.



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-Z26002 PROPERTY: 790 NW 4 ST MEETING DATE: 03/02/2026

APPLICANT OR AGENT (IF REPRESENTING APPLICANT): Greg Brewton APPEAL REQUEST: No

BEFORE ME, the undersigned authority, personally appeared Greg Brewton 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.

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.

Greg Brewton
AFFIANT SIGNATURE

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]

IF AN AGENT COMPLETE BELOW

STATE OF FLORIDA: _____
COUNTY OF Miami-Dade:

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization, this 16th day of March, 2026, by Greg Brewton Authorized Agent of Sistrunk View, LLC, a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ identification.

(Signature of Notary Public - State of Florida)

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





April 3, 2026

Planning and Zoning Board Meeting

Dear Property Owner:

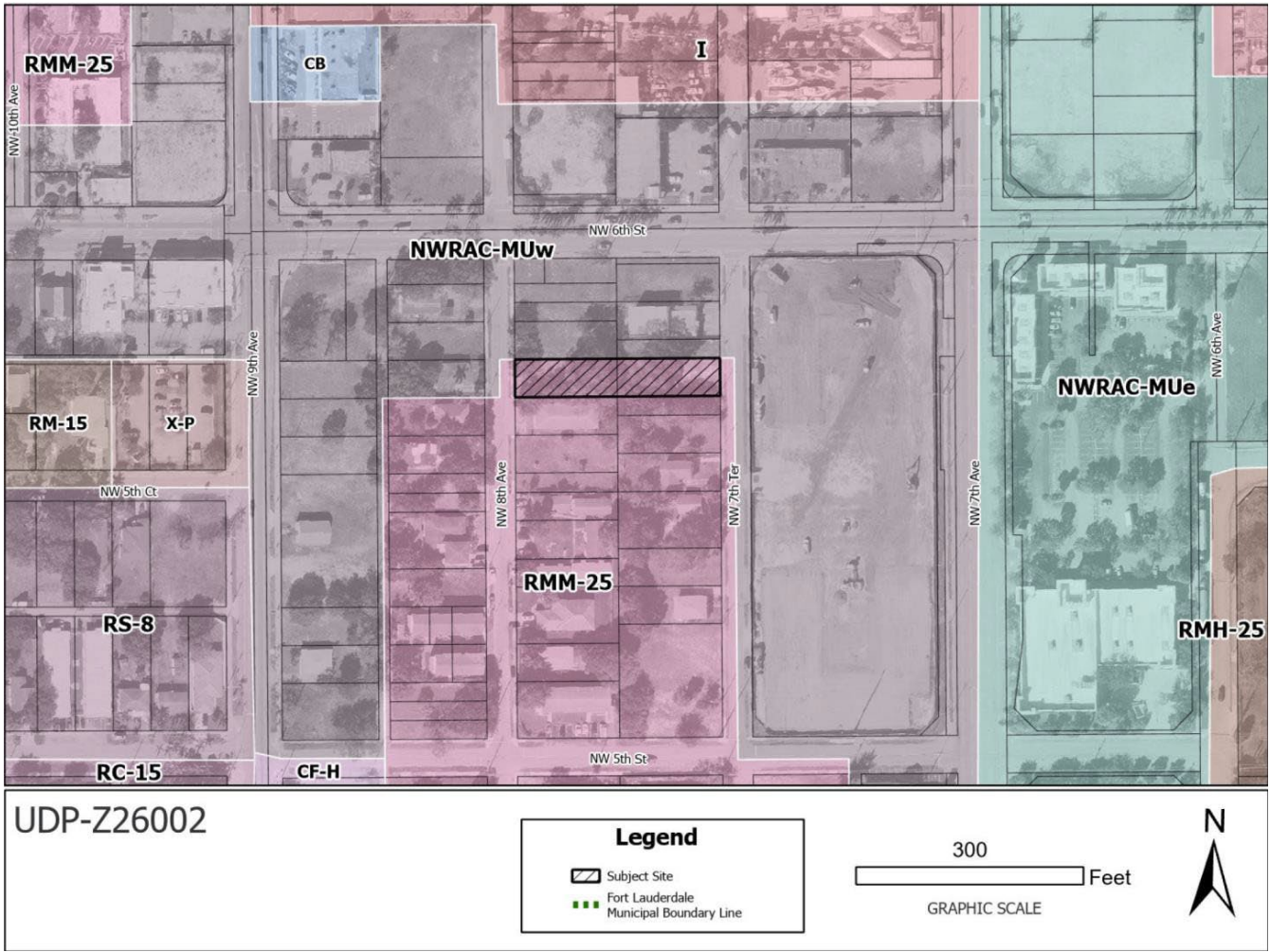
The Planning and Zoning Board, acting as the Local Planning Agency (LPA), will hold a public hearing on Wednesday, April 15, 2026, at 6:00 p.m. in the Development Services Department, located at 700 NW 19 Avenue, Fort Lauderdale, FL, 33311 to determine whether the following application is found to be 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

Table with 2 columns: Field Name and Value. Fields include CASE NUMBER, REQUEST, APPLICANT, GENERAL LOCATION, ABBREVIATED LEGAL DESCRIPTION, CITY COMMISSION DISTRICT, YOU MAY ALSO SEND COMMENTS TO, and YOU MAY ALSO SEND AN EMAIL TO.

Sincerely, Jonathan D'Angelo

Jonathan D'Angelo, Urban Planner
Urban Design and Planning Division



Folio Number	Parcel ID	Owner	Owner Address	Owner City	State
494234077	923407778	SJC SISTRUNK LLC	PO BOX 4	FORT LAU	FL
494234078	923407814	WAITH,NATASHA	4047 SW 8	PLANTATI	FL
494234078	923407818	REGAL DEVELOPMENT INC	1740 NW 3	FORT LAU	FL
494234078	923407818	606 NW 8TH AVE LLC	900 NW 6	FORT LAU	FL
494234078	923407822	730 NW 7TH STREET LLC	730 NW 7 Street	FORT LAU	FL
494234078	923407841	SJC SISTRUNK LLC	4025 NE 3	FORT LAU	FL
494234078	923407843	SJC SISTRUNK LLC	PO BOX 4	FORT LAU	FL
494234078	923407846	PROVIDENT FORT LAUDERDALE	900 NW 6	FORT LAU	FL
504203011	020301141	WEST VILLAGE LLC	901 PONCE De LEON	CORAL GA	FL
504203011	020301141	BROWARD BOARD OF COUNTY	115 S AND	FORT LAU	FL
504203011	020301160	FORT LAU REDEVELOPMENT AG	101 NE 3 A	FORT LAU	FL
504203011	020301162	BI-ADS IN WESTSIDE GAZETTE	PO BOX 5	FORT LAU	FL
504203011	020301165	CHISHOM, CHISHOM,MICHAEL	1241 NW 2	FORT LAU	FL
504203011	020301166	HENRY,BOBBY R	5140 SW 2	PLANTATI	FL
504203011	020301167	525 NW 7 TER LLC	915 MIDDLE River	FORT LAU	FL
504203011	020301181	DRAGOSLAVIC,GORAN	1800 W Broward Blvd	FORT LAU	FL
504203011	020301184	DACA MANAGEMENT LLC	1830 W Broward Blvd	FORT LAU	FL
504203011	020301185	FORT LAU REDEVELOPMENT AG	101 NE 3 Ave	FORT LAU	FL
504203011	020301190	SMITH,INELL A EST	4980 NW 1	FORT LAU	FL
504203011	020301191	6TH ON POWERLINE LLC	900 NW 6	FORT LAU	FL
504203011	020301192	6TH ON POWERLINE LLC	914 SISTRUNK	FORT LAU	FL
504203011	020301193	6TH ON POWERLINE LLC	915 MIDDLE RIVER	FORT LAU	FL
504203011	020301194	FIGUERO LAURA FIGUEROA RE	4830 NW 1	LAUDERH	FL
504203011	020301195	SHALOMMAX LLC	1800 W Broward Blvd	FORT LAU	FL
504203012	020301213	6TH ON POWERLINE LLC	900 NW 6	FORT LAU	FL
504203012	020301214	6TH ON POWERLINE LLC	914 SISTRUNK	FORT LAU	FL
504203180	020318001	730 NW 7TH STREET LLC	730 NW 7	FORT LAU	FL



NO PARKING
7AM - 9AM
← TOW-AWAY ZONE

NO PARKING
ANY TIME
→ TOW-AWAY ZONE

CITY OF FORT LAUDERDALE
PUBLIC NOTICE

MEETING INFORMATION:
Planning and Zoning Board Meeting
LOCATION: Development Services Department
650 NW 11 Avenue, Fort Lauderdale, FL 33301
DATE & TIME: Wednesday, April 10, 2020, 6:00 PM

PROJECT INFORMATION:
CAM NUMBER: 2019-00002
PROJECT: Utility Plant Relocation
LOCATION: 238 SW 8 Avenue and SW 11 Avenue
REGULATORY: Rezoning from Residential Medium-Density (RM-15) to Medium-Density Residential (RM-10) (P)
REQUEST: Request for Conditional Approval to Amend the
1997 Land Use Ordinance

INFORMATION: (754) 838-4320 | fortlauderdale.gov/pzb



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

MEETING INFORMATION:
Planning and Zoning Board Meeting

LOCATION: Development Services Department
 700 NW 19 Avenue, Fort Lauderdale, FL 33311

DATE & TIME: Wednesday, April 15, 2026, at 6:00 p.m.

PROJECT INFORMATION:

CITY # NUM #: 110-126002

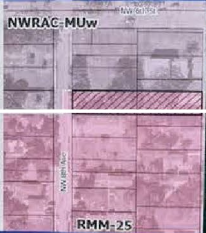
PROJECT: Shunk_VL_161amin9

LOCATION: 1131NW19_02-53 -J_roge

REQUEST: Reverting from Residential Multifamily Mid-Rise / Medium-High Density (RMM-25) District to Northwest Regional Activity Center - Mixed-Use West (NWRAC-MUw) District

INFORMATION: (954) 828-6520 | fortlauderdale.gov/pzb

This Notice is the property of the City of Fort Lauderdale. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.





CITY OF FORT LAUDERDALE
PUBLIC NOTICE

MEETING INFORMATION:
Planning and Zoning Board Meeting
 LOCATION: Development Services Department
 700 NW 19 Avenue, Fort Lauderdale, FL 33311
 DATE & TIME: Wednesday, April 18, 2024, at 4:00 p.m.

PROJECT INFORMATION

CASE NUMBER: 2024-00002
 PROJECT: Sakunk View Rezoning
 LOCATION: 858 NW 8 Avenue, Unit 857 NW 7 Terrace
 REQUEST: Rezoning from Residential Multifamily Mid-Rise /
 Medium-Density (RMM-25) District to
 Multifamily Regional Authority Center - Mixed-Use
 West (NW-RAC-Mix) District

INFORMATION: (954) 826-6520 | fortlauderdale.gov/pzb





AFFIDAVIT FORM

Applications: As Required | Rev. 07/21/2022

INSTRUCTIONS: Indicate with an [X] 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 [X] PLANNING AND ZONING BOARD [] HISTORIC PRESERVATION BOARD [] CITY COMMISSION [X]
CASE NUMBER: UDP-Z26002 PROPERTY: 790 NW 6th St MEETING DATE: 04/15/2026
APPLICANT OR AGENT (IF REPRESENTING APPLICANT): Greg Brewton APPEAL REQUEST:

BEFORE ME, the undersigned authority, personally appeared _____ 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 [X]):

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.
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.
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.
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.
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 there for.

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 _____, 2026, by _____ who is personally known to me or who has produced _____ as identification.

[SEAL]

IF AN AGENT COMPLETE BELOW

STATE OF FLORIDA:
COUNTY OF Miami-Dade:

The foregoing instrument was sworn to and subscribed before me by means of [] physical presence or [] online notarization, this day of April, 2026, by Greg Brewton, authorized agent of Sunrise Communities, a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced FL Driver License as identification.

(Signature of Notary Public - State of Florida)

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

