

SJC SISTRUNK, LLC

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October 3, 2022

SJC SISTRUNK, LLC REPORT OF PUBLIC PARTICIPATION MEETING

Planning and Zoning Board Case Number: UDP-Z22019

SJC Sistrunk, LLC ("Applicant") is seeking approval of the rezoning of Lots 15, 16 and 17, Block 328, Progresso from General Industrial to NWRAC-MUw. Applicant has conducted a public participation meeting which was held on September 29, 2022 at 6:00 P. M. at Regal Trace Apartments Management Office, 540 NW 4th Avenue, Fort Lauderdale, Florida 33311. The number of participants at the meeting were three.

Applicant made a presentation of the project, including an oral presentation introducing the Applicant, the location of the project and the desire to rezone Lots 15, 16 and 17, Block 328, Progresso from General Industrial to NWRAC-MUw to be consistent with the majority of the lots owned by Applicant in the approximate one acre site to allow for a unified development on the site. Applicant provided written materials to those in attendance, a copy of which are attached hereto as composite Exhibit "A", and included:

- Aerial overview of the property comprising the property from Broward County Property Appraiser showing the parcel with property identification 494234078410;
- Survey of Lots 15, 16, 17, 18, 19, 20, 21, 22, 23 & 24 together with Lots 25, 26, 27 & 28, Block 328, Progresso, Plat Book 2, Page 18, M.D.C.R.;
- Survey of Lots 15, 16 and 17, Block 328, Progresso, Plat Book 2, Page 18, M.D.C.R., and
- Sketch and Description of Lots 15, 16 & 17, Block 328, Progresso, Plat Book 2, Page 18, M.D.C.R.

After making the presentation, the Applicant fielded questions and comments from the meeting attendees. The following is a summary of the resident comments and responses by Applicant.

Question 1: Mr. J. J. Hankerson asked the Applicant the location of the Lots 15, 16 and 17, Progresso as it relates to the Four Corners Store.

Applicant Response: Applicant stated that the location of the Lots 15, 16 and 17 are north and east of the Four Corners Store and that the future development of the site would include the demolition of the store.

Question 2: Mr. Gerald Nesbitt, Sr., Vice President of Historic Dorsey Riverbend Civic Association, Inc., asked whether all of Block 328 would be developed.

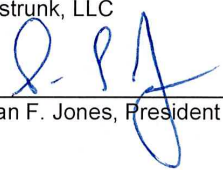
Applicant Response: Applicant advised the residents that the Block 328, Progresso has three separate property owners and that Applicant is preparing the site it owns for future development by requesting a rezoning of the lots to NWRAC-MUw.

Question 3: Mr. Hankerson asked if the future project has residential, will any of the units be affordable.

Applicant Response: Applicant explained that the zoning classification NWRAC-MUw requires a certain percentage of affordability to obtain the additional height beyond 45 feet.

Mr. J. J. Hankerson stated that he supported the change from General Industrial to NWRAC-MUw and that he will take the item to the Board of Progresso Village Civic Association, Inc. to obtain a letter of recommendation. The other participants supported the change of the property from General Industrial to NWRAC- MUw.

Respectfully submitted by
SJC Sistrunk, LLC

By: 
Sean F. Jones, President of Sean Jones Corporation, Manager

Property Id: 494234078410

**Please see map disclaimer



September 29, 2022



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-222019

PROPERTY: 615 NW 8 Avenue, Fort Lauderdale, Florida

MEETING DATE: November 16, 2022

APPLICANT OR AGENT (IF REPRESENTING APPLICANT): SJC Sistrunk, LLC

APPEAL REQUEST:

BEFORE ME, the undersigned authority, personally appeared Sean F. Jones 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

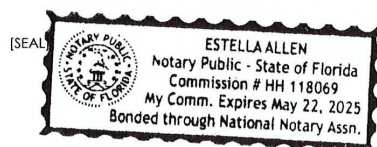
- a. Posted or has caused to be posted on the Property signage provided by the City of Fort Lauderdale, which such signage notifies the date, time and place of the meeting.
- b. That one (provide number of signs posted) sign(s) as referenced above (a) was posted on 10/22/2022 (provide date of posting) 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 FLORIDA:

The foregoing instrument was sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 28th day of October, 2022, by Sean F. Jones who is personally known to me or who has produced as identification as identification.



IF AN AGENT 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 _____, a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

Estella Allen
(Signature of Notary Public - State of Florida)
ESTELLA ALLEN
(Print, Type, or Stamp Commissioned Name of Notary Public)