

February 21, 2017

By Email and U.S. Mail

Karlanne Grant, Planner
Urban Design & Planning Division
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

**Re: Public Participation Report for Riverbend Broward LP (“Applicant”)
Rezoning and Site Plan for Riverbend, Case No. R16060 and Case No. Z17001
(collectively “Application”)**

Dear Ms. Grant:

Pursuant to the City’s Unified Land Development Regulations (ULDR) Section 47-24.1.F.14 and 47-27.4, we are providing this letter to report the results of public participation meetings conducted for this Application.

1. **DRC notice.** Applicant provided 21-day notice of the DRC meetings by e-mail to the President of the following City-recognized association within 300-foot radius of the property:
 - Riverland Civic AssociationOther than the association listed above, there are no other City-recognized associations within 300-feet of the property.
2. **Meetings conducted.** A public participation meeting was conducted at least 30 days prior to the scheduled Planning and Zoning Board meeting which is scheduled for March 15, 2017 at 6.30pm. The public meeting was held at a regularly scheduled meeting of the Riverland Civic Association on December 5, 2016 at 7:30 p.m. at the Riverland Park (Community Center) located at 950 SW 27th Ave, Fort Lauderdale, FL 33312.
3. **Participants.** An attendance sheet was completed at the meeting and is attached to this report.
4. **Presentation materials.** The presentation materials presented at the public participation meeting consisted of a colored site plan and renderings of the buildings. Copies of the presentation materials are attached to this report.
5. **Summary of comments from the associations.** The comments received from the association included questions about the truck circulation and traffic. Applicant explained the property is currently approved for much greater intensity than the proposed development plan, and therefore, the projected traffic volumes are significantly less than the currently approved level of development. Some members of the association expressed concerns about FDOT’s plans to implement an exit for the express lanes behind some of the single family homes in Riverland. FDOT’s plans are not within Applicant’s control; however we again, pointed out the

significant decrease in traffic expected from a self-storage, warehouse/distribution development versus the approved office/commercial development.

We trust that this report satisfies the City's public participation requirements. In the event you require additional information, please do not hesitate to contact me.

Very truly yours,



Nectaria M. Chakas

NMC/sa

cc: Deniece Jones, Riverland Civic Association HOA (by E-mail)

Attachments:

Attendance sheet

Presentation materials

74

Place: Riverland Park (Community Center) 950 SW 27th Ave, Fort Lauderdale, FL 33312

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Co.



ILLUSTRATIVE SITE PLAN
RIVERBEND DISTRIBUTION
FORT LAUDERDALE, FLORIDA



1 PERSPECTIVE - CORNER ENTRANCE FEATURE

AS.01 SCALE: 1/8" = 1'-0"

DRC
SUBMITTAL
07/08/2016

AS.01

Sheet No.

Project: AS.01
Project No.: 16041.00
Date: 09/29/18
Project Director: SMR
Designed by: CH
Checked by:

REVISIONS

**RIVERBEND DISTRIBUTION
BRIDGE DEVELOPMENT**
FORT LAUDERDALE, FLORIDA



RLC Architects
14 1st Ave. Street, Boca Raton, FL 33432
Tel: 561 363 8888 Fax: 561 363 8887
Web: www.rlcarchitects.com
STATE OF FLORIDA REGISTERED ARCHITECTS No. 1438800000
THE DRAWINGS AND ALL THE LOCAL INDEPENDENTS, SECTIONS AND PLANS
HEREIN ARE THE PROPERTY OF RLC ARCHITECTS, P.A. AND NO PART THEREOF
SHALL BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION FOR ANY
PURPOSE WHATSOEVER WITHOUT THE SPECIFIC WRITTEN PERMISSION OF
RLC ARCHITECTS, P.A.



Addendum: PZB Public Participation Notification <<if applicable>>

Applicant must provide notification according to the procedure listed below for projects listed in Sec. 47-27.4.A.2.c.

- A minimum of 21 days prior to the Development Review Committee (DRC) meeting, a notice from the applicant via letter or e-mail shall be provided to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the DRC meeting.
- Prior to submittal of application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB hearing.
- The applicant shall conduct a public participation meeting(s) a minimum of 30 days prior to the PZB hearing.
- After the public participation meeting(s), the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s) has taken place a minimum of 30 days prior to the PZB hearing. The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.
- The applicant shall, ten (10) days prior to DRC and again for the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF PUBLIC PARTICIPATION NOTIFICATION

STATE OF FLORIDA
BROWARD COUNTY

RE: X PLANNING AND ZONING BOARD

CASE NO. R16060 and Case No. Z17001

APPLICANT: Riverbend Broward LP

PROPERTY: 2201 W. Broward Blvd.

PUBLIC HEARING DATE: March 15, 2017

BEFORE ME, the undersigned authority, personally appeared Nectaria M. Chakas, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Development Review Case.
2. The Affiant/Applicant has mailed or has caused to be mailed, via postal service or electronic mail, a letter to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the Public Participation meeting.
3. That the letter referenced in Paragraph two (2) above was mailed prior to the submittal of the PZB application meeting cited above.
4. That the public participation meeting was held at least **thirty (30)** days prior to the date of the PZB meeting cited above.
5. Affiant has prepared a summary of the public participation 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.
6. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office **ten (10)** days prior to the date of the Planning and Zoning Board meeting and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
7. 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.

Addendum: PZB Public Participation Notification <<if applicable>>

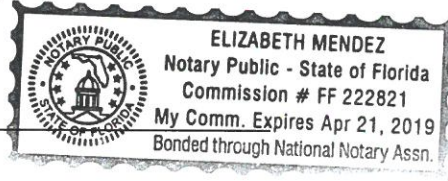
Nectaria Chalez

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 28 day of February, 2017.

(SEAL)

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:



NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____ (initial here)
_____ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)