

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: ☒ PLANNING AND ZONING BOARD CASE NO. ZR17005
APPLICANT: 840 S.W. 24TH STREET LLC
PROPERTY: 840 W. STATE ROAD 84 (SW 24TH STREET)
PUBLIC HEARING DATE: OCTOBER 20, 2017

BEFORE ME, the undersigned authority, personally appeared GUSTAVO J. CARBONELL, 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>>

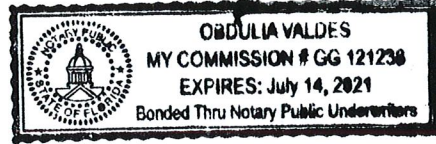
[Signature]
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 30 day of August, 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)

Gustavo J. Carbonell, Architect P.A.

1457 N.E. Fourth Avenue

Ft. Lauderdale, FL 33304

Phone (954) 462-6565

Fax (954) 527-08

Email; Gcarbonell@Gjcarch.com

www.guscarbonell.com

AA 26001131

August 29, 2017

City of Ft. Lauderdale
Sustainable Development Department
Urban Design and Planning Department
700 NW 19th Avenue, Ft. Lauderdale, Florida 33311

Re; Commercial Building at 840 State Road 84, Ft. Lauderdale, Florida. 33315
Case No. ZR17005

PUBLIC PARTICIPATION MEETING AT THE EDGEWOOD CIVIC ASSOCIATION GENERAL MEETING ON MAY 3, 2017

Sir or madam;

A notice was sent to the referenced civic association within 300 feet of the proposed development and a presentation was conducted at the Edgewood Civic Association's general membership meeting at their building located at 1790 SW 32nd Street on May 3, 2017.

The presentation consisted of drawings mounted on 24 x 36 inch boards of the Site Plan, Floor Plan, and Elevations. There were approximately 22 persons present.

During the presentation I mentioned the requirement that a part of the Public Participation requirement I was required to let the neighborhood know about the project. I explained that this project consisted of a one story retail building to replace the now demolished Shell Oil gas station. Also that rezoning of a portion needed to take place from RS-8 to CB.

I explained in detail the requirements of the State Road 84 Inter District Corridor requirements and how we meet.

The president, had attended the DRC meeting and was very aware of this project.

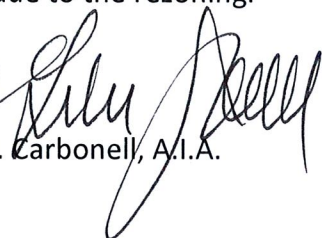
The questions were mainly regarding of the uses that would be allowed. They did not want another convenience store. I explained that in the purchase agreement there is a clause that any development could not include either a service station or a convenience store. Further discussion was mainly related to the neighborhood not wanting the DRC requirement of offsite parking along SW 25th Street.

No one objected to the project and were glad to see a new development be built. They wished for a restaurant or coffee shop, but retail was also acceptable.

I mentioned that a vote was not necessary of support and that I would keep them informed of the process. First to the Planning and Zoning Board, and then to the City commission for two readings due to the rezoning.

Sincerely;

Gustavo J. Carbonell, A.I.A.

A handwritten signature in black ink, appearing to read 'Gustavo J. Carbonell', written over the printed name.

Gustavo J. Carbonell, Architect P.A.

**1457 N.E. Fourth Avenue
Ft. Lauderdale, FL 33304
Phone (954) 462-6565
Fax (954) 527-08
Email; Gcarbonell@Gjcarch.com
www.guscarbonell.com
AA 26001131**

August 29, 2017

City of Ft. Lauderdale
Sustainable Development Department
Urban Design and Planning Department
700 NW 19th Avenue, Ft. Lauderdale, Florida 33311

**Re; Commercial Building at 840 State Road 84, Ft. Lauderdale, Florida. 33315
Case No. ZR17005**

PUBLIC PARTICIPATION MEETING AT THE CROISSANT PARK CIVIC ASSOCIATION GENERAL MEETING ON MAY 30, 2017

Sir or madam;

A notice was sent to the referenced civic association within 300 feet of the proposed development and a presentation was conducted at the Croissant Park community at a general membership meeting on May 30, 2017.

The presentation consisted of drawings mounted on 24 x 36 inch boards of the Site Plan, Floor Plan, and Elevations. There were approximately 19 persons present.

During the presentation I mentioned the requirement that a part of the Public Participation requirement I was required to let the neighborhood know about the project. I explained that this project consisted of a one story retail building to replace the now demolished Shell Oil gas station. Also that rezoning of a portion needed to take place from RS-8 to CB.


I explained in detail the requirements of the State Road 84 Inter District Corridor requirements and how we meet.

The questions were mainly regarding of the uses that would be allowed. I explained that in the purchase agreement there is a clause that any development could not include either a service station or a convenience store.

No one objected to the project and were glad to see a new development be built.

I mentioned that a vote was not necessary of support and that I would keep them informed of the process. First to the Planning and Zoning Board, and then to the City commission for two readings due to the rezoning.

Sincerely;


Gustavo J. Carbonell, A.I.A.

Gustavo J. Carbonell, Architect P.A.

1457 N.E. Fourth Avenue

Ft. Lauderdale, FL 33304

Phone (954) 462-6565

Fax (954) 527-08

Email; Gcarbonell@Gjcarch.com

www.guscarbonell.com

AA 26001131

August 29, 2017

City of Ft. Lauderdale
Sustainable Development Department
Urban Design and Planning Department
700 NW 19th Avenue, Ft. Lauderdale, Florida 33311

Re; Commercial Building at 840 State Road 84, Ft. Lauderdale, Florida. 33315
Case No. ZR17005

PUBLIC PARTICIPATION MEETING AT THE RIVER OAKS CIVIC ASSOCIATION GENERAL MEETING ON APRIL 20, 2017

Sir or madam;

A notice was sent to the referenced civic association within 300 feet of the proposed development and a presentation was conducted at the Church of the Nazarene located at 1518 SW 15th Avenue, at a general membership meeting on April 20, 2017.

The presentation consisted of drawings mounted on 24 x 36 inch boards of the Site Plan, Floor Plan, and Elevations. There were approximately 24 persons present.

During the presentation I mentioned the requirement that a part of the Public Participation requirement I was required to let the neighborhood know about the project. I explained that this project consisted of a one story retail building to replace the now demolished Shell Oil gas station. Also that rezoning of a portion needed to take place from RS-8 to CB.

I explained in detail the requirements of the State Road 84 Inter District Corridor requirements and how we meet.

The questions were mainly regarding of the uses that would be allowed. I explained that in the purchase agreement there is a clause that any development could not include either a service station or a convenience store.

No one objected to the project and were glad to see a new development be built.

I mentioned that a vote was not necessary of support and that I would keep them informed of the process. First to the Planning and Zoning Board, and then to the City commission for two readings due to the rezoning.

Sincerely;

Gustavo J. Carbonell, A.J.A.

A handwritten signature in black ink, appearing to read 'Gustavo J. Carbonell', written over the printed name.