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. V17010 and Z17010

APPLICANT: Gospel Arena of Faith, Inc.

PROPERTY: 613 NW 3rd Avenue

PUBLIC HEARING DATE: February 21, 2018

BEFORE ME, the undersigned authority, personally appeared Andrew J. Schein, 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>>

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 12 day of February, 2018.

(SEAL)

NICOLE GITLIN
MY COMMISSION # GG073003
EXPIRES February 14, 2021

NOTARY PUBLIC
MY COMMISSION EXPIRES: Feb 14 2021

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)

LOCHRIE & CHAKAS P.A.

1401 East Broward Boulevard, Suite 303
Fort Lauderdale, Florida 33301
Direct Line: 954.779.1101
Email: RLochrie@LochrieLaw.com
Main Phone: 954.779.1119
Fax: 954.779.1117

February 12, 2018

Linda Mia Franco, Principal Planner
Urban Design & Planning
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Public Participation Summary for DRC Case Nos. V17010 and Z17070

Dear Linda:

Pursuant to the City of Fort Lauderdale Ordinance No. C-15-01, the applicant held a public participation meeting with the Progresso Village Civic Association on December 14th, 2017 at 5:30pm at the Affiliated Development offices, located at 414 North Andrews Avenue in Fort Lauderdale. The Progresso Village Civic Association is the only officially recognized civic association within 300' of the proposed development. The meeting was noticed and communicated through e-mail with the Association's president. There were approximately seventeen (17) people in attendance.

At this meeting the applicant gave a detailed description of the rezoning and alley vacation. The applicant also discussed the site plan, provided project renderings and answered questions from those in attendance. Discussions included the type of development, timeline of approval, traffic issues and access to the site. A full list of the questions and answers provided at the meeting is included with this letter.

Should you require additional information, please let me know.

Very Truly Yours,

Robert B. Lochrie III, Esq.

cc: Ronald Centamore, President of Progresso Village Civic Association

December 14, 2017 Public Participation Meeting Questions and Answers

1. Question: When does the project go to Planning and Zoning?

   Answer: We will be shooting for the February P&Z meeting, so we will be submitting materials in January.

2. Question: I own property between 2nd and 3rd and we have a utility easement. Is there a utility easement on your property?

   Answer: There is not a utility easement that we're aware of, no. As you mentioned, there are some private utitilty easements in the area. There is, however, a powerline that runs down the center of the property that is in the alley vacation area, which will be relocated underground and brought around the property.

3. Question: The lights currently used on Sistrunk Boulevard are very dim. I hear that they were going to make the lights brighter but this doesn't seem to have happened. Will you be putting brighter lighting along the walkways? I think one of the main issues is that Sistrunk is not very welcoming at night, and can be scary to walk down late at night.

   Answer: We have not heard too much about this issue, but know that the type of lighting currently on Sistrunk will have to be maintained. We are looking into potentially adding pedestrian lighting along the sides of the property. We will get it brighter to the extent that we are able to, and will certainly include what lighting we can. Having under-lighting will help as well.

   Our goal is to have an active use on the ground floor, which will provide a lot of light and a lot of activity, and the restaurant space will help.

4. Question: What is on the first floor?

   Answer: The ground floor contains a restaurant, lobby space, and office space. We will be relocating our offices to the building when it is completed.

5. Question: What is between the residential lobby and restaurant area?

   Answer: That is our office – we will be on the first floor. This in combination with the restaurant space will allow for active daytime as well as nighttime uses. We believe strongly in the activity along Sistrunk, which was the reason for pitching the project to the CRA, and putting our office there.

6. Question: How large is the office and other ground-floor spaces?

   Answer: Our office will be around 1,700 square feet. The majority of space here will be the restaurant, which at 4,000 square feet will occupy about half the ground level. Our office will be a small amount of the ground level and the majority will be taken up by the restaurant.

7. Question: Are there currently any interested tenants for the retail space?

   Answer: Yes – we are speaking with a few regional groups, one of which is a coffee shop out of West Palm Beach who are looking to implement some additional concepts around South Florida. We're designing this space to not only draw people to the building, but also to help serve our 142 tenants.

8. Question: Will the lights on the side streets be the same type of solar street lights that currently exist in the community?

   Answer: We discussed this point at our DRC meeting on Tuesday and will comply with the requirements.

9. Question: Are there plans to replace the Sistrunk lighting with a more effective type of lighting? I remember hearing a few months ago that the City had plans to replace all Sistrunk lighting with a more effective type of lighting. You might want to look into that.

   Answer: This hasn't come up in any of our meetings yet. We wanted to ensure that the architectural elements of our building create additional lighting along Sistrunk, so that people feel safe walking around there no matter what time of day it is.

10. Question: Why isn't there street parking on Sistrunk?

    Answer: This area of Sistrunk does not allow on-street parking. We have, however, maximized the parking available on side streets.

11. Question: Where is the entrance to the parking garage?

    Answer: We have entrances on both sides, which will allow for a better flow of traffic.

12. Question: How much parking do you have on the ground floor?

    Answer: There are approximately 66 spaces on the ground floor.

13. Question: How many parking spaces are required for the commercial space?

    Answer: For the commercial element, 13 spaces are required on the ground floor. We'll be providing more than that, though, because we want to be able to rent the space and provide what the market supports.

14. Question: How many levels of parking do you have?

    Answer: There are 3 levels of parking.

15. Question: Where is the drop-off area?

Answer: It will be inside the garage. We will also have a designated Uber drop-off and pick-up area in the garage. This will allow tenants and consumers to be covered, safe, and surrounded by plenty of light, instead of having to wait or pull over to the side of the road.

16. Question: What is on the roof?

Answer: We are proposing to put an active, green rooftop deck space on the roof for residents to use.

17. Question: How far along are you in the process?

Answer: We attended our DRC meeting this week. We haven't reached final approval yet, but we're in the process. Our P&Z target meeting date is in February, and we are aiming to start the project as soon as possible.

Right now, that looks like late spring around May, depending on how quickly we can move through the municipal process. We are working very swiftly with a team that is fully invested in expediting the process.

18. Question: What types of units will there be?

Answer: There will be one- and two-bedroom units – we don't have any studios.

19. Question: How much will you charge for rent?

Answer: We will start off around $1100 a month. For 2-bedroom units, we'll start at $1600 and go up to $1800, which will provide significant cost savings compared to other new buildings in the area.

20. Question: Where is the clubhouse and gym?

Answer: These will be on the amenity deck, on the fourth floor of the building.

21. Question: Why did you reduce your height?

Answer: The ordinance the city currently has in place for meeting the previously planned height was something our lenders were not willing to work with.

With that in mind, we reduced the height of the building, but still kept the same number of units and square footages. We made this decision in the interest of getting the project into the ground as soon as possible.

22. Question: Why are other buildings in the area taller?

Answer: They fall under different zoning requirements.

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign 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 POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: _____BOARD OF ADJUSTMENT
_____HISTORIC PRESERVATION BOARD
__X__PLANNING AND ZONING BOARD
_____CITY COMMISSION

CASE NO. V17010

APPLICANT: Gospel Arena of Faith, Inc.

PROPERTY: 613 NW 3rd Avenue

PUBLIC HEARING DATE: February 21, 2018

BEFORE ME, the undersigned authority, personally appeared Nicholas Rojo, 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 **Board or Commission** Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing 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.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. **Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.**
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. 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 therefore.

_____
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 13th day of February, 2018.

(SEAL)

MICHELLE A RICE
State of Florida-Notary Public
Commission # GG 159518
My Commission Expires
November 13, 2021

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/13/2021

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)

NW 6th Street (Sistrunk Boulevard) Frontage




PUBLIC NOTICE

NW 6th Street (Sistrunk Boulevard) and NW 3rd Avenue




3 Ave
Sistrunk Blvd
STOP
PUBLIC NOTICE
PLANNING AND ZONING BOARD MEETING

NW 6th Street (Sistrunk Boulevard) and NW 4th Avenue

