

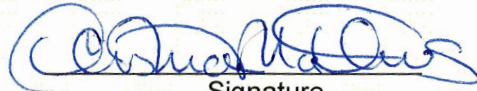


NOTICE AFFIDAVIT

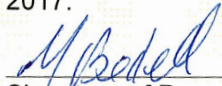
STATE OF FLORIDA, BROWARD COUNTY
CITY OF FORT LAUDERDALE

BEFORE ME THIS DAY PERSONALLY APPEARED CHRISTINA MATHEWS
WHO BEING DULY SWORN, DEPOSES AND SAYS:

1. The attached property owners list is, to the best of my knowledge, a complete and accurate list of all property owners, mailing addresses and property control numbers as recorded in the latest official tax rolls obtained from the Property Appraisers Office for all property within 300 feet of Lots 1 to 20, 37 to 48 Block 209 and Lots 1 to 7, 13 to 19, 30 to 48 Block 210 of Progresso as Recorded in Plat Book 2 Page 18, of the Public Records of Broward County.
2. The attached property owners list includes, to the best of my knowledge, all affected property owners, municipalities, counties, homeowner associations, and property owner associations in accordance with the requirements of the UDLR and the City of Fort Lauderdale.

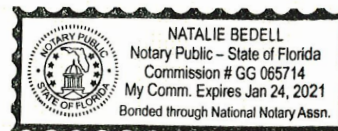

Signature

The foregoing instrument was acknowledged before me this 12th day of June, 2017.

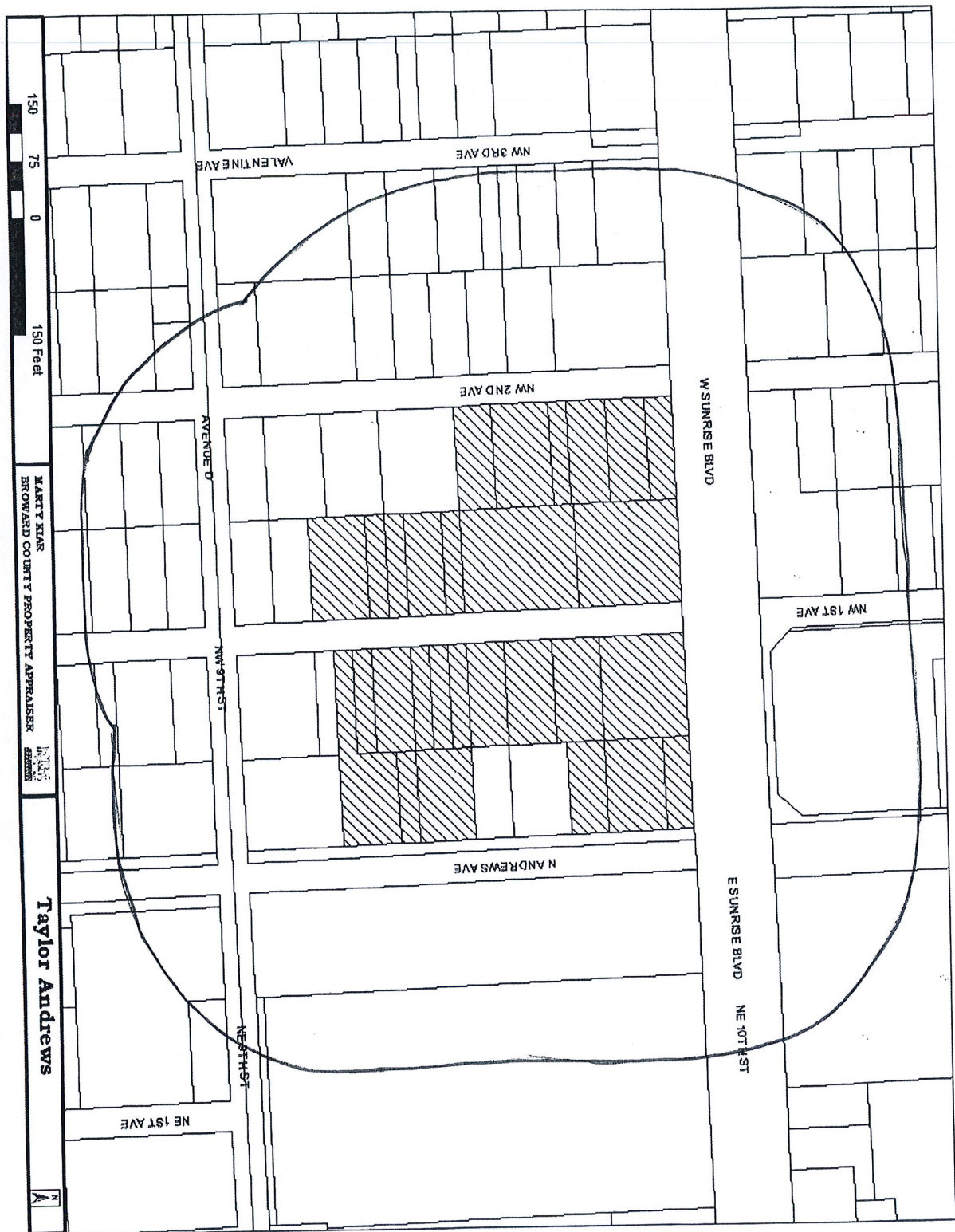

Signature of Person Taking Acknowledgement

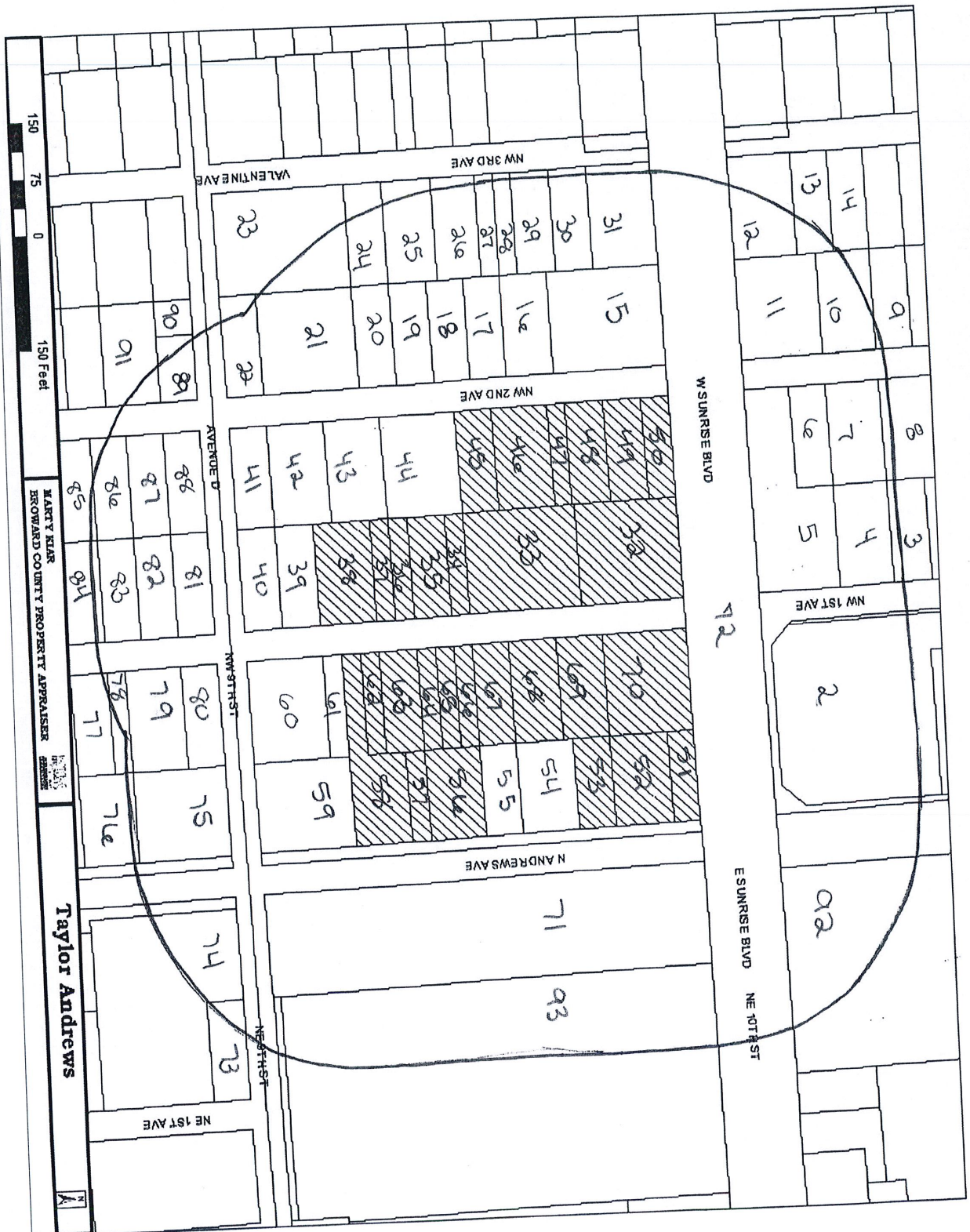
Notary Public

Notary's Seal



1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com





Holland & Knight

515 East Las Olas Boulevard, Suite 1200 | Ft. Lauderdale, FL 33301 | T 954.525.1000 | F 954.463.2030
Holland & Knight LLP | www.hklaw.com

Debbie M. Orshefsky
(954) 468-7871
debbie.orshefsky@hklaw.com

April 24, 2017

Via Certified Mail, Return Receipt Requested

Corbel G. Cooper and Hilda Cooper
3310 NW 39th Street
Fort Lauderdale, FL 33309

Re: Proposed Relocation of Barrier on NW 2nd Avenue

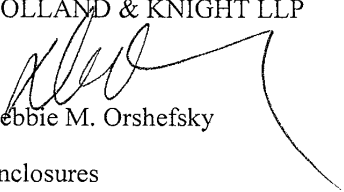
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We are writing to you as an owner of property on NW 2nd Avenue close to this barrier and ask that you contact me if you have any questions or comments regarding relocation of this barrier. We look forward to your input.

Sincerely,

HOLLAND & KNIGHT LLP



Debbie M. Orshefsky

Enclosures

Anchorage | Atlanta | Austin | Boston | Charlotte | Chicago | Dallas | Denver | Fort Lauderdale | Houston | Jacksonville | Lakeland
Los Angeles | Miami | New York | Orlando | Portland | San Francisco | Stamford | Tallahassee | Tampa | Tysons
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Debbie M. Orshefsky
(954) 468-7871
debbie.orshefsky@hklaw.com

April 24, 2017

Via Certified Mail, Return Receipt Requested

2nd Avenue Holdings LLC
PO Box 20242
Cheyenne, WY 82003

Re: Proposed Relocation of Barrier on NW 2nd Avenue

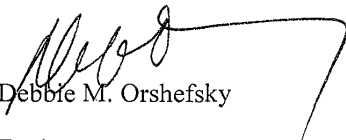
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Debbie M. Orshefsky

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Holland & Knight LLP | www.hklaw.com

Debbie M. Orshefsky
(954) 468-7871
debbie.orshefsky@hklaw.com

April 24, 2017

Via Certified Mail, Return Receipt Requested

John Hume Trustee
Eugene Stoveall Special Needs Trust
5941 NE 15th Avenue
Fort Lauderdale, FL 33334

Re: Proposed Relocation of Barrier on NW 2nd Avenue

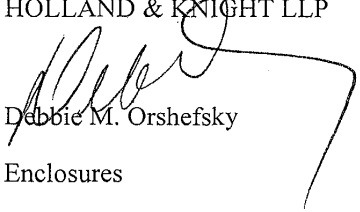
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Debbie M. Orshefsky
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Debbie M. Orshefsky
(954) 468-7871
debbie.orshefsky@hklaw.com

April 24, 2017

Via Certified Mail, Return Receipt Requested

Jimmie Peck
900 NW 2nd Avenue
Fort Lauderdale, FL 33311

Re: Proposed Relocation of Barrier on NW 2nd Avenue

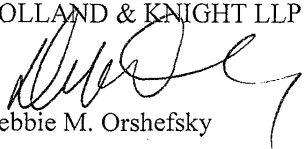
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Debbie M. Orshefsky

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#50855652_v1

Holland & Knight

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Holland & Knight LLP | www.hklaw.com

Debbie M. Orshefsky
(954) 468-7871
debbie.orshefsky@hklaw.com

April 24, 2017

Via Certified Mail, Return Receipt Requested

Thomas L. and Annie L. Mobley
H/E Melissa A. Mobley
901 NW 2nd Avenue
Fort Lauderdale, FL 33311

Re: Proposed Relocation of Barrier on NW 2nd Avenue

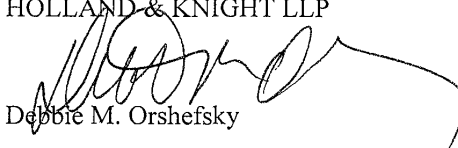
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HOLLAND & KNIGHT LLP



Debbie M. Orshefsky

Enclosures

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Debbie M. Orshefsky
(954) 468-7871
debbie.orshefsky@hklaw.com

April 24, 2017

Via Certified Mail, Return Receipt Requested

J. and Renee Hankerson
905 NW 2nd Avenue
Fort Lauderdale, FL 33311

Re: Proposed Relocation of Barrier on NW 2nd Avenue

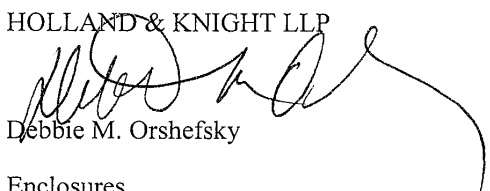
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Holland & Knight LLP | www.hklaw.com

Debbie M. Orshefsky
(954) 468-7871
debbie.orshefsky@hklaw.com

April 24, 2017

Via Certified Mail, Return Receipt Requested

Saunders Vacant Lots LLC
5604 NW 108th Terrace
Coral Springs, FL 33076

Re: Proposed Relocation of Barrier on NW 2nd Avenue

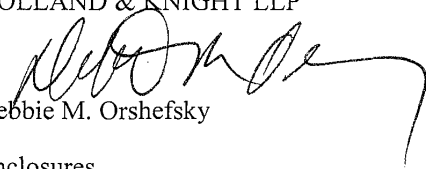
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Debbie M. Orshefsky

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Debbie M. Orshefsky
(954) 468-7871
debbie.orshefsky@hklaw.com

April 24, 2017

Via Certified Mail, Return Receipt Requested

921 & 919 NW 2 AVE LLC
20200 NE 29th CT #N108
Miami, FL 33180

Re: Proposed Relocation of Barrier on NW 2nd Avenue

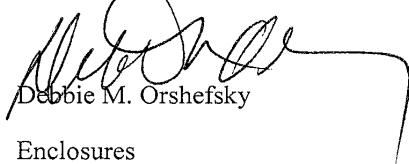
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HOLLAND & KNIGHT LLP



Debbie M. Orshefsky

Enclosures

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Los Angeles | Miami | New York | Orlando | Portland | San Francisco | Stamford | Tallahassee | Tampa | Tysons
Washington, D.C. | West Palm Beach
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Holland & Knight

515 East Las Olas Boulevard, Suite 1200 | Ft. Lauderdale, FL 33301 | T 954.525.1000 | F 954.463.2030
Holland & Knight LLP | www.hklaw.com

Debbie M. Orshefsky
(954) 468-7871
debbie.orshefsky@hklaw.com

April 24, 2017

Via Certified Mail, Return Receipt Requested

Corbel Cooper
3310 NW 39th Street
Fort Lauderdale, FL 33309

Re: Proposed Relocation of Barrier on NW 2nd Avenue

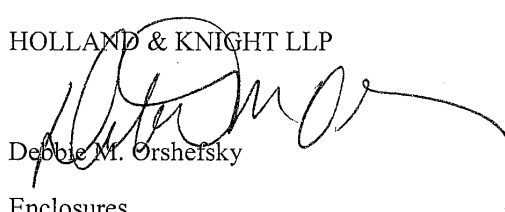
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Enclosures

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Debbie M. Orshefsky
(954) 468-7871
debbie.orshefsky@hklaw.com

April 24, 2017

Via Certified Mail, Return Receipt Requested

Dymond Progresso Village Inc.
3389 Sheridan Street, #513
Hollywood, FL 33021

Re: Proposed Relocation of Barrier on NW 2nd Avenue

Dear Owner:

Our firm represents the developer of a proposed shopping center, "Progresso Commons", at the SW corner of Sunrise Blvd. and Andrews Avenue. The western boundary of Progresso Commons is NW 2nd Avenue. Many years ago the City of Fort Lauderdale installed barriers on NW 2nd Avenue which prevent cut-through traffic from Sunrise Blvd. south into your neighborhood. In order to improve circulation and continue to provide the security your neighborhood has enjoyed since installation of this barrier, the developer of "Progresso Commons" is proposing to relocate and reconstruct this barrier as shown on the enclosed plans (existing and proposed).

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Debbie M. Orshefsky

Enclosures

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Los Angeles | Miami | New York | Orlando | Portland | San Francisco | Stamford | Tallahassee | Tampa | Tysons
Washington, D.C. | West Palm Beach
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Holland & Knight

515 East Las Olas Boulevard, Suite 1200 | Ft. Lauderdale, FL 33301 | T 954.525.1000 | F 954.463.2030
Holland & Knight LLP | www.hklaw.com

Debbie M. Orshefsky
(954) 468-7871
debbie.orshefsky@hklaw.com

April 24, 2017

Via Certified Mail, Return Receipt Requested

Dale's Wheels & Tires Inc.
5604 NW 108th Terrace
Coral Springs, FL 33076

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Debbie M. Orshefsky

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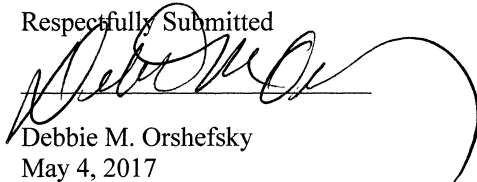
Holland & Knight

515 East Las Olas Boulevard, Suite 1200 | Ft. Lauderdale, FL 33301 | T 954.525.1000 | F 954.463.2030
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**REPORT TO DIRECTOR OF SUSTAINABLE DEVELOPMENT
REGARDING PUBLIC PARTICIPATION MEETING
FOR
NWRAC ZONING TEXT AMENDMENT
AND
REZONING OF "PROGRESSO COMMONS" PROPERTY**

On April 12, 2017, the attached NOTICE OF PUBLIC PARTICIPATION MEETING was sent via email to Ron Centemore, President of the Progresso Village Civic Association and Luis Castillo, President of the South Middle River Civic Association. In addition, this NOTICE was sent to the civic association leadership within the NWCRA, as noted on the attached Distribution List. The only person to attend this meeting was Sonya Burrows (see attached sign in sheet) who indicated that she was well aware of the proposals as she had a complete presentation on the text amendment, rezoning and plan for Progresso Commons at the NWCRA Advisory Board meeting on March 14, 2017, when she and the overwhelming majority of the Advisory Board voted to support these proposals. Attached is the Powerpoint presentation made available at the April 17, 2017, meeting. Also attached is Affidavit of Public Participation.

Respectfully Submitted



Debbie M. Orshefsky
May 4, 2017

NOTICE OF PUBLIC PARTICIPATION MEETING

LOCATION: Midtown Commerce Center
1033 NW 6th Street
Fort Lauderdale, FL 33311

DATE: April 17, 2017

TIME: 7:00 pm

The purpose of this meeting is to discuss:

(1) A proposed amendment to the City of Fort Lauderdale Unified Land Development Regulations Section 47-18.43 to permit "convenience stores, multi-purpose" to be developed within the NWRAC so long as these convenience stores have between 5,000-7,000 square feet of floor area, serve fresh food and beverages, have automotive fuel pumps and are located within a shopping center. It is anticipated, these regulations will be considered by the City of Fort Lauderdale Planning and Zoning Board on May 17, 2017;

(2) Rezoning of 4.8+/- acres located at the southwest corner of Sunrise Blvd. and Andrews Avenue to NWRAC-MUne to permit development of the "Progresso Commons" shopping center.

For additional information, please contact:

Debbie Orshefsky, Partner
Holland & Knight LLP
954.468.7871
debbie.orshefsky@hklaw.com

HOA presidents or committee chairs of current organizations in the Northwest- Progresso-Flagler Heights communities:

Dorsey Riverbend HOA YES

LaRhonda Ware- President, (954) 849-3404 LaRhondaW@aol.com (new email)

Durrs HOA YES

Mickey Hinton- President, (954) 754-715-1602 shebby21@bellsouth.net

Flagler Village Civic Association YES

Rob Larson- President, (954) 864-9603 fvca@flaglervillage.org (new email)

Midtown Business Association YES

Dennis Wright-President and Chair of the Sistrunk Council (954) 519-0002

Pam Adams, Executive Committee (954)764-8500 padams@adamsconsulting.biz YES

Progresso Village HOA YES

Ron Centamore-President, (954) 931- 8761 ronthecop@gmail.com

River Gardens/Sweeting Estates HOA Not close enough to matter to them. NO

Burnadette Norris-Weeks-President, (954) 615-8879 bnorris199@aol.com

Trailblazers Civic Association

From Sonya: This is not a neighborhood association. The correct name is Trailblazers of Broward County. Sonya is a member and also sits on the advisory board with Ron Centimore.

Sonya Burrows-Chair, (954) 605-8307 Bec1552@bellsouth.net (new email) YES

Information provided by Jonathan Brown, Manager

City of Fort Lauderdale Community Redevelopment Agency

Northwest-Progresso-Flagler Heights CRA

(954) 828-4518 JonathanBr@fortlauderdale.gov YES

Public Participation Meeting

April 17, 2017

Name	Organization	Email
Sonya Burrows	Ft. Lauderdale Rego Chamber of Commerce	BEC1552@bellsouth.net
Kathy Koch	Ambit	Kathy@ambitmarketing.com
Brenda Bailey	Ambit	brenda@ambitmarketing.com

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. Z17004

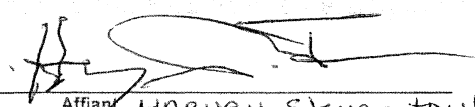
APPLICANT: Project Andrews, LLC

PROPERTY: 947 N. Andrews Avenue; 4.8 acres at the SW Corner of Sunrise Blvd and Andrews Avenue

PUBLIC HEARING DATE: May 17, 2017

BEFORE ME, the undersigned authority, personally appeared Harvey Taylor, 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.


Affiant HARVEY Steven Taylor - ADL: T460-337-36-310-0
SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 4 day of
MAY 2017.

(SEAL)


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)

From: Debbie.Orshefsky@hklaw.com
To: Nicholas.Kalargyros
Cc: nbarnett@Thomaseg.com; harveytaylor@earthlink.net; michaelazucker@bellsouth.net
Subject: RE: Progresso Commons ROW Public Participation
Date: Tuesday, July 11, 2017 5:39:44 PM
Attachments: [Scanned Document.pdf](#)

At the public participation meetings on this matter we discussed the overall project and related approvals, including that the property would be replatted, that "paper streets" would be vacation and that the existing barrier on NW 2nd Avenue was proposed to be moved south about 20'. More recently we presented the project and related approvals to the South Middle River Civic Association (June 27, 2017) where the members present voted unanimously to support the project as a whole. The only other civic association which we met directly with was Progresso Village Civic Association which has publicly supported the project and related approvals for months.

In addition, with respect to the right of way vacation/barrier relocation requests, the only existing accessible right of way that is proposed for a change in traffic flow is the location of the current barrier on NW 2nd Avenue which since 1997 has prevented direct access to NW 9th Street from Sunrise Blvd. Access will still be restricted from Sunrise, but, in an effort to assure that the owners of property along NW 2nd Avenue in the vicinity of the site were aware of the proposed barrier relocation on NW 2nd Avenue, the attached letters were sent to each of these property owners; I received only a few calls with questions in response to these letters.

I trust this information provides the update you requested. Debbie

Debbie Orshefsky | Holland & Knight
Partner
Holland & Knight LLP
515 East Las Olas Boulevard, Suite 1200 | Fort Lauderdale FL 33301
Phone 954.468.7871 | Fax 954.463.2030
debbie.orshefsky@hklaw.com | www.hklaw.com

-----Original Message-----

From: Nicholas Kalargyros [<mailto:NKalargyros@fortlauderdale.gov>]
Sent: Tuesday, July 11, 2017 4:30 PM
To: Orshefsky, Debbie M (FTL - X27871) <Debbie.Orshefsky@hklaw.com>; Noel Barnett <nbarnett@Thomaseg.com>
Subject: RE: Progresso Commons ROW Public Participation

Debbie,

Can you update this report to include the right-of-way vacation comments I left on the file "PublicParticipation.pdf". I need to show the PZB that you met with the community regarding this vacation.

Nicholas Kalargyros | Planner II
P: (954) 828-5193 E: NKalargyros@fortlauderdale.gov

-----Original Message-----

From: Debbie.Orshefsky@hklaw.com [<mailto:Debbie.Orshefsky@hklaw.com>]
Sent: Tuesday, July 11, 2017 1:52 PM
To: Nicholas Kalargyros
Subject: Re: Progresso Commons ROW Public Participation

We covered all the issues in the same meetings. Nothing to add.

On Jul 11, 2017, at 12:13 PM, Nicholas Kalargyros

<NKalargyros@fortlauderdale.gov<<mailto:NKalargyros@fortlauderdale.gov>>> wrote:

Can you provide me with an updated list of public participation meetings you held and included speaking of the right-of-way vacation. Do you have any civic association letters of support and can you provide me with an updated public participation summary.

Nicholas Kalargyros | Planner II

City of Fort Lauderdale| Urban Design & Planning

700 NW 19th Avenue | Fort Lauderdale FL 33311

P: (954) 828-5193 E: NKalargyros@fortlauderdale.gov<<mailto:NKalargyros@fortlauderdale.gov>>

<image001.png>

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.