

AFFIDAVIT OF PUBLIC PARTICIPATION NOTIFICATION

STATE OF FLORIDA, BROWARD COUNTY

RE: X PLANNING AND ZONING BOARD

CASE NUMBER: ZR19003

APPLICANT: Town Development Co

PROPERTY: 1051 and 1071 NE 4th Avenue, Fort Lauderdale

PUBLIC HEARING DATE: December 18, 2019

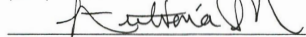
BEFORE ME, the undersigned authority, personally appeared Stephanie J. Toothaker, Esq., who upon being duly sworn and cautioned, under oath deposes and says:

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 property owners and 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 Planning and Zoning Board application meeting cited above.
4. That the public participation meeting was held at least **thirty (30)** days prior to the date of the Planning and Zoning Board 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 **fifteen (15)** 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

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 5th day of December, 2019

(SEAL)



NOTARY PUBLIC

MY COMMISSION EXPIRES:



NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Section 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 ULDR Section 47-27.2(3) (A-J)

ID Number: DSD.UDP.PP

Page: Page 3 of 3

Pending Approval by: Ella Parker, Urban Design and Planning Manager



December 9, 2019

VIA E-MAIL AND HAND DELIVERY

Linda Mia Franco, AICP, Urban Planner III
Urban Design & Planning Division
Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311
lfranco@fortlauderdale.gov

RE: Public Participation Summary – Sherwin Williams on NE 4th Avenue

I represent Town Development Co., (the “Owner”), and Plaza Street Partners, (the “Applicant”), regarding the property located at 1051 and 1071 NE 4th Avenue, Fort Lauderdale, FL 33304 (the “Property”). Applicant is requesting Site Plan and Rezoning with Commercial Flex Allocation approval (Case No. ZR19003).

Pursuant to ULDR, Sec.47-27.4, Applicant held the required Public Participation Meetings with official city-recognized civic organizations(s) and property owners within three hundred (300) feet of the proposed project a minimum of 30 days prior to the scheduled Planning and Zoning Board hearing. Please see a summary below.

Date: August 19, 2019
Time: 6:00PM – 7:00PM
Location: 1051 NE 4th Avenue (on-site, west of the Home Depot)
Summary: Mail/e-mail notice was provided to the South Middle River Civic Association, Middle River Terrace Civic Association, and Progresso Village Civic Association. There were two attendees from the Middle River Terrace Civic Association. Representatives for the Applicant discussed the rezoning with commercial flex request and associated site plan. Discussion followed related to the Central City CRA rezoning initiative in the area, Applicant’s traffic statement, site and architectural design, and anticipated project and construction timeline.

Date: September 16, 2019
Time: 7:00PM – 8:00PM
Location: Broward Partnership, Progresso Village Civic Association Monthly Meeting
Summary: Representatives for the Applicant shared a presentation with the Progresso Village Civic Association Membership Meeting, including an overview of the proposed rezoning with commercial flex allocation and associated site plan. Discussion followed related to the Central City CRA rezoning initiative in the area, the location of the ingress/egress, cross-access to the Cumberland Farms, anticipated tenants and proposed uses, and the site and architectural design.

Stephanie J. Toothaker, Esq.
land use development political strategy procurement

Stephanie J. Toothaker, Esq., PA 954.648.9376 stephanie@toothaker.org [@stoothaker](https://twitter.com/stoothaker) [@toothakerdevelopment](https://www.instagram.com/toothakerdevelopment)
401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301

Date: October 8, 2019
Time: 6:30PM
Location: Tennis Club, South Middle River Executive Board Meeting
Summary: The representative for the Applicant shared a presentation to the South Middle River Executive Board. Discussion included the general site context, the proposed site plan, XP rezoning with commercial flex allocation, and the Central City CRA rezoning initiative in the subject area.

Date: November 18, 2019
Time: 6:00PM – 7:00PM
Location: Kathleen C. Wright Social Center, Joseph C. Carter Park
Summary: Applicant provided mail/e-mail notice to the South Middle River Civic Association and Middle River Terrace Civic Association and mail notice to property owners within 300 feet of the proposed project. There were four attendees (see attached sign-in sheet). Representatives for the Applicant shared a presentation, describing the site context, the proposed site plan, XP rezoning with commercial flex allocation, and the Central City CRA rezoning initiative in the subject area. Discussion followed related to the ingress/egress to the site, cross-access to the Cumberland Farms, vehicular trips, anticipated tenants and permitted uses, architectural design, and general timeline for the proposed project.

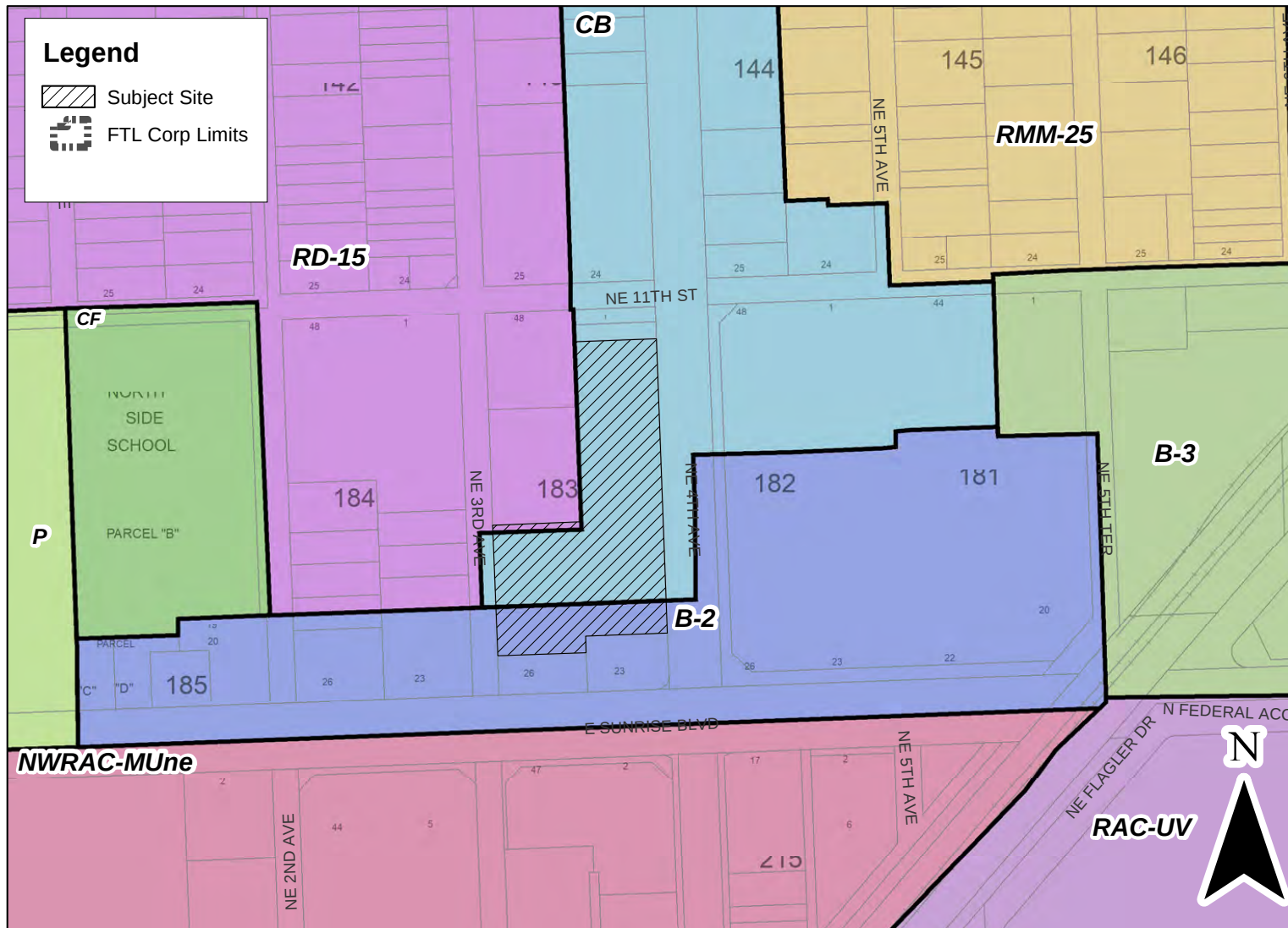
SHERWIN WILLIAMS

Public Participation Meeting Sign-In Sheet

November 18, 2019

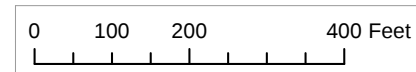
PRINT NAME	ADDRESS	PHONE	EMAIL
1. William Cody	1245 NW 2nd Ave	(267) 301-2902	codywilliam009@gmail.com
2. ED CATALANO	"	(610) 931-1348	ED@BUZZ.COM
3. Javier Concha	1118 NE 3rd Ave	954-812-8190	Javier.Concha@live.com
4. Lina Nageon			info@ndldesignbuild.com
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Traffic statement
infor Plaza Street



ZR19003

Path: J:\DSD\DRCLocationMaps_16_RM\ArcMap\New\WPZ20191218\ZR19003LocMap.mxd



Graphic Scale

**APPROVED MINUTES
REGULAR MEETING
CENTRAL CITY REDEVELOPMENT ADVISORY BOARD (CCRAB)
CITY HALL
8th FLOOR CONFERENCE ROOM
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA
THURSDAY, OCTOBER 3, 2019 – 3:30 PM**

September 2019 – August 2020

BOARD MEMBERS		<u>Regular Meetings</u>		<u>Special Meetings</u>	
		<u>Present</u>	<u>Absent</u>	<u>Present</u>	<u>Absent</u>
Mark Antonelli, Chair	P	1	0	0	0
Danella Williams, Vice Chair	A	0	1	0	0
Leslie Brown	A	0	1	0	0
Luis Castillo-Olivera	P	1	0	0	0
Pieter Coetzee (arr. 3:51)	P	1	0	0	0
Charlene Gunn	P	1	0	0	0
Peter Kosinski	P	1	0	0	0
Laxmi Lalwani (arr. 3:40)	P	1	0	0	0
Theodore Spiliotes	P	1	0	0	0
Zachary Talbot	P	1	0	0	0
Alex Workman (arr. 3:39)	P	1	0	0	0

At this time, there are 11 appointed members to the Board; therefore, 6 constitute a quorum.

Staff:

Don Morris, Central Beach/Central City Manager
Cija Omengebar, CRA Planner/Liaison
Stephanie Hughey, CRA Administrative Aide
Tatiana Guerrier, Prototype, Inc.

I. Call to Order

Mark Antonelli, Vice Chair, called the meeting to order at 3:31 p.m. It was noted that a quorum was present.

Communication to the City Commission:

None

II. Approval of Meeting Minutes

- **Regular Meeting, August 7, 2019**

Motion made by Mr. Castillo-Olivera, seconded by Mr. Talbot to approve the August 7, 2019, regular meeting minutes. In a voice vote, the motion passed unanimously.

III. Sherwin Williams – NE 4th Avenue (ZR19003)

Chair Antonelli introduced Stephanie Toothaker, Attorney for Town Development Co., who gave a short PowerPoint presentation (see attached). Justin Greenbaum is the landowner and Sherwin Williams is the applicant. Cumberland Farms has the other half of the site and has already been approved. The property has two different land uses (commercial and medium residential) and two different zonings (CB and RD15), almost identical to the Cumberland Farms. The reason for coming now is that Sherwin Williams has to move a bit faster than the City sometimes likes to move. The request is for approval of the site plan and rezoning with commercial flex allocation for 0.57 acre.

Mr. Castillo-Olivera had questions on the landscaping on NE 3rd Avenue and the parking lot accessibility, if it is open to the public. Ms. Toothaker said it is open and can be walked across; not shown on the site plan are sidewalks like the ones on Cumberland Farms. Mr. Castillo-Olivera suggested that there be a lot of illumination and was assured that there will be, as well as security cameras.

Mr. Kosinski asked if the next step was Planning & Zoning; Ms. Toothaker said the site plan will go to Planning & Zoning, but the rezoning will go all the way to the Commission.

There were no public comments.

Motion made by Mr. Talbot, seconded by Ms. Gunn, to provide support for the project. In a voice vote, the motion passed unanimously.

IV. Central City Event Funding Application – Process Discussion

Ms. Omengabar recapped the last meeting to use some money for the event funding application. There was a communication to the City Commission; it was discussed but there was confusion as to what it was. Ms. Omengabar explained to the Commission that the CRA Board has an event funding application and the CCRAB Board would like to adopt the same process. A discussion of pages 23-28, Event Funding Application followed, with attention given to page 25, Question #6. (See attached.) Question #6 provides that the revenue source be defined so the CCRAB can decide on the amount of funding. Also related, Question #12 states "CRA sponsorship, if approved, shall only be seed money with contributions reduced in subsequent years."

Ms. Omengabar corrected her previous statement that the money would come out of incentives; instead it will be coming out of the marketing budget. Because there are no marketing campaigns, so coming out of the marketing budget, the CRA logo can be required with advertising for events. The marketing budget is \$50,000 and \$20,000 will be set aside for these events. An overview of the rest of the application was given. This is the application process that begins with the new fiscal year. Beginning the second week in October, Staff will send via snail mail to properties to notify re: incentives available (\$276,000 to apply for) and notify them of the event funding application if anyone should be interested.

Mr. Castillo-Olivera wondered if there can only be a 10 by 10 space on weekdays, why not ask for same circumstances and find volunteers to do it over the weekend; people in the neighborhood or one of this Board might be found to help out. Somebody will do it; if not City employees, someone will be found.

Motion made by Mr. Castillo-Olivera, seconded by Ms. Lalwani, to approve with the change as discussed immediately above. In a voice vote, the motion passed unanimously.

There were no public comments.

V. Communications to City Commission – None

VI. Public Comment – None

For addition to the Agenda for the next (November) meeting, Mr. Castillo-Olivera wished to include a discussion of a single's club on 13th street, the pros and cons of such new business in the area. Also of concern is an understanding of the zoning map, that which leaves half lots that are too small for anything, perhaps this rezoning can be discussed as well. Chair Antonelli clarified that if the property is zoned for community business (CB) and what is being proposed is a private club, then it does not need to be approved. Ms. Omengebar will arrange for appropriate input from the City and public.

VII. Adjournment

The next regular CCRA meeting will be held November 6, 2019.

Motion to adjourn the meeting was duly made and seconded. There being no further business, the meeting was adjourned at 3:58 p.m.

Attachments: PowerPoint on Sherwin Williams (NE 4th Avenue)
Event Funding Application, as amended

[Minutes written by M. Moore, Prototype, Inc.]