



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

January 28, 2020

**Via Email and Hand Delivery (jhetzel@fortlauderdale.gov)**

Jim Hetzel, Principal Planner  
Urban Design & Planning  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

**RE: Public Participation Summary for DRC Case Nos. R19060 and PLN-  
VAC-19100002 ("Project")**

Dear Jim:

Pursuant to the City of Fort Lauderdale Ordinance No. C-15-01, the applicant held a public participation meeting with the Flagler Village Civic Association ("FVCA") and the Progresso Village Civic Association ("PVCA"), the only officially-recognized civic associations located within 300' of the Project. The applicant communicated and noticed the public participation meetings through email with the FVCA and PVCA presidents.

The public participation meeting with PVCA was held at the PVCA's regularly scheduled association meeting at the Broward Partnership for the Homeless, located at 920 NW 7<sup>th</sup> Avenue, on September 16, 2019 from 7pm – 8pm. There were approximately 30 people in attendance. At the meeting the applicant presented the Project, showed plans and renderings of the Project, and addressed questions from the public. At the end of the meeting, the PVCA voted unanimously in favor of the Project. The letter of support from the PVCA is attached hereto as **Exhibit "A"**.

The public participation meeting with FVCA was held at the FVCA's regularly scheduled association meeting at Sistrunk Marketplace, located at 115 NW 6<sup>th</sup> Street, on September 25<sup>th</sup> from 6pm-7pm. There were approximately 70 people in attendance. At the meeting the applicant presented the Project, showed plans and renderings of the Project, and addressed questions from the public.

A list of public comments and questions at both the FVCA and PVCA meetings is attached hereto as **Exhibit "B"**.

Should you require additional information, please let me know.

Very truly yours,



Robert B. Lochrie III, Esq.

RBL/em

Enclosures

cc: JJ Hankerson, President of PVCA (JJHank@aol.com)

Michelle Nunziata, President of FVCA (FVCA@FlaglerVillage.org)

**Exhibit "A"**



September 18, 2019  
Robert Lochrie III  
1401 East Broward Boulevard  
Suite 303  
Fort Lauderdale, Florida 33301

Mr. Robert Lochrie,

This letter serves as a letter of support for your proposed project for FatVillage for the block South of Sistrunk and between the railroad tracks and Andrews Ave. On Monday September 16, Mr. Lochrie along with his clients (Alan Hooper) came to our civic association and presented to the community a proposed project for FAT Village which included a phased masterplan. They showed multiple renderings of the concept to the community which included affordable housing (125 Units) market rate housing, a central garage (lined on all sides with retail, art studios, etc.) and a hotel. The project includes a multitude of technology businesses and artist studios so as to retain the current creative people that reside there. They also presented the multiple dining venues they want to include. The project also retained the gritty industrial look that the area has become known for.

The residents responded very positively towards the project and were excited. Mr Lochrie and his team answered all questions and the community was elated with the information being shared prior to advancing through city proceedings.

After the meeting the community voted to unanimously approve the project. This letter serves as our documentation of their presentation and our approval and support of their project moving forward.

On behalf of all the residents of Progresso Village,

JJ Hankerson  
President of the Progresso Village Civic Association

We welcome any further questions or dialogue at our monthly meetings which are on the third Monday of every month at 920 NW 7th Ave. We look forward to working with you and are very excited about where our community is going.



Progresso Village Civic Association, Inc. | PO Box 2005, Fort Lauderdale, FL 33303 | 954.282.9630 | pvca.ftl@gmail.com  
www.progressovillage.org | #ProgressoVillage | All Rights Reserved

[Previous Meeting Minutes](#)

**Exhibit "B"**

**Public Comments and Questions from FVCA and PVCA Meetings**

1. Question: How much gallery space will be included in the project?
2. Question: When will construction start?
3. Question: What is the height?
4. Question: How much parking will there be?
5. Question: Where is the access to the parking garage?
6. Question: Will NW 1<sup>st</sup> Avenue be open to the public?
7. Question: Will the artists only be on Andrews Avenue?
8. Question: Will there be crosswalks on Andrews Avenue?
9. Question: Is the parking garage "paid parking"?

May 4, 2020

## Virtual Meeting Notice: Planning and Zoning Board

Dear Property Owner:

The City of Fort Lauderdale will hold a virtual public meeting on **Wednesday, May 20, 2020, at 6:00 p.m.** to consider the proposed application. A description of the proposed request is provided below. To view more information about this item, please visit:

<https://www.fortlauderdale.gov/departments/city-clerk-s-office/advisory-boards-and-committees-agendas-and-minutes/planning-and-zoning-board>

<b><u>Case No:</u></b>	PLN-VAC-19100002
<b><u>Project:</u></b>	FAT Village East
<b><u>Request:</u></b>	Vacate Right-of-Way, 15-foot Wide Alley
<b><u>General Location:</u></b>	North-South Alley located south of NW 6 <sup>th</sup> Street, north of NW 5 <sup>th</sup> Street, east of NW 1 <sup>st</sup> Avenue and west of North Andrews Avenue (see map located on the back of this notice)
<b><u>Abbreviated Legal Description:</u></b>	A Portion of 15 Foot Platted Alley, Block 7, Plat Book 1, Page 183, in public records Dade County
<b><u>Commission District:</u></b>	2 – Commissioner Steven Glassman

The virtual meeting will be accessible through the City's local government access channel FLTV at: <https://www.fortlauderdale.gov/departments/city-manager-s-office/strategic-communications/fltv>.

Should you desire to speak on this item, please fill out the speaker form available at this link on the City's website: <https://www.fortlauderdale.gov/departments/city-clerk-s-office/advisory-boards-and-committees-agendas-and-minutes/planning-and-zoning-board>.

You may also e-mail me or send comments in writing to:

Department of Sustainable Development  
Urban Design and Planning Division  
Attention: Jim Hetzel, Case PLN-VAC-19100002  
700 N. W. 19 Avenue  
Fort Lauderdale, Florida, 33311

Sincerely,

Jim Hetzel, AICP, Principal Urban Planner  
Urban Design and Planning Division  
[jhetzel@fortlauderdale.gov](mailto:jhetzel@fortlauderdale.gov)

If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at (954) 828-5002 two (2) days prior to the meeting and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.



### Page 3: 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. PLN-VAC-19100002

APPLICANT: Flagler Village Properties LLC

PROPERTY: see attached address list

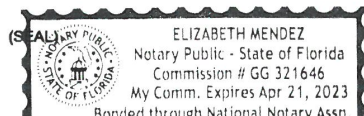
PUBLIC HEARING DATE: May 20, 2020

BEFORE ME, the undersigned authority, personally appeared Damon Ricks, 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.

Damon Ricks  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 15 day of May, 2020



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)

**PROPERTIES:**

545 N ANDREWS AVE, FORT LAUDERDALE, FL 33301 (FOLIO # 5042 0302 1130)  
535 N ANDREWS AVE, FORT LAUDERDALE FL 33301 (FOLIO # 5042 0302 1150)  
N ANDREWS AVE, FORT LAUDERDALE FL 33301 (FOLIO # 5042 0302 1160)  
N ANDREWS AVE, FORT LAUDERDALE FL 33301 (FOLIO # 5042 0302 1170)  
511-515 N ANDREWS AVE #1-2, FORT LAUDERDALE FL 33301 (FOLIO # 5042 0302 1180)  
510 NW 1<sup>ST</sup> AVE, FORT LAUDERDALE FL 33301 (FOLIO # 5042 0302 1220)  
512 NW 1<sup>ST</sup> AVE, FORT LAUDERDALE FL 33301 (FOLIO # 5042 0302 1230)  
528 NW 1<sup>ST</sup> AVE, FORT LAUDERDALE FL 33301 (FOLIO # 5042 0302 1260)  
530 NW 1<sup>ST</sup> AVE, FORT LAUDERDALE FL 33301 (FOLIO # 5042 0302 1270)  
548 NW 1<sup>ST</sup> AVE, FORT LAUDERDALE FL 33301 (FOLIO # 5042 0302 1290)  
10 NW 6<sup>TH</sup> ST, FORT LAUDERDALE FL 33301 (FOLIO # 5042 0302 1300)  
516 NW 1 AVENUE, FORT LAUDERDALE FL 33301 (FOLIO # 5042 0302 1240)





