



# DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 06/14/2024

**INSTRUCTIONS:** The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Only complete the sections indicated for application type with N/A for those items not applicable. Refer to "Specifications for Plan Submittal" by application type for submittal requirements, which can be found on the City's website.

Select the application type and approval level in **SECTION A** and complete the sections specified under each type.

## A APPLICATION TYPE AND APPROVAL LEVEL Select the application type from the list below and check the applicable type.

<input type="checkbox"/> <b>LEVEL I</b> <b>ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</b> <input type="checkbox"/> New nonresidential less than 5,000 square feet <input type="checkbox"/> Change of use <i>(if same impact or less than existing use)</i> <input type="checkbox"/> Plat note or Nonvehicular access line (NVAL) amendment <input type="checkbox"/> Administrative site plan <input type="checkbox"/> Amendment to site plan* <input type="checkbox"/> Affordable Housing per §166.04151(7) Fla. Stat. <i>(Live Local Act)</i> <input type="checkbox"/> Property and right-of-way applications <i>(MOTs, construction staging)</i> <input type="checkbox"/> Parking Agreements <i>(separate from site plans)</i> <b>COMPLETE SECTIONS B, C, D, G</b>	<input type="checkbox"/> <b>LEVEL II</b> <b>DEVELOPMENT REVIEW COMMITTEE (DRC)</b> <input type="checkbox"/> New Nonresidential 5,000 square feet or greater <input type="checkbox"/> Residential 5 units or more <input type="checkbox"/> Nonresidential use within 100 feet of residential property <input type="checkbox"/> Redevelopment proposals <input type="checkbox"/> Change in use <i>(if greater impact than existing use)</i> <input type="checkbox"/> Development in Regional Activity Centers (RAC)* <input type="checkbox"/> Development in Uptown Project Area* <input type="checkbox"/> Regional Activity Center Signage <input type="checkbox"/> Affordable Housing (≥10%) <b>COMPLETE SECTIONS B, C, D, E, F</b>	<input type="checkbox"/> <b>LEVEL III</b> <b>PLANNING AND ZONING BOARD (PZB)</b> <input type="checkbox"/> Conditional Use <input type="checkbox"/> Parking Reduction <input type="checkbox"/> Flex Allocation <input type="checkbox"/> Cluster / Zero Lot Line <input type="checkbox"/> Modification of Yards* <input type="checkbox"/> Waterway Use <input type="checkbox"/> Mixed Use Development <input type="checkbox"/> Community Residences* <input type="checkbox"/> Social Service Residential Facility (SSRF) <input type="checkbox"/> Medical Cannabis Dispensing Facility* <input type="checkbox"/> Community Business District for uses greater than 10,000 square feet <b>COMPLETE SECTIONS B, C, D, E, F</b>	<input checked="" type="checkbox"/> <b>LEVEL IV</b> <b>CITY COMMISSION (CC)</b> <input checked="" type="checkbox"/> Land Use Amendment <input type="checkbox"/> Rezoning <input type="checkbox"/> Plat <input type="checkbox"/> Public Purpose Use <input type="checkbox"/> Central Beach Development of Significant Impact* <input type="checkbox"/> Vacation of Right-of-Way  City Commission Review No PZB Review <input type="checkbox"/> Vacation of Easement* <b>COMPLETE SECTIONS B, C, D, E, F</b>
<input type="checkbox"/> <b>MISCELLANEOUS</b> <input type="checkbox"/> Affordable Workforce Housing Tax Reimbursement <input type="checkbox"/> Community Residence <input type="checkbox"/> Construction Noise Waiver <input type="checkbox"/> Design Review Team (DRT) <b>COMPLETE SECTIONS B, C, D, I</b>	<input type="checkbox"/> <b>EXTENSION OR DEFERRAL</b> <input type="checkbox"/> Request to defer after an application is scheduled for public hearing <input type="checkbox"/> Request extension to previously approved application <i>(request must be within original approval date timeframe)</i> <b>COMPLETE SECTIONS B, C, H</b>	<input type="checkbox"/> <b>APPEAL</b> <input type="checkbox"/> Appeal decision by approving body and De Novo hearing items <b>COMPLETE SECTIONS B, C, H</b>	<input type="checkbox"/> <b>PROPERTY AND RIGHT-OF-WAY</b> <input type="checkbox"/> Road Closures <input type="checkbox"/> Construction Staging Plan <input type="checkbox"/> Revocable licenses <b>COMPLETE SECTIONS B, C, H</b>

\*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

## B APPLICANT INFORMATION If applicant is the business operator, complete the agent column and provide property owner authorization.

<b>Applicant/Property Owner</b>	Co-Applicant: Pinnacle Corporate Park LLC Co-Applicant: City of Fort Lauderdale	<b>Authorized Agent</b>	Nectaria M. Chakas, Esq.   Robert Lochrie III, Esq. Lochrie & Chakas P.A.
<b>Address</b>	Pinnacle: 150 2nd Avenue North, Suite 1700 St. Petersburg, FL 33701	<b>Address</b>	699 N. Federal Hwy, Suite 400
<b>City, State, Zip</b>	City of FTL: 700 NW 19th Avenue Fort Lauderdale, FL 33319	<b>City, State, Zip</b>	Fort Lauderdale, FL 33304
<b>Phone</b>	Pinnacle: 516-398-0806; FTL: 954-828-5019	<b>Phone</b>	954-779-1123
<b>Email</b>	Pinnacle: MFeldman@FeldmanEquities.com	<b>Email</b>	NChakas@LochrieLaw.com   RLochrie@LochrieLaw.com
<b>Proof of Ownership (BCPA)</b>	FTL: JHetzel@FortLauderdale.gov	<b>Authorization Letter</b>	Attached
<b>Applicant Signature:</b>	<b>Signature</b> Pinnacle: See agent authorization letter* City of FTL:	<b>Agent Signature:</b>	<b>Signature</b> <i>Nectaria Chakas</i>

## C PARCEL INFORMATION

<b>Address/General Location</b>	500-550 Cypress Creek Rd. (NW 62 Street)
<b>Folio Number(s)</b>	4942 10 32 0010
<b>Legal Description (Brief)</b>	Portion of Parcel A of Sixteen Six Properties Plat Book 114 Page 3
<b>City Commission District</b>	1 - John Herbst
<b>Civic Association</b>	None

## D LAND USE INFORMATION

<b>Existing Use</b>	Office building
<b>Land Use</b>	Uptown Urban Village Transit Oriented Development
<b>Zoning District</b>	B-3
<b>Proposed</b> <small>Applications requesting land use amendments and rezonings.</small>	
<b>Proposed Land Use</b>	No change
<b>Proposed Zoning District</b>	No change



**E PROJECT INFORMATION** *Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.*

<b>Project Name</b>	Pinnacle LUPA		
<b>Project Description</b> <i>(Describe in detail)</i>	Land use plan amendment (text amendment) to the City's Comprehensive Plan to amend the restriction on residential uses in certain areas of the Uptown Urban Village Transit Oriented Development district		
<b>Estimated Project Cost</b>	\$ N/A	<i>(Estimated total project cost including land costs for all new development applications only)</i>	
<b>Waterway Use</b>	No	<b>Redevelopment Units</b>	N/A
<b>Flex Units</b>	N/A		
<b>Flex Acreage</b>	N/A		
<b>Residential Uses</b>	N/A		
Single Family	N/A		
Townhouses	N/A		
Multifamily	N/A		
Cluster/Zero Lot Line	N/A		
Other	N/A		
<b>Total</b> <i>(dwelling units)</i>	N/A		
<b>Residential Unit Mix</b>	Efficiency / Studio	1 - Bedroom	
<b>Affordable Housing Units</b>		<b>% of AMI</b>	
<b>Affordable Unit Mix</b>	Efficiency / Studio	1 - Bedroom	
		2-Bedroom	3-Bedroom or More
		2-Bedroom	3-Bedroom or More

**F PROJECT DIMENSIONAL STANDARDS** *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

	Required Per ULDR	Proposed
<b>Lot Size</b> <i>(Square feet/acres)</i>		
<b>Lot Density</b> <i>(Units/acres)</i>		
<b>Lot Width</b>		
<b>Building Height</b> <i>(Feet)</i>		
<b>Structure Length</b>		
<b>Floor Area Ratio</b> <i>(F.A.R.)</i>		
<b>Lot Coverage</b>		
<b>Open Space</b>		
<b>Landscape Area</b>		
<b>Parking Spaces</b>		
SETBACKS <i>(Indicate direction N,S,E,W)</i>	Required Per ULDR	Proposed
Front		
Side		
Corner / Side		
Rear		

*For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.*

	Required Per ULDR	Proposed	Deviation
<b>Tower Stepback</b>			
Front / Primary Street			
Sides / Secondary Street			
<b>Building Height</b>			
<b>Streetwall Length</b>			
<b>Podium Height</b>			
<b>Tower Separation</b>			
<b>Tower Floorplate</b> <i>(square feet)</i>			
<b>Residential Unit Size</b> <i>(minimum)</i>			

**G AMENDED PROJECT INFORMATION** *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

	Original Approval	Proposed Amendment	Amended
<b>Project Name</b>			
<b>Proposed Amendment Description</b> <i>(Describe in detail)</i>			
<b>Residential Uses</b> <i>(dwelling units)</i>			
<b>Non-Residential Uses</b> <i>(square feet)</i>			
<b>Lot Size</b> <i>(Square feet/acres)</i>			
<b>Lot Density</b> <i>(Units/acres)</i>			
<b>Lot Width</b>			
<b>Building Height</b> <i>(Feet)</i>			
<b>Structure Length</b>			
<b>Floor Area Ratio</b> <i>(F.A.R.)</i>			
<b>Lot Coverage</b>			
<b>Open Space</b>			
<b>Landscape Area</b>			
<b>Parking Spaces</b>			
<b>Tower Stepback</b>			
<b>Building Height</b>			
<b>Streetwall Length</b>			
<b>Podium Height</b>			
<b>Tower Separation</b>			
<b>Tower Floorplate</b> <i>(square feet)</i>			
<b>Residential Unit Size</b> <i>(minimum)</i>			
<b>Does this amendment require a revision to the traffic statement or traffic study completed for the project?</b>			
<b>Does this amendment require a revised water sewer capacity letter?</b>			



**H EXTENSION, DEFERRAL, APPEAL INFORMATION** Provide information for specific request. Circle approving body and yes or no.

Project Name		
Request Description		
EXTENSION REQUEST	DEFERRAL REQUEST	APPEAL REQUEST / DE NOVO HEARING
Approving Body	Approving Body	Approving Body
Original Approval Date	Scheduled Meeting Date	30 Days from Meeting <i>(Provide Date)</i>
Expiration Date <i>(Permit Submittal Deadline)</i>	Requested Deferral Date	60 Days from Meeting <i>(Provide Date)</i>
Expiration Date <i>(Permit Issuance Deadline)</i>	Previous Deferrals Granted	Appeal Request
Requested Extension <i>(No more than 24 months)</i>	Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement <i>(Applicant Obtain by Code Compliance Division)</i>	*Note: Deferral requests are subject to a fee per deferral. See Fee Schedule for amount.	

**I MISCELLANEOUS** Provide information on the specific request.

Project Name		
Request Description		
AFFORDABLE HOUSING TAX REIMBURSEMENT*	COMMUNITY RESIDENCE	NOISE WAIVER*
As Is Value \$	Residence Type	DRC Case Number
Date	Certification	Request Start Date
Completion Value \$	Length of Stay	Request End Date
Date	Number of Residents	Construction Start Time
Stabilized Value \$	Number of Live-in Staff	Construction End Time
Date	Habitable Rooms	Sunday Construction Times
Acquisition Value \$	Gross Floor Area	Noise Mitigation Plan Date of Plan
Date	DEVELOPMENT REVIEW TEAM (DRT)* <i>Complete Section F</i>	
		Previous Extension Resolution No. <i>(if applicable)</i>

\*Application is subject to specific fees based on hourly rate with minimum amount of: DRT \$477, Affordable Housing Tax Reimbursement \$2,500, Noise Waiver \$954

**CHECKLIST FOR SUBMITTAL AND COMPLETENESS:** The following outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

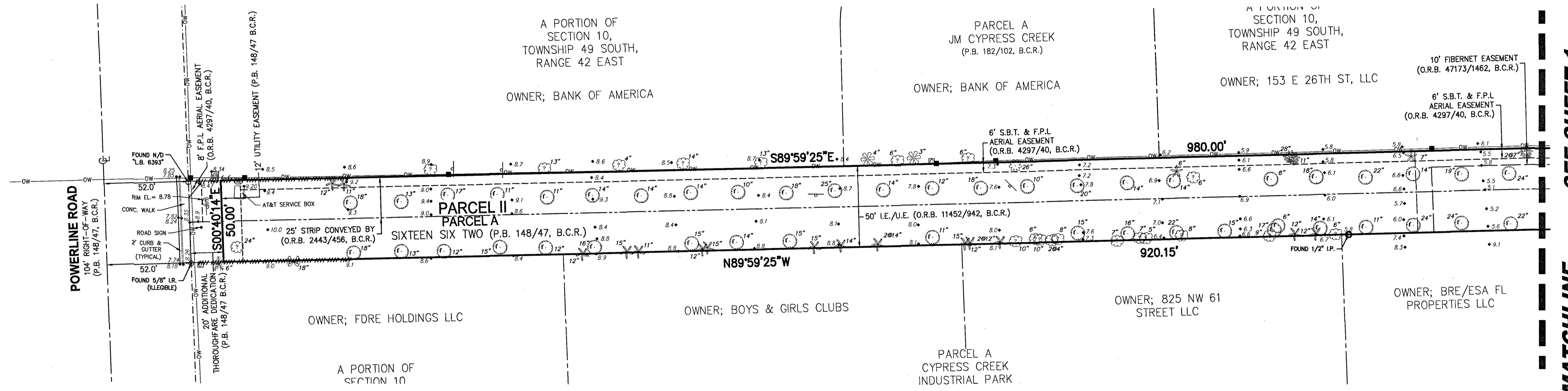
- Preliminary Development Meeting** completed on the following date:
- Development Application Form** completed with the applicable information including signatures.
- Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- Address Verification Form** that includes all parcels within the proposed development.
- Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- N/A  **Traffic Study or Statement** submittal of a traffic study or traffic statement.
- N/A  **Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- N/A  **Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

**OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS:** Submittals must be conducted through [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delay in processing.
- **File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- **Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- **Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- **Document Categories** choose the correct document category when uploading.



ALTA / NSPS LAND TITLE SURVEY



SEE SHEET 1  
MATCHLINE

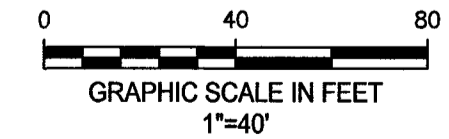
SUMMARY TABLE FOR:  
EASEMENTS, RESTRICTIONS AND CONDITIONS OF RECORD  
(SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	ACTION TAKEN
No. 7 P.B. 114/3	Yes	As Shown
O.R.B. 30526/920	Yes	Agreement
O.R.B. 30526/927	Yes	Not Plottable
O.R.B. 49063/1606	Yes	Agreement
No. 8 P.B. 148/47	Yes	As Shown
O.R.B. 30526/913	Yes	Agreement
O.R.B. 49253/1111	Yes	Agreement
No. 11 O.R.B. 11452/942	Yes	As Shown
No. 12 O.R.B. 12966/767	Yes	As Shown
No. 13 O.R.B. 13930/103	Yes	As Shown
No. 15 O.R.B. 2036/1237	Yes	As Shown
No. 16 O.R.B. 16263/687	Yes	As Shown
O.R.B. 2748/1520	Yes	As Shown
No. 18 O.R.B. 30953/1487	Yes	As Shown
O.R.B. 34847/224	No	Partial termination previous item
No. 19 O.R.B. 45725/1624	Yes	As Shown
No. 20 O.R.B. 47173/1462	Yes	As Shown

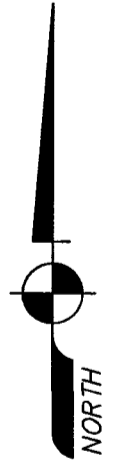
TREE LEGEND
Bishop Wood
Black Olive
Brazilian Pepper
Button Wood
Crape Myrtle
Ficus
Gumbo Limbo
Jacaranda
Mahogany
Oak
Palm
Pond Apple
Pongamia
Tabebuia
Unknown Species

Denotes 12\"/> Diameter Trunk (Typical)

LEGEND
AIR RELEASE VALVE
BACK FLOW PREVENTOR VALVE
BOLLARD (UNLESS NOTED)
CABLE TELEVISION RISER
CATCH BASIN
CLEAN OUT
CONCRETE LIGHT POLE
CONCRETE UTILITY POLE
CROSSWALK SIGNAL POLE
CURB INLET
DOUBLE DETECTOR CHECK VALVE
ELECTRIC SERVICE BOX
ELECTRIC OUTLET
EXISTING ELEVATION
FIRE DEPARTMENT CONNECTION
FIRE DEPARTMENT SERVICE VALVE
FIRE HYDRANT
GREASE TRAP
GUY ANCHOR
HAND HOLE
HANDICAP PARKING
IRRIGATION CONTROL BOX
IRRIGATION CONTROL VALVE
MAIL BOX
MONITORING WELL
NON-VEHICULAR ACCESS LINE PER PLAT
OVERHEAD WIRES
SANITARY MANHOLE
SEWER VALVE
SEWER CONNECTION
SIGN (UNLESS NOTED)
SPIGOT
TELEPHONE SERVICE BOX
TRAFFIC LIGHT SUPPORT POLE
TRAFFIC SIGNAL CONTROL RISER
TRAFFIC SIGNAL SERVICE BOX
UNDERGROUND FIBER OPTIC MARKER
UNKNOWN MANHOLE
UNKNOWN UTILITY SERVICE BOX
VAULT
WATER METER
WATER VALVE
WOOD LIGHT POLE
WOOD UTILITY POLE



NOT VALID WITHOUT SHEETS 1 and 2



ADDITIONAL JOB SPECIFIC NOTES:

The total number of parking spaces located within the subject property is 1053. The following pertains to the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (effective 2/23/2021), Table A options:  
 Item 11, location of utilities on or serving the surveyed property, as shown hereon, were determined by observed evidence collected pursuant to Section 5E.iv.  
 Item 16, in the process of conducting the fieldwork, the Surveyor observed no evidence of recent earth moving work, building construction or building additions.  
 Item 17, the Surveyor has no knowledge of changes in right-of-way lines.  
 Item 18, the Surveyor has no knowledge of any offsite benefiting easements.  
 Item 19, Avrom & Associates, Inc. Professional Liability Insurance Policy is \$3,000,000. Adjacent property owner information is based on information obtained from Broward County Property Appraiser's website.

AVIROM & ASSOCIATES, INC.  
SURVEYING & MAPPING  
80 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2694 / WWW.AVIROMSURVEY.COM  
©2024 AVIROM & ASSOCIATES, INC. All rights reserved.  
This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.

ALTA / NSPS LAND TITLE SURVEY  
CYPRESS CREEK OFFICE PARK  
SIXTEEN SIX PROPERTIES (P.B. 114, PG. 3, B.C.R.)  
SIXTEEN SIX TWO  
(P.B. 148, PG. 47, B.C.R.)  
FORT LAUDERDALE  
BROWARD COUNTY, FLORIDA

REVISIONS	DATE	F.B./PG.	BY	CKD	REVISIONS	DATE	F.B./PG.	BY	CKD
REVISIONS BASED ON TITLE COMMITMENT REVISED TO ALTA AND ADDRESS COMMENTS	10/24/2024		JTB						
	10/24/2024		JTB						

SCALE: 1" = 40'  
 DATE: 07/24/2024  
 BY: L.B.  
 CHECKED: J.T.D.  
 F.B./PG. 2232/1-2202/65-74  
 SHEET: 2 OF 2

JOB #: 13108-1

---

**Owner/Applicant: Pinnacle Corporate Park LLC**

---

**COMPREHENSIVE PLAN AMENDMENT  
(TEXT AMENDMENT)**

**ULDR NARRATIVES**

**June 13, 2025**

**Case No. TBD**



Prepared by:

Nectaria M. Chakas, Esq.  
Lochrie & Chakas, P.A.  
699 N. Federal Highway, Suite 400  
Fort Lauderdale, Florida 33304  
Ph. 954-779-1123  
Email: [Nchakas@LochrieLaw.com](mailto:Nchakas@LochrieLaw.com)

*Nectaria Chakas*

Signed: \_\_\_\_\_

# TABLE OF CONTENTS

## Contents

<b>I.</b>	<b>Project Background .....</b>	<b>1</b>
<b>II.</b>	<b>Sec. 47-25.2. – Adequacy Requirements.....</b>	<b>3</b>
<b>III.</b>	<b>Sec. 47-24.8. Comprehensive Plan Amendment .....</b>	<b>8</b>

## I. Project Background

Pinnacle Corporate Park LLC (“Applicant”), is the owner of land located at 500-550 NW 62<sup>nd</sup> Street (Cypress Creek Road), Fort Lauderdale, FL 33309 (the “Property”). The Property is currently the site of two office buildings and a large surface parking lot, and it is located immediately west of the Tri-Rail station. The Property is shown in the aerial below.



On March 4, 2025, the City Commission adopted an amendment to the its Comprehensive Plan to accomplish the following: (i) create a new land use category entitled Uptown Urban Village Transit Oriented Development district (“Uptown TOD”) and (ii) amend the Comprehensive Plan Future Land Use Map to place 361.7 acres of land within the newly created Uptown TOD. The subject Property was included in the new Uptown TOD. The Uptown TOD is a mixed use transit oriented district approved for the following uses:

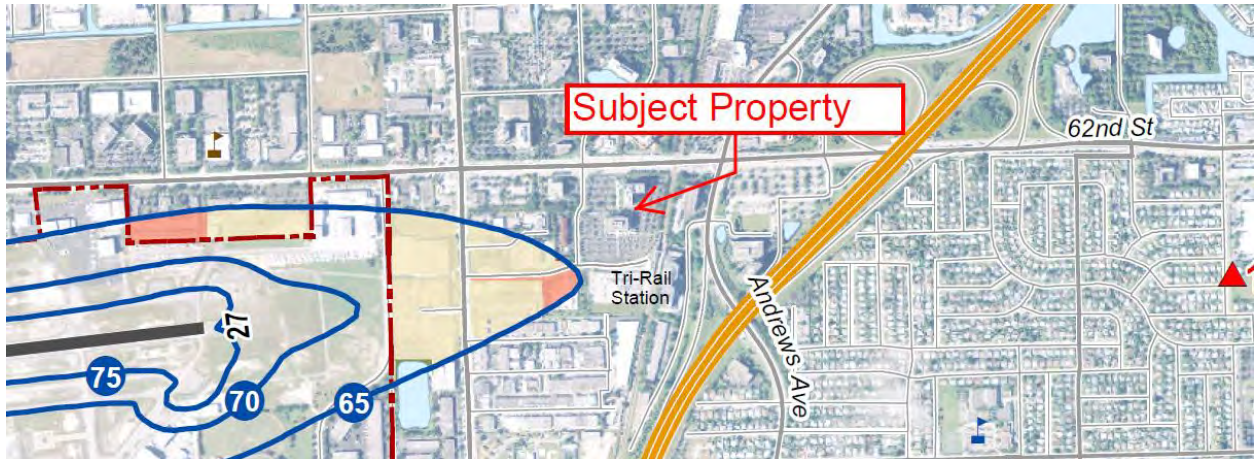
Residential dwelling units:	4,239 dwelling units
Commercial:	1,449,494 square feet
Office:	4,374,186 square feet
Industrial:	2,262,922 square feet
Hotel:	1,600 rooms
Community and Civic Facilities:	152,611 square feet
Park-Open Space:	7 acres minimum

The text of the Uptown TOD contained several conditions, among which, included the following condition regarding residential uses:

Residential uses are only permitted within the Uptown TOD east of Powerline Road and north of Cypress Creek Road and east of Andrews Avenue, south of Cypress Creek Road.

The subject Property falls within this area and therefore, residential uses are not permitted to be constructed on the Property. The rationale for including this prohibition on residential uses in this area stems from the area’s proximity to the Fort Lauderdale Executive Airport (FXE) and potential incompatibility with residential uses due to noise from FXE. However, in reviewing the FXE 2015 Noise Contour Map

approved by the Federal Aviation Administration (“FAA”) and published by FXE, the subject Property falls outside the 65 dB noise contour which is an acceptable level of noise for residential uses (“Noise Contour Map”). An excerpt of the Noise Contour Map in relation to the Property owned by the Applicant is shown below.

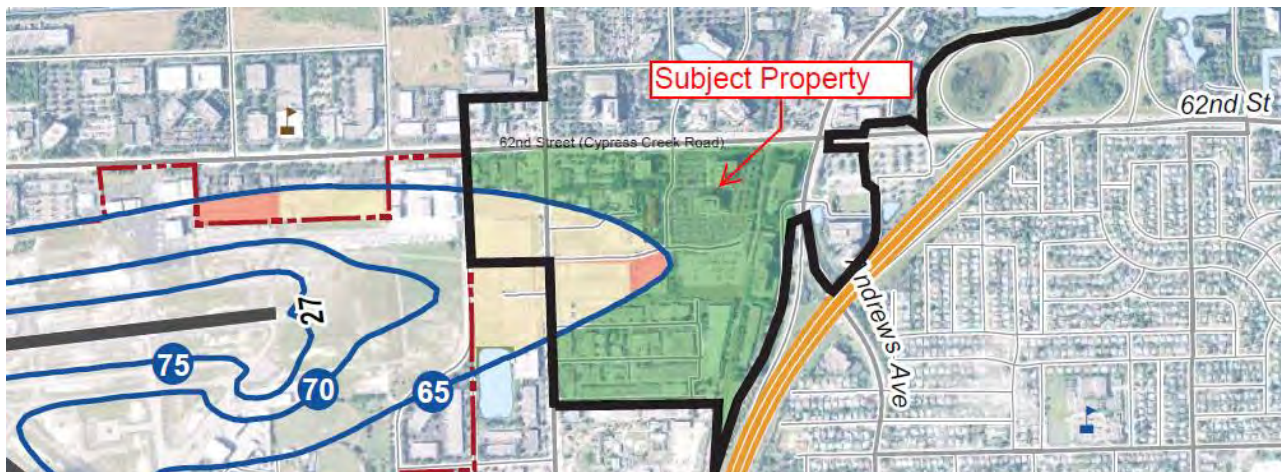


Given the Property’s proximity to the Tri-Rail station and other important transportation corridors, allowing residential uses in this area is not only logical, but also furthers the objective of the Uptown TOD. If residential uses were permitted on the Property, the residents would have convenient access to one of the most important transit corridors in the South Florida (Tri-Rail and I-95).

Accordingly, the Applicant is proposing to amend the Uptown TOD to allow residential uses in the areas where the decibel level Comprehensive Plan Future Land Use Element

7. Residential uses are only permitted on properties that are located in areas which do not exceed 65 dB on a Noise Contour Map approved by the Federal Aviation Administration, within the Uptown TOD boundaries east of Powerline Road and north of Cypress Creek Road and east of Andrews Avenue, south of Cypress Creek Road.

The portion of the Uptown TOD affected by this proposed text amendment includes the area outside of the 65 dB contour line highlighted in “green” on the map below (the boundary of the Uptown TOD is shown with the bold black line):



## II. Sec. 47-25.2. – Adequacy Requirements

- A. **Applicability.** The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.
- B. **Communications network.** Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

**RESPONSE: N/A to land use plan amendment. Any proposed buildings will be evaluated for compliance through the site plan process.**

- C. **Drainage facilities.** Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.

**RESPONSE: N/A to land use plan amendment. Any proposed buildings will be evaluated for compliance through the site plan process.**

D. **Environmentally sensitive lands.**

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and well field protection which ordinances are incorporated herein by reference:
  - a. Broward County Ordinance No.89-6
  - b. Section 5-198 (I), Chapter 5, Article IX of the Broward County Code of Ordinances.
  - c. Broward County Ordinance No. 84-60
2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

**RESPONSE: This is a text amendment to the Uptown TOD. Any proposed buildings will be evaluated for compliance through the site plan process.**

- E. **Fire protection.** Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

**RESPONSE: This is a text amendment to the Uptown TOD. Any proposed buildings will be evaluated for compliance through the site plan process.**

- F. **Parks and open space.** *New park impact fee ordinance adopted in June 2006.*

**RESPONSE: N/A. This is a text amendment to the Uptown TOD. Any proposed buildings will be evaluated for compliance through the site plan process.**

G. **Police protection.** Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

**RESPONSE: N/A. This is a text amendment to the Uptown TOD. Any proposed buildings will be evaluated for compliance through the site plan process.**

H. **Potable water.**

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.
2. **Potable water facilities.**
  - a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
  - b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
  - c. Where the county is the projected service provider, a similar written assurance will be required.

**RESPONSE: N/A. This is a text amendment to the Uptown TOD. Any proposed buildings will be evaluated for compliance through the site plan process.**

I. **Sanitary sewer.**

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
3. Where the county is the projected service provider, a written assurance will be required.
4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

**RESPONSE: N/A. This is a text amendment to the Uptown TOD. Any proposed buildings will be evaluated for compliance through the site plan process.**

- J. **Schools.** For all residential plats, the applicant shall contribute to school facilities in accordance with the Broward County Land Development Code and shall provide documentation to the city that such contribution has been satisfied.

**RESPONSE: N/A. This is a text amendment to the Uptown TOD. Any proposed buildings will be evaluated for compliance through the site plan process.**

K. **Solid waste.**

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
2. *Solid waste facilities.* Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

**RESPONSE: N/A. This is a text amendment to the Uptown TOD. Any proposed buildings will be evaluated for compliance through the site plan process.**

- L. **Stormwater.** Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

**RESPONSE: N/A. This is a text amendment to the Uptown TOD. Any proposed buildings will be evaluated for compliance through the site plan process.**

M. **Transportation facilities.**

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.
2. *Regional transportation network.* The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.
3. *Local streets.* Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant

may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

4. *Traffic impact studies.*

- a. When the proposed development may generate over one thousand (1,000) daily trips; or
- b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half ( 1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half ( 1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in traffic ways impact analysis which shall:
  - i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
  - ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed traffic ways.
  - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffic ways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
  - iv. A further detailed analysis and any other information that the review committee considers relevant.
  - v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
  - vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

**RESPONSE: N/A. This is a text amendment to the Uptown TOD. Any proposed buildings will be evaluated for compliance through the site plan process. However, given the proximity of the affected area to the Tri-Rail station, the dependency on the automobile should be reduced.**

5. *Dedication of rights-of-way.* Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

**RESPONSE: N/A. This is a text amendment to the Uptown TOD. Any proposed buildings will be evaluated for compliance through the site plan process.**

6. *Pedestrian facilities.* Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

**RESPONSE: N/A. This is a text amendment to the Uptown TOD. Any proposed buildings will be evaluated for compliance through the site plan process.**

7. *Primary arterial street frontage.* Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

**RESPONSE: N/A. This is a text amendment to the Uptown TOD. Any proposed buildings will be evaluated for compliance through the site plan process.**

8. *Other roadway improvements.* Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

**RESPONSE: N/A. This is a text amendment to the Uptown TOD. Any proposed buildings will be evaluated for compliance through the site plan process.**

9. *Street trees.* In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

**RESPONSE: N/A. This is a text amendment to the Uptown TOD. Any proposed buildings will be evaluated for compliance through the site plan process.**

N. *Wastewater.*

1. *Wastewater.* Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering

regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

**RESPONSE: N/A. This is a text amendment to the Uptown TOD. Any proposed buildings will be evaluated for compliance through the site plan process.**

- O. ***Trash management requirements.*** A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

**RESPONSE: N/A. This is a text amendment to the Uptown TOD. Any proposed buildings will be evaluated for compliance through the site plan process.**

- P. ***Historic and archaeological resources.***

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

**RESPONSE: N/A. This is a text amendment to the Uptown TOD. Any proposed buildings will be evaluated for compliance through the site plan process.**

- Q. ***Hurricane evacuation.*** If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

**RESPONSE: N/A. The affected area is west of the Intracoastal Waterway.**

### **III. Sec. 47-24.8. Comprehensive Plan Amendment**

- A. Comprehensive plan amendment (city commission).

1. When application is required. Any person requesting a proposed change to the city's adopted land use plan map or to any text within the city's adopted comprehensive plan shall be required to submit a comprehensive plan amendment application.

**RESPONSE: Acknowledged.**

2. Application requirements, review process, criteria and appeal. An application for a comprehensive plan amendment shall be submitted to the department for review by the planning and zoning board (local planning agency) and for approval and adoption by the city commission, in accordance with the requirements of F.S. ch. 163 and F.A.C. Rule 9J-5.

**RESPONSE: The land use plan amendment will follow the procedures set forth in F.S. Ch. 163. Please note that FAC Rule 9J-5 was repealed and no longer applicable.**

3. Recertification by Broward County Planning Council. Amendment to the city's comprehensive plan must be recertified by the Broward County Planning Council prior to the approval taking effect.


**RESPONSE: Acknowledged. The City's Comprehensive Plan will be recertified if this land use plan amendment is approved.**

**AMENDMENT TO THE  
COMPREHENSIVE PLANS OF  
BROWARD COUNTY AND  
CITY OF FORT LAUDERDALE**

**TEXT AMENDMENT**

**Case No. UDP-L25003**

**June 13, 2025  
Updated June 18, 2025**

	<p><b>Owner:</b> PINNACLE CORPORATE PARK LLC</p> <p><b>Agents:</b> Nectaria M. Chakas, Esq.   Robert B. Lochrie III, Esq. Lochrie &amp; Chakas, P.A. 699 N. Federal Highway, Suite 400 Fort Lauderdale, FL 33304 <a href="mailto:NChakas@Lochrielaw.com">NChakas@Lochrielaw.com</a> or <a href="mailto:RLochrie@Lochrielaw.com">RLochrie@Lochrielaw.com</a> 954-779-1123</p>
---	--

## TABLE OF CONTENTS

### Table of Contents

1.	TRANSMITTAL INFORMATION. ....	1
A.	Letter of transmittal. ....	1
B.	Local Government Contact Person:.....	1
C.	Summary minutes.....	1
D.	Description of public notification procedures. ....	1
E.	Whether the amendment is one of the following:.....	1
2.	APPLICANT INFORMATION.....	2
A.	Applicant: .....	2
B.	Agent: .....	2
C.	Property Owner: .....	2
3.	AMENDMENT SITE DESCRIPTION. ....	2
A.	Concise written description of the general boundaries and gross acreage (as defined by the BCLUP) of the proposed amendment. ....	2
B.	Survey. ....	2
C.	Aerial photograph. ....	2
D.	Plat(s). ....	2
4.	EXISTING AND PROPOSED USES. ....	3
A.	Current and proposed local and Broward County Land Use Plan designations. ....	3
B.	Flexibility provisions. ....	3
C.	Existing use of amendment site and adjacent areas. ....	3
D.	Proposed use. ....	3
E.	Maximum allowable development.....	3
5.	ANALYSIS OF PUBLIC FACILITIES AND SERVICES.....	4
A.	Potable Water Analysis.....	4
B.	Sanitary Sewer Analysis .....	4
C.	Solid Waste Analysis .....	4
D.	Drainage Analysis .....	4
E.	Recreation and Open Space Analysis .....	4
F.	Traffic Circulation Analysis .....	4
G.	Mass Transit Analysis.....	4
H.	Public Education Analysis .....	4

6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES ..... 4

    A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites 5

    B. Archaeological sites listed on the Florida Master Site File..... 5

    C. Wetlands. .... 5

    D. Local Areas of Particular Concern..... 5

    E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise. 5

    F. Endangered/Threatened Species ..... 5

    G. Plants..... 5

    H. Wellfields..... 5

    I. Soils. .... 6

    J. Beach Access. .... 6

7. AFFORDABLE HOUSING ..... 6

8. LAND USE COMPATIBILITY ..... 6

9. HURRICANE EVACUATION ANALYSIS ..... 6

10. REDEVELOPMENT ANALYSIS ..... 7

11. INTERGOVERNMENTAL COORDINATION ..... 7

12. PUBLIC OUTREACH..... 7

13. DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN..... 7

14. ADDITIONAL SUPPORT DOCUMENTS ..... 8

    A. Other support documents ..... 8

    B. Proposed voluntary mitigation or draft agreements. .... 8

15. PLAN AMENDMENT COPIES ..... 8

**EXHIBITS**

A	Aerial Photo of Uptown Urban Village Transit Oriented Development” land use category and the Broward County “Fort Lauderdale Uptown Urban Village Activity Center.”
B	FXE 2015 Noise Exposure Map
C	2015 FAA Approval of Noise Exposure Map
D	FXE 2015 Noise Exposure Map
E	Proposed Text Amendment

## **1. TRANSMITTAL INFORMATION.**

### **A. Letter of transmittal.**

Letter of Transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan, including the date that the local governing body held the transmittal public hearing. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.

**Applicant's Response: To be provided upon receipt from City.**

### **B. Local Government Contact Person:**

**Applicant's Response:**

**City of Fort Lauderdale  
Development Services - Urban Design & Planning  
700 NW 19th Avenue  
Fort Lauderdale, FL 33311  
Contact: Ella Parker, Deputy Director Development Services Dept  
Ph: 954-828-3729  
Email: EParker@fortlauderdale.gov**

### **C. Summary minutes.**

Summary minutes from both the local planning agency and the local government public hearings of the transmittal of the Broward County Land Use Plan amendment

**Applicant's Response: To be provided upon approval.**

### **D. Description of public notification procedures.**

Description of public notification procedures followed for the amendment by the local government, including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.

**Applicant's Response: Per Chapter 163, F.S. and the below City of Fort Lauderdale requirements:**

**Sec. 47-27.10.B Comprehensive plan amendment.**

**Notice required as follows:**

- 1. *Local planning agency.* Newspaper notice shall be given at least ten (10) days prior to the public hearing.**
- 2. *Planning and zoning board and city commission.***
  - a. *Newspaper notice.* Newspaper notice shall be given at least ten (10) days prior to the public hearing before the planning and zoning board and at least ten (10) days prior to the public hearing to consider adoption of the ordinance approving the text amendment.**

### **E. Whether the amendment is one of the following:**

- \*Development of Regional Impact
- \*Small-scale development (Per Chapter 163.3187 Florida Statutes)
- \*Emergency (Please describe on separate page)

**Applicant's Response:** This is a text amendment to the City's "Uptown Urban Village Transit Oriented Development" land use category and the Broward County "Fort Lauderdale Uptown Urban Village Activity Center."

## **2. APPLICANT INFORMATION.**

### **A. Applicant:**

**Pinnacle Corporate Park LLC  
c/o Mack Feldman or Lawrence Feldman  
150 2<sup>nd</sup> Avenue North, Suite 1700  
St. Petersburg, FL 33701  
516-398-0806  
[MFeldman@FeldmanEquities.com](mailto:MFeldman@FeldmanEquities.com)**

### **B. Agent:**

**Nectaria M. Chakas, Esq. | Robert B. Lochrie III, Esq.  
Lochrie & Chakas, P.A.  
699 N. Federal Highway, Suite 400  
Fort Lauderdale, FL 33304  
[NChakas@Lochrielaw.com](mailto:NChakas@Lochrielaw.com) or [RLochrie@Lochrielaw.com](mailto:RLochrie@Lochrielaw.com)  
954-779-1123**

### **C. Property Owner:**

**Same as Applicant**

## **3. AMENDMENT SITE DESCRIPTION.**

### **A. Concise written description of the general boundaries and gross acreage (as defined by the BCLUP) of the proposed amendment.**

#### **Applicant's Response:**

**Location:** West side of Interstate 95, between McNab Road/C-14 Canal and Northwest 56 Street, bisected by Cypress Creek Road and the CSX Railroad

**Size:** 361.7 Acres

### **B. Survey.**

Original sealed survey, including legal description. (Digital scans are not acceptable.)

**Applicant's Response:** N/A. This is a text amendment to the Comprehensive Plan.

### **C. Aerial photograph.**

**Applicant's Response:** Aerial Photograph of Uptown Urban Village Transit Oriented Development area is provided as Exhibit A.

### **D. Plat(s).**

Recorded plat(s), if applicable.

**Applicant's Response:** N/A

#### **4. EXISTING AND PROPOSED USES.**

**A. Current and proposed local and Broward County Land Use Plan designations.**

Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation. For Activity Center amendments, the proposed text indicating the maximum residential and non-residential uses must be included.

**Applicant’s Response:** No change to the land use amendment maps. This is a text amendment. City’s “Uptown Urban Village Transit Oriented Development” land use category and the Broward County “Fort Lauderdale Uptown Urban Village Activity Center.”

**B. Flexibility provisions.**

Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for the amendment site or adjacent areas.

**Applicant’s Response:** N/A.

**C. Existing use of amendment site and adjacent areas.**

**Applicant’s Response:** N/A.

**D. Proposed use.**

Indicate proposed use of the amendment site including proposed square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide the existing square footage for each non-residential use and existing dwelling unit count within the amendment area.

**Applicant’s Response:** N/A.

**E. Maximum allowable development.**

Indicate maximum allowable development per adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations for each non-residential use and/or dwelling unit count.

**Applicant’s Response:** The current permitted uses of the Uptown Urban Village Transit Oriented Development” land use category and the Broward County “Fort Lauderdale Uptown Urban Village Activity Center” are as follows:

<b>Density and Intensity:</b>	<b>Residential:</b>	<b>4,239 dwelling units</b>
<b>Permitted Land Uses:</b>	<b>Commercial:</b>	<b>1,449,494 square feet</b>
	<b>Office:</b>	<b>4,374,186 square feet</b>
	<b>Industrial:</b>	<b>2,262,922 square feet</b>
	<b>Hotel:</b>	<b>1,600 rooms</b>
	<b>Community and Civic Facilities:</b>	<b>152,611 square feet</b>
	<b>Park-Open Space:</b>	<b>7 acres minimum</b>

## **5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES.**

### **A. Potable Water Analysis**

**Applicant's Response: N/A. This proposed text amendment does not change the intensity of the permitted uses already allowed in the Uptown Village land use category.**

### **B. Sanitary Sewer Analysis**

**Applicant's Response: N/A. This proposed text amendment does not change the intensity of the permitted uses already allowed in the Uptown Village land use category.**

### **C. Solid Waste Analysis**

**Applicant's Response: N/A. This proposed text amendment does not change the intensity of the permitted uses already allowed in the Uptown Village land use category.**

### **D. Drainage Analysis**

**Applicant's Response: N/A. This proposed text amendment does not change the intensity of the permitted uses already allowed in the Uptown Village land use category.**

### **E. Recreation and Open Space Analysis**

**Applicant's Response: N/A. This proposed text amendment does not change the intensity of the permitted uses already allowed in the Uptown Village land use category.**

### **F. Traffic Circulation Analysis**

**Applicant's Response: N/A. This proposed text amendment does not change the intensity of the permitted uses already allowed in the Uptown Village land use category.**

### **G. Mass Transit Analysis**

**Applicant's Response: N/A. This proposed text amendment does not change the intensity of the permitted uses already allowed in the Uptown Village land use category.**

### **H. Public Education Analysis**

**Applicant's Response: N/A. This proposed text amendment does not change the intensity of the permitted uses already allowed in the Uptown Village land use category.**

## **6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES**

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff

will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

**A. Historic sites or districts on the National Register of Historic Places or locally designated historic sites**

**Applicant's Response: N/A. This is not a map amendment. This is a text amendment which does not affect the permitted uses and intensities of the Uptown Village land use category.**

**B. Archaeological sites listed on the Florida Master Site File.**

**Applicant's Response: N/A. This is not a map amendment. This is a text amendment which does not affect the permitted uses and intensities of the Uptown Village land use category.**

**C. Wetlands.**

**Applicant's Response: N/A. This is not a map amendment. This is a text amendment which does not affect the permitted uses and intensities of the Uptown Village land use category.**

**D. Local Areas of Particular Concern**

Indicate Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

**Applicant's Response: N/A. This is not a map amendment.**

**E. Priority Planning Area and Sea Level Rise**

Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.

**Applicant's Response: N/A. This is not a map amendment. This is a text amendment which does not affect the permitted uses and intensities of the Uptown Village land use category.**

**F. Endangered/Threatened Species**

Existence of "endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agriculture and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map.

**Applicant's Response: N/A. This is not a map amendment. This is a text amendment which does not affect the permitted uses and intensities of the Uptown Village land use category.**

**G. Plants.**

List plants in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

**Applicant's Response: N/A. This is not a map amendment. This is a text amendment which does not affect the permitted uses and intensities of the Uptown Village land use category.**

**H. Wellfields.**

Indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 "Wellfield Protection." If so, specify the affected zone and any provisions which will be made to protect the wellfield.

**Applicant's Response: This is not a map amendment. This is a text amendment which does not affect the permitted uses and intensities of the Uptown Village land use category.**

**I. Soils.**

Describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area’s natural features.

**Applicant’s Response: N/A. This is not a map amendment. This is a text amendment which does not affect the permitted uses and intensities of the Uptown Village land use category.**

**J. Beach Access.**

Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.

**Applicant’s Response: N/A. This is not a map amendment. This is a text amendment which does not affect the permitted uses and intensities of the Uptown Village land use category.**

**7. AFFORDABLE HOUSING**

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2, consistent with Article 5 of this Document.

**Applicant’s Response: N/A. This amendment does not propose changes to the density and intensity of residential uses. The Uptown Urban Village land use amendment area is approved for 4,239 dwelling units, and affordable housing is satisfied by setting aside 15% of the units or paying the fee in lieu of providing affordable housing. No changes are proposed to this structure.**

**8. LAND USE COMPATIBILITY**

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

**Applicant’s Response: This text amendment to the Uptown TOD proposes to modify the restriction which states: “Residential uses are only permitted within the Uptown TOD east of Powerline Road and north of Cypress Creek Road and east of Andrews Avenue, south of Cypress Creek Road.” The proposed amendment to would modify this language to permit residential uses in areas which do not exceed 65 dB DNL according to the latest noise contour map published by Fort Lauderdale Executive Airport and approved by the Federal Aviation Administration (FAA). The latest map published by Fort Lauderdale Executive Airport and approved by the FAA is the 2015 Existing Conditions Noise Exposure Map attached hereto as Exhibit B. The FAA approval became effective on August 7, 2015 and notice of the approval was published in the Federal Register, Volume 80, No. 156, Thursday, August 13, 2015 and . The area which would now be permitted to have residential uses is highlighted on the map included as Exhibit D.**

**The proposed text amendment language is attached as Exhibit E.**

**9. HURRICANE EVACUATION ANALYSIS**

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and seasonal residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

**Applicant's Response: N/A. This is not a map amendment.**

## **10. REDEVELOPMENT ANALYSIS**

Indicate if the amendment is located in an identified redevelopment area (i.e., Community Redevelopment Agency, Community Development Block Grant). If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

**Applicant's Response: N/A. This is not a map amendment.**

## **11. INTERGOVERNMENTAL COORDINATION**

Indicate whether the proposed amendment site is adjacent to other local governments. If so, please provide additional copies for the notification and/or review by adjacent local governments.

**Applicant's Response: The Uptown TOD is adjacent to the City of Oakland Park. Copies of the amendment will be provided to the Sierra Marrero, AICP, Director of Engineering and Community Development for the City of Oakland Park.**

## **12. PUBLIC OUTREACH**

Describe how the applicant and/or local government notified and coordinated with adjacent property owners, master associations, homeowner associations, etc.

**Applicant's Response: The City of Fort Lauderdale requires the following notice:**

- 1. Development Review Committee (DRC): 21 days prior to DRC meeting, Applicant is required to notify City-recognized associations located within 300' of the site. Notice can be sent by email.**
- 2. Public Participation meeting: Applicant must conduct a public participation meeting at least 30 days prior to the Planning and Zoning Board meeting. Applicant must notify City-recognized associations located within 300' of the site and property owners within 300' of the Property (as listed by Property Appraiser).**
- 3. Planning and Zoning Board (Local Planning Agency): Newspaper notice 10 days prior to the meeting.**
- 4. City Commission: Newspaper notice 10 days prior to the adoption of the ordinance approving the amendment.**

**In addition to statutory or code required public outreach, the Applicant has started engaging the community and is scheduled to conduct a neighborhood meeting in mid-late August. The Applicant has filed concurrent applications for rezoning, plat and site plan approval with this land use plan amendment. Additional meetings will be held as the applications continue through the process.**

## **13. DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN**

**Applicant's Response: The proposed text amendment is consistent with the following highlighted regional issues and policies of the Broward County Land Use Plan:**

**TARGETED REDEVELOPMENT VISION:**

**STRATEGY TR-1:** Prioritize new development and redevelopment to existing and planned downtowns and major transit corridors and transit hubs.

**Applicant's Response:** The proposed text amendment would allow additional residential uses in closer proximity to the Tri Rail station, which may increase ridership.

**MULTIMODAL VISION:**

**STRATEGY MM-1:** Make the best use of the regional transportation network to move people, goods and services safely and efficiently while incorporating and promoting Complete Streets principles where appropriate in a context sensitive manner.

**Applicant's Response:** The proposed text amendment would increase residential uses in an area of the Uptown that has convenient access to the regional transportation network (I-95, Tri-Rail, Cypress Creek Rd., etc).

**STRATEGY MM-2:** Recognize and address the transportation and housing connection.

**Applicant's Response:** The proposed text amendment will expand the area where residential uses can be constructed. As part of each residential development, the City's land development regulations address pedestrian and vehicular connectivity to transportation corridors.

**14. ADDITIONAL SUPPORT DOCUMENTS**

**A. Other support documents**

Provide other support documents or summary of support documents on which the proposed amendment is based.

**Applicant's Response:** N/A

**B. Proposed voluntary mitigation or draft agreements.**

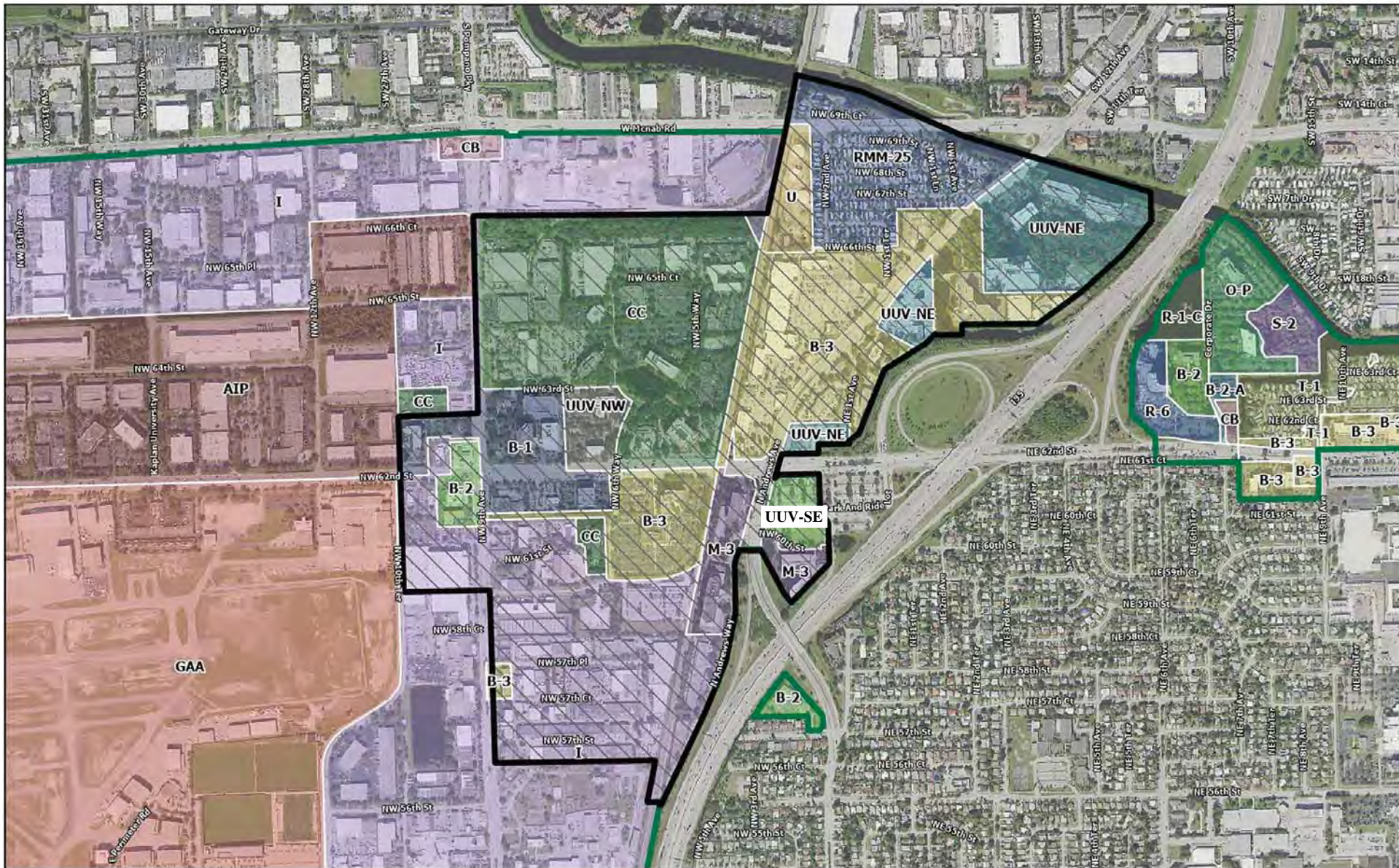
**Applicant's Response:** No voluntary mitigation is proposed at this time.

**15. PLAN AMENDMENT COPIES**

Provide 3 hard copies and 3 digital copies (6 copies total) of the amendment application.

**Applicant's Response:** Acknowledged. Copies of the amendment will be provided upon submittal to Broward County.

# EXHIBIT A



Uptown Area



0 600 1,200  
US Feet

# EXHIBIT B

Path: G:\Projects\304500\_FXE\Task\_10\_NEM\GIS\304500\_010\_FXE\_NEM\_Figure4-1\_2015\_Noise\_Contour.mxd



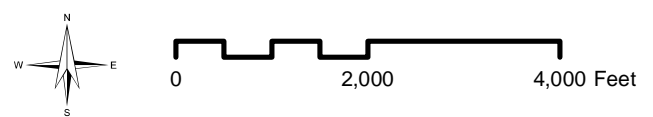
Note: Land use information (discrete sensitive receptors and coverage areas) only depicted within the 65 dB DNL contour, consistent with Sec. A150.101.

- |   |              |                              |
|---|--------------|------------------------------|
| 2015 Day-Night Average Sound Level (DNL) Contours | School       | Residential Use              |
| Airport Property                                  | College      | Mobile Home                  |
| Airport Runways                                   | Nursing Home | Transient Lodging            |
| Permanent Noise Monitor Locations                 | Library      | Public Use                   |
| Primary Highway                                   | Hospital     | Recreational / Open Space    |
| Highway   |              | Commercial Use               |
| Primary Road                                      |              | Manufacturing and Production |
| Local Road  |              | Water                        |



**Fort Lauderdale Executive Airport**  
Fort Lauderdale, Florida

**Figure 4-1**  
**2015 Existing Conditions Noise Exposure Map**



## DEPARTMENT OF TRANSPORTATION

## Federal Aviation Administration

**Notice of Intent To Release Certain Properties From All Terms, Conditions, Reservations and Restrictions of a Quitclaim Deed Agreement Between the City of Orlando and the Federal Aviation Administration for the Orlando International Airport, Orlando, FL**

**AGENCY:** Federal Aviation Administration (FAA), DOT.

**ACTION:** Request for public comment.

**SUMMARY:** The FAA hereby provides notice of intent to release approximately 44.30 acres at the Orlando International Airport, Orlando, FL from the conditions, reservations, and restrictions as contained in a Quitclaim Deed agreement between the FAA and the City of Orlando, dated September 27, 1976. The release of property will allow the City of Orlando to dispose of the property for other than aeronautical purposes. The property is located along the south side of SR 528 (Beachline), curves south at Semoran Blvd./Jeff Fuqua Blvd., and continues to an area located to the north of Boggy Creek Road within the Orlando International Airport. The parcels are currently designated as non-aeronautical use. The property will be released of its federal obligations to grant an easement for multimodal transportation corridor purposes. The fair market value of this parcel has been determined to be \$12,549,000. Documents reflecting the Sponsor's request are available, by appointment only, for inspection at the Greater Orlando Aviation Authority at Orlando International Airport and the FAA Airports District Office.

**DATES:** Comments are due on or before September 14, 2015.

**ADDRESSES:** Documents are available for review at the Greater Orlando Aviation Authority at Orlando International Airport, and the FAA Airports District Office, 5950 Hazelton National Drive, Suite 400, Orlando, FL 32822. Written comments on the Sponsor's request must be delivered or mailed to: Marisol C. Elliott, Program Manager, Orlando Airports District Office, 5950 Hazelton National Drive, Suite 400, Orlando, FL 32822-5024.

**FOR FURTHER INFORMATION CONTACT:** Marisol C. Elliott, Program Manager, Orlando Airports District Office, 5950 Hazelton National Drive, Suite 400, Orlando, FL 32822-5024.

**SUPPLEMENTARY INFORMATION:** Section 125 of The Wendell H. Ford Aviation Investment and Reform Act for the 21st

Century (AIR-21) requires the FAA to provide an opportunity for public notice and comment prior to the "waiver" or "modification" of a sponsor's Federal obligation to use certain airport land for non-aeronautical purposes.

Issued in Orlando, Florida on August 7, 2015.

**Bart Vernace,**

Manager, Orlando Airports District Office, Southern Region.

[FR Doc. 2015-19955 Filed 8-12-15; 8:45 a.m.]

**BILLING CODE 4910-13-P**

## DEPARTMENT OF TRANSPORTATION

## Federal Aviation Administration

**Noise Exposure Map Notice, Fort Lauderdale Executive Airport, Fort Lauderdale, FL**

**AGENCY:** Federal Aviation Administration, DOT.

**ACTION:** Notice.

**SUMMARY:** The Federal Aviation Administration (FAA) announces its determination that the Noise Exposure Maps submitted by the City of Fort Lauderdale for the Fort Lauderdale Executive Airport under the provisions of 49 U.S.C. 47501 et seq. (Aviation Safety and Noise Abatement Act) and 14 CFR part 150 are in compliance with applicable requirements.

**DATES:** *Effective Date:* The effective date of the FAA's determination on the noise exposure maps is August 7, 2015.

**FOR FURTHER INFORMATION CONTACT:** Allan Nagy, Federal Aviation Administration, Orlando Airports District Office, 5950 Hazelton National Drive, Suite 400, Orlando, FL 32822, (407) 813-6331.

**SUPPLEMENTARY INFORMATION:** This notice announces that the FAA finds that the Noise Exposure Maps submitted for Fort Lauderdale Executive Airport are in compliance with applicable requirements of Title 14 Code of Federal Regulations (CFR) Part 150, effective August 7, 2015. Under 49 U.S.C. 47503 of the Aviation Safety and Noise Abatement Act (the Act), an airport operator may submit to the FAA Noise Exposure Maps which meet applicable regulations and which depict non-compatible land uses as of the date of submission of such maps, a description of projected aircraft operations, and the ways in which such operations will affect such maps. The Act requires such maps to be developed in consultation with interested and affected parties in the local community, government agencies, and persons using the airport. An airport operator who has submitted

Noise Exposure Maps that are found by FAA to be in compliance with the requirements of 14 CFR part 150, promulgated pursuant to the Act, may submit a Noise Compatibility Program for FAA approval which sets forth the measures the airport operator has taken or proposes to take to reduce existing non-compatible uses and prevent the introduction of additional non-compatible uses.

The FAA has completed its review of the Noise Exposure Maps and accompanying documentation submitted by the City of Fort Lauderdale. The documentation that constitutes the "Noise Exposure Maps" as defined in 14 CFR § 150.7 includes: Section 4; Section 5; Figure 3.1—Permanent Noise Monitor Locations; Figure 4.1—2015 Existing Conditions Noise Exposure Map; Figure 4.2—2020 Five-Year Forecast Conditions Noise Exposure Map; Figure 4.3—Comparison of DNL Contours for 2015 Existing Conditions and 2002 Existing Conditions from the 2002 Part 150 Study; Figure 4.4—Airport Layout for Fort Lauderdale Executive Airport; Figure 4.5—Comparison of Jet Arrival Model Tracks to Radar Sample; Figure 4.6—Comparison of Jet Departure Model Tracks to Radar Sample; Figure 4.7—Comparison of Propeller Arrival Model Tracks to Radar Sample; Figure 4.8—Comparison of Propeller Departure Model Tracks to Radar Sample; Figure 4.9—Comparison of Pattern Model Tracks to Radar Sample; Figure 4.10—Comparison of Helicopter Model Tracks to Radar Sample; Table 1.1—Part 150 Noise Exposure Map Checklist; Table 2.1—Part 150 Noise/Land Use Compatibility Guidelines; Table 4.1—2015 and 2020 NEM Operation by Aircraft Category; Table 4.2—2015 Existing Conditions Average Annual Day Operations; Table 4.3—Forecast 2020 Average Annual Day Operations; Table 4.4—Estimated Existing and Future Run-up Operations; Table 4.5—Runway Dimensions; Table 4.6—Runway Use; Table 4.7—Arrival Track Utilization; Table 4.8—Departure Track Utilization; Table 4.9—Pattern Track Utilization; Table 4.10—Arrival Helicopter Track Utilization, and Table 4.11—Departure Helicopter Track Utilization. The FAA has determined that these Noise Exposure Maps and accompanying documentation are in compliance with applicable requirements. This determination is effective on August 7, 2015.

FAA's determination on the airport operator's Noise Exposure Maps is limited to a finding that the maps were developed in accordance with the

procedures contained in Appendix A of 14 CFR part 150. Such determination does not constitute approval of the airport operator's data, information or plans, or a commitment to approve a Noise Compatibility Program or to fund the implementation of that Program. If questions arise concerning the precise relationship of specific properties to noise exposure contours depicted on a Noise Exposure Map submitted under Section 47503 of the Act, it should be noted that the FAA is not involved in any way in determining the relative locations of specific properties with regard to the depicted noise exposure contours, or in interpreting the Noise Exposure Maps to resolve questions concerning, for example, which properties should be covered by the provisions of Section 47506 of the Act. These functions are inseparable from the ultimate land use control and planning responsibilities of local government. These local responsibilities are not changed in any way under 14 CFR part 150 or through FAA's review of Noise Exposure Maps. Therefore, the responsibility for the detailed overlaying of noise exposure contours onto the map depicting properties on the surface rests exclusively with the airport operator that submitted those maps, or with those public agencies and planning agencies with which consultation is required under Section 47503 of the Act. The FAA has relied on the certification by the airport operator, under 14 CFR § 150.21, that the statutorily required consultation has been accomplished.

Copies of the full Noise Exposure Maps documentation and of the FAA's evaluation of the maps are available for examination by appointment at the following locations:

Federal Aviation Administration,  
Orlando Airports District Office, 5950  
Hazeltine National Drive, Suite 400,  
Orlando, FL, 32822.

To arrange an appointment to review the documents and any questions may be directed to the individual named above under the heading, **FOR FURTHER INFORMATION CONTACT**.

Issued in Orlando, FL, on August 7, 2015.

**Bart Vernace,**

Manager, Orlando Airports District Office.

[FR Doc. 2015-19954 Filed 8-12-2015; 8:45 am]

BILLING CODE 4910-13-P

## DEPARTMENT OF TRANSPORTATION

### Federal Aviation Administration

#### Agency Information Collection Activities: Requests for Comments; Clearance of Renewed Approval of Information Collection: Commercial Air Tour Operator Reports

**AGENCY:** Federal Aviation Administration (FAA), DOT.

**ACTION:** Notice and request for comments.

**SUMMARY:** In accordance with the Paperwork Reduction Act of 1995, FAA invites public comments about our intention to request the Office of Management and Budget (OMB) approval to renew an information collection. The commercial air tour operational data provided to the FAA and NPS will be used by the agencies as background information useful in the development of air tour management plans and voluntary agreements for purposes of meeting the mandate of the National Parks Air Tour Management Act (NPATMA) of 2000.

**DATES:** Written comments should be submitted by October 13, 2015.

**ADDRESSES:** Send comments to the FAA at the following address: Ronda Thompson, Room 300, Federal Aviation Administration, ASP-110, 950 L'Enfant Plaza SW., Washington, DC 20024.

**PUBLIC COMMENTS INVITED:** You are asked to comment on any aspect of this information collection, including (a) Whether the proposed collection of information is necessary for FAA's performance; (b) the accuracy of the estimated burden; (c) ways for FAA to enhance the quality, utility and clarity of the information collection; and (d) ways that the burden could be minimized without reducing the quality of the collected information. The agency will summarize and/or include your comments in the request for OMB's clearance of this information collection.

**FOR FURTHER INFORMATION CONTACT:** Ronda Thompson at (202) 267-1416, or by email at: [Ronda.Thompson@faa.gov](mailto:Ronda.Thompson@faa.gov).

#### SUPPLEMENTARY INFORMATION:

**OMB Control Number:** 2120-0750.  
**Title:** Commercial Air Tour Operator Reports.

**Form Numbers:** There are no FAA forms associated with this collection of information.

**Type of Review:** Renewal of an information collection.

**Background:** The FAA Modernization and Reform Act of 2012 included amendments to the National Parks Air Tour Management Act (NPATMA) of

2000. One of these amendments requires commercial air tour operators conducting tours over national park units to report on the number of operations they conduct and any such other information prescribed by the FAA Administrator and the Director of the National Park Service (NPS).

**Respondents:** Approximately 75 air tour operators.

**Frequency:** Information is collected quarterly, or annually for park units with fewer than 50 tours per year.

**Estimated Average Burden per Response:** 11.66 hours.

**Estimated Total Annual Burden:** 3,200 hours.

Issued in Washington, DC, on August 4, 2015.

**Ronda Thompson,**

FAA Information Collection Clearance Officer, IT Enterprises Business Services Division, ASP-110.

[FR Doc. 2015-19813 Filed 8-12-15; 8:45 am]

BILLING CODE 4910-13-P

## DEPARTMENT OF TRANSPORTATION

### Pipeline and Hazardous Materials Safety Administration

[Docket No. PHMSA-2015-0139]

#### Pipeline Safety: PHMSA Pipeline Risk Modeling Methodologies Public Workshop

**AGENCY:** Pipeline and Hazardous Materials Safety Administration, DOT.

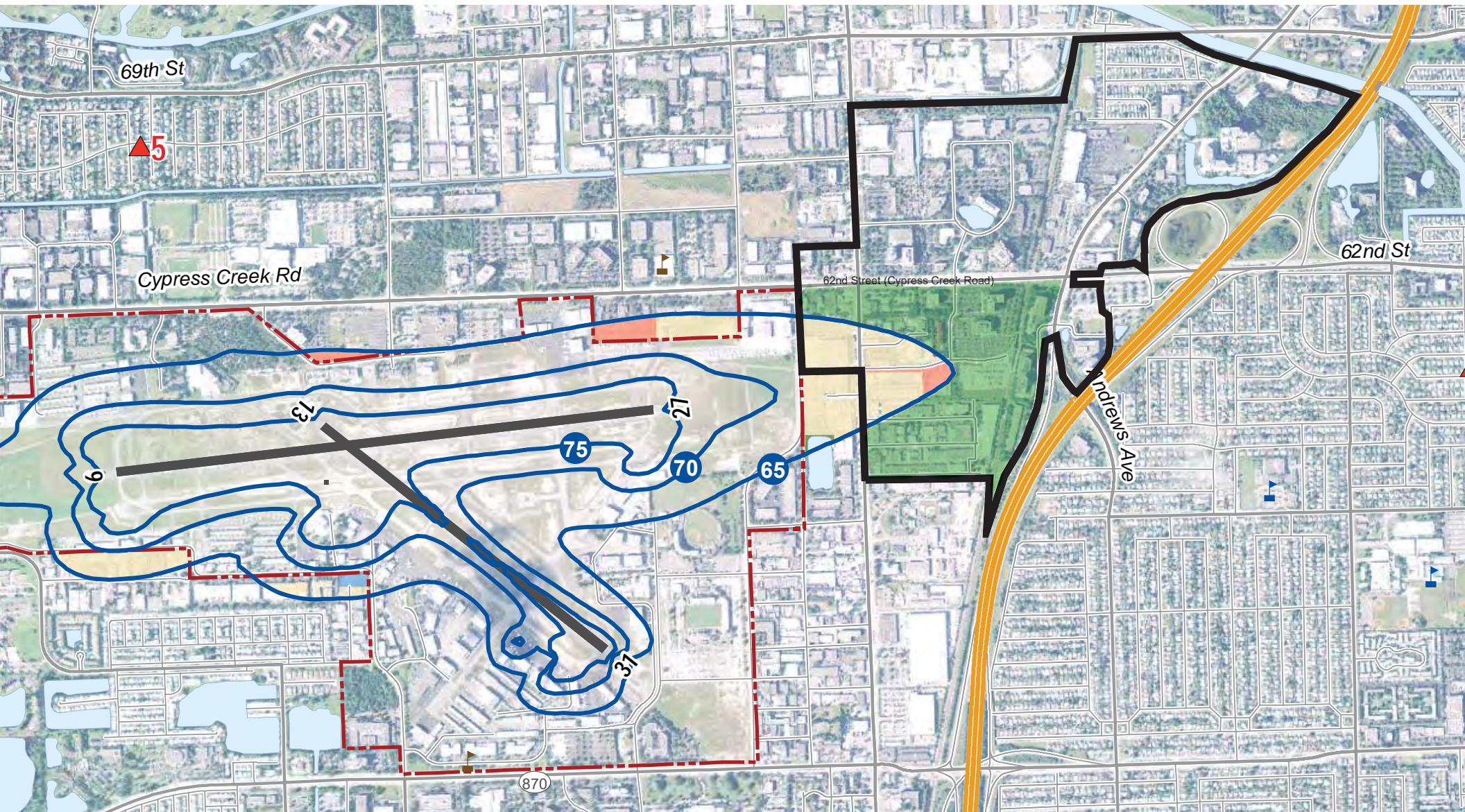
**ACTION:** Notice of public meeting.

**SUMMARY:** This notice is to announce a public workshop to discuss the advancement of risk modeling methodologies of gas transmission and hazardous liquid pipelines, and the risk modeling methodologies used for non-pipeline systems. This workshop will bring industry, Federal and state regulators, interested members of the public, and other stakeholders together to share knowledge and experience on risk modeling within the pipeline industry and other fields, ways to advance pipeline risk models, and practical ways that operators can adopt and/or adapt them to the analyses of their systems.

**DATES:** The public workshop will be held on Wednesday, September 9, 2015, from 8:00 a.m. to 5:00 p.m., EST, and Thursday, September 10, 2015, from 8:00 a.m. to 12:00 p.m. EST. (Changes to start or finish times will be updated on the PHMSA meeting page Web site, along with the meeting agenda <https://primis.phmsa.dot.gov/meetings/MtgHome.mtg?mtg=104>.)

# EXHIBIT D

Excerpt of 2015 Existing Conditions Noise Exposure Map  
with overlay of Boundary of Uptown TOD



■ = Area less than 65 dB DNL (text amendment area)

— = Boundary of Uptown TOD

## CITY TEXT AMENDMENT

### Uptown Urban Village Transit Oriented Development

General Location: West side of Interstate 95, between McNab Road/C-14 Canal and Northwest 56 Street, bisected by Cypress Creek Road and the CSX Railroad

Size: 361.7 Acres

Density and Intensity:	Residential	4,239 dwelling units
Permitted Land Uses:	Commercial	1,449,494 square feet
	Office	4,374,186 square feet
	Industrial	2,262,922 square feet
	Hotel	1,600 rooms
	Community and Civic Facilities	152,611 square feet
	Park-Open Space	7 acres minimum

#### Comments:

1. Residential density does not include the allocation of 807 flex units assigned to approved projects.
2. Uptown TOD has direct access to the Cypress Creek Tri Rail Station, Interstate 95, and Fort Lauderdale Executive Airport.
3. Uptown TOD shall contain priorities for a modal shift through the provision of transit oriented design, pedestrian and transit amenities, safe and comfortable connectivity, publicly accessible areas and plazas, and promote internal modal capture as part of overall development and mixed-use projects.
4. Uptown TOD design principles shall integrate public area through open space, urban public plazas, and/or recreational or community facility areas. Design principles shall promote connectivity and access to transit stations and stops, while establishing a "sense of place". Developments shall promote and enhance pedestrian mobility, including connectivity to regional transit station.
5. Additional or expanded, stand-alone automobile oriented uses such as large surface parking lots, gas stations, auto repair, car washes, auto dealers, self-storage, big box retailers, single-family detached dwelling units, and drive-through facilities are discouraged and shall be limited.
6. At least 635 (15%) of the additional 4,239 dwelling units permitted will be affordable at the "moderate-income" (up to 120% of the median income) level or below for a minimum period of 30 years. The affordable housing set-aside can be satisfied with an in-lieu-of payment of \$10,300 per unit for the total number of units in the project, increasing by 3% annually (amount and increases shall be equivalent to BCLUP Policy 2.16.4), and shared equally between Broward County and the City of Fort Lauderdale. No development within Uptown TOD shall be approved unless a declaration of restrictive covenants is recorded and copy of such recordation is provided at time of building permit submission for the

development or payment in-lieu has been made. Affordable units must be constructed and receive certificates of occupancy based on any of the following scenarios:

- a. In conjunction with market rate units if development is within single building,
- b. In conjunction with the first residential phase of a multiple-phased development, or
- c. One hundred (100) percent of the affordable units when development reaches fifty (50) percent of residential units constructed.

7. Residential uses are only permitted on properties that are located in areas outside of the Fort Lauderdale Executive Airport noise exposure map boundaries prepared in accordance with 14 C.F.R. Part 150, approved by the Federal Aviation Administration and posted to the Federal Register. ~~within the Uptown TOD boundaries east of Powerline Road and north of Cypress Creek Road and east of Andrews Avenue, south of Cypress Creek Road.~~



Sent Via Email

June 26, 2025

Co-Applicant:
City of Fort Lauderdale
528 NW 2nd Street
Fort Lauderdale, Florida 33311

Co-Applicant:
Pinnacle Corporate Park LLC
150 2nd Ave North, Suite 1700
St. Peterburg, Florida 33701

Agent:
Nectaria Chakas, Esq. nchakas@lochrielaw.com
Robert Lochrie, Esq. rlochrie@lochrielaw.com
Lochrie and Chakas, P.A.

Dear Co-Applicants:

This letter provides the status of the development application described below, which the City has reviewed to determine whether the application is complete in accordance with Section 166.033(1), State Statute, as amended.

Table with 3 columns: Field Name, Date, and Determination. Rows include Case (UDP-L25003), Project Name (Uptown Transit Oriented Development Text Amendment), Application Type (Land Use Plan Amendment), Approval Level (City Commission), Request (Amend City of Fort Lauderdale's Comprehensive Plan...), Applicant (City of Fort Lauderdale and Pinnacle Corporate Park, LLC), Agent (Nectaria Chakas, Esq., Lochrie and Chakas, P.A.), General Location (Uptown Project Area...), Land Use (Uptown Transit Oriented Development), Commission District (1 - John Herbst), Submitted (June 13, 2025), Status (June 26, 2025), Approval/Denial Timeframe (December 23, 2025), DRC Meeting Date (July 22, 2025), and Case Planner (Tyler Laforme, AICP and Jim Hetzel, AICP).

In accordance with Section 166.033(1), Florida Statutes, the City will approve, approve with conditions, or deny the application within 180 days of the date of this letter, December 23, 2025. Please note, transmittal of the application to Broward County and the State of Florida will result in new review timeframe from these agencies. The City will ensure such timeframes are met or if needed, extensions will be requested. If there are questions regarding this notice, please do not hesitate to contact me at JHetzel@fortlauderdale.gov or 954-828-5019.

Sincerely,

Handwritten signature of Jim Hetzel

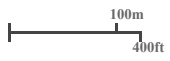
Jim Hetzel, AICP, Principal Urban Planner
Urban Design and Planning Division

Marty Kiar Broward County Property Appraiser Florida



Hide Panel **Parcel Information**

**Parcel Id:** [494210320010](#)  
**Owner:** PINNACLE CORPORATE PARK LLC  
**Situs Address:** 500-550 NW 62 ST FORT LAUDERDALE FL 33309  
**Legal:** SIXTEEN SIX PROPERTIES 114-3 B PARCEL A LESS PT DESC AS:BEG AT NE COR OF PARCEL A,SLY 10.97 WLY 696.94;SWLY 49.83;SLY 15.57 WLY 70,NLY 60.70;ELY 804.91 TO POB TOGET WITH PARCEL "A" OF  
**Millage Code:** 0312  
**Use Code:** 18  
**Land Value:** \$ 7,482,530  
**Building Value:** \$ 36,965,100  
**Other Value:** 0  
**Total Value:** \$ 44,447,630  
**SOH Capped Value:** \$ 44,447,630  
**Homestead Exempt Amt:** \$ 0  
**WVD Exempt Amt:** \$ 0  
**Other Exempt Amt:** \$ 0  
**Taxable Value:** \$ 44,447,630  
**Sale Date 1:** 05/24/2021  
**Sale Price 1:** \$ 58,875,000  
**Deed Type 1:** SWD  
**Sale Date 2:** 10/29/2013  
**Sale Price 2:** \$ 38,100,000  
**Deed Type 2:** SWD



February 20, 2024

David Solomon, City Clerk  
City of Fort Lauderdale  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301

Re: Land use, zoning and permitting for property located at 500-550 NW 62 Street, identified with folio number 494210320010 all located in the City of Fort Lauderdale, FL 33309 ("Property")

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land use and zoning matters related to the Property referenced above.

Sincerely,

Pinnacle Corporate Park LLC

By: \_\_\_\_\_

Printed Name: Lawrence Feldman

Title: Manager

Date: 2.22.24

STATE OF Florida  
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me, by means of (check one):  physical presence or \_\_\_\_\_ online notarization, this 22 day of February, 2024, by Lawrence Feldman, who is the Manager of Pinnacle Corporate Park LLC who is personally known to me or who has produced \_\_\_\_\_ as identification.



Notary Public

Jonathan Schneider  
Typed, printed or stamped name of Notary Public

My Commission Expires: Aug 30, 2024



**CITY OF FORT LAUDERDALE  
DEVELOPMENT SERVICES DEPARTMENT**

**ADDRESS VERIFICATION CONFIRMATION**

Verification Request #: BLD-ADDVER-25060010  
Completion Date: 6/12/2025  
Purpose of Address Request: To verify an existing address for DRC

**PROPERTY INFORMATION**

The property information is listed below. If the property has more than one address, please note that more than one folio number will be listed

Folio Number: 494210320010  
Address: 500 NW 62 STREET, FORT LAUDERDAL  
Legal Description: SIXTEEN SIX PROPERTIES 114-3 B PARCEL A LESS PT DESC AS:BEG AT NE CO  
Folio Number: 494210320010  
Address: 500 NW 62 STREET, FORT LAUDERDAL  
Legal Description: SIXTEEN SIX PROPERTIES 114-3 B PARCEL A LESS PT DESC AS:BEG AT NE CO

---

Requestor Name: Nectaria Chakas  
Requestor Email: NChakas@lochrielaw.com  
Requestor Phone: 954-779-1123

Verified / Assigned Address: 500 & 550 NW 62 STREET, FORT LAUDE  
Former / Known As Address: 500 & 550 NW 62 STREET, FORT LAUDE  
Authorized City Representative: JAZMINE EVEILLARD

Notes (If Applicable): This solely verifies the address associated with the parcel and does not confirm compliance with any regulations established by the ULDR or any permitting requirements.