

**PUBLIC PARTICIPATION MEETING – AURA TRINSIC**

**OCTOBER 13, 2022 6:00 PM VIA ZOOM**

**NOTICE RADIUS: 300 FEET**

**ATTENDEES**

Applicant: Nectaria Chakas, Esq.  
Leigh R. Kerr, AICP  
Alberto/Erez/Angela  
Chad Bradshaw  
Jacob Shotmeyer

Public: Kandi at 620 NE 61<sup>st</sup> Ct  
Pete Schwarz, City of Oakland Park, Community & Economic Development Director

Overview of Presentation: Nectaria Chakas, ESQ., attorney for the applicant, presented an overview of the proposed project and applications. Refer to attached PowerPoint Presentation. Ms. Chakas informed of the upcoming LUPA (11/17/22) and zoning and site plan applications to follow.

Questions: Kandi: What type of retail/office, any restaurants? Response: typical but to be determined.

Pete Schwarz: Had no comments other than to say if any, it will be at the time of Broward County distribution.

Meeting ended at 6:18 pm.



AFFIDAVIT FORM

Applications: As Required | Rev. 07/21/2022

Public Participation Meeting Affidavit - LUPA and Text Amendment

INSTRUCTIONS: Indicate with an [X] for the type of meeting, provide the applicable project information, hearing date, and indicate applicable public notice requirements. Sign the affidavit with notary. For specific public notice requirements, refer to the Public Participation and Sign Notice Guide or contact the Case Planner. Please print legibly.

STATE OF FLORIDA, BROWARD COUNTY AFFIDAVIT PUBLIC NOTICE REQUIREMENTS

DEVELOPMENT REVIEW COMMITTEE [X] PLANNING AND ZONING BOARD [ ] HISTORIC PRESERVATION BOARD [ ] CITY COMMISSION [ ]
CASE NUMBER: UDP-L22003 and UDP-L22004 PROPERTY: 400 Corporate Drive MEETING DATE: 11/16/2022
APPLICANT OR AGENT (IF REPRESENTING APPLICANT): PFL VII, LLC APPEAL REQUEST: [ ]

BEFORE ME, the undersigned authority, personally appeared Nectaria M. Chakas who upon being duly sworn and cautioned, under oath deposes and says:

- 1. Affiant is the Applicant or Agent representing the applicant in the above cited City of Fort Lauderdale Review Case.
2. The Affiant/Applicant has completed the following (indicate all applicable sections with an [X])

DEVELOPMENT REVIEW COMMITTEE MAIL NOTICE

- a. Affiant has been mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project.
b. Letter or email referenced above in (a) was sent at least twenty-one (21) days prior to the date of the Development Review Committee meeting noted above.
c. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office ten (10) days prior to the date of Development Review Committee and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

HISTORIC PRESERVATION BOARD MAIL NOTICE

- a. Affiant has paid for and ensured that letters were mailed to all property owners located within three hundred (300) feet of the property that is the subject of the application.
b. Letter referenced above (a) was sent at least fifteen (15) days prior to the date set for the first Historic Preservation Board meeting cited above.
c. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office ten (10) days prior to the date of Historic Preservation Board and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

PROJECT PRESENTATION MEETING

- a. Affiant has sent a letter(s) via regular mail or sent an email(s) to all property owners whose real property is located within three hundred (300) feet of the proposed project and mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project.
b. Letter referenced above (a) was mailed prior to the submittal of the application to the Planning and Zoning Board application. Applicant's Project Presentation meeting was held at least thirty (30) days prior to the date of the Planning and Zoning Board meeting.
c. Affiant has prepared a summary of the Project Presentation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
d. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office fifteen (15) days prior to the date of the Planning and Zoning Board meeting and if the Affidavit has not submitted, the Public Hearing on this case shall be cancelled.

10-DAY PUBLIC SIGN NOTICE or 15-DAY PUBLIC SIGN NOTICE

- a. Posted or has caused to be posted on the Property signage provided by the City of Fort Lauderdale, which such signage notifies the date, time and place of the meeting.
b. That (provide number of signs posted) sign(s) as referenced above (a) was posted on (provide date of posting) the property in such manner as to be visible from adjacent streets and waterways and was posted a minimum (see above marked 10 or 15 days) prior to the date of the meeting cited above and has remained continuously posted until the date of execution and filing of this Affidavit.
c. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
d. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office five (5) calendar days prior to the meeting date and if the Affidavit has not submitted, the meeting on this case shall be cancelled.

3. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

Nectaria Chakas
AFFIANT SIGNATURE Nectaria M. Chakas, Esq. (Agent for Applicant)

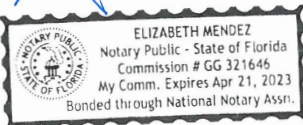
IF APPLICANT COMPLETE BELOW

STATE OF FLORIDA:
COUNTY OF:
The foregoing instrument was sworn to and subscribed before me by means of [ ] physical presence or [ ] online notarization, this day of 2022, by who is personally known to me or who has produced as identification.

IF AN AGENT COMPLETE BELOW

STATE OF FLORIDA:
COUNTY OF Broward:
The foregoing instrument was sworn to and subscribed before me by means of [ ] physical presence or [ ] online notarization, this day of 2022, by Nectaria Chakas Attorney of Lochrie & Chakas, P.A. He/she is personally known to me.

(SEAL)



(Signature of Notary Public - State of Florida)
(Print, Type, or Stamp Commissioned Name of Notary Public)

Public Participation meeting occurred 10/13/2022

**300' NOTICE AFFIDAVIT  
Public Participation Zoom Meeting Notice  
(UDP-L22003 and UDP-L22004)**

STATE OF FLORIDA ]  
BROWARD COUNTY ]

BEFORE ME THIS DAY PERSONALLY APPEARED NECTARIA M. CHAKAS, WHO BEING DULY SWORN, DEPOSES AND SAYS:

The attached property owners list is, to the best of my knowledge, a complete and accurate list of all property owners and property control numbers as recorded in the latest official tax rolls obtained from the Property Appraiser's Office for property located at 400 Corporate Way, identified with folio numbers 494211240010 and 494211240070, (the "Property"); within (1) the jurisdictional boundaries of the City of Fort Lauderdale; (2) 300' feet of the Property; and (3) 300' of any city officially recognized neighborhood associations of the Property. Attached to this Notice is the following:

1. The property owners list includes, to the best of my knowledge, all affected property owners and city officially recognized neighborhood/condominium association(s) in accordance with the requirements of the City of Fort Lauderdale ULDR ("affected parties") referenced as Exhibit "A".
2. A detailed map reflecting the Property consisting of (2) parcels along with the folio details referenced as Exhibit "B".
3. The Notice mailed to all affected parties and additional interested parties on October 5, 2022 referenced as Exhibit "C".

Nectaria Chakas  
Signature

STATE OF FLORIDA        )  
                                  ) SS:  
COUNTY OF BROWARD    )

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization this 5th day of October, 2022 by Nectaria M. Chakas who is personally known to me or has produced n/a as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 5 day of October, 2022.

Elizabeth Mendez  
Notary Public  
Elizabeth Mendez  
Typed, printed or stamped name of Notary Public

My Commission Expires:

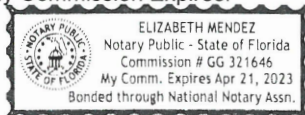


EXHIBIT "A"

ACG 701 LLC  
600 W HILLSBORO BLVD STE 202  
DEERFIELD BEACH, FL 33441

ARCE, ELIAS D  
6161 NE 7 AVE  
OAKLAND PARK, FL 33334

ARGUETA, MIGUEL A & BEZA, ADELMIRA  
611 NE 61 ST  
OAKLAND PARK, FL 33334

BALDWIN, MICHAEL J & CIELO D  
640 NE 61 CT  
OAKLAND PARK, FL 33334

BRISCOLINA, ALICIA  
550 NE 61 CT  
OAKLA  
ND PARK, FL 33334

CHAPARRO, CHRISTIAN & CHRISTINE  
6070 NE 6 TER  
OAKLAND PARK, FL 33334

CYPRESS CREEK TRAILER CITY INC  
4755 NE 23 AVE  
FORT LAUDERDALE, FL 33308

DOROTHY W BLACKBURN REV LIV TR  
1605 ABACO DR COCONUT  
COCONUT CREEK, FL 33066

FIRTH PROPERTIES 899 NE 62ND LLC  
PO BOX 11006  
FORT LAUDERDALE, FL 33339

FLORIDA DEPT OF TRANSPORTATION  
OFFICE OF RIGHT OF WAY  
3400 W COMMERCIAL BLVD  
FORT LAUDERDALE, FL 33309

FRADE, GLORIA M H/E & FRADE, JAIME  
LIBARDO  
6151 NE 7 AVE  
OAKLAND PARK, FL 33334

GONZALEZ, SANTIAGO  
6120 NE 6 AVE  
OAKLAND PARK, FL 33334

HOLDSWORTH, TSHORNA MCMILLAN H/E 7  
HOLDSWORTH, LYLE G  
6150 NE 7 AVE  
OAKLAND PARK, FL 33334

KOFSKEY, GREGORY M  
6141 NE 7 AVE  
OAKLAND PARK, FL 33334

MANOLI FAMILY LTD PRTRN  
4755 NE 23 AVE  
FORT LAUDERDALE, FL 33308

MATIAS, DIEGO P & GEORGINA  
610 NE 61 CT  
OAKLAND PARK, FL 33334

MEDINA, MIGUEL A  
560 NE 61 CT  
OAKLAND PARK, FL 33334

MEJIA, ARACELI PEREZ  
631 NE 61 ST  
OAKLAND PARK, FL 33334

MISKOVSKY, RICK &  
RODRIGUEZ, VANESSA MARIE  
6140 NE 7 AVE  
OAKLAND PARK, FL 33334

OSMAN, DONALD G & VICKIE A  
620 NE 61 CT  
OAKLAND PARK, FL 33334

PFL VII LLC  
1140 RESERVOIR AVE  
CRANSTON, RI 02920

QUEZADA, QUINTON A JR  
630 NE 61 CT  
OAKLAND PARK, FL 33334

RADICE CORP CENTER I INC % CUSHMAN &  
WAKEFIELD  
600 CORPORATE DR STE 318  
FORT LAUDERDALE, FL 33334

RAMOS, JOEL & RAMOS, MARY ANN  
570 NE 61 CT  
OAKLAND PARK, FL 33334

RCC I INC % PAUL BERKOWITZ  
333 SE 2 AVE #4400  
MIAMI, FL 33131

RCC II INC % CUSHMAN & WAKEFIELD  
600 CORPORATE DR STE 318  
FORT LAUDERDALE, FL 33334

VALERIO, MAURICIO  
6110 NE 6 AVE  
OAKLAND PARK, FL 33334

W2005 NEW CENTURY HOTEL PORTFOLIO  
LP C/O RYAN LLC  
545 E JOHN CARPENTER FRWY #1400  
IRVING, TX 75062

YUSUF-ANDERSON, LATOYA T H/E &  
WILLIAMS, DAVE & YOLANDE G ETAL  
621 NE 61 ST  
OAKLAND PARK, FL 33334

PETER M. SCHWARZ, AICP  
DIRECTOR OF COMM. AND ECONOMIC  
DEVELOPMENT  
5399 N. DIXIE HIGHWAY, SUITE 3 |  
OAKLAND PARK, FL 33334

DAVID HEBERT, CITY MANAGER  
CITY OF OAKLAND PARK  
3650 NE 12TH AVENUE  
OAKLAND PARK, FL 33334

FOLIO_NUMB	NAME_LINE	ADDRESS_L1	CITY	ST/ZIP	LEGAL_TOTAL
1	ACG 701 LLC	600 W HILLSBORO BLVD STE 202	DEERFIELD BEACH	FL 33441	SHELL AT 195 102-25 BTRACT 2 LESS BEG NE COR OF SAID TR.S 205.79,W/1/4 186.68 TO P/C,N/1/4 ALG SAID CURVE 90.39,N 116.87 ELY 200.14 TO POB TOGETHER WITH VACNE 7 AVE LYING S OF N/EXTENDED W/1/4 OF SAID PROPERTY
2	ARCE ELIAS D	6161 NE 7 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BILOT 30 BLK 15
3	ARGUETA,MIGUEL A & BEZA,ADELMIRA	611 NE 61 ST	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BILOT 4 BLK 15
4	BALDWIN,MICHAEL J & CIELO D	640 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BILOT 31 BLK 15
5	BRISCOLINA,AUCIA	550 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 1ST ADD 43-1 BILOT 21 BLK 5
6	CHAPARRO,CHRISTIAN & CHRISTINE	6070 NE 6 TER	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BILOT 7 BLK 15
7	CYPRESS CREEK TRAILER CITY INC	4755 NE 23 AVE	FORT LAUDERDALE	FL 33308	11-49-42COMM SW COR OF NW 1/4 OF SEC,ELY 663.12,N/1/4 APPROX 150 TO POBNLY 515.46,E/ELY 721.24,S/1/4 73.03,W/1/4 655.51,Y 445.21,W/1/4 65 TO POB
8	DOROTHY W BLACKBURN REV LIV TR	1605 ABACO DR COCONUT	COCONUT CREEK	FL 33066	COLLIER ESTATES 1ST ADD 43-1 BILOT 22 BLK 5
9	FIRTH PROPERTIES 899 NE 62ND LLC	PO BOX 11006	FORT LAUDERDALE	FL 33339	11-49-42S 150 OF SE 1/4 OF SW 1/4 OF NW 1/4 OF LESS E 175 & LESS W 42 & LESS PT DESC AS BEG AT PT 35N OF & 175 W OF SE COR OF SW 1/4 OF NW 1/4 W 444.92,N 62.85 TO P/C,SELY ARC DIST 18.65 TOP/P/C,SELY ARC DIST 428.1,S 25.58 TO POB
10	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL 33309	NORTH COLLIER ESTATES 53-33 BLOTS 22 THRU 45,LESS PT DESC AS COMM AT SE COR OF LOT 17,E 950.15 TO POB,CONT E 178.57 TO BEG OF CUR,NELY ARC DIST 78.98 N 328.67 SW/1/4 175.36 TO W/L OF LOT 38.5 83.73 TO BEG OF CUR,SW/1/4 ARC DIST 78.98,W 42.14,SW/1/4 51.07,S 58.19 TO S/L OF LOT 33 & POB,BLK 20 AKAPT PAR 482 IN CA 73-5900
11	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL 33309	NORTH COLLIER ESTATES 53-33 BLOTS 1 & 2 LESS PT DESC AS BEGAT NW COR OF LOT 1,E ALG N/180.94,SW/1/4 99.23,N 57.40 TO POB TOGETHER WITH LOTS 3 THRU 10 BLK 21,AKA PTPARCEL 482 IN CA 73-5900
12	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL 33309	PINE CREST ISLES 63-48 BITHOSE PORTIONS OF PARCEL A, OF PARCEL B, OF PARCEL C & ALL OF PARCEL D, MORE FULLY DESC IN PARCEL 472 OF CA 73-5900
13	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL 33309	11-49-42BEG AT PT 35 N OF & 175 W OF SE COR OF SW 1/4 OF NW 1/4 W 444.92,N 62.85 TO P/C,SELY ARC DIST OF 18.65 TO P/P/C,SELY ARC DIST OF 428.1,S 25.58 TO POB,AKA PARCEL 563 IN CA 73-5401
14	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL 33309	11-49-42COMM AT SE COR OF SE 1/4 OF SW 1/4 OF NW 1/4 OF SEC 11,W 601.83,N 95.64 TO PK,NW/1/4 18.65 TO POB,CONT NW/1/4 29.5 67.62,E 42,N 62.85 TO POBAKA PAR 499 IN CA 73-3701
15	FRADE,Gloria M H/E & FRADE,JAIMÉ LIBARDO	6151 NE 7 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BILOT 29 BLK 15
16	GONZALEZ,SANTIAGO	6120 NE 6 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BILOT 1 BLK 15
17	HOLDSWORTH,TSHORNA MCMILLAN H/E 7 HOLDSWORTH,LYLE G	6150 NE 7 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BILOT 1 BLK 16
18	KOPISKEY,GREGORY M	6141 NE 7 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BILOT 28 BLK 15
19	MANOLI FAMILY LTD PRTRN	4755 NE 23 AVE	FORT LAUDERDALE	FL 33308	11-49-42W 42 OF S 150 OF SE 1/4 OF SW 1/4 OF NW 1/4 LESS S 35 FOR RD & LESS PARCEL 499 OF CA 73-3701

20	494211090010	MANOLI FAMILY LTD PRTR	4755 NE 23 AVE	FORT LAUDERDALE	FL 33308	CYPRESS CREEK TRAILER CITYTAX ASSESSOR'S MAPMISC PB 2 PG 17 BLOTS 1,69-76 LESS PT INC'D IN PAR 110 OF CA-90-13187 & LOTS 2-5,7-9,14-17,19-23,30,33,34,36,37,39-46,49-68,77-81,83,84,86,87,88,92,94-96,98,100,102-108,110,114-116,120,122-126,128-141,144-159 LESS P/P/A 151-12 BLESS LOT 120 WHICH LY OUTSIDE FT LAUD CITY LIMITS
21	494211091050	MANOLI FAMILY LTD PRTR	4755 NE 23 AVE	FORT LAUDERDALE	FL 33308	MISC PB 2 PG 17 BTAX ASSESSORS MAPCYPRESS CREEK TRAILER CITYLOT 109
22	494211091620	MANOLI FAMILY LTD PRTR	4755 NE 23 AVE	FORT LAUDERDALE	FL 33308	CYPRESS CREEK TRAILER CITYTAX ASSESSOR'S MAPMISC PB 2 PG 17 BALL STREETS, TERRACES, CIRCLE & YORIVES LESS PT OF DRIVES ABUTTING THE FOI
23	494211040520	MATIAS, DIEGO P & GEORGINA	610 NE 61 CT	OAKLAND PARK	FL 33334	LOTS 56, 18, 22, 47, 48, 118, 119, 121, 127, 142, 143 LESS LOTS 118 & 119 WHICH LY OUTSIDE OF FT LAUD CITY LIMITS & STREETS WHICH LY OUTSIDE FT LAUD CITY LIMIT
24	4942110030200	MEDINA, MIGUEL A	560 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 34 BLK 15
25	494211040240	MEJIA, ARACELI PEREZ	631 NE 61 ST	OAKLAND PARK	FL 33334	COLLIER ESTATES 1ST ADD 43-1 BLOT 20 BLK 5
26	494211040540	MISKOVSKY, RICK & RODRIGUEZ, VANESSA MARIE	6140 NE 7 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 6 BLK 15
27	494211040510	OSMAN, DONALD G & VICKIE A	620 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 2 BLK 16
28	494211240010	PFL VIII LLC	1140 RESERVOIR AVE	CRANSTON	RI 02920	SHELL AT I-95 102-25 BPOR TR 1 TOG WITH PT OF VACATED CANAL LYING W OF TR 3 & E & N OF TR 1 DESC AS: BEG SW COR TR 3, SE23.08 W 301.70 NE 265.63, NE171.67, NE 177.97, E 63.52, S 70.55, 22.5 LY 39.49, S 427.07 TO POB AKA: HOTEL PARCEL
29	494211240070	PFL VIII LLC	1140 RESERVOIR AVE	CRANSTON	RI 02920	SHELL AT I-95 102-25 BPOR TR 1 DESC AS: BEG AT PI ONN R/W/L NE 62ND ST INTERSECT BYW R/W/L NE 7TH AVE, WLY 129.96, NW 201.82, W 125, NW 270.20, NE116.87, E 301.70, SE 186.92, SE211.87, SLY 121.49, S 54.91, SW36.71 TO POB AKA: PARKING PARCEL
30	494211040500	QUEZADA, QUINTON A JR	630 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 32 BLK 15
31	494211240025	RADICE CORP CENTER I INC % CUSHMAN & WAKEFIELD	600 CORPORATE DR STE 318	FORT LAUDERDALE	FL 33334	SHELL AT I-95 102-25 BPORTR OF TR 2 DESC AS: BEGNE COR OF SAID TR, S 205.79, WLY 186.68 TO P/C NLY ALG SAID CURVE 90.39 N 116.87, ELY 200.14 TO POB TOGETHER WITH VAC NE 7 AVE ABUTTING SAID PROPERTY
32	494211240031	RADICE CORPORATE CENTER INC % CUSHMAN & WAKEFIELD	600 CORPORATE DR STE 318	FORT LAUDERDALE	FL 33334	NORTH COLLIER ESTATES 53-33 BPOR LOT 33, 34, LOT 35, 36, 37, POR LOTS 38, 39, 40 BLK 20 DESC AS: COMM SE COR LOT 17 BLK 20, E950.15 TO POB E 178.57 TO CUR, NELY 78.98, N 328.67, SW 175.36, S83.73 TO CUR SWLY 78.98, W 42.14, SW 51.07, S 58.19 TO POB & COMM WLY COR TR 4 OF SHELL @ I-95 PLAT 102-25 B.S 139.06 TO POB, S 596.28, W 485, NE 122.32, N 65.93, E 178.57 TO CUR NELY 78.98, N 328.67, NE 168.10 TO POB LESSPOR DESC IN OR 17010/152
33	494210030190	RAMOS, JOEL & RAMOS, MARY ANN	570 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 1ST ADD 43-1 BLOT 19 BLK 5

Westin/Aura Cypress Creek  
Case Nos. UDP-L22003 and UDP-L22004  
300' Mailing List -A

34	494211240030	RCC I INC % PAUL BERKOWITZ	333 SE 2 AVE #4400	MIAMI	FL 333133	SHELL AT I-95 102-25 BTRACT 3 & THAT PART OF VACATED50 CANAL RW DESC AS COMM SW COROF NW1/4 OF SEC 11,ELY ALG S/1663.12,NLY 665.46 TO NE COR OFTR 2,WLY ALG N/L OF SAID TR FOR200.14 TO ELY R/W/L OF NE 7 AVE,N 277.53,WLY 60 TO POB & TO WLYR/W/L OF NE 7 AVE,S 388.98,CONTS 151.82,W 50,N 516.46 TO P/C,NLY & WLY ALG ARC OF CURVE 39.05ELY 74.78 TO POB
35	494211240060	RCC II INC % CUSHMAN & WAKEFIELD	600 CORPORATE DR STE 318	FORT LAUDERDALE	FL 333334	SHELL AT I-95 102-25 BPOR OF TRS 4 & 5 DESC AS COMMAT SE COR OF SAID TR 5,WLY 180TO POB,CONT WLY 743.12,N 571.E 552.47,SWLY 10.44,SWLY 50,SWLY 86.65,SWLY 60,SWLY 30,SELY40,SELY 115.00,SELY 110,SWLY 60,SELY 65,ELY 255,S 135 TO POBDESC IN OR 12646/842 TOGETHERWITH VAC NE 7 AVE ABUTTINGSAID PROPERTY
36	494211040200	VALERIO,MAURICIO	6110 NE 6 AVE	OAKLAND PARK	FL 333334	COLLIER ESTATES 2ND ADD 46-43 BLOT 2 BLK 15
37	494211220020	W2005 NEW CENTURY HOTEL PORTFOLIO LP C/O RYAN LLC	545 E JOHN CARPENTER FRWY #1400	IRVING	TX 75062	HARRAH PLAT 100-25 BPARCELS B,C & D
38	494211040230	YUSUF-ANDERSON,LATOYA T H/E & WILLIAMS,DAVE & YOLANDE G ETAL	621 NE 61 ST	OAKLAND PARK	FL 333334	COLLIER ESTATES 2ND ADD 46-43 BLOT 5 BLK 15



33	494210030190	RAMOS,JOEL & RAMOS,MARY ANN	570 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 1ST ADD 43-1 BLOT 19 BLK 5
24	494210030200	MEDINA,MIGUEL A	560 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 1ST ADD 43-1 BLOT 20 BLK 5
5	494210030210	BRISCOLINA,ALICIA	550 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 1ST ADD 43-1 BLOT 21 BLK 5
8	494210030220	DOROTHY W BLACKBURN REV LIV TR	1605 ABACO DR COCONUT	COCONUT CREEK	FL 33066	COLLIER ESTATES 1ST ADD 43-1 BLOT 22 BLK 5
10	494210084140	FLORIDA DEPT OF TRANSPORTATION	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL 33309	NORTH COLLIER ESTATES 53-33 BLOTS 22 THRU 45, LESS PT
11	494210084390	FLORIDA DEPT OF TRANSPORTATION	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL 33309	NORTH COLLIER ESTATES 53-33 BLOTS 1 & 2 LESS PT DESC AS
12	494210130040	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL 33309	PINE CREST ISLES 63-48 BTHOSE PORTIONS OF PARCEL A, OF PARCEL B, OF PARCEL C & ALL OF PARCEL D, MORE FULLY DESC IN PARCEL 472 OF CA 73-5900
7	494211000271	CYPRESS CREEK TRAILER CITY INC	4755 NE 23 AVE	FORT LAUDERDALE	FL 33308	11-49-42 COMM SW COR OF NW 1/4 OF SEC.ELY 663.12,NLY
9	494211000272	FIRTH PROPERTIES 899 NE 62ND LLC	PO BOX 11006	FORT LAUDERDALE	FL 33339	11-49-42S 150 OF SE1/4 OF SW1/4 OF NW1/4 OF NW1/4, LESS E 175 & LESS W 42 & LESS PT DESC AS BEG AT PT 33N OF & 175 W OF SE COR OF SW1/4 OF NW1/4, W 444.92, N 62.85 TO P/CSELY ARC DIST 18.65 TOP/P/CSELY ARC DIST 428.1, S 25.58 TO POB
19	494211000273	MANOLI FAMILY LTD PRTRR	4755 NE 23 AVE	FORT LAUDERDALE	FL 33308	11-49-42W 42 OF S 150 OF SE1/4 OF SW1/4 OF NW1/4 LESS S 35 FOR RD & LESS PARCEL 499 OF CA 73-3701
13	494211000275	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL 33309	11-49-42BEG AT PT 35 N OF & 175 W OF SE COR OF SW1/4 OF NW1/4, W 444.92, N 62.85 TO P/CSELY ARC DIST OF 18.65 TO P/R/CSELY ARC DIST OF 428-1, S 25.58 TO POB, AKA PARCEL 563IN CA 73-5401
14	494211000276	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL 33309	11-49-42 COMM AT SE COR OF SE1/4 OF SW1/4 OF NW1/4 OF SEC 11, W 601.83, N 95.64 TO PK,NWLY 18.65 TO POB, CONT NWLY 42.29, S 67.62, E 42.2, N 62.85 TO POBAKA PAR 499 IN CA
16	494211040190	GONZALEZ,SANTIAGO	6120 NE 6 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 1 BLK 15
36	494211040200	VALERIO,MAURICIO	6110 NE 6 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 2 BLK 15
3	494211040220	ARGUETA,MIGUEL A & BEZA,ADELMIRA	611 NE 61 ST	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 4 BLK 15
38	494211040230	YUSUF-ANDERSON,LATOYA T H/E &	621 NE 61 ST	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 5 BLK 15
25	494211040240	MEJIA,ARACELI PEREZ	631 NE 61 ST	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 6 BLK 15
6	494211040250	CHAPARRO,CHRISTIAN & CHRISTINE	6070 NE 6 TER	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 7 BLK 15
18	494211040460	KOFSKEY,GREGORY M	6141 NE 7 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 28 BLK 15

Westin/Aura Cypress Creek  
Case Nos. UDP-L22003 and UDP-L22004  
3007 Mailing List - B

15	494211040470	FRADE, GLORIA M H/E & FRADE, JAIME LIBARDO	6151 NE 7 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BILOT 29 BLK 15
2	494211040480	ARCE, ELIAS D	6161 NE 7 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BILOT 30 BLK 15
4	494211040490	BALDWIN, MICHAEL J & CIELO D	640 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BILOT 31 BLK 15
30	494211040500	QUEZADA, QUINTON A JR	630 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BILOT 32 BLK 15
27	494211040510	OSMAN, DONALD G & VICKIE A	620 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BILOT 33 BLK 15
23	494211040520	MATIAS, DIEGO P & GEORGINA	610 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BILOT 34 BLK 15
17	494211040530	HOLDSWORTH, TISHORNA MCMILLAN H/E 7	6150 NE 7 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BILOT 1 BLK 16
26	494211040540	HOLDSWORTH, LYLE G	6140 NE 7 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BILOT 2 BLK 16
20	494211090010	MISKOVSKY, RICK & RODRIGUEZ, VANESSA MANOLI FAMILY LTD PRTR	4755 NE 23 AVE	FORT LAUDERDALE	FL 33308	CYPRESS CREEK TRAILER CITYTAX ASSESSOR'S MAP/MISC PB 2 PG 17 BLOTS 1,69-76 LESS PT INCD INPAR 110 OF CA-90- 13187 & LOTS 2-5,7-9,14-17,19-21,23-30,33,34,36,37,39- 46,49-68,77-81,83,84,86,87,88,92,94-96,98,100,102- 108,110,114-116,120,122-126,128-141,144-159 LESS P/P/A MISC PB 2 PG 17 BTAX ASSESSOR'S MAP/CYPRESS CREEK TRAILER CITYLOT 109
21	494211091050	MANOLI FAMILY LTD PRTR	4755 NE 23 AVE	FORT LAUDERDALE	FL 33308	
22	494211091620	MANOLI FAMILY LTD PRTR	4755 NE 23 AVE	FORT LAUDERDALE	FL 33308	
37	494211220020	W2005 NEW CENTURY HOTEL PORTFOLIO LP C/O RYAN LLC	545 E JOHN CARPENTER FRWY #1400	IRVING	TX 75062	HARRAH PLAT 100-25 BPARCELS B,C & D
28	494211240010	PFL VII LLC	1140 RESERVOIR AVE	CRANSTON	RI 02920	SHELL AT 1-95 102-25 BPOOR TR 1 TOG WITH PT OF VACATED CANAL LYING W OF TR 3 & E & N OF TR 1 DESC AS: BEG SW COR TR 3, SE23.08, W 301.70, NE 265.63, NE171.67, NE 177.97, E 63.52, S 70.55, S 22.51, V 39.49, S 427.07 TO POBAKA-HOTEL PARCEL
1	494211240020	ACG 701 LLC	600 W HILLSBORO BLVD STE 202	DEERFIELD BEACH	FL 33441	SHELL AT 1-95 102-25 BTRACT 2 LESS BEG NE COR OF SAID

Westin/Aura Cypress Creek  
Case Nos. UDP-L22003 and UDP-L22004  
300 Mailing List - B

31	494211240025	RADICE CORP CENTER I INC % CUSHMAN & WAKEFIELD	600 CORPORATE DR STE 318	FORT LAUDERDALE	FL 33334	SHELL AT I-95 102-25 BPORTION OF TR 2 DESC AS BEGNE COR OF SAID TR,S 205.79,WLY 186.68 TO P/C NLY ALG SAID CURVE 90.39,N 116.87,Ely 200.14 TO POB TOGETHER WITH VAC NE 7 AVE ABUTTINGS SAID PROPERTY
34	494211240030	RCC I INC % PAUL BERKOWITZ	333 SE 2 AVE #4400	MIAMI	FL 33131	SHELL AT I-95 102-25 BTRACT 3 & THAT PART OF VACATED SO CANAL R/W DESC AS COMM SW COROF NW1/4 OF SEC 11,Ely ALG S/L663.12,NLY 665.46 TO NE COR OF TR 2,WLY ALG N/L OF SAID TR FOR 200.14 TO ELY R/W/L OF NE 7 AVE,N 277.53,WLY 60 TO POB & TO WLY R/W/L OF NE 7 AVE,S 388.98,CONTS 151.82,W 50,N 516.46 TO P/C,NLY & WLY ALG ARC OF CURVE 39.05,Ely 74.78 TO POB
32	494211240031	RADICE CORPORATE CENTER INC %	600 CORPORATE DR STE 318	FORT LAUDERDALE	FL 33334	NORTH COLLIER ESTATES 53-33 BPOB LOT 33,34,LOT
35	494211240060	RCC II INC % CUSHMAN & WAKEFIELD	600 CORPORATE DR STE 318	FORT LAUDERDALE	FL 33334	SHELL AT I-95 102-25 BPORT OF TRS 4 & 5 DESC AS COMMAT SE COR OF SAID TR 5,WLY 180 TO POB,CONT WLY 743.12,N
29	494211240070	PFL VII LLC	1140 RESERVOIR AVE	CRANSTON	RI 02920	SHELL AT I-95 102-25 BPORT TR 1 DESC AS BEG AT PI ONN R/W/L NE 62ND ST INTERSECT BYW R/W/L NE 7TH AVE, WLY

EXHIBIT "B"

**Parcel Panel** Parcel Information

Parcel ID: 494211240010  
 Owner: PFL VII LLC  
 State Address: 400 CORPORATE DR FORT LAUDERDALE FL 33334  
 Legal: SHELL AT 195, 102-25 B POR TR 1 TOG WITH PT OF VACATED CANAL LYING W OF TR 3 & E & N OF TR 1 DECS AS BEG SW NE 269 63 NE 372 08 W 50 01 NE 63 52 S 70 E  
 Mailing Code: 0312  
 Use Code: 39  
 Land Value: \$ 2,652,300  
 Building Value: \$ 20,977,820  
 Other Value: 0  
 Total Value: \$ 23,630,120  
 Sort Copied Value: \$ 23,630,120  
 Homestead Exempt: \$ 0  
 WVD Exempt: \$ 0  
 Other Exempt: \$ 0  
 Taxable Value: \$ 23,630,120  
 Sale Date 1: 03/12/2007  
 Sale Price: \$ 40,285,000  
 Deed Type: SMD  
 Sale Date 2: 12/01/1989  
 Sale Price 2: \$ 1,918,182  
 Deed Type 2: WD  
 Ass. Bldg. S.C.: 259993  
 Neighborhood:



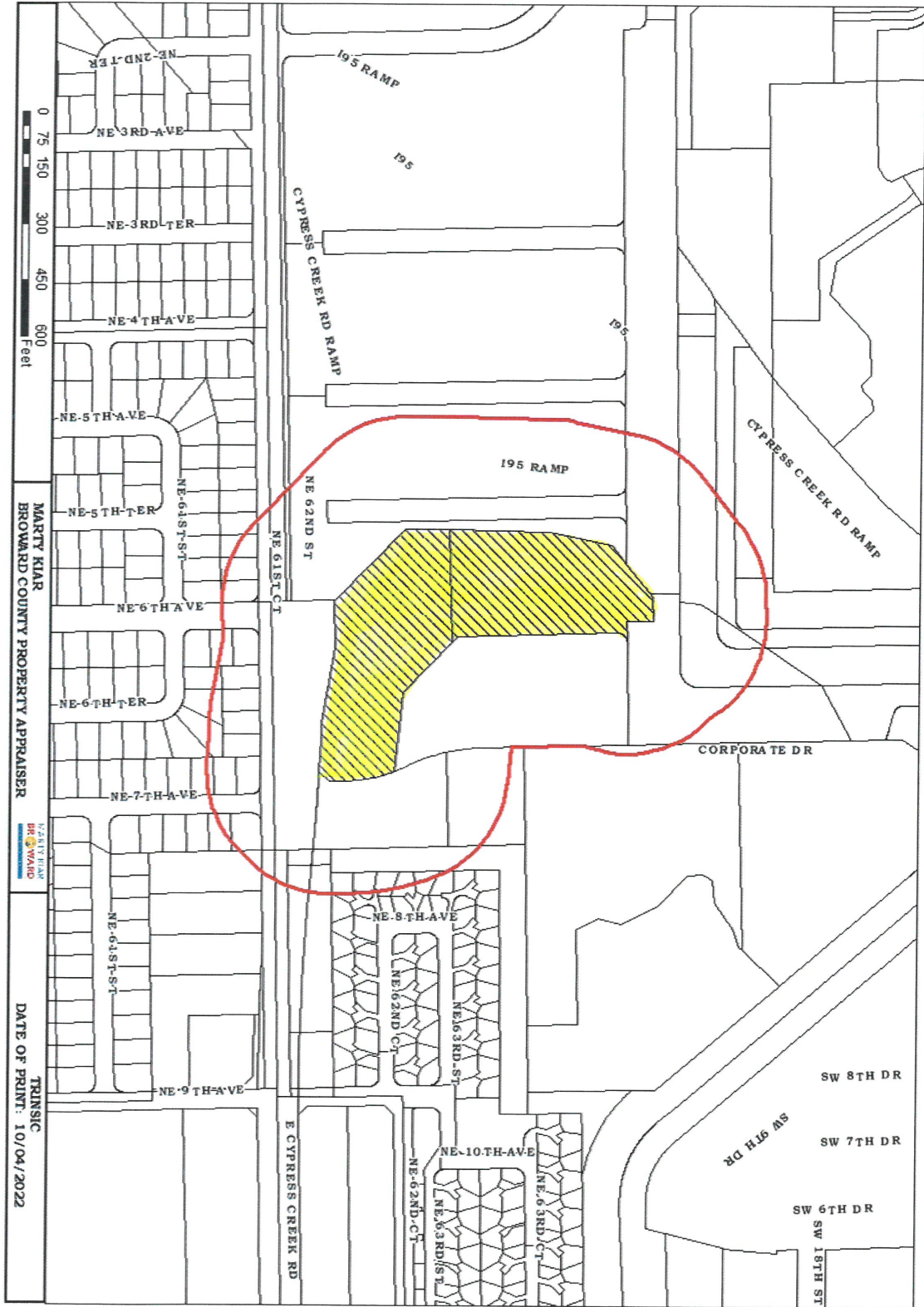


EXHIBIT "C"

**PUBLIC PARTICIPATION**  
**MEETING NOTICE**

October 5, 2022

**Re: Public Meeting for the Westin/Aura Cypress Creek  
Land Use Plan Amendment (map and text amendment)  
400 Corporate Way Fort Lauderdale, FL ("Property")  
City of Fort Lauderdale Case No. UDP-L22003 and UDP-L22004**

Dear Neighbor:

This letter is to invite you to a public participation meeting relating to a Land Use Plan Amendment application filed for the above referenced Property. The meeting will be conducted via ZOOM. You may also call in to the meeting. Below is the information on how to attend this meeting:

Date: Thursday, October 13, 2022  
Time: 6:00 PM  
Place: Virtual meeting via ZOOM. Please type the following into your browser to access the meeting:

<https://us02web.zoom.us/j/87839371637>

Alternatively, you may dial in to the meeting with the following call-in number and meeting code:

(646) 876-9923

Meeting ID: 878 3937 1637

If you wish to submit written comments, have any questions or would like to set up a separate meeting please contact:

Nectaria Chakas, Esq. (Attorney for Applicant)  
Lochrie & Chakas, P.A.  
1401 E. Broward Blvd., Suite 303  
Fort Lauderdale, FL 33301  
(954) 779-1123  
NChakas@LochrieLaw.com

Sincerely,



Nectaria M. Chakas, Esq.

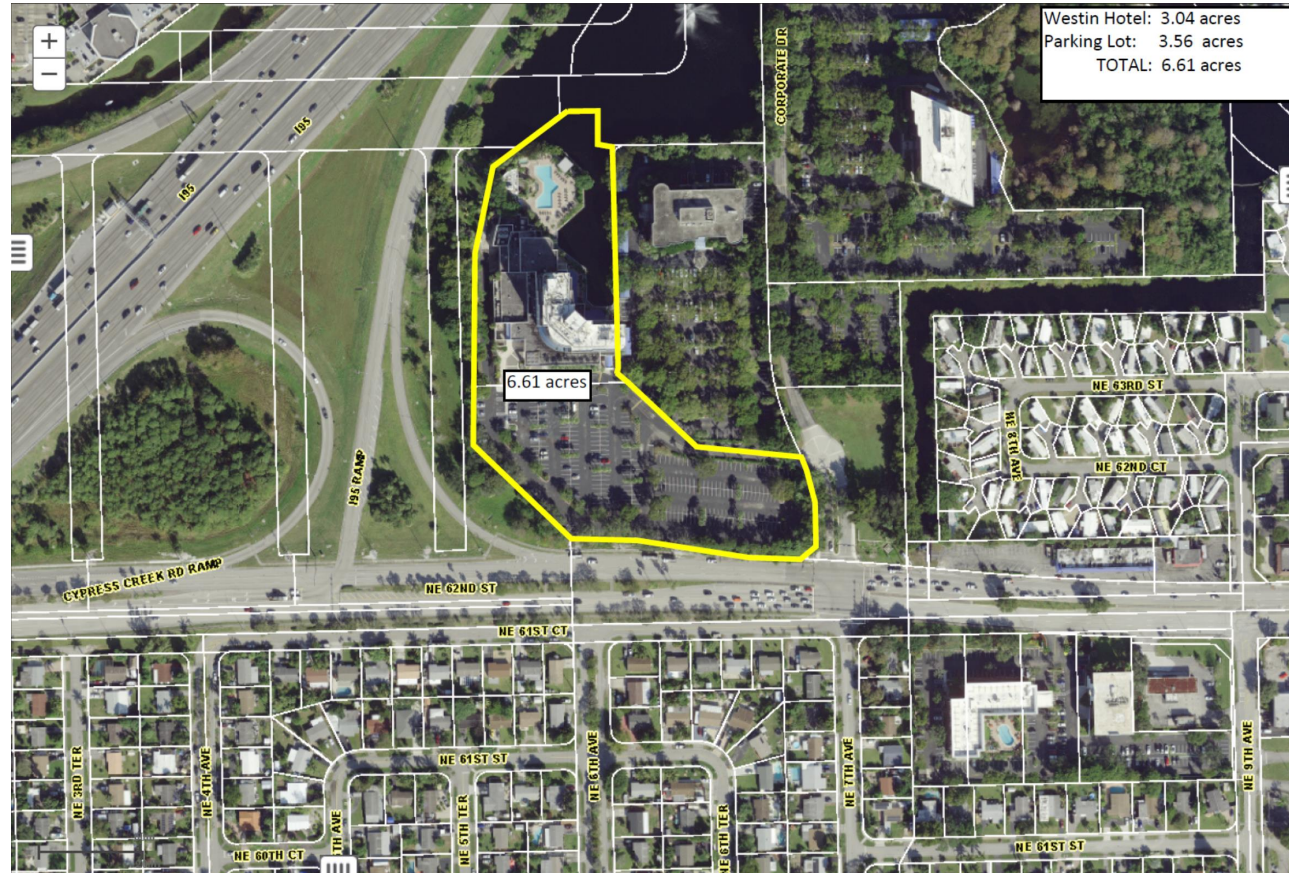
# Trinsic Residential Group Westin/Aura Cypress Creek



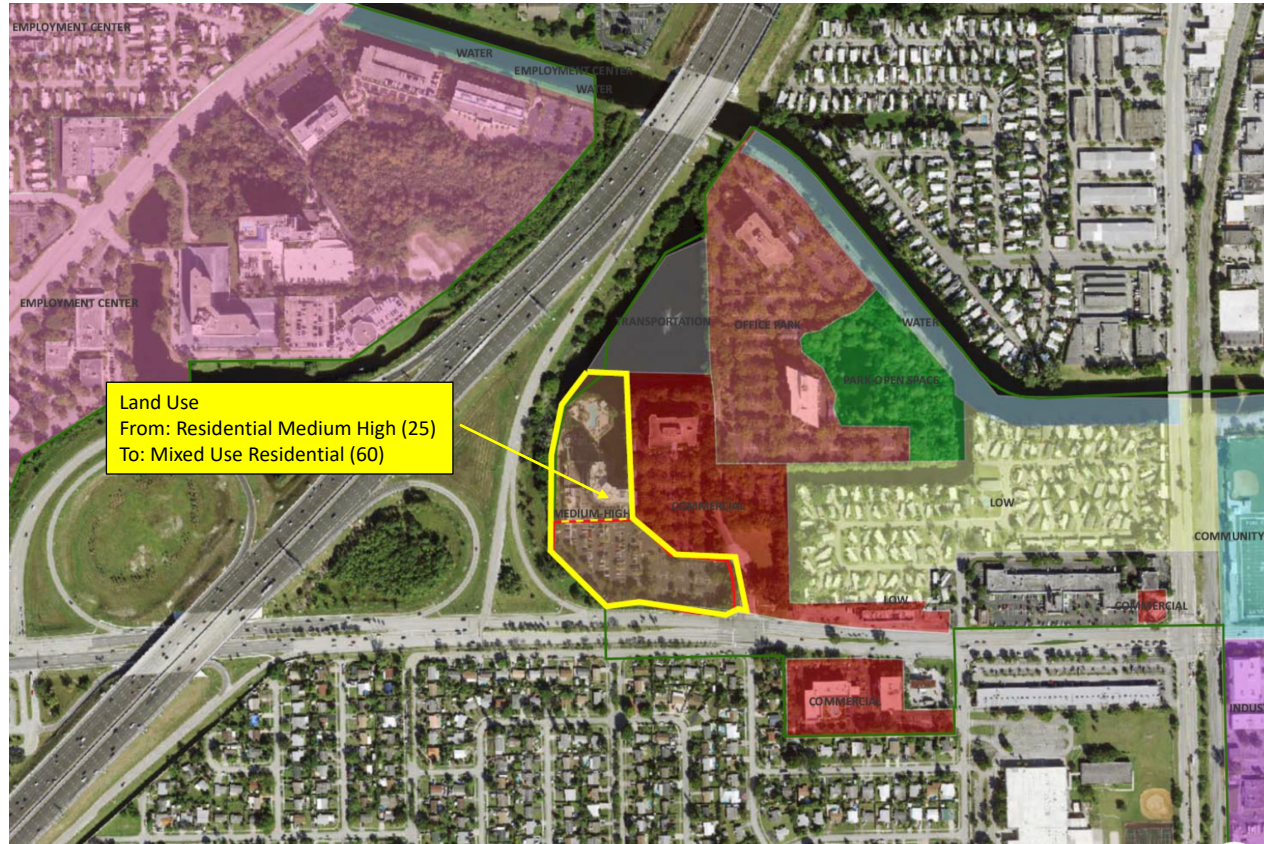
Land Use Plan Amendment to Mixed Use Residential (60)  
Rezoning to Planned Development District (PDD)



AERIAL



# CURRENT LAND USE MAP



CURRENT ZONING MAP



**Existing Uses:**  
 Westin Hotel – 15 stories  
 298 Hotel Rooms  
 plus Restaurant and  
 Meeting Space

**Proposed Uses:**  
 12 stories  
 339 Multifamily units  
 +/-5,000 sf Retail/Office





AFFIDAVIT FORM

Applications: As Required | Rev. 07/21/2022

Sign Notice for LUPA

**INSTRUCTIONS:** Indicate with an  for the type of meeting, provide the applicable project information, hearing date, and indicate applicable public notice requirements. Sign the affidavit with notary. For specific public notice requirements, refer to the [Public Participation and Sign Notice Guide](#) or contact the Case Planner. Please print legibly.

STATE OF FLORIDA, BROWARD COUNTY  
AFFIDAVIT PUBLIC NOTICE REQUIREMENTS

DEVELOPMENT REVIEW COMMITTEE  PLANNING AND ZONING BOARD  HISTORIC PRESERVATION BOARD  CITY COMMISSION  
CASE NUMBER: UDP-L22003 and UDP-L22004 PROPERTY: 400 Corporate Drive MEETING DATE: 11/16/2022  
APPLICANT OR AGENT (IF REPRESENTING APPLICANT): PFL VII, LLC APPEAL REQUEST: \_\_\_\_\_

BEFORE ME, the undersigned authority, personally appeared Nectaria M. Chakas who upon being duly sworn and cautioned, under oath deposes and says:

- Affiant is the Applicant or Agent representing the applicant in the above cited City of Fort Lauderdale Review Case.
- The Affiant/Applicant has completed the following (indicate all applicable sections with an  )

DEVELOPMENT REVIEW COMMITTEE MAIL NOTICE

- a. Affiant has been mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project. The letter(s) or email(s) sent by the Affiant includes a notification of the date, time, and place of the Development Review Committee meeting.
- b. Letter or email referenced above in (a) was sent at least **twenty-one (21) days** prior to the date of the Development Review Committee meeting noted above.
- c. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **ten (10) days** prior to the date of Development Review Committee and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

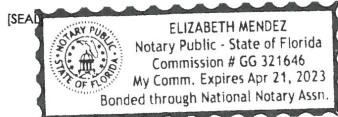
PROJECT PRESENTATION MEETING

- a. Affiant has sent a letter(s) via regular mail or sent an email(s) to all property owners whose real property is located within three hundred (300) feet of the proposed project and mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project. The letter(s) or email(s) sent by the Affiant includes a notification of the date, time, and place of the Applicant's Project Presentation meeting.
- b. Letter referenced above (a) was mailed prior to the submittal of the application to the Planning and Zoning Board application. Applicant's Project Presentation meeting was held at least **thirty (30) days** prior to the date of the Planning and Zoning Board meeting.
- c. Affiant has prepared a summary of the Project Presentation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
- d. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **fifteen (15) days** prior to the date of the Planning and Zoning Board meeting and if the Affidavit has not submitted, the Public Hearing on this case shall be cancelled.

- Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

IF APPLICANT COMPLETE BELOW

STATE OF FLORIDA:  
COUNTY OF \_\_\_\_\_:  
The foregoing instrument was sworn to and subscribed before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification.



Affidavit Form

HISTORIC PRESERVATION BOARD MAIL NOTICE

- a. Affiant has paid for and ensured that letters were mailed to all property owners located within three hundred (300) feet of the property that is the subject of the application. The letter sent by mail to the property owners includes a notification of the date, time, and place of the Historic Preservation Board meeting.
- b. Letter referenced above (a) was sent at least **fifteen (15) days** prior to the date set for the first Historic Preservation Board meeting cited above.
- c. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **ten (10) days** prior to the date of Historic Preservation Board and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

10-DAY PUBLIC SIGN NOTICE or  15-DAY PUBLIC SIGN NOTICE

- a. Posted or has caused to be posted on the Property signage provided by the City of Fort Lauderdale, which such signage notifies the date, time and place of the meeting.
- b. That 2 (provide number of signs posted) sign(s) as referenced above (a) was posted on 10/24/2022 (provide date of posting) the property in such manner as to be visible from adjacent streets and waterways and was posted a minimum (see above marked 10 or 15 days) prior to the date of the meeting 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.
- c. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
- d. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **five (5) calendar days** prior to the meeting date and if the Affidavit has not submitted, the meeting on this case shall be cancelled.

Nectaria Chakas  
AFFIANT SIGNATURE Nectaria M. Chakas, Esq. (Agent for Applicant)

IF AN AGENT COMPLETE BELOW

STATE OF FLORIDA:  
COUNTY OF Broward :  
The foregoing instrument was sworn to and subscribed before me by means of  physical presence or  online notarization, this 31 day of Oct, 2022, by Nectaria Chakas Attorney of Loehrie & Chakas, P.A. ~~XX~~ He/she is personally known to me. ~~XX~~

Elizabeth Menendez  
(Signature of Notary Public - State of Florida)  
Elizabeth Menendez  
(Print, Type, or Stamp Commissioned Name of Notary Public)



