



**TRANSFER OF DEVELOPMENT RIGHTS (TDR)
CERTIFICATE OF ELIGIBILITY (COE)**

This notification is to provide confirmation that the available development rights described below have been approved to participate in the Transfer of Development Rights (TDR) Program and may apply for a Certificate of Transfer.

COE Number: TDR-COE-002

Historic Resource Type: Historic Landmark
Progresso Plaza

Property Address: 901 Progresso Drive
Zoning District: NWRAC-MUne
Future Land Use: NW Regional Activity Center

Available Density: Issued under TDR-COE-001

Available Floor Area: 93,689 Square Feet*

Approval Date: March 15, 2024

Expiration Date: September 15, 2025 (18 Months After Approval)

**Calculations are based on existing floor plans and massing study provided by FSMY Architects dated March 1, 2024. Per these plans the estimated floor area allowed as part of a potential development is 105,298 square feet and total existing floor area is 11,608.60 square feet. The available floor area stated above is the floor area allowed subtracted by the existing floor area (105,298 square feet - 11,608.60 square feet = 93,689 square feet). This Certificate of Eligibility serves a calculation of potential development rights for the purposes of the Transfer of Development Rights program and is not an approval of a site plan or future development.*

If you need any additional information, please contact me at (954) 828-7101 or via email at tlogan@fortlauderdale.gov.

Sincerely,

Trisha Logan, AICP
Principal Urban Planner

DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE | FORT LAUDERDALE, FLORIDA 33311
954-828-5207 | www.fortlauderdale.gov



**TRANSFER OF DEVELOPMENT RIGHTS (TDR)
CERTIFICATE OF ELIGIBILITY (COE)**

This notification is to provide confirmation that the available development rights described below has been approved to participate in the Transfer of Development Rights (TDR) Program and may apply for a Certificate of Transfer.

COE Number: TDR-COE-001

Historic Resource Type: Historic Landmark
Progresso Plaza

Property Address: 901 Progresso Drive
Zoning District: NWRAC-MUne
Future Land Use: NW Regional Activity Center

Available Density: 56*
See calculation on following page

Available Floor Area: Application Not Submitted

Approval Date: October 27, 2022

Expiration Date: 18 Months After Approval

**This property is located in the NWRAC-MUne where density is formulated through consideration of a site plan development proposal. The availability of density calculated utilizes a baseline for a potential development using parameters set forth within the City's Comprehensive Plan. Existing density on the site will be verified and subtracted from the above number when a Certificate of Transfer application is received and processed.*

For consideration of an alternative calculation, the applicant must submit a schematic design that includes a possible building volume, site plan, and floor plans with a general unit layout that incorporates setbacks, stepbacks, FAR, and all other requirements per the ULDR such as landscape and parking.

If you need any additional information, please contact me at (954) 828-7101 or via email at tlogan@fortlauderdale.gov.

Sincerely,

Trisha Logan, AICP
Principal Urban Planner

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
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