

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 61st 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
 ☒ 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:

2. 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.

 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.

 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 been 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. 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.

Public Participation meeting
occurred 10/13/2022

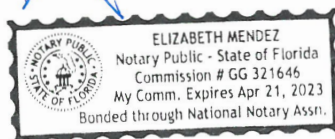
3. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

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.

[SEAL]



Affidavit Form

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.

(Signature of Notary Public – State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

**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)
COUNTY OF BROWARD) SS:

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

Typed, printed or stamped name of Notary Public

My Commission Expires:

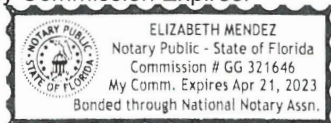


EXHIBIT "A"

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_LI	CITY	ST/ZIP	LEGAL_TOTAL
1	494211240020	ACG 701 LLC	600 W HILLSBORO BLVD STE 202	DEERFIELD BEACH	FL 33441	SHELL AT I-95 102-25 BTRACT 2 LESS BEG NE 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 VACNE 7 AVE LYING S OF N/EXTENDED WLY OF SAID PROPERTY
2	494211040480	ARCE ELIAS D	6161 NE 7 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 30 BLK 15
3	494211040220	ARGUETA, MIGUEL A & BEZA, ADEL MIRIA	611 NE 61 ST	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 4 BLK 15
4	494211040490	BAUDWIN, MICHAEL J & CIELO D	640 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 31 BLK 15
5	4942110030210	BRISCOLINA, ALICIA	550 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 1ST ADD 43-1 BLOT 21 BLK 5
6	494211040250	CHAPARRO, CHRISTIAN & CHRISTINE	6070 NE 6 TER	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 7 BLK 15
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 APPROX 150 TO POBNLY 515.46 ELY 721.24 SLY 73.03 WLY 655.51 Y 445.21 WLY 65 TO POB
8	4942110030220	DOROTHY W BLACKBURN REV LIV TR	1605 ABACO DR COCONUT	COCONUT CREEK	FL 33066	COLLIER ESTATES 1ST ADD 43-1 BLOT 22 BLK 5
9	494211000272	FIRTH PROPERTIES 899 NE 62ND LLC	PO BOX 11006	FORT LAUDERDALE	FL 33339	11-49-42 S 150 OF SE 1/4 OF SW 1/4 OF NW 1/4 OF NW 1/4 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/R/C SELY ARC DIST 428.1 S 25-58 TO POB
10	4942110084140	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 SWLY 175.36 TO W/L OF LOT 38 S 83.73 TO BEG OF CUR, SWLY ARC DIST 78.98 W 42.14 SWLY 51.07 S 58.19 TO S/L OF LOT 33 & POB, BLK 20 AKAPT PAR 482 IN CA 73-5900
11	4942110084390	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 SWLY 99.23 N 57.40 TO POB TOGETHER WITH LOTS 3 THRU 10 BLK 21, AKA PT PARCEL 482 IN CA 73-5900
12	4942110130040	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, MORE FULLY DESC IN PARCEL 472 OF CA 73-5900
13	494211000275	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL 33309	11-49-42 BEG 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/R/C SELY ARC DIST OF 428.1 S 25-58 TO POB, AKA PARCEL 563 IN 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 SE 1/4 OF SW 1/4 OF NW 1/4 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 N 62.85 TO POB AKA PAR 499 IN CA 73-3701
15	494211040470	FRADE, GLORIA M H/E & FRADE, JAIME LIBARDO	6151 NE 7 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 29 BLK 15
16	494211040190	GONZALEZ, SANTIAGO	6120 NE 6 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 1 BLK 15
17	494211040530	HOLDSWORTH, TISHORNA MCMILLAN H/E 7 HOLDSWORTH, LYLE G	6150 NE 7 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 1 BLK 16
18	494211040460	HOLDSWORTH, LYLE G KOFSEY, GREGORY M	6141 NE 7 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 28 BLK 15
19	494211000273	MANOLI FAMILY LTD PRTRNR	4755 NE 23 AVE	FORT LAUDERDALE	FL 33308	11-49-42 W 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

Westin/Aura Cypress Creek
Case Nos. UDP-422003 and UDP-422004
300' Mailing List - A

20	494211090010	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 INC'D 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 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 MAP/CYPRESS CREEK TRAILER CITYLOT 109
22	494211091620	MANOLI FAMILY LTD PRTR	4755 NE 23 AVE	FORT LAUDERDALE	FL 33308	CYPRESS CREEK TRAILER CITYTAX ASSESSOR'S MAP/MISC PB 2 PG 17 BALL STREETS, TERRACES, CIRCLE & YDRIVES LESS PT OF DRIVES ABUTTING THE FOL LOTS 6, 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
23	494211040520	MATIAS, DIEGO P & GEORGINA	610 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 34 BLK 15
24	494210030200	MEDINA, MIGUEL A	560 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 1ST ADD 43-1 BLOT 20 BLK 5
25	494211040240	MEJIA, ARACELI PEREZ	631 NE 61 ST	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 6 BLK 15
26	494211040540	MISKOVSKY, RICK & RODRIGUEZ, VANESSA MARIE	6140 NE 7 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 2 BLK 16
27	494211040510	OSMAN, DONALD G & VICKIE A	620 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 33 BLK 15
28	494211240010	PFL VII 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, SLY 39.49, S 427.07 TO POBAKA-HOTEL PARCEL
29	494211240070	PFL VII 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 POBAKA, 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 BPOR TR 2 DESC AS: BEGNE COR OF SAID TRS 205.79, WLY 186.68 TO P/C, NLY ALGSAID 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, PORLOTS 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 & COMMWNLY 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-122003 and UDP-122004
300' Mailing List -A

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 VACATED50 CANAL R/W DESC AS COMM SW COROF NW1/4 OF SEC 11,ELY ALG S/L663.12,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 33334	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 33334	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,JATOYA T H/E & WILLIAMS,DAVE & YOLANDE G ETAL	621 NE 61 ST	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 5 BLK 15

FOLIO_NUMB	NAME_LINE	ADDRESS_LI	CITY	ST/ZIP	LEGAL_TOTAL
33	RAMOS,JOEL & RAMOS,MARY ANN	570 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 1ST ADD 43-1 BLOT 19 BLK 5
24	MEDINA,MIGUEL A	560 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 1ST ADD 43-1 BLOT 20 BLK 5
5	BRISCOLINA,ALICIA	550 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 1ST ADD 43-1 BLOT 21 BLK 5
8	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	FLORIDA DEPT OF TRANSPORTATION	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL 33309	NORTH COLLIER ESTATES 53-33 BLOTS 22 THRU 45,LESS PT
11	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	FLORIDA DEPT OF TRANSPORTATION	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL 33309	PINE CREST ISLES 63-48 BTHOSE PORTIONS OF PARCEL A, OF PARCEL B, OFFPARCEL C & ALL OF PARCEL, MORE FULLY
7	CYPRESS CREEK TRAILER CITY INC	4755 NE 23 AVE	FORT LAUDERDALE	FL 33308	DESC IN PARCEL 472 OF CA 73-5900
9	FIRTH PROPERTIES 899 NE 62ND LLC	PO BOX 11006	FORT LAUDERDALE	FL 33339	11-49-42 COMM SW COR OF NW 1/4 OF SEC,ELY 663.12,NLY 11-49-42S 150 OF SE1/4 OF SW1/4 OF NW1/4,LESS E 175 & LESS W 42 & LESS PT DESC AS BEG AT PT 35N OF & 175 W OF SE COR OF SW1/4 OF NW1/4 W 444.92,N 62.85 TO P/C,SELY ARC DIST 18.65 TOP/R/C,SELY ARC DIST 428.1,S 25.58 TO POB
19	MANOLI FAMILY LTD PRTR	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	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/C,SELY ARC DIST OF 18.65 TO P/R/C,SELY ARC DIST OF 428.1,S 25.58 TO POB,AKA PARCEL 563IN CA 73-5401
14	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 TOPOB,CONT NWLY 42.29,S 67.62,E 42,N 62.85 TO POBAKA PAR 499 IN CA
16	GONZALEZ,SANTIAGO	6120 NE 6 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 1 BLK 15
36	VALERIO,MAURICIO	6110 NE 6 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 2 BLK 15
3	ARGUETA,MIGUEL A & BEZA,ADELMIRA	611 NE 61 ST	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 4 BLK 15
38	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	MEJIA,ARACELI PEREZ	631 NE 61 ST	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 6 BLK 15
6	CHAPARRO,CHRISTIAN & CHRISTINE	6070 NE 6 TER	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 7 BLK 15
18	KOFSEY,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-122003 and UDP-122004
300' 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 BLOT 29 BLK 15
2	494211040480	ARCE, ELIAS D	6161 NE 7 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 30 BLK 15
4	494211040490	BALDWIN, MICHAEL J & CIELO D	640 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 31 BLK 15
30	494211040500	QUEZADA, QUINTON A JR	630 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 32 BLK 15
27	494211040510	OSMAN, DONALD G & VICKIE A	620 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 33 BLK 15
23	494211040520	MATIAS, DIEGO P & GEORGINA	610 NE 61 CT	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 34 BLK 15
17	494211040530	HOLDSWORTH, TSHORNA MCMILLAN H/E 7 HOLDSWORTH, LYLE G	6150 NE 7 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 1 BLK 16
26	494211040540	MISKOVSKY, RICK & RODRIGUEZ, VANESSA	6140 NE 7 AVE	OAKLAND PARK	FL 33334	COLLIER ESTATES 2ND ADD 46-43 BLOT 2 BLK 16
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 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 ASSESSORS MAPCYPRESS 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	CYPRESS CREEK TRAILER CITYTAX ASSESSOR'S MAPMISC PB 2
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 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 E55.22 SLY 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 I-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 ALGSAID CURVE 90.39,N 116.87,Ely 200.14 TO POB TOGETHERWITH VAC NE 7 AVE ABUTTINGSAID 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 VACATED50 CANAL R/W DESC AS COMM SW COROF NW1/4 OF SEC 11,Ely ALG S/L663.12,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
32	494211240031	RADICE CORPORATE CENTER INC %	600 CORPORATE DR STE 318	FORT LAUDERDALE	FL 33334	NORTH COLLIER ESTATES 53-33 BPOR 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 BPOR OF TRS 4 & 5 DESC AS COMMAT SE COR OF SAID TR 5,WLY 180TO POB,CONT WLY 743.12,N
29	494211240070	PFL VII LLC	1140 RESERVOIR AVE	CRANSTON	RI 02970	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

EXHIBIT "B"



Mary Kiar Broward County Property Appraiser Florida



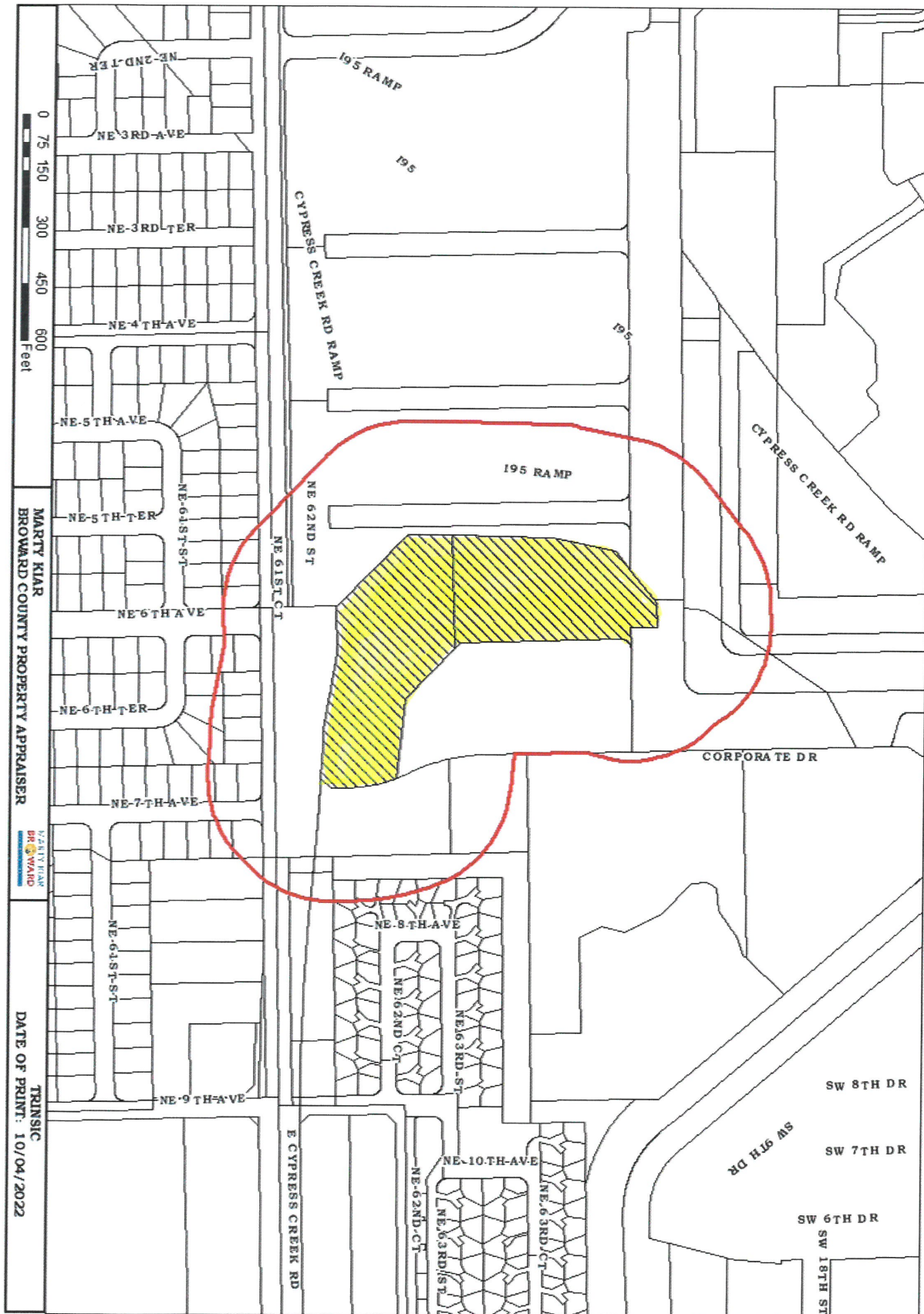


EXHIBIT "C"

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

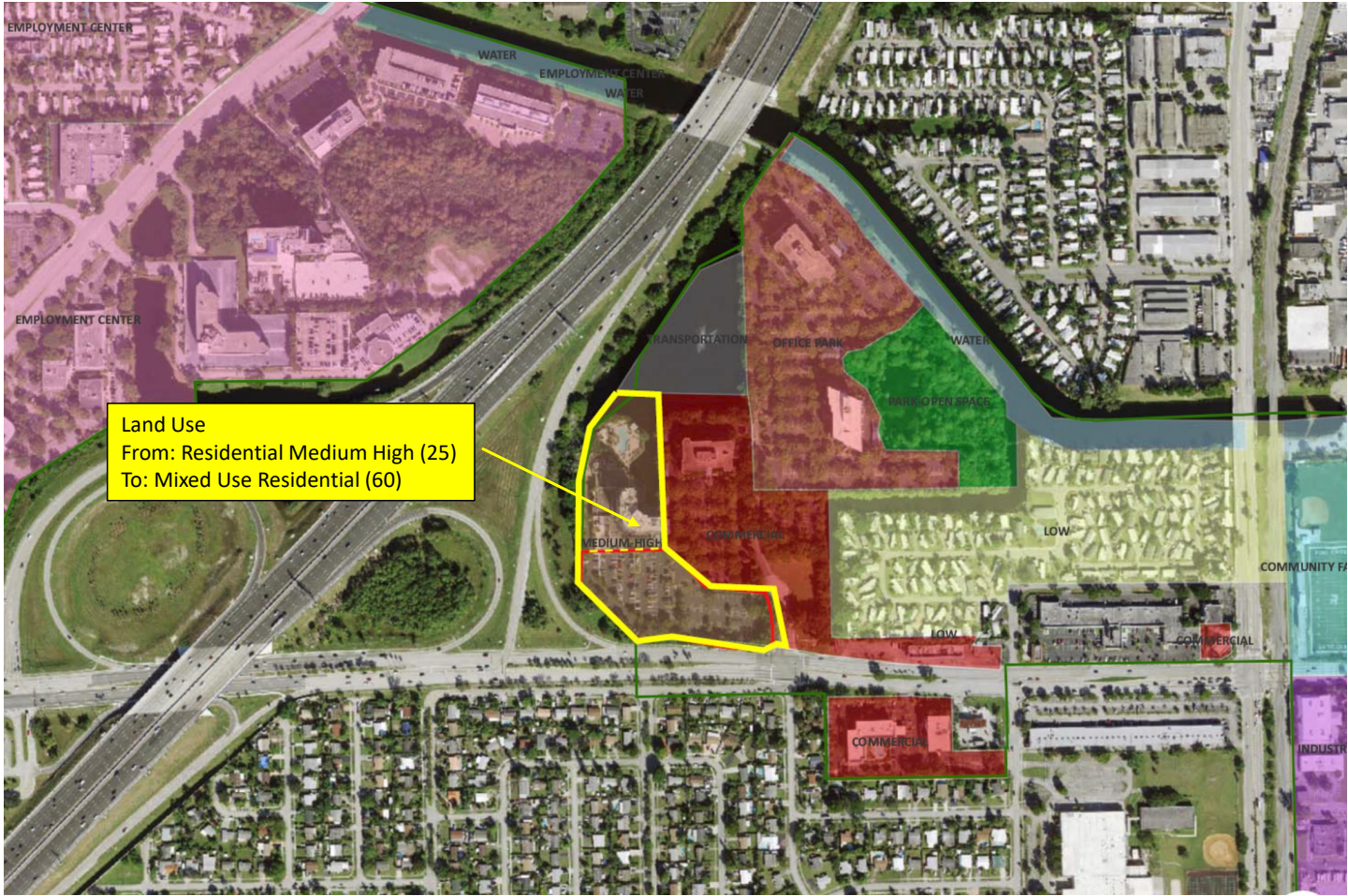


Land Use Plan Amendment to Mixed Use Residential (60)
Rezoning to Planned Development District (PDD)

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 **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
 ☒ PLANNING AND ZONING BOARD
 ☐ HISTORIC PRESERVATION BOARD
 ☐ CITY COMMISSION

CASE NUMBER: UDP-L22003 and
 PROPERTY: 400 Corporate Drive
 MEETING DATE: 11/16/2022
UDP-L22004

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 ☒)

 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

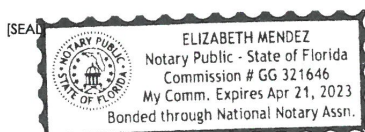
- a. Affiant has sent a letter(s) via regular mail or sent an email(s) to all property owners whose real property is located within three hundred (300) feet of the proposed project and mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the 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.

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.

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 included 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 Lochrie & Chakas, P.A., XXXXXXXX
XX He/she is personally
known to me. XX
XXXXXXXXXX

(Signature of Notary Public – State of Florida)

E. Indebeth Mander

(Print, Type, or Stamp Commissioned Name of Notary Public)



