



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 checked="" type="checkbox"/> LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) <input type="checkbox"/> New nonresidential less than 5,000 square feet <input type="checkbox"/> Change of use (same footprint less than existing use) <input type="checkbox"/> Plot 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 §166.0415(1)(f) Fla. Stat. (Live Local Act) <input type="checkbox"/> Property and right-of-way applications (N/A: construction staging) <input type="checkbox"/> Parking Agreements (N/A: site from site plan) COMPLETE SECTIONS B, C, D, G	<input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) <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 10 feet of residential property <input type="checkbox"/> Redevelopment proposals <input type="checkbox"/> Change in use (if greater in area than existing use) <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%) COMPLETE SECTIONS B, C, D, E, F	<input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB) <input type="checkbox"/> Conditional Use <input type="checkbox"/> Parking Reduction <input checked="" 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 checked="" type="checkbox"/> Social Service Residential Facility (SSRF) <input checked="" type="checkbox"/> Medical Cannabis Dispensing Facility* <input type="checkbox"/> Community Business District for uses greater than 10,000 square feet COMPLETE SECTIONS B, C, D, E, F	<input checked="" type="checkbox"/> LEVEL IV CITY COMMISSION (CC) <input type="checkbox"/> Land Use Amendment <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Plot <input type="checkbox"/> Public Purpose Use <input type="checkbox"/> Central Beach Development of Significant Impact* <input type="checkbox"/> Vacation of Right-of-Way <input type="checkbox"/> City Commission Review No PZB Review <input type="checkbox"/> Vacation of Easement* COMPLETE SECTIONS B, C, D, E, F
<input type="checkbox"/> MISCELLANEOUS <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) COMPLETE SECTIONS B, C, D	<input type="checkbox"/> EXTENSION OR DEFERRAL <input type="checkbox"/> Request to defer after an application is scheduled for public hearing <input type="checkbox"/> Request extension to previously approved application (request must be within regional approval date restrictions) COMPLETE SECTIONS B, C, H	<input type="checkbox"/> APPEAL <input type="checkbox"/> Appeal decision by approving body and De Nova hearing items COMPLETE SECTIONS B, C, H	<input type="checkbox"/> PROPERTY AND RIGHT-OF-WAY <input type="checkbox"/> Road Closures <input type="checkbox"/> Construction Staging Plan <input type="checkbox"/> Revocable licenses COMPLETE SECTIONS B, C, H

*Application is subject to specific review and approval process. Levels II 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.*

Applicant/Property Owner	Pinnacle Corporate Park, LLC	Authorized Agent	Robert B. Lochrie III, Esq.
Address	100 S. Ashley Drive, #110	Address	699 N. Federal Highway, Suite 400
City, State, Zip	Tampa, FL 33602	City, State, Zip	Tallahassee, FL 32301
Phone		Phone	904.779.1101
Email		Email	rloehme@lochrielaw.com
Proof of Ownership		Authorization Letter	Provided
Applicant Signature:	Signature See Authorization Letter	Agent Signature:	Signature

C PARCEL INFORMATION

Address/General Location	500-550 NW 62nd Street
Folio Number(s)	4942 10 32 0010
Legal Description (Brief)	A portion of Parcel A, SIXTEEN SIX PROPERTIES, PB 114, PG 3, together with a portion of Parcel W, SIXTEEN SIX TWO, PB 148, PGS 47
City Commission District	1- John Herbst
Civic Association	None

D LAND USE INFORMATION

Existing Use	Office
Land Use	Uptown Urban Village TOD
Zoning District	B-3
Proposed	Applications requesting land use amendments and rezonings.
Proposed Land Use	Uptown Urban Village TOD
Proposed Zoning District	UUV-SE



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

Project Name	Uptown Urban Village Southeast Rezoning			
Project Description <i>(Describe in detail)</i>	City-initiated rezoning from B-3 to UUV-SE			
Estimated Project Cost	\$	<i>(Estimated total project cost including land costs for all new development applications only)</i>		
Waterway Use				Traffic Study Required
Flex Units	Redevelopment Units			Parking Reduction
Flex Acreage				Public Participation
Residential Uses				Non-Residential Uses
Single Family				Commercial
Townhouses				Restaurant
Multifamily				Office
Cluster/Zero Lot Line				Industrial
Other				Other
Total <i>(dwelling units)</i>				Total <i>(square feet)</i>
Residential Unit Mix	Efficiency / Studio	1-Bedroom	2-Bedroom	3-Bedroom or More
Affordable Housing Units				
Affordable Unit Mix	Efficiency / Studio	% of AMI	1-Bedroom	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
Lot Size <i>(square feet/acre)</i>		
Lot Density <i>(Units/Acre)</i>		
Lot Width		
Building Height <i>(feet)</i>		
Structure Length		
Floor Area Ratio <i>(F.A.R.)</i>		
Lot Coverage		
Open Space		
Landscape Area		
Parking Spaces		
SETBACKS <i>(Indicate direction N, E, W)</i>	Required Per ULDR	Proposed
Front		
Side		
Corner / side		
Rear		
Tower Stepback	Required Per ULDR	Proposed
Front / Primary Street		
Sides / Secondary Street		
Building Height		
Streetwall Length		
Podium Height		
Tower Separation		
Tower Floorplate		
Residential Unit Size		
<i>(minimum)</i>		

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

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



H EXTENSION, DEFERRAL, APPEAL INFORMATION Provide information for specific request. Cycle 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 <small>(Provide Date)</small>
Expiration Date <small>(When Submittal Deadline)</small>	Requested Deferral Date	60 Days from Meeting <small>(Provide Date)</small>
Expiration Date <small>(Permit Issuance Deadline)</small>	Previous Deferrals Granted	Appeal Request
Requested Extension <small>(No more than 24 months)</small>	Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement <small>(Applicant Obtains by Code Compliance Director)</small>	De Novo Hearing Due to City Commission Call-Up	

*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 Units	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)* <small>Complete Section F</small>	
		Previous Extension Resolution No. <small>(If Applicable)</small>

*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.
- N/A **Address Verification Form** that includes all parcels within the proposed development.
- N/A **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 [LouderBuild](#). 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 [LouderBuild 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.



March 2, 2026

Uptown Rezoning Application
500 NW 62nd Street
Case No. UDP-Z26001

RE: Rezoning from Heavy Commercial/Light Industrial Business (B-3) District to Uptown Urban Village Southeast (UUV-SE) District - 500 NW 62nd Street - ULDR Rezoning Criteria Responses

The property owner, Pinnacle Corporate Park, LLC, is requesting to rezone 572,589 square feet (13.14 acres) of land located at 500 NW 62 street from Heavy Commercial/Light Industrial (B-3) District to Uptown Urban Village Southeast (UUV- SE) to permit the development of a mixed-use project on the site. The City of Fort Lauderdale staff is processing the rezoning on behalf of the property owner.

Pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-24.4.D, Rezoning Criteria, an applicant must demonstrate that the application for a rezoning meet the following criteria:

1. The zoning district proposed is consistent with the City's Comprehensive Plan.

The property is currently zoned B-3 and has an underlying land use designation of Uptown Urban Village – Transit Oriented Development which is intended to allow for uses such as residential, commercial, office and lodging services. The City Commission recently approved a transmittal of an amendment to the underlying land use to remove an existing residential restriction for properties east of Powerline Road and north of Cypress Creek Road, and east of Andrews Avenue and south of Cypress Creek Road to allow residential uses in the UUV-SE district. Please refer to the Comprehensive Plan Consistency section within this report for additional information.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.
The development in the surrounding area is characterized mainly by office, hotel, and commercial uses with a lack of residential and mixed-use developments. Rather than adversely impacting the character of development in the area with more intense uses such as industrial manufacturing, the proposed rezoning to UUV-SE will have a positive impact by allowing for mixed-use development that will create a stronger tax base, add residential to the area, and will further the live, work, play environment that the City envisions for the area.
3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.
The UUV-SE zoning district permitted uses are compatible with the surrounding zoning districts permitted uses in such that office, hotel, and commercial are permitted in both the existing and proposed zoning.

Prepared by Urban Design and Planning staff for Case No. UDP- Z26001

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

W.D.O.K.

SKETCH & DESCRIPTION
A PORTION OF SIXTEEN SIX PROPERTIES &
(P.B. 114, PG. 3, B.C.R.)
A PORTION OF SIXTEEN SIX TWO
(P.B. 148, PG. 47, B.C.R.)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

Rezoning from Heavy Commercial/Light Industrial
(B-3) to Uptown Village Southeast (UUV-SE)

LAND DESCRIPTION:

A portion of Parcel 'A', SIXTEEN SIX PROPERTIES, according to the Plat thereof, as recorded in Plat Book 114, Page 3, of the Public Records of Broward County, Florida together with a portion of Parcel 'A' SIXTEEN SIX TWO, according to the Plat thereof, as recorded in Plat Book 148, Page 47, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Parcel A, SIXTEEN SIX PROPERTIES, thence S10°48'43"W, along the East line of said Parcel A, a distance of 10.97 feet to the **Point of Beginning**; thence continue S10°48'43"W, a distance of 613.72 feet to a point on a curve, radial bearing to said point of S63°46'31"E, said curve being concave to the Northwest, having a radius of 338.46 feet and a central angle of 62°23'10"; thence Southwesterly along a Plat line of the said SIXTEEN SIX TWO, Plat, an arc distance of 368.53 feet; thence S01°23'21"E, along the said Plat boundary, a distance of 2.00 feet; thence S88°36'39"W, along the South line of the said Plat, a distance of 423.00 feet; thence N02°04'24"W, along the most Easterly West line and the northerly prolongation of the said SIXTEEN SIX TWO Plat, a distance of 515.57 feet; thence N88°32'34"E, along the North Plat line of said Plat, SIXTEEN SIX TWO a distance of 59.81 feet; thence N02°08'26"W, along the West line of said Parcel 'A', SIXTEEN SIX PROPERTIES, a distance of 216.53 feet; thence N88°13'20"E, 70.00 feet; thence N02°08'26"W, 15.57 feet; thence N43°14'33"E, 49.83 feet; thence N88°37'33"E, a distance of 696.99 feet to the **Point of Beginning**.

Said lands lying in the City of Fort Lauderdale, Broward County, Florida and containing 572,589 square feet (13.1448 acres), more or less.

**NOT VALID WITHOUT
SHEETS 1 THRU 3**

REVISIONS	
REVISE	02/10/2026
REVISE	02/23/2026



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com
©2025 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.

JOB #:	13108-7
SCALE:	-
DATE:	12/18/2025
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	-- PG. --
SHEET:	1 OF 3

W.D.O.K.

SKETCH & DESCRIPTION
A PORTION OF SIXTEEN SIX PROPERTIES &
(P.B. 114, PG. 3, B.C.R.)
A PORTION OF SIXTEEN SIX TWO
(P.B. 148, PG. 47, B.C.R.)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
Rezoning from Heavy Commercial/Light Industrial
(B-3) to Uptown Village Southeast (UUV-SE)

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the North line of Parcel 'A', SIXTEEN SIX PROPERTIES, having a bearing of N88°30'53"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; F.B. = Field Book; L = Arc Length; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 2/23/2020

John T. Doogan, P.L.S. Digitally signed by John T. Doogan, P.L.S. Date: 2026.02.23 11:12:26 -05'00'

John T. Doogan
JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

NOT VALID WITHOUT SHEETS 1 THRU 3

REVISIONS		AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING	JOB #: 13108-7
REVISE 02/10/2026		50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com	SCALE: -
REVISE 02/23/2026			DATE: 12/18/2025
			BY: W.R.E.
			CHECKED: J.T.D.
			F.B. - PG. -
			SHEET: 2 OF 3

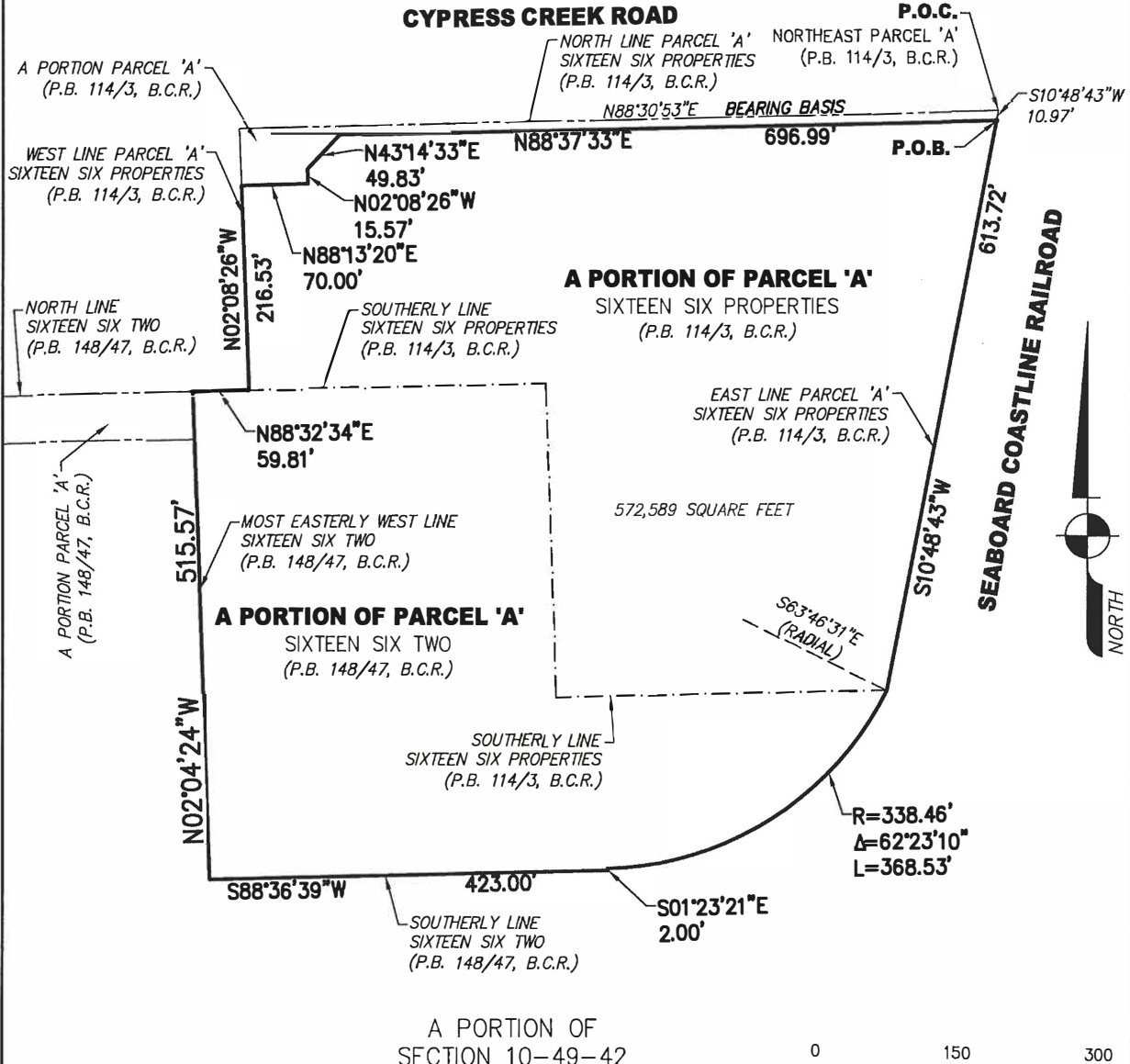
Rezoning from Heavy Commercial/Light Industrial (B-3) to Uptown Village Southeast (UUV-SE)

**SKETCH & DESCRIPTION
A PORTION OF SIXTEEN SIX PROPERTIES &**

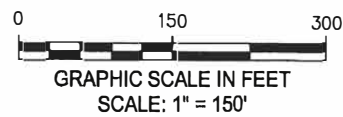
(P.B. 114, PG. 3, B.C.R.)
A PORTION OF SIXTEEN SIX TWO
(P.B. 148, PG. 47, B.C.R.)

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

CYPRESS CREEK ROAD



NOT VALID WITHOUT SHEETS 1 THRU 3



REVISIONS	
REVISE	02/10/2026
REVISE	02/23/2026



AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594 / www.AVIROMSURVEY.com
 ©2025 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.

JOB #:	13108-7
SCALE:	1" = 150'
DATE:	12/18/2025
BY:	W.R.E.
CHECKED:	J.T.D.
F.B. - PG. -	- -
SHEET:	3 OF 3