



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 03/29/2024

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.*

<p><input type="checkbox"/> LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</p> <ul style="list-style-type: none"> <input type="checkbox"/> New nonresidential less than 5,000 square feet <input type="checkbox"/> Change of use <i>(if same impact or less than existing use)</i> <input type="checkbox"/> Plat note or Nonvehicular access line (NVAL) amendment <input type="checkbox"/> Administrative site plan <input type="checkbox"/> Amendment to site plan* <input type="checkbox"/> Affordable Housing per §166.04151 (7) Fla. Stat. <i>(Live Local Act)</i> <input type="checkbox"/> Property and right-of-way applications <i>(MOTs, construction staging)</i> <input type="checkbox"/> Parking Agreements <i>(separate from site plans)</i> <p>COMPLETE SECTIONS B, C, D, G</p>	<p><input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC)</p> <ul style="list-style-type: none"> <input type="checkbox"/> New Nonresidential 5,000 square feet or greater <input type="checkbox"/> Residential 5 units or more <input type="checkbox"/> Nonresidential use within 100 feet of residential property <input type="checkbox"/> Redevelopment proposals <input type="checkbox"/> Change in use <i>(if greater impact than existing use)</i> <input type="checkbox"/> Development in Regional Activity Centers (RAC)* <input type="checkbox"/> Development in Uptown Project Area* <input type="checkbox"/> Regional Activity Center Signage <input type="checkbox"/> Affordable Housing (≥10%) <p>COMPLETE SECTIONS B, C, D, E, F</p>	<p><input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Conditional Use <input type="checkbox"/> Parking Reduction <input type="checkbox"/> Flex Allocation <input type="checkbox"/> Cluster / Zero Lot Line <input type="checkbox"/> Modification of Yards* <input type="checkbox"/> Waterway Use <input type="checkbox"/> Mixed Use Development <input type="checkbox"/> Community Residences* <input type="checkbox"/> Social Service Residential Facility (SSRF) <input type="checkbox"/> Medical Cannabis Dispensing Facility* <input type="checkbox"/> Community Business District for uses greater than 10,000 square feet <p>COMPLETE SECTIONS B, C, D, E, F</p>	<p><input checked="" type="checkbox"/> LEVEL IV CITY COMMISSION (CC)</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Land Use Amendment <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Plat <input type="checkbox"/> Public Purpose Use <input type="checkbox"/> Central Beach Development of Significant Impact* <input type="checkbox"/> Vacation of Right-of-Way <input type="checkbox"/> City Commission Review No PZB Review <input type="checkbox"/> Vacation of Easement* <p>COMPLETE SECTIONS B, C, D, E, F</p>
<p><input type="checkbox"/> MISCELLANEOUS</p> <ul style="list-style-type: none"> <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) <p>COMPLETE SECTIONS B, C, I</p>	<p><input type="checkbox"/> EXTENSION OR DEFERRAL</p> <ul style="list-style-type: none"> <input type="checkbox"/> Request to defer after an application is scheduled for public hearing <input type="checkbox"/> Request extension to previously approved application <i>(request must be within original approval date timeframe)</i> <p>COMPLETE SECTIONS B, C, H</p>	<p><input type="checkbox"/> APEAL</p> <ul style="list-style-type: none"> <input type="checkbox"/> Appeal decision by approving body and De Novo hearing items <p>COMPLETE SECTIONS B, C, H</p>	<p><input type="checkbox"/> PROPERTY AND RIGHT-OF-WAY</p> <ul style="list-style-type: none"> <input type="checkbox"/> Road Closures <input type="checkbox"/> Construction Staging Plan <input type="checkbox"/> Revocable licenses <p>COMPLETE SECTIONS B, C, H</p>

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

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

Applicant/Property Owner	RPL Land LLC	Authorized Agent	Nectaria M. Chakas, Esq. Robert B. Lochrie, Esq.
Address	11300 NW 97th Avenue	Address	699 N. Federal Highway, Suite 400
City, State, Zip	Medley, FL 33178	City, State, Zip	Fort Lauderdale, FL 33304
Phone	305-805-6858	Phone	954-779-1119
Email	jordan@zahlene.com	Email	RLochrie@LochrieLaw.com and NChakas@LochrieLaw.com
Proof of Ownership	BCPA record	Authorization Letter	yes
Applicant Signature:	Signature See Agent Letter	Agent Signature:	Signature <i>Nectaria Chakas</i>



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

Project Name	Central Broward Logistics Center			
Project Description <i>(Describe in detail)</i>	Land Use Plan Amendment			
Estimated Project Cost	\$ 64 million <i>(Estimated total project cost including land costs for all new development applications only)</i>			
Waterway Use	N/A			
Flex Units	N/A	Redevelopment Units	N/A	
Flex Acreage	N/A		N/A	
Residential Uses				
Single Family		N/A		
Townhouses		N/A		
Multifamily		N/A		
Cluster/Zero Lot Line		N/A		
Other		N/A		
Total <i>(dwelling units)</i>		N/A		
Affordable Housing Units		N/A	% of AMI	N/A
Affordable Unit Mix	<i>Efficiency / Studio</i>	N/A	1- Bedroom	N/A
			2-Bedroom	
				3-Bedroom or More
Traffic Study Required	YES			
Parking Reduction	NO			
Public Participation	YES			
Non-Residential Uses	561,078 sf			
Commercial	accessory to industrial			
Restaurant	N/A			
Office	N/A			
Industrial	561,078 SF (warehouse distribution mixed use)			
Other	N/A			
Total <i>(square feet)</i>	561,078 sf			

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/ acres)</i>		40.741 net acres / 1,774,682 sf
Lot Density <i>(Units/ acres)</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,S,E,W)</i>	Required Per ULDR	Proposed
NW 31st Avenue Front	[W]	
Side	[N]	
Side	[S]	
Rear	[E]	

N/A - LAND USE PLAN AMENDMENT

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

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

G 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/ acres)</i>			
Lot Density <i>(Units/ acres)</i>			
Lot Width			



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

Project Name		
Request Description		
EXTENSION REQUEST	DEFERRAL REQUEST	APPEAL REQUEST / DE NOVO HEARING
Approving Body	Approving Body	Approving Body
Original Approval Date	Scheduled Meeting Date	30 Days from Meeting <small>(Provide Date)</small>
Expiration Date <small>(Permit 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 Obtain by Code Compliance Division)</small>	*Note: Deferral requests are subject to a fee per deferral. See Fee Schedule for amount.	
	De Novo Hearing Due to City Commission Call-Up	

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
<small>Date</small>	Certification	Request Start Date
Completion Value \$	Length of Stay	Request End Date
<small>Date</small>	Number of Residents	Construction Start Time
Stabilized Value \$	Number of Live-in Staff	Construction End Time
<small>Date</small>	Habitable Rooms	Sunday Construction Times
Acquisition Value \$	Gross Floor Area	Noise Mitigation Plan
<small>Date</small>	DEVELOPMENT REVIEW TEAM (DRT)* <small>Complete Section F</small>	
		Date of Plan
		Previous Extension
		Resolution No. <small>(if applicable)</small>

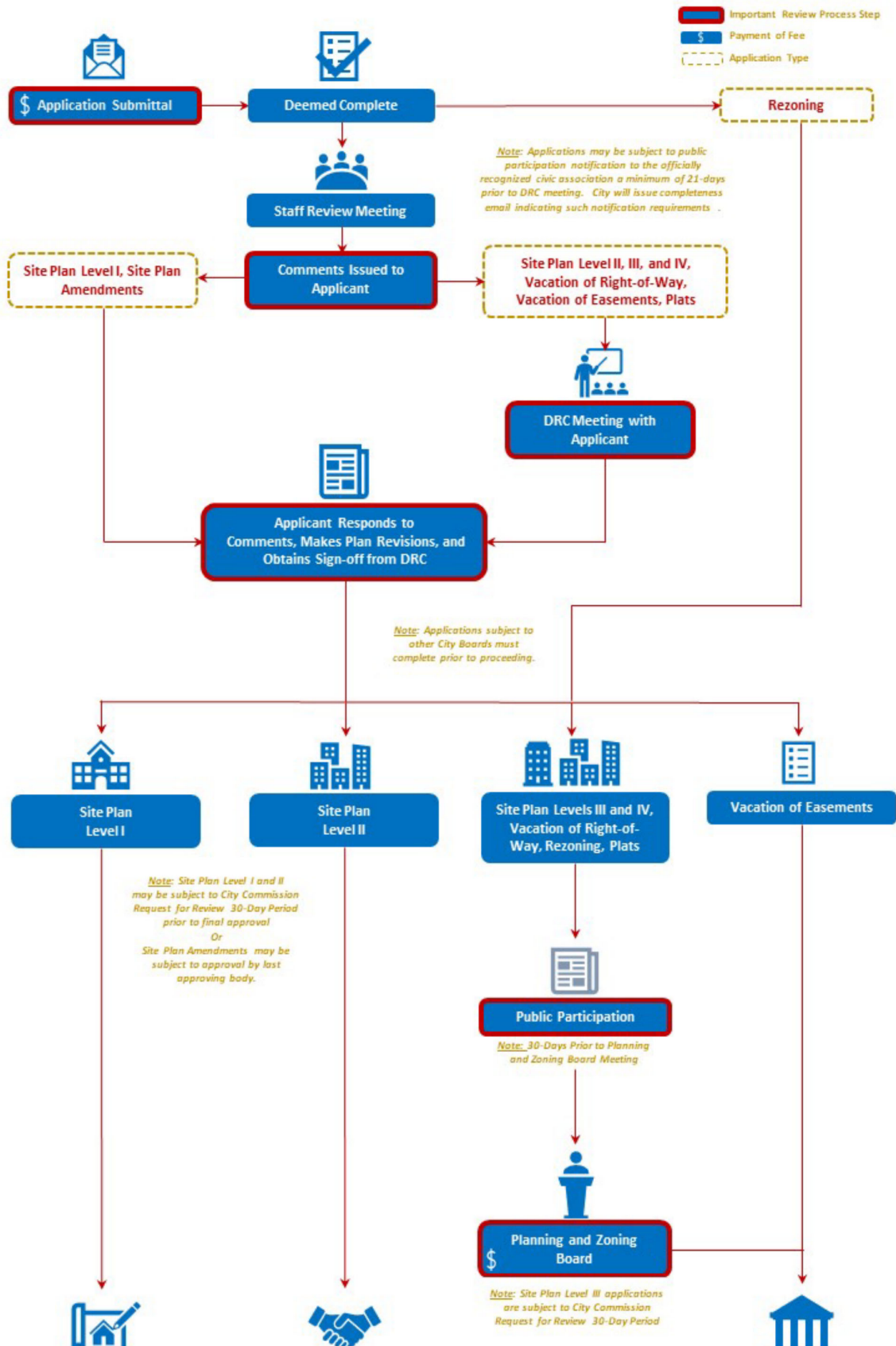
*Application is subject to specific fees based on hourly rate with minimum amount of: DRT \$477, Affordable Housing Tax Reimbursement \$2,500, Noise Waiver \$954

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: 7/11/2024 PROVIDE DATE
- Development Application Form** completed with the applicable information including signatures.
- Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- Address Verification Form** that includes all parcels within the proposed development.
- Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- 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.
- Workshop/Workshop Committee Report** signed and sealed by D. Jeff. Medina as the project engineer.



DRC PROCESS OVERVIEW: Below is the development review process flowchart with key steps to guide applicants.



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

(FUTURE LAND USE MAP AMENDMENT)

Case No. UDP-L24003

August 9, 2024

Updated November 10, 2025

Updated December 2, 2025

Updated January 6, 2026

	<p>Owner: RPL Land LLC</p> <p>Agents: Nectaria M. Chakas, Esq. Robert B. Lochrie III, Esq. Lochrie & Chakas, P.A. 699 N. Federal Highway, Suite 400 Fort Lauderdale, FL 33304 NChakas@Lochrielaw.com or RLochrie@Lochrielaw.com 954-779-1123</p>
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TABLE OF CONTENTS

Table of Contents

1.	TRANSMITTAL INFORMATION.	1
A.	Letter of transmittal.	1
B.	Local Government Contact Person:.....	1
C.	Summary minutes.	1
D.	Description of public notification procedures.	1
E.	Whether the amendment is one of the following:.....	2
2.	APPLICANT INFORMATION.....	2
A.	Applicant:	2
B.	Agent:	2
C.	Property Owner:	2
3.	AMENDMENT SITE DESCRIPTION.	2
A.	Concise written description of the general boundaries and gross acreage (as defined by the BCLUP) of the proposed amendment.	2
B.	Survey.	3
C.	Aerial photograph.	3
D.	Plat(s).....	3
4.	EXISTING AND PROPOSED USES.	3
A.	Current and proposed local and Broward County Land Use Plan designations.	3
B.	Flexibility provisions.	4
C.	Existing use of amendment site and adjacent areas.	4
D.	Proposed use.	4
E.	Maximum allowable development.....	5
5.	ANALYSIS OF PUBLIC FACILITIES AND SERVICES.....	5
A.	Potable Water Analysis.....	5
B.	Sanitary Sewer Analysis	8
C.	Solid Waste Analysis	5
D.	Drainage Analysis	9
E.	Recreation and Open Space Analysis	11
F.	Traffic Circulation Analysis	13
G.	Mass Transit Analysis.....	16
H.	Public Education Analysis	17
6.	ANALYSIS OF NATURAL AND HISTORIC RESOURCES.....	17
A.	Historic sites or districts on the National Register of Historic Places or locally designated historic sites	17

- B. Archaeological sites listed on the Florida Master Site File..... 17
- C. Wetlands. 17
- D. Local Areas of Particular Concern..... 17
- E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise. 17
- F. Endangered/Threatened Species 18
- G. Plants..... 18
- H. Wellfields..... 18
- I. Soils. 18
- J. Beach Access. 18
- 7. AFFORDABLE HOUSING 18
- 8. LAND USE COMPATIBILITY 19
- 9. HURRICANE EVACUATION ANALYSIS 20
- 10. REDEVELOPMENT ANALYSIS 20
- 11. INTERGOVERNMENTAL COORDINATION 21
- 12. PUBLIC OUTREACH..... 21
- 13. DESCRIBE CONSISTENCY WITH HIGHLIGHTED REGIONAL ISSUES AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN..... 21
- 14. ADDITIONAL SUPPORT DOCUMENTS 23
 - A. Other support documents 23
 - B. Proposed voluntary mitigation or draft agreements..... 23
- 15. PLAN AMENDMENT COPIES 23

EXHIBITS

- A Sketch and Legal Description of Property**
- B BCPC acreage determination letter**
- C Survey**
- D Aerial Map**
- E Existing County Land Use Map**
- F Existing City Land Use Map**
- G Proposed County Land Use Map**
- H Proposed City Land Use Map**
- I Water and sewer correspondence**
- J Solid Waste correspondence**
- K Drainage correspondence**
- L Traffic summary**
- M Broward County Transit correspondence**
- N Historic and cultural resources correspondence**

1. TRANSMITTAL INFORMATION.

A. Letter of transmittal.

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

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

B. Local Government Contact Person:

Applicant's Response:

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

C. Summary minutes.

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

Applicant's Response: To be provided upon approval.

D. Description of public notification procedures.

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

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

- 1. Development Review Committee (DRC): 21 days prior to DRC meeting, Applicant is required to notify City-recognized associations located within 300' of the site. Notice was completed on June 30, 2025, via email to the presidents of the Lake Aire and Golden Heights HOAs.**
- 2. Public Participation meeting: Applicant must conduct a public participation meeting at least 30 days prior to the Planning and Zoning Board meeting. Applicant must notify City-recognized associations located within 300' of the site and property owners within 300' of the Property (as listed by Property Appraiser).**
- 3. Planning and Zoning Board (Local Planning Agency): Newspaper notice 10 days prior to the meeting. Public participation notice is required prior to the submittal of an application to the Planning and Zoning Board and shall be given at least 10 days prior to the public participation meeting which must be held at least 30 days prior to the Planning and Zoning Board meeting. Additional mail notice , via the method**

provided for mail notice in this Section 47-27, shall be sent by the applicant and at the applicant's expense to property owners whose real property is located within three hundred (300) feet of the development site that is the subject of the application at least ten (10) days prior to the public participation meeting.

4. **City Commission:** Newspaper notice 10 days prior to the adoption of the ordinance approving the amendment.

E. Whether the amendment is one of the following:

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

Applicant's Response: This is a small-scale development activity. Site is less than 50 acres in size and is not subject to a DRI nor is an emergency.

2. APPLICANT INFORMATION.

A. Applicant:

RPL Land LLC
c/o Jordan M. Zahlene, Manager
11300 NW 97th Avenue
Medley, FL 33178
305-805-6858
jordan@zahlene.com

B. Agent:

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

C. Property Owner:

RPL Land LLC
c/o Jordan M. Zahlene, Manager
11300 NW 97th Avenue
Medley, FL 33178
305-805-6858
jordan@zahlene.com

3. AMENDMENT SITE DESCRIPTION.

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

Applicant's Response: The amendment site consists of five tax folio parcels totaling 40.7 net acres / 41.2 gross acres. Tax folios include: 494232000030, 494232000040, 494232000100, 494232000070 and 494232000050. The amendment site is a borrow pit commonly known as "Rock Pit Lake." The current owner intends to fill in the borrow pit in accordance with

remedial action plans approved by Florida Department of Environmental Protection and Broward County. The applicant is requesting a change in County and City future land use designations as follows:

County Land Use Designations:

From: “Low (5) Residential” and “Medium (16) Residential”

To: “Commerce”

City Land Use Designations:

From: “Low-Medium Residential” and “Medium Residential”

To: “Commercial”

A Sketch and Legal Description of the Property is attached as **Exhibit A**. The proposed use of the site will be commercial/light industrial activities. The site is adjacent to the City of Fort Lauderdale former Wingate incinerator site, which is also designated Commerce/Commercial and is planned to be used as a motion picture studio. Therefore, the Applicant believes the most logical land use category for the Property is Commerce (County) and Commercial (City). The County Commerce and City Commercial land use categories are also compatible with other uses in the area which consist of residential and commercial/light industrial.

B. Survey.

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

Applicant’s Response: See Exhibit B attached. Hardcopies will be included in the package to Broward County Planning Council.

C. Aerial photograph.

Applicant’s Response: See Exhibit C attached.

D. Plat(s).

Recorded plat(s), if applicable.

Applicant’s Response: The Property is not platted. The Applicant will be filing a concurrent application to plat the property.

4. EXISTING AND PROPOSED USES.

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

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

Applicant’s Response: See table below.

TABLE 1 – EXISTING AND PROPOSED LAND USE DESIGNATIONS	
EXISTING LAND USE DESIGNATIONS:	
County:	24.1 net acres of “Low (5) Residential” 16.6 net acres/17.1 gross acres of “Medium (16) Residential”
City	25.5 net acres of “Low-Medium Residential” 15.2 net acres/15.7 gross acres of “Medium Residential”
See Existing Land Use Maps for County and City attached as <u>Exhibits D</u> and <u>Exhibit E</u> , respectively.	
PROPOSED LAND USE DESIGNATIONS:	
County:	40.7 net acres/41.2 gross acres of Commerce
City:	40.7 net acres/41.2 gross acres of Commercial
See Proposed Land Use Maps for County and City attached as <u>Exhibits F</u> and <u>Exhibit G</u> , respectively.	

B. Flexibility provisions.

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

Applicant’s Response: Flexibility provisions have not been used for the amendment site or adjacent areas.

C. Existing use of amendment site and adjacent areas.

Applicant’s Response: The Property is currently a vacant borrow pit, which is in the process of being filled per borrow pit reclamation project approved by the applicable State and County permitting agencies. Table 2 below shows the adjacent land uses to the Property.

TABLE 2 - ADJACENT LAND USES		
	City	County
North	Residential	Residential
South	Commercial/Residential	Commerce/Residential
East	Residential	Residential
West	ROW of NW 31 st Avenue and Light Industrial (within City of Lauderhill)	ROW of NW 31 st Avenue and Commerce

D. Proposed use.

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

Applicant’s Response:

The site has a maximum development potential of 5,324,033.7 square feet based on the city-wide maximum FAR of 3 for nonresidential land use amendments. However, the site plan proposes 507,320 square feet of commercial/light industrial use.

E. Maximum allowable development.

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

Applicant’s Response:

TABLE 3 - MAX ALLOWABLE DEVELOPMENT UNDER CURRENT LAND USE/ZONING			
City Land Use designation:	Low- Medium Residential	8 units x 25.5 net acres	204 units
	Medium Residential	15 units x 15.2 net acres	228 units
	MAX UNITS ALLOWED:		432 units max¹
City zoning			
RS-8	Max Density:	8 units per net acre	
	Max Height:	35’	
	Max FAR:	No maximum	
RC-15	Max Density:	15 units per net acre	
	Max Height:	35’	
	Max FAR:	No maximum	

5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES².

A. Potable Water Analysis

1. Provide the potable water level of service per the adopted and certified local land use plan.

Applicant’s Response:

According to the City’s Comprehensive Plan Sanitary Sewer, Water & Stormwater Element, the adopted level of service for potable water is 170 gallons per capita per day. See Objective SWS3.2 Water Supply System. Evaluation Measure SWS3.2.1.

The City’s Water Supply Plan updated June 16, 2020, outlines the below level of service.

¹ 432 units permitted under City’s land use designations. The County’s land use designation is more restrictive and nets a smaller number of units than the City’s land use designation.

² For purposes of the public facilities and service analyses, the proposed square footage shown reflects the maximum development potential permitted under the City’s maximum floor area ratio (FAR) for nonresidential land use amendments (3.0). The actual proposed gross floor area for the Project associated with this land use amendment is 507,320 square feet.

City of Fort Lauderdale
Water System Level of Service Standards

Component	Level Of Service Standard / Goal
Raw Water Supply	Maximum Day Demand with 20 percent of wells out of service for maintenance
Treatment Capacity	Maximum Day with all units in service
Minimum system pressure during peak hour demand with largest pump out of service during non-fire flow conditions	Maintain a minimum of 45 psi in the distribution system
Minimum system pressure during peak hour demand with largest pump out of service during fire flow conditions	Maintain a minimum of 20 psi in the distribution system
Finished Water Pumped Per Capita – 2008 Comprehensive Plan Volume 1, Infrastructure Element	Policies 1.2.2 and 2.3.1 of the Comprehensive Plan Volume 1, Infrastructure Element indicates that the level of service for finished water pumped shall be 197 gallons per capita per day
Finished Water Pumped Per Capita – City Goal	It is the City's goal to reduce the finished water pumped level of service to 170 gallons per capita per day through conservation by the year 2028
Finished Water Storage	Comply with FAC 62-555.320(19): minimum requirement of 25 percent of maximum day demand plus maximum fire flow volume with all tanks in service. Maximum fire flow storage based upon a 5,000 gallons per minute (gpm) fire over a four hour period.
Maximum Distribution System Water Loss	10 Percent of Finished Water Pumped

2. Provide the adoption date of the local government’s 10 Year Water Supply Facilities Plan.

Applicant’s Response: June 16, 2020.

3. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.

Applicant’s Response:

Based upon the City’s Comprehensive Plan and (2020) 10-year Water Supply Plan, potable water needs for current and future populations will be met through the long term.

The City of Fort Lauderdale holds a 20 year Consumptive Use Permit (CUP #06-00123-W) from the South Florida Water Management District (SFWMD) that includes 52.55 MGD from the Biscayne Aquifer. The Consumptive Use Permit (CUP) was issued on September 11, 2008 and expires on September 11, 2028. The updated (2020) 10 Year Water Supply Facility Work Plan forecasts water demands of 47.2 MGD in 2025 and 50.4 MGD in 2030.

On October 18, 2023, the City of Fort Lauderdale issued \$543 million in water and sewer revenue bonds to provide financing for the construction of the Prospect Lake Clean Water Center and related efforts. The new water treatment plant will be capable of producing 50 million gallons of treated water per day using a combination of nanofiltration membrane and ion exchange technologies to provide residents with clear, safe, potable water. Construction of the Prospect Lake Clean Water Center is anticipated to be completed by 2026. Because this facility is not yet completed, the statistics in Table 4 below are for the existing Fiveash Water Treatment Plant.

TABLE 4 – FIVEASH WATER TREATMENT PLANT	
Current Plant Capacity:	70 MGD
Current and Committed Plant Capacity:	Current: 38.50 MGD Committed: 5.73 MGD
SFWMD Permitted Withdrawal:	52.55 MGD
Expiration date of SFWMD Permit	2028

TABLE 5 - WELLFIELDS Peele-Dixie And Prospect Wellfields	
Permitted Capacity for Peele-Dixie and Prospect Wellfield - raw water supply from Biscayne Aquifer system. (1)	52.55 MGD (2)
Current Demand	38.50 MGD
Remaining Capacity	8.31 MGD
Expiration Date of SFWMD Permit	2028
(1) Source: 2020 Water Supply Plan 3.2.1	
(2) Source: 2020 Water Supply Plan 2.4	

4. Identify the net impact on potable water demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Applicant’s Response: See table below

TABLE 6 - POTABLE WATER IMPACT		
<i>Use</i>	<i>Calculation</i>	<i>Total</i>
CURRENT		
Residential Single Family and Townhouses ³	393 dwelling units x 1.0 ERCs = 393 ERCs x 300 GPD	= 0.117 MGD
PROPOSED		
Commercial (warehouse-mixed use)	5,324,033.7 sf X 0.368 ERCs/1ksf = 1,959.2 ERCs x 300 GPD	= 0.587 MGD
Difference		+0.47 MGD
Source: City of Fort Lauderdale: Guidelines for the Calculation of Sanitary Sewer Connection Fees, dated 2019		

³ For purposes of impacts on public services, the County’s land use designation is more restrictive and nets a smaller number of units than the City’s land use designation. Therefore, the analysis is limited to 393 units, the maximum number of units allowed under the County’s Comprehensive Plan.

5. Correspondence from potable water provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Applicant’s Response: See E-mail to Alejandra Simon attached as **Exhibit I**.
Alejandra Simon, Project Manager II
City of Fort Lauderdale | Public Works Department
700 NW 19th Avenue
Fort Lauderdale, FL 33311
P: 954-828-5115
E: ASimon@fortlauderdale.gov

B. Sanitary Sewer Analysis

1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.

Applicant’s Response:
The Sanitary Sewer, Water, and Stormwater Element of the City’s Comprehensive Plan states in Policy SWS 2.1.2 that the levels of service for wastewater are as follows: 1) FDEP Permitted Capacity of the facility, and 2) LOS measured by average daily flow. Policy SWS 2.1.2a also states that review for development and redevelopment shall include requested sewer demand based upon the Guidelines for the Calculations of Sanitary Sewer Connection Fees, committed flows for previously approved projects, impacts on relevant collection pipes, pumping station, and wastewater, and recommended improvements. Policy SWS 2.1.2b requires applications for amendments to the City’s Land Use Plan for increased densities and intensities shall include an analysis of the availability of sanitary sewer service.

2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources.

Applicant’s Response: See table below.

TABLE 7 - SANITARY SEWER PROJECTED PLANT CAPACITY & DEMAND	
City of Fort Lauderdale - G.T. Lohmeyer Treatment Plant	
FDEP Plant Capacity	61.58 MGD
Current + Committed Plant Demand	Current: 52.33 MGD Committed: 4.50 MGD
Planned Plant Capacity	61.58 MGD-TMADF
Sources/Notes: (1)The committed flow is traced by the City of Fort Lauderdale Public Works Department and varies as new developments are completed. (2) The Capacity Analysis Report (CAR) is in the process of being updated. Expansion of plant capacity is not expected to be needed until 2037.	

3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.

Applicant’s Response: See table below.

TABLE 8 - SANITARY SEWER		
CURRENT LAND USE		
Use	Calculation	Total
Residential Single Family and Townhouses	393 dwelling units x 1.0 ERCs = 393 ERCs x 175 GPD/DU	0.068 MGD
PROPOSED LAND USE		
Commercial (warehouse mixed-use)	5,324,033.7 sf X 0.368 ERCs/ksf = 1,959.2 ERCs x 175/GPD	0.342 MGD
Difference		+0.274 MGD

4. Correspondence from sanitary sewer provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Applicant’s Response: See E-mail to Alejandra Simon attached as Exhibit I (water and sewer confirmation combined).

Alejandra Simon, Project Manager II
City of Fort Lauderdale | Public Works Department
700 NW 19th Avenue
Fort Lauderdale, FL 33311
P: 954-828-5115
E: ASimon@fortlauderdale.gov

C. Solid Waste Analysis

1. Provide the solid waste level of service per the adopted and certified local land use plan.

Applicant’s Response:

Per Solid Waste Element Policy SW 1.1.3 for future development projects, the City shall ensure adequate solid waste capacity consistent with Broward County’s Comprehensive Plan solid waste generation rates as part of the development review process.

2. Identify the solid waste facility serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.

Applicant’s Response:

The City has contracted with Republic Services for solid waste collection and with WIN-Waste Innovations Technologies for solid waste disposal. Waste is disposed of at the WIN-Waste Innovations South Plant.

TABLE 9 SOLID WASTE FACILITIES	
Capacity	821,250 Tons/Year
Current + Committed Demand	725,000 Tons/Year
Planned Capacity	No planned expansion

Source: WIN-Waste Innovations

3. Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit

Applicant’s Response:

TABLE 10 SOLID WASTE IMPACT		
Use	Calculation	Total
CURRENT LAND USE		
Residential Single Family and Townhouses	393 dwelling units x 8.9 lbs/unit/day	3,497.7 lbs/day
PROPOSED LAND USE		
Commercial	5,324,033.7 sf x 4 lbs/100 sf/day	212,961 lbs/day
	Change	+209,463 lbs/day

4. Correspondence from the solid waste provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Applicant's Response:

See E-mail from Robert Hely, attached as Exhibit J.

**Robert Hely, Marketplace Manager
FCC Environmental Services
4400 S. SR 7
Fort Lauderdale, FL 33314
Email: helybob@att.net
Phone: (954) 980-6998**

D. Drainage Analysis

1. Provide the drainage level of service per the adopted and certified local land use plan.

Applicant's Response: The City's adopted Level of Service standards for stormwater drainage are: a minimum public road elevation to withstand flooding that will occur during a ten year, one-day storm event, and; a minimum floor elevation to withstand flooding during a 100 year, three-day storm event. In addition, new development and redevelopment must provide for retention and treatment of the first inch of stormwater runoff through the use of vegetative swales, perforated pipes, deep well injection, or other means acceptable to City, County and/or State agencies or departments.

2. Identify the drainage district and drainage systems serving the amendment area.

Applicant's Response: The City of Fort Lauderdale is located in the South Florida Water Management District. Drainage systems will be evaluated when development projects have been submitted for site plan approval.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

Applicant's Response: The proposed stormwater management system for the site is comprised of catch basins, an underground vault system and proposed lake to collect the generated runoff. The vaults and lake will provide the required onsite water quality treatment in addition to retaining the 25-Year design storm event for the proposed berm elevation. The stormwater quantity calculation methodology is consistent with the methodology used for SFWMD Application No. 240422-62 and analyzed the onsite and offsite

contributory areas associated with the lake based on existing outfalls. The table below shows the revised 100-year 3 day and 25-year 3 day peak stage events for the overall development.

Storm Event/Location	Peak Stage (ft)	Proposed Elevation (ft.)
25 YR 3 Day	8.05	Average Perimeter Berm: 8.5'
100 YR 3 Day	8.23	FEMA Min Flood Elevation: 8' Min Building F.F.E.: 8.23

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site.

Applicant’s Response: A SWM application for the onsite development has not been submitted to the drainage district.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties

The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

Applicant’s Response: A seasonal high groundwater level was measured at approximate depths of 2.5 to 8 ft below ground surface. The onsite design storm elevation for the 100 year – 3 day storm is at 7.99’ which is below FEMA’s min flood elevation of 8’ and the F.F.E. of 10.5’ and the 25 year – 3 day storm stages to 8.05’ which is below the perimeter’s berm. The master system is also modeled to ensure the offsite proposed 100 year storm events are below the existing finish floor’s for each respected basins.

6. Correspondence from local drainage district verifying the information submitted in items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

Applicant’s Response: See E-mail to Orlando Arrom attached as Exhibit K.

**Orlando Arrom, Land Development Manager
City of Fort Lauderdale-Development Services Department
700 NW 19 Avenue
Fort Lauderdale FL 33311
E: OArrom@fortlauderdale.gov
P: 954-828-5285**

E. Recreation and Open Space Analysis

1. Provide the recreation and open space level of service per the adopted and certified local land use plan.

Applicant’s Response: Maintain a local level of service standard of 3 acres per 1,000 population of public park, recreation and open spaces.

2. For amendments which will result in an increased demand for “community parks” acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted

Applicant’s Response: This proposed land use plan amendment will change the Property designation from Residential to “Commerce” at the County and “Commercial” at the City level. By eliminating residential designation from the Property, there is no longer a demand for community parks.

3. Identify the net impact on demand for “community parks” acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.

TABLE 12 - # of PERSONS PER HOUSEHOLD	
Density in Dwelling Units	Estimated # of Persons per DU
From 0 up to 1	3.3
Over 1 up to 5	3.0
Over 5 up to 10	2.5
Over 10 up to 16	2.0
Over 16 up to 25	1.8
Over 25 up to 50	1.5

TABLE 13 - PARKS IMPACT		
Use	Calculation	Total
CURRENT		
Residential (Low 5 units per acre)	393 Dus X 3.0 pop x .003 ac pp ⁴	= 3.537 acres
PROPOSED		
Commerce/Commercial	Commercial uses do not have park impacts	-0-
Change		-3.537 acres

4. Identify the projected “community parks” acreage needs based on the local government’s projected build-out population.

TABLE 14 – PARK ACREAGE REQ'D TO MEET MINIMUM LOS					
	2025	2030	2035	2040	2045
Population	208,747	222,915	232,419	240,134	247,613
Community Park Acreage Needed to Provide 3 ac/1,000 people	626.24	668.75	697.26	720.40	742.84
Total Community Park Acreage	1090.93	1090.93	1090.93	1090.93	1090.93
Surplus Community Park Acreage	464.69	422.19	393.67	370.53	348.09

⁴ 3 ac/1000 people

5. As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.

Applicant’s Response: N/A. No golf courses and the change from Residential to Commerce will reduce the impact on recreational/open space requirements.

F. Traffic Circulation Analysis

Please be advised, if required, that the Planning Council staff will request from the Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BCLUP, an analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to applicants for technical assistance requested by the Planning Council for the preparation and review of the land use plan amendment transportation analysis. Please contact the MPO for additional information regarding this fee.

1. Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.

Applicant’s Response: Please see below for the detailed tables addressing the requested information.

TABLE 19 - Central Broward Logistics Center - Existing Traffic Conditions (Daily Volumes)

Roadway	From	To	Number of Lanes	Roadway Capacity ¹	Current AADT ²	LOS
NW 19 Street	SR-7	NW 31 Avenue	4 L	29,160	17,000	D
	NW 31 Avenue	I-95	4 L	29,160	22,500	D
NW 31 Avenue	North of NW 19 Street	NW 19 Street	6 L	53,910	45,000	C
	NW 19 Street	NW 17 Street / Project Driveway	6 L	53,910	41,000	C
	NW 17 Street / Project Driveway	Sunrise Boulevard	6 L	53,910	41,000	C
	Sunrise Boulevard	South of Sunrise Boulevard	6 L	53,910	26,700	C
Sunrise Boulevard	SR-7	NW 31 Avenue	6 L	59,900	60,000	F
	NW 31 Avenue	I-95	6 L	59,900	52,500	C

Source: ¹ Broward County Metropolitan Planning Organization

² FDOT 2024 Traffic Data

TABLE 20 - Central Broward Logistics Center - Existing Traffic Conditions (PM Peak Hour Volumes)

Roadway	From	To	Number of Lanes	Roadway Capacity ¹	Current Peak Vol. ²	LOS
NW 19 Street	SR-7	NW 31 Avenue	4 L	2,628	1,530	D
	NW 31 Avenue	I-95	4 L	2,628	2,025	D
NW 31 Avenue	North of NW 19 Street	NW 19 Street	6 L	4,851	4,050	C
	NW 19 Street	NW 17 Street / Project Driveway	6 L	4,851	3,690	C
	NW 17 Street / Project Driveway	Sunrise Boulevard	6 L	4,851	3,690	C
	Sunrise Boulevard	South of Sunrise Boulevard	6 L	4,851	2,403	C
Sunrise Boulevard	SR-7	NW 31 Avenue	6 L	5,390	4,590	C
	NW 31 Avenue	I-95	6 L	5,390	3,797	C

Source: ¹ Broward County Metropolitan Planning Organization

² FDOT FDOT 2024 Traffic Data

2. Identify the projected level of service for the roadways impacted by the proposed amendment for the long-range planning horizon. Please utilize average daily and p.m. peak hour traffic volumes per Broward Metropolitan Planning Organization (MPO) plans and projections.

Applicant's Response: Please see below for the detailed tables addressing the requested information.

TABLE 21 - Central Broward Logistics Center - Future Traffic Conditions (Daily Volumes)

Roadway	From	To	Number of Lanes 2029/2045	Short Term (2029) ²		Long Term (2045) ¹	
				AADT	LOS	AADT	LOS
NW 19 St	SR-7	NW 31 Avenue	4 L / 4 L	22,700	D	34,600	F
	NW 31 Avenue	I-95	4 L / 4 L	25,850	D	28,200	D
NW 31 Ave	N/O NW 19 St	NW 19 Street	6 L / 6 L	51,950	C	41,850	C
	NW 19 Street	NW 17 Street	6 L / 6 L	54,400	F	59,100	F
	NW 17 Street	Sunrise Blvd	6 L / 6 L	54,800	F	59,550	F
	Sunrise Blvd	S/O Sunrise Blvd	6 L / 6 L	30,550	C	49,450	C
Sunrise Blvd	SR-7	NW 31 Avenue	6 L / 6 L	69,400	F	74,800	F
	NW 31 Avenue	I-95	6 L / 6 L	59,450	D	75,400	F

Source: ¹ Broward County Metropolitan Planning Organization

² Traffic Data grown to Future conditions based on the expected regional growth and proposed development

TABLE 22 - Central Broward Logistics Center - Future Traffic Conditions (PM Peak Hour Volumes)

Roadway	From	To	Number of Lanes 2029/2045	Short Term (2029) ²		Long Term (2045) ¹	
				Peak Vol.	LOS	Peak Vol.	LOS
NW 19 St	SR-7	NW 31 Avenue	4 L / 4 L	2,222	D	3,441	F
	NW 31 Avenue	I-95	4 L / 4 L	2,404	D	2,746	F
NW 31 Ave	N/O NW 19 St	NW 19 Street	6 L / 6L	4,835	D	4,114	C
	NW 19 Street	NW 17 Street	6 L / 6L	5,310	F	5,978	F
	NW 17 Street	Sunrise Blvd	6 L / 6L	5,367	F	6,035	F
	Sunrise Blvd	S/O Sunrise Blvd	6 L / 6L	2,833	C	4,770	D
Sunrise Blvd	SR-7	NW 31 Avenue	6 L / 6L	5,607	F	7,297	F
	NW 31 Avenue	I-95	6 L / 6L	4,510	C	7,287	F

Source: ¹ Broward County Metropolitan Planning Organization

² Traffic Data grown to Future conditions based on the expected regional growth and proposed development

3. Planning Council staff will analyze traffic impacts resulting from the amendment. The applicant may provide a traffic impact analysis for the amendment – calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide a distribution of the additional traffic on the impacted roadway network for the long-range planning horizon.

Table 23 - Trip Generation Estimates

Use	Size	Daily	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour		
			In	Out	Total	In	Out	Total
Existing Land Use Single-Family Detached Housing – ITE LUC 210	393 DU	3,437	73	196	269	210	129	339
Proposed Land Use High-Cube Fulfillment Center Warehouse (Sort) – ITE LUC 155	5,324,034 SF	25,715	1,811	425	2,236	1,342	1,852	3,194
Net New Trips (Proposed less Existing)		22,278	1,738	229	1,967	1,132	1,723	2,855

Applicant’s Response:

Access to and from the site will be through NW 31st Avenue. Based on the short term and long-term analysis, we offer the below information. It is also noted that the above analysis is conservative, as it assumes the maximum development potential of the site. The size of the actual development is expected to be approximately 10% of the size of the maximum development potential.

NW 31st Avenue - The Level of Service (LOS) on NW 31st Avenue between NW 19th Street and Sunrise Boulevard is expected to degrade to LOS F from the proposed LUPA. All remaining roadway segments are expected to operate within their adopted LOS. Due to the nature of the project, the development will propose the installation of a traffic signal at the project’s main driveway connection to NW 31st Avenue to provide safe access to the site.

NW 19th Street - The proposed LUPA is expected to degrade the Level of Service (LOS) on NW 19th Street to LOS F. However, NW 19th Street west of NW 31st Avenue is expected to operate with LOS “F” in the 2045 future conditions without the LUPA based on afternoon peak hour volumes from Broward MPO Database. Since the project does not cause this roadway section to operate beyond its adopted LOS, it is not considered an adverse impact. The detailed traffic impact study for the proposed development shows that the intersection of NW 31st Avenue and NW 19th Street is expected to operate with the same LOS compared to existing conditions and an increase in delay of no more than 5 seconds. The development will propose some minor signal timing adjustments to mitigate the project’s impacts.

Sunrise Boulevard - The proposed LUPA is expected to degrade the Level of Service (LOS) on Sunrise Boulevard to LOS F. However, we note that in the future 2045 conditions, Sunrise Boulevard is expected to operate with LOS “F” based on daily volumes and based on afternoon peak hour volumes from the Broward MPO Database. Since the project does not cause this roadway section to operate beyond its adopted LOS, it is not considered an adverse impact. Moreover, the detailed traffic impact study for the proposed development shows that the intersection of NW 31st Avenue and Sunrise Boulevard is expected to operate with the same LOS compared to existing conditions and an increase in delay of no more than 13 seconds. The development will propose some minor signal timing adjustments to mitigate the project’s impacts.

4. Provide any relevant transportation studies relating to this amendment, as applicable

Applicant’s Response: Please see **Exhibit L for a traffic summary package that shows the trip generation table and volume figures.**

G. Mass Transit Analysis

1. Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile

Applicant’s Response: Broward County Transit Route 40 runs along NW 31st Avenue adjacent to the site. The route operates Monday through Sunday on approximately 20-40 minute headways.

2. Describe how the proposed amendment furthers or supports mass transit use

Applicant’s Response: The development of the Property will support the utilization of mass transit by increasing the employment opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and the existing bus stops along NW 31st Avenue.

3. Correspondence from transit provider verifying the information submitted in items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

Applicant’s Response: See correspondence from Daniel Cohen attached as **Exhibit M.**

Daniel Cohen
Broward County Transit
1 N. University Drive, Suite 3100A
Plantation, FL 33324
DACohen@broward.org

H. Public Education Analysis

Please be advised that the Planning Council staff will request from The School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for the analysis and review of the land use plan application. The applicant should contact the Growth Management Section of the SBBC to facilitate this review and determine the associated fees.

1. Public School Impact Application.

Applicant's Response: The proposed land use plan is non-residential in nature and does not have an impact on schools.

2. The associated fee in the form of a check made payable to the SBBC.

Applicant's Response: The proposed land use plan is non-residential in nature and does not have an impact on schools.

6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

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

Applicant's Response: A review of the records of the Florida Department of State, Division of Historical Resource, Broward County Historical Commission and the City of Fort Lauderdale Comprehensive Plan indicates that no historic sites are located on the site.

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

Applicant's Response: The site is currently a vacant borrow pit. A review of the Florida Master Site File indicates that no archaeological sites are located on the Property. Please see confirmation from Ezekiel Greenwood, Historic Data Analyst, Florida Master Site File, Division of Historical Resources dated July 30, 2024, attached as Exhibit N.

C. Wetlands.

Applicant's Response: There are no wetlands on the Property. This was evaluated during the permitting process for the borrow pit reclamation.

D. Local Areas of Particular Concern

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

Applicant's Response: The site is not located in Local Area of Particular Concern.

E. Priority Planning Area and Sea Level Rise

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

Applicant's Response: According to the Priority Planning Area Map adopted February 23, 2021, the Property is located in a Priority Planning Area. Compliance with Policy 2.21.1 will

be achieved by providing sufficient on-site drainage for the proposed development as well as providing drainage storage for the adjacent community. Consistent with the stormwater permit review process, the site is analyzed as a whole to ensure that storm events, including flows currently collected in the Rock Pit Lake from neighboring residential uses, meet applicable drainage code requirements.

F. Endangered/Threatened Species

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

Applicant’s Response: The site is currently a vacant borrow pit. The Applicant is not aware of any listed species on the Property.

G. Plants.

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

Applicant’s Response: The Applicant is not aware of any listed species on the site.

H. Wellfields.

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

Applicant’s Response: The Property is not within a wellfield protection zone.

I. Soils.

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

Applicant’s Response: The natural features such as soil and topography were previously disturbed when the property was used as a borrow bit. The lake that was left after the borrow pit is being filled according to the SFWMD Application No. 240422-62, RED License Number: SW- BP19826-21-01 and FDEP Permit Number: ERIC_14946. The best management practices will be followed according to these approved permits.

J. Beach Access.

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

Applicant’s Response: N/A. The site is west of the intracoastal and does not front the ocean nor does it impact access to public beaches.

7. AFFORDABLE HOUSING

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

Applicant’s Response: N/A. This amendment does not propose residential uses.

8. LAND USE COMPATIBILITY

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

Applicant’s Response: Proposed development will be consistent with the City of Fort Lauderdale Future Land Use Element objectives and policies, which provide guidance in land use compatibility. The Property is located on the western edge of the City limits and is adjacent to City of Lauderhill and Unincorporated Broward County.

TABLE 20 - LAND USE DESIGNATIONS (EXISTING)		
	County	City
North	Medium-High (25) Residential and Low (5) Residential	Low Medium and Medium-High Residential
South	Commerce Low Medium (10) Residential	Commercial and Residential (Unincorporated)
East	Low (5) Residential	Low Medium Residential and Irregular Density Residential
West	ROW of NW 31 st Avenue and Commerce	ROW of NW 31 st Avenue and Light Industrial (within City of Lauderhill)

TABLE 21 – EXISTING USES	
DIRECTION	EXISTING USE
North	Utility, Residential, Commercial
South	Former Wingate Incinerator and Landfill, Commercial, Residential
East	Residential
West	Light Industrial, General Commercial

In addition to the Comprehensive Plan, the City’s Unified Land Development Regulations (ULDR) contains requirements for projects in the proposed LUPA area to demonstrate that individual projects meet ULDR, Section 47-25, Development Review Criteria for adequacy of services and neighborhood compatibility. Neighborhood compatibility requirements provide for additional setbacks from residential properties, wall requirements and additional landscape requirements to ensure compatibility with abutting residential uses.

Currently, the Property is in the process of being filled pursuant to permits issued by the State and County to remediate the lake-sediment contamination (current permits allow for entire lake to be filled). An amendment to the permit is in its final stages of review by the County to account for additional drainage outfalls to the north, adjacent to NW 18th Court, and to the southeast, adjacent to NW 28th Avenue. If this land use amendment is approved, the development plan proposes to maintain some of the lake area to preserve lake views of several of the abutting homeowners. For lots that will not have waterfront property, the Applicant will be constructing a 6’ tall decorative wall and providing landscape buffers and setbacks to mitigate and perceived impacts from the proposed light industrial (warehouse

distribution use). Below is the conceptual site plan showing the lake area proposed along the residential community to the north and east of the site.



Figure 1 - Conceptual Site Plan

9. HURRICANE EVACUATION ANALYSIS

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

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

Applicant's Response: N/A. The site is west of the intra-coastal and does not front the ocean nor does it impact access to public beaches.

10. REDEVELOPMENT ANALYSIS

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

Applicant's Response: The Property is not located within a Community Redevelopment Area. Regarding Community Development Block Grants, the Applicant has requested confirmation of whether the Property is located within an identified block grant area.

11. INTERGOVERNMENTAL COORDINATION

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

Applicant's Response: The amendment area is adjacent to the City of Lauderdale and Unincorporated Broward County. Copies of the amendment will be provided to the City of Lauderdale and Broward County.

12. PUBLIC OUTREACH

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

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

1. **Development Review Committee (DRC):** 21 days prior to DRC meeting, Applicant is required to notify City-recognized associations located within 300' of the site. Notice was completed on June 30, 2025, via email to the presidents of the Lake Aire and Golden Heights HOAs.
2. **Public Participation meeting:** Applicant must conduct a public participation meeting at least 30 days prior to the Planning and Zoning Board meeting. Applicant must notify City-recognized associations located within 300' of the site and property owners within 300' of the Property (as listed by Property Appraiser).
3. **Planning and Zoning Board (Local Planning Agency):** Newspaper notice 10 days prior to the meeting. Public participation notice is required prior to the submittal of an application to the Planning and Zoning Board and shall be given at least 10 days prior to the public participation meeting which must be held at least 30 days prior to the Planning and Zoning Board meeting. Additional mail notice, via the method provided for mail notice in this Section 47-27, shall be sent by the applicant and at the applicant's expense to property owners whose real property is located within three hundred (300) feet of the development site that is the subject of the application at least ten (10) days prior to the public participation meeting.
4. **City Commission:** Newspaper notice 10 days prior to the adoption of the ordinance approving the amendment.

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

COMMERCE

POLICY 2.3.1 Local governments shall employ their local land use plans, zoning ordinances and land development codes to establish differing intensities of commerce development compatible with adjacent and surrounding land uses, including but not limited to lands designated "Commercial," "Industrial" or similar designations by the local land use plan.

Applicant's Response: This proposed amendment is consistent with the pattern of development around the site. The NW 31st Avenue (MLK, Jr. Ave.) corridor has a mixture of uses which include other light industrial uses and commercial uses. The current land use designation of Residential is a less desirable and arguably inappropriate for the Property given the history of contamination and its location directly abutting the former Wingate Landfill. The Commerce and Commercial land use designations are compatible with

adjoining and nearby uses, and the City’s land development regulations provide sufficient protections to ensure compatibility with adjacent residential uses.

POLICY 2.3.2 Local governments shall employ their local land use plans and development regulations to establish appropriate intensity standards for non-residential future land use categories compatible with adjacent existing and future land uses.

Applicant’s Response: The City’s Unified Land Development Regulations require commercial developments which abut residential property to incorporate various features to ensure compatibility. This includes measures such as architectural treatments to the buildings, landscaping, walls and additional setbacks.

PARKS/CONSERVATION

POLICY 2.5.4 Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

Applicant’s Response: The amendment area is proposed to change from Residential land use (which generates a need for parks) to Commerce/Commercial (which does not generate a need for parks).

COMPATIBILITY

POLICY 2.10.2 The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.

Applicant’s Response: The Property includes a borrow pit, with environmentally contaminated lake-sediments, located immediately north of Wingate Superfund site. The proposed land use designation of “Commerce/Commercial” is more suitable than the current land use designation of “Residential” due to the undesirable location next to Wingate. Redesignating the Property to Commerce/Commercial is a compatible with nearby uses and offers a suitable re-use of the Property.

POLICY 2.10.3 In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.

Applicant’s Response: The proposed Commerce/Commercial land use category is compatible with other uses in the area. The established character of neighboring developed areas is noted below:

- **North = Residential and FPL Utility Depot (County Adjacent Land Use: Medium-High and Low Residential; City Adjacent Land Use: Medium-High and Low Medium Residential)**
- **South = Wingate Landfill and residential (note the City entered into a long-term lease with a movie studio to be developed on a small portion of the Wingate property) (County Adjacent Land Use: Commerce and Low**

Medium Residential; City Adjacent Land Use: Commercial and Unincorporated Residential)

- **East = Residential (County Adjacent Land Use: Low Residential; City Adjacent Land Use: Low Medium Residential and Irregular Density)**
- **West = ROW of NW 31st Avenue and Light industrial uses (warehouses with outdoor storage) (County Adjacent Land Use: Commerce; City Adjacent Land Use: Light Industrial (Lauderhill))**

The proposed redevelopment of the Property will be a Class A commercial/light industrial (warehouse distribution center) in an office park setting.

14. ADDITIONAL SUPPORT DOCUMENTS

A. Other support documents

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

Applicant's Response: N/A

B. Proposed voluntary mitigation or draft agreements.

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

15. PLAN AMENDMENT COPIES

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

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

EXHIBIT A -
Sketch and Legal Description

M.D.O.K.



SKETCH AND LEGAL DESCRIPTION

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



**LEGAL DESCRIPTION: AMEND FUTURE LAND USE MAP FROM LOW-MEDIUM
(8) RESIDENTIAL AND MEDIUM (15) RESIDENTIAL TO COMMERCIAL.**

THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), AND THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) AND THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), AND THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), AND THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF SECTION 32. TOWNSHIP 49 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 32, THENCE SOUTH 01°34'22"E, ALONG THE WEST LINE OF THE SAID SECTION 32, A DISTANCE OF 665.51 FEET, TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SAID SECTION 32, THENCE NORTH 87°21'24" EAST, ALONG THE NORTH LINE OF THE SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 671.73 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE NORTH 87°21'24" EAST, ALONG THE SAID NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 671.73 FEET, THENCE NORTH 01°22'05" WEST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 334.55 FEET (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY AND EASTERLY BOUNDARY LINE OF "AMENDED PLAT OF BLOCK 3, WINGATE RIDGE" AS RECORDED IN PLAT BOOK 58 AT PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA); THENCE NORTH 87°16'52"E EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 672.35 FEET (THE LAST DESCRIBED COURSE BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF "PALM LAKE" AS RECORDED IN PLAT BOOK 55 AT PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA), THENCE SOUTH 01°15'59" EAST, ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 1677.26 FEET (THE LAST DESCRIBED COURSE BEING COINCIDENT WITH THE WESTERLY BOUNDARY LINE OF THE PLAT OF "LAKE AIR ESTATES" AS RECORDED IN PLAT BOOK 54 AT PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE WESTERLY BOUNDARY LINE OF THE PLAT OF "GOLDEN HEIGHTS HOMES" AS

LEGAL DESCRIPTION CONTINUED ON SHEET 2

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CLIENT: PROLOGIS, LP

SCALE: N/A

DRAWN: MMM

ORDER NO.: 73152A

DATE: 7/29/24; REV. 10/1/25; 12/023/25

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: CENTRAL BROWARD LOGISTICS

SHEET 1 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3

Digitally signed by Michael M Mossey

Date: 2025.12.03 14:07:25 -05'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION:

LEGAL DESCRIPTION CONTINUED FROM SHEET 1

RECORDED IN PLAT BOOK 40 AT PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA) THENCE SOUTH 87°39'37" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 669.28 FEET (THE LAST DESCRIBED COURSE BEING COINCIDENT WITH THE PLAT OF "WASHINGTON PARK 4TH ADDITION" AS RECORDED IN PLAT BOOK 22 AT PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA), THENCE NORTH 01°22'05" WEST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 669.10 FEET, THENCE SOUTH 87°30'29" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 1282.54 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NW 31ST AVENUE, THENCE NORTH 00°27'54" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NW 31ST AVENUE, AS SHOWN AS PARCEL 130 ON THE FLORIDA D.O.T. RIGHT-OF-WAY MAP NO.85502-2616, A DISTANCE OF 333.00 FEET, THENCE NORTH 87°25'36" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 608.81 FEET, THENCE NORTH 01°28'12" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 333.65 FEET, TO THE POINT OF BEGINNING (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH A SOUTHERLY AND EASTERLY BOUNDARY LINE OF THE SAID PLAT OF "WINGATE RIDGE").

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING A NET TOTAL OF 1,774,685 SQUARE FEET (40.741 ACRES).

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE ASSUMED WITH A REFERENCE BEARING OF S01°34'30"E ALONG THE WEST LINE OF THE NORTHWEST ONE QUARTER (N.W. 1/4) OF SECTION 32, TOWNSHIP 49 SOUTH, RANGE 42 EAST.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
5. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO AMEND THE FUTURE LAND USE FROM LOW-MEDIUM (8) RESIDENTIAL AND MEDIUM (15) RESIDENTIAL TO COMMERCIAL.

CLIENT: PROLOGIS, LP

SCALE: N/A

DRAWN: MMM

ORDER NO.: 73152A

DATE: 7/29/24; REV. 10/1/25; 12/023/25

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: CENTRAL BROWARD LOGISTICS

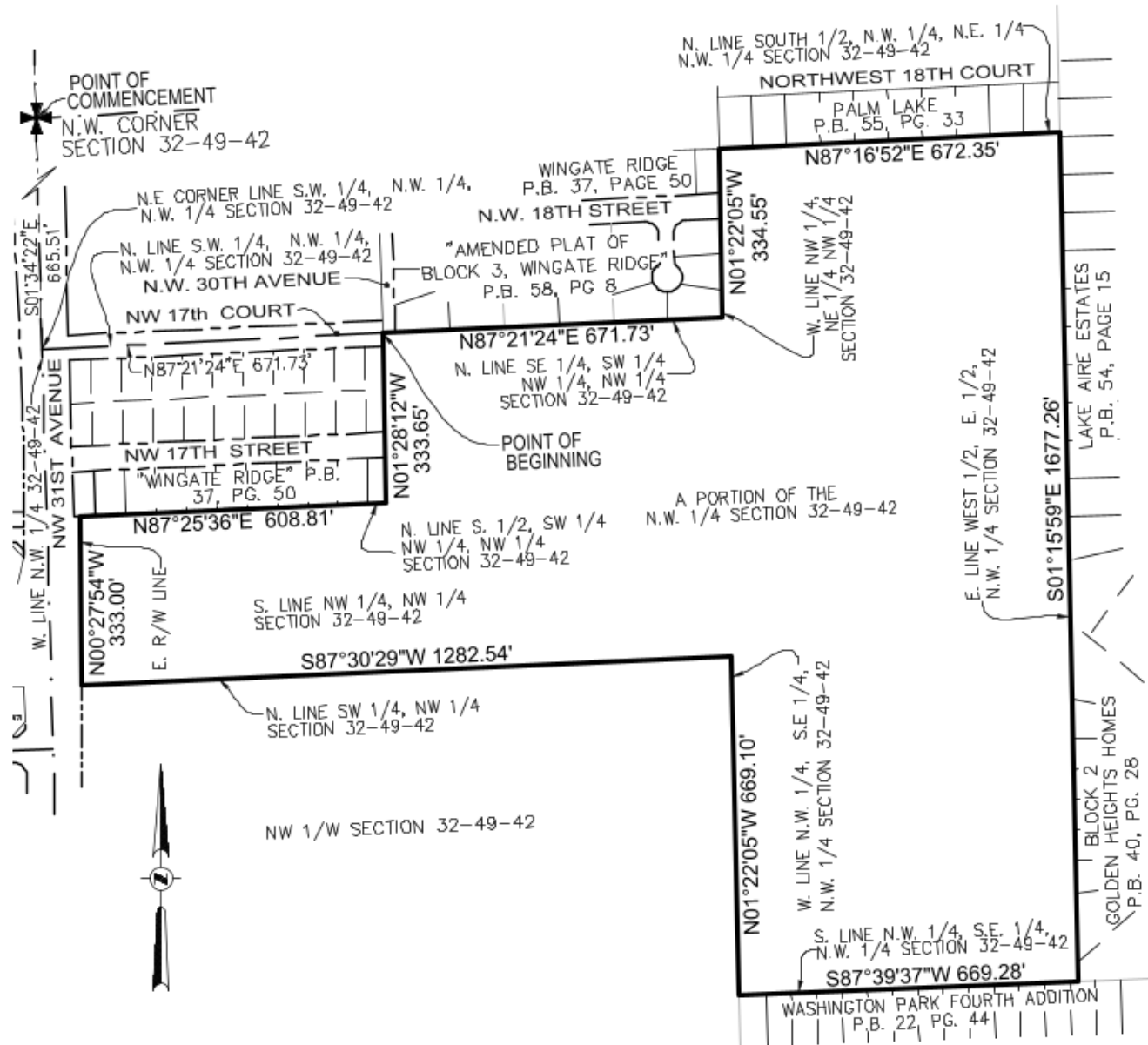
SHEET 2 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION
 BY
PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
 CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: PROLOGIS, LP	
SCALE: 1" = 300'	DRAWN: MMM
ORDER NO.: 73152A	
DATE: 7/29/24; REV. 10/1/25; 12/023/25	
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA	
FOR: CENTRAL BROWARD LOGISTICS	

SHEET 3 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3

LEGEND & ABBREVIATIONS:

⊙	CENTERLINE
P.B.	PLAT BOOK
PG.	PAGE
32-49-42	SECTION-TOWNSHIP-RANGE

EXHIBIT B

BCPC acreage determination letter



July 2, 2024

Nectaria M. Chakas, Esquire
Lochrie and Chakas, P.A.
699 North Federal Highway, Suite 400
Fort Lauderdale, Florida 33304

Via Email Only

Dear Ms. Chakas:

Subject: Fort Lauderdale - Acreage Determination

This letter is in response to your request of June 21, 2024, to verify the gross acreage and BrowardNext - Broward County Land Use Plan (BCLUP) designations for a parcel of land generally located between Northwest 28 Avenue and Northwest 31 Avenue and between Northwest 15 Court and Northwest 19 Street, in the City of Fort Lauderdale.

The BCLUP utilizes the following definition to calculate gross acreage:

- “Gross Acre” – means the total number of acres in an area, including acreage used or proposed for streets, lakes and waterways, exclusive of the rivers and canals of the primary drainage system.

Based on the survey and legal description you have provided and our Geographical Information System (GIS), Planning Council staff calculations indicate that the total area encompasses approximately 41.2 gross acres, which is designated by the BCLUP as indicated below:

PARCEL	ACRES	BROWARDNEXT - BCLUP DESIGNATION
Parcel A	24.1	Low (5) Residential
Parcel B	16.6	Medium (16) Residential
NET ACRES	40.7	
Parcel B Right-of-Way	0.5	Medium (16) Residential
TOTAL GROSS ACRES	41.2	

The contents of this correspondence are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or development review requirements of the BCLUP, including concurrency requirements.

Nectaria M. Chakas
July 2, 2024
Page Two

Planning Council staff notes that this calculation is based on the information that you provided and should not be utilized for official purposes unless independently accepted by the local government.

Please note that the \$398.00 fee submitted for this acreage determination request may be deducted from the application fee for a corresponding BCLUP amendment, if filed within 18 months of the date of this letter.

If you have any additional questions in this regard, please feel free to contact Huda Ashwas of Planning Council staff.

Respectfully,



Barbara Blake Boy
Executive Director

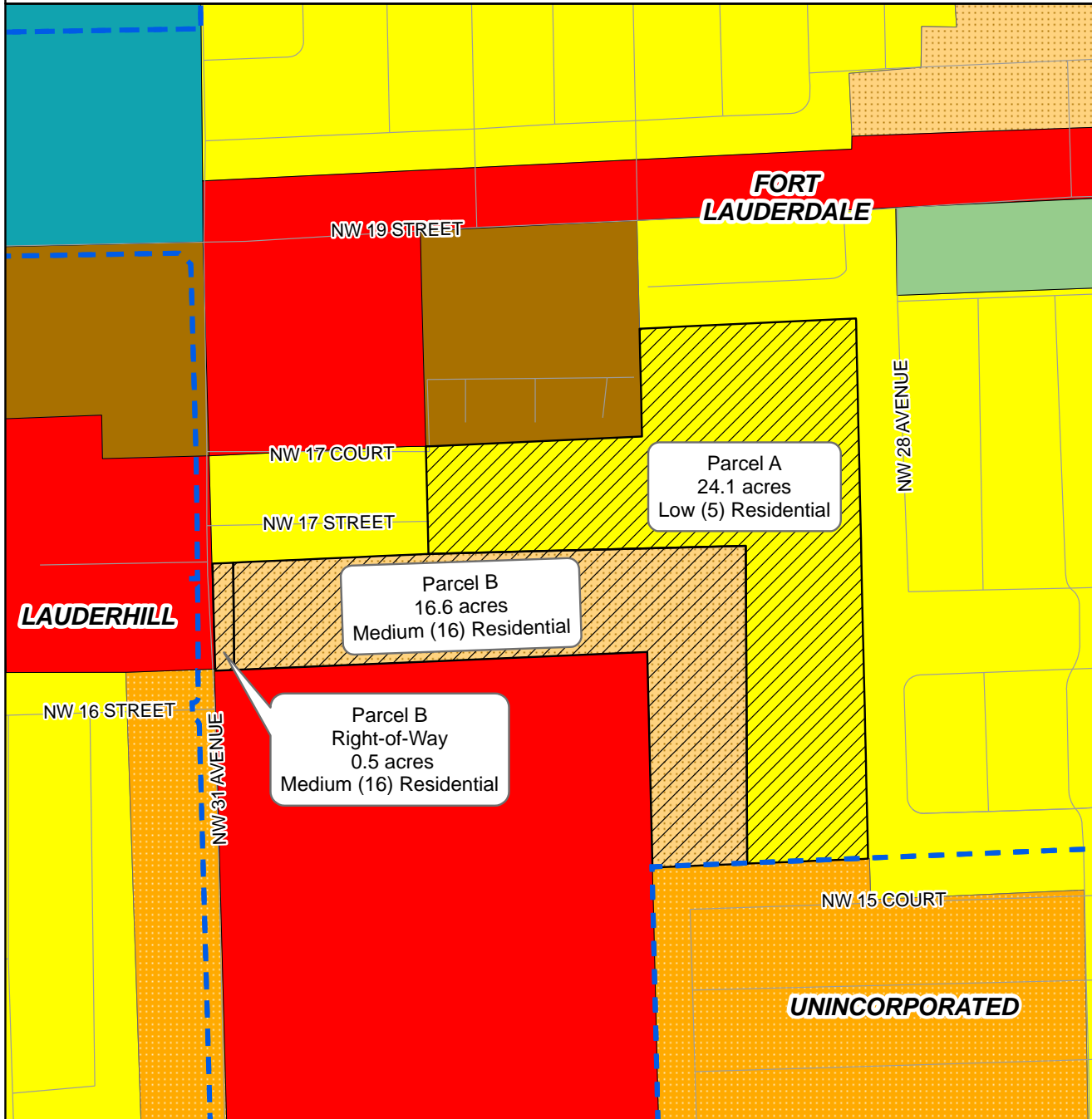
BBB:HHA
Attachment

cc/email/att: Susan Grant, Acting City Manager
City of Fort Lauderdale

Chris Cooper, Director, Development Services Department
City of Fort Lauderdale



Broward County Land Use Plan
Acreage and Land Use Conf rmat on



Subject Site	Medium-High (25) Residential	Total Gross Acres = 41.2
Municipal Boundary	Commerce	
Low (5) Residential	Recreation and Open Space	AD 24-007 Chakas Fort Lauderdale Acreage Determination
Low-Medium (10) Residential	Community	
Medium (16) Residential		

EXHIBIT C

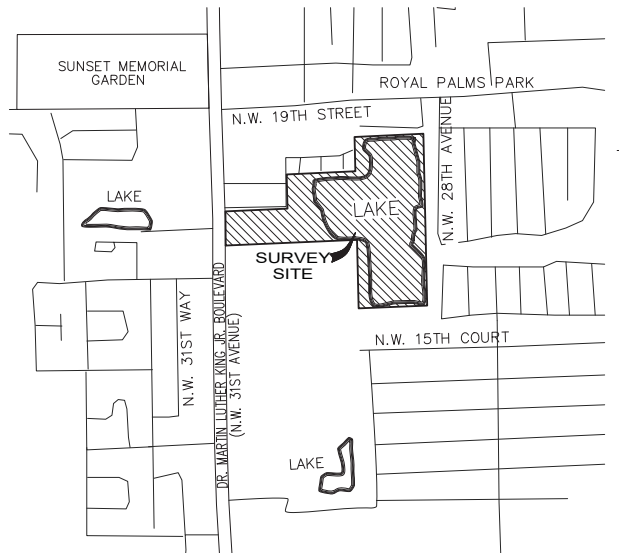
Survey

LEGAL DESCRIPTION:

THE SOUTHWEST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), AND THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) AND THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), AND THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), AND THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF SECTION 32, TOWNSHIP 49 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 32, THENCE SOUTH 01°34'22"E, ALONG THE WEST LINE OF THE SAID SECTION 32, A DISTANCE OF 665.51 FEET, TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SAID SECTION 32, THENCE NORTH 87°21'24" EAST, ALONG THE NORTH LINE OF THE SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 671.73 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE NORTH 87°21'24" EAST, ALONG THE SAID NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 671.73 FEET, THENCE NORTH 01°22'00" WEST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 334.55 FEET (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH A NORTHERLY, SOUTHERLY AND EASTERLY BOUNDARY LINE OF THE PLAT OF "MINGATE RIDGE" AS RECORDED IN PLAT BOOK 37 AT PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA); THENCE NORTH 87°16'52"E EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 672.35 FEET (THE LAST DESCRIBED COURSE BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF "PALM LAKE" AS RECORDED IN PLAT BOOK 55 AT PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA); THENCE SOUTH 01°15'50" EAST, ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 1677.26 FEET (THE LAST DESCRIBED COURSE BEING COINCIDENT WITH THE WESTERLY BOUNDARY LINE OF THE PLAT OF "LAKE AIR ESTATES" AS RECORDED IN PLAT BOOK 54 AT PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE WESTERLY BOUNDARY LINE OF THE PLAT OF "GOLDEN HEIGHTS HOMES" AS RECORDED IN PLAT BOOK 40 AT PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA) THENCE SOUTH 87°39'37" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 669.28 FEET (THE LAST DESCRIBED COURSE BEING COINCIDENT WITH THE PLAT OF "WASHINGTON PARK 4TH ADDITION" AS RECORDED IN PLAT BOOK 22 AT PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA); THENCE NORTH 01°22'00" WEST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 1382.54 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NW 31ST AVENUE; THENCE NORTH 00°27'54" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NW 31ST AVENUE, AS SHOWN AS PARCEL 130 ON THE FLORIDA D.O.T. RIGHT-OF-WAY MAP NO.85502-2816, A DISTANCE OF 333.00 FEET, THENCE NORTH 87°25'36" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 608.81 FEET, THENCE NORTH 01°28'12" WEST, ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 333.65 FEET, TO THE POINT OF BEGINNING (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH A SOUTHERLY AND EASTERLY BOUNDARY LINE OF THE SAID PLAT OF "MINGATE RIDGE").

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING A NET TOTAL OF 1,774,685 SQUARE FEET (40.741 ACRES) AND GROSS TOTAL OF 1,795,209 SQUARE FEET (41.212 ACRES).



LOCATION MAP
NOT TO SCALE

AT&T:
DINO FARRUGGIO
CONTACT MEMBER DIRECTLY: 627896@ATT.COM
ADDRESS: 6628 LAKESIDE ROAD WEST PALM BEACH, FL 33411

COMCAST
RICARDO DAVIDSON
PHONE: 786-586-8505
ADDRESS: 6565 NOWA DRIVE, DAVIE, FL 33317

FLORIDA POWER & LIGHT COMPANY
JAMIE FURNELL PHONE: 386-596-6403
ADDRESS: 7200 NW 4TH STREET, PLANTATION, FL 33317

VERIZON
PHONE: 954-467-8447
ADDRESS: 2216 S FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33316

CROWN CASTLE FIBER
PHONE: 800-654-3110
ADDRESS: 1500 CORPORATE DRIVE, CANONSBURG, PA 15317

CITY OF FORT LAUDERDALE WATER AND WASTEWATER
CRAIG BARRETT
PHONE: 954-828-5875
ADDRESS: 100 NORTH ANDREWS AVENUE FORT LAUDERDALE, FL 33301

NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. FORT LAUDERDALE BENCHMARK: NW493, ELEVATION: 8.426 FEET.
- FLOOD ZONE: AE; BASE FLOOD ELEVATION: 7 FEET; PANEL #12011C0368H; COMMUNITY #125105; MAP DATE: 8/16/14.
- THIS SITE LIES IN SECTION 32, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- BEARINGS ARE BASED ON THE WEST LINE OF SECTION 32-49-42 BEING N01°34'30"W, AND ALSO REFERENCED TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983 ADJUSTED 1990.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER NCS-1185592-CO, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 25, 2024 AT 7:30 AM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT:
 - ITEMS 1, 2, 3, 4, 5, 6, 7, 8 & 9: STANDARD EXCEPTIONS, NOT ADDRESSED.
 - ITEM 10: INTENTIONALLY DELETED.
 - ITEM 11: EASEMENT IN O.R.B. 5684, PAGE 986 DOES NOT APPLY TO THIS SITE.
 - ITEM 12: EASEMENT IN O.R.B. 8920, PAGE 92, AS AFFECTED BY CORRECTIVE EASEMENT IN O.R.B. 8978, PAGE 904 DOES NOT APPLY TO THIS SITE.
 - ITEM 13: THE TERMS, PROVISIONS, AND CONDITIONS IN O.R.B. 11453, PAGE 599 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 14: THE TERMS, PROVISIONS, AND CONDITIONS IN INSTRUMENT NO. 119008051 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 15: NOT ADDRESSED.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
- ALL WATER LINE AS-BUILT INFORMATION AND APPROXIMATE LOCATIONS PROVIDED BY LANGAN ENGINEERING AND THE CITY OF FORT LAUDERDALE ATLAS SHEETS.

CERTIFICATION:
TO FIRST AMERICAN TITLE INSURANCE COMPANY; RPL LAND LLC, A FLORIDA LIMITED LIABILITY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, & 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 6/15/24.

DATE OF PLAT OR MAP: 6/15/24
Digitally signed by John F Pulice
Date: 2024.08.08 10:15:23 -0400

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660 STATE OF FLORIDA

SHEET 1 OF 2	THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2
1 7283-ORIG SURVY-7/27/24	1
2 7283-ORIG SURVY-7/27/24	2
3 7283-ORIG SURVY-7/27/24	3
4 7283-ORIG SURVY-7/27/24	4
5 7283-ORIG SURVY-7/27/24	5
6 7283-ORIG SURVY-7/27/24	6
7 7283-ORIG SURVY-7/27/24	7
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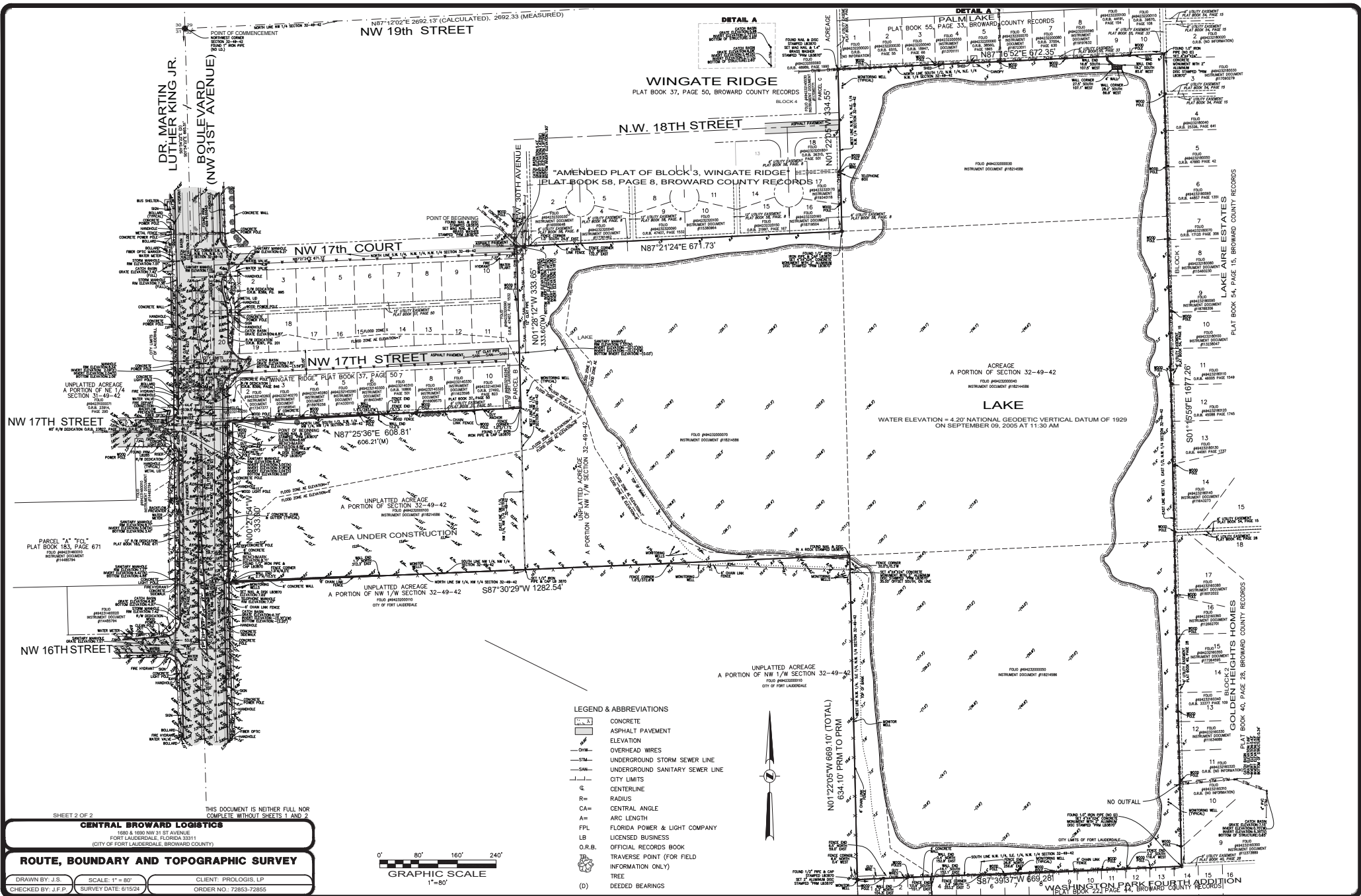
ROUTE, BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NODD HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: survey@policelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.S.
CHECKED BY: J.F.P.

SCALE: 1" = 80'
SURVEY DATE: 6/15/24

CLIENT: PROLOGIST, LP
ORDER NO: 72853-72855



SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FILL NOR COMPLETE WITHOUT SHEETS 1 AND 2

CENTRAL BROWARD LOGISTICS
 1600 S. 100th NW 31st AVENUE
 FORT LAUDERDALE, FLORIDA 33311
 (CITY OF FORT LAUDERDALE, BROWARD COUNTY)

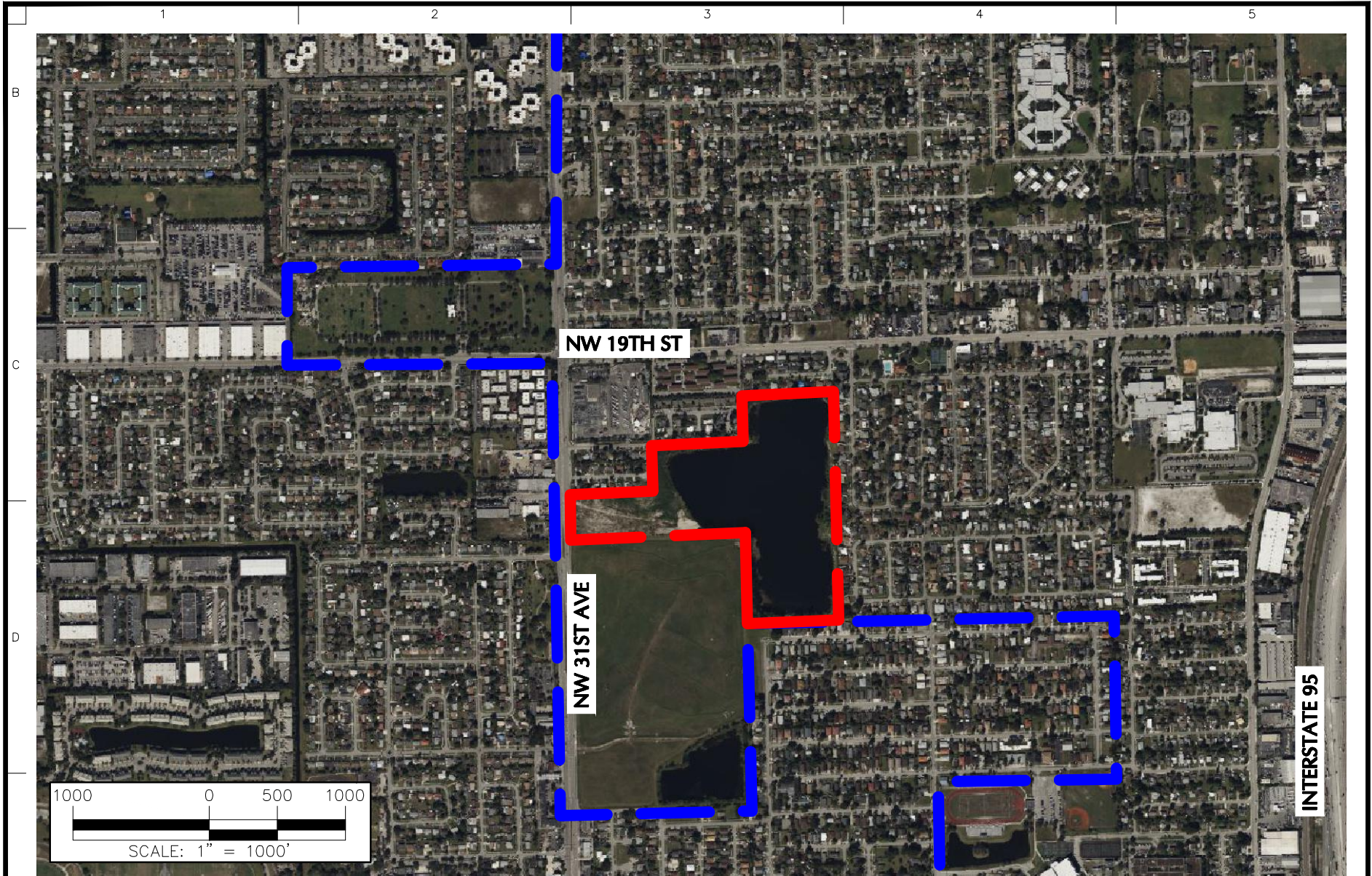
ROUTE, BOUNDARY AND TOPOGRAPHIC SURVEY



DRAWN BY: J.S. SCALE: 1" = 80' CLIENT: PROLOGIS, LP
 CHECKED BY: J.F.P. SURVEY DATE: 6/15/24 ORDER NO.: 72853-72855

2" 80' 160' 240'
 GRAPHIC SCALE
 1" = 80'

EXHIBIT D

Aerial



LINE LEGEND	
	SITE LINE
	CITY OF FORT LAUDERDALE MUNICIPAL BOUNDARY LINE

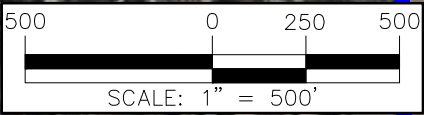




LANGAN
 Langan Engineering and Environmental Services, LLC
 110 East Broward Boulevard, Suite 1500
 Fort Lauderdale, FL 33301
 T: 954.320.2100 F: 954.320.2101 www.langan.com
 FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Project
PROLOGIS/GEOSYNERGY LAKE FILL/FTLAUDFL
 FORT LAUDERDALE
 BROWARD COUNTY FLORIDA

Drawing Title
SITE LOCATION

Project No.	330130101
Date	JULY 2024
Drawn By	GV
Checked By	CL



LINE LEGEND	
	SITE LINE
	CITY OF FORT LAUDERDALE MUNICIPAL BOUNDARY LINE



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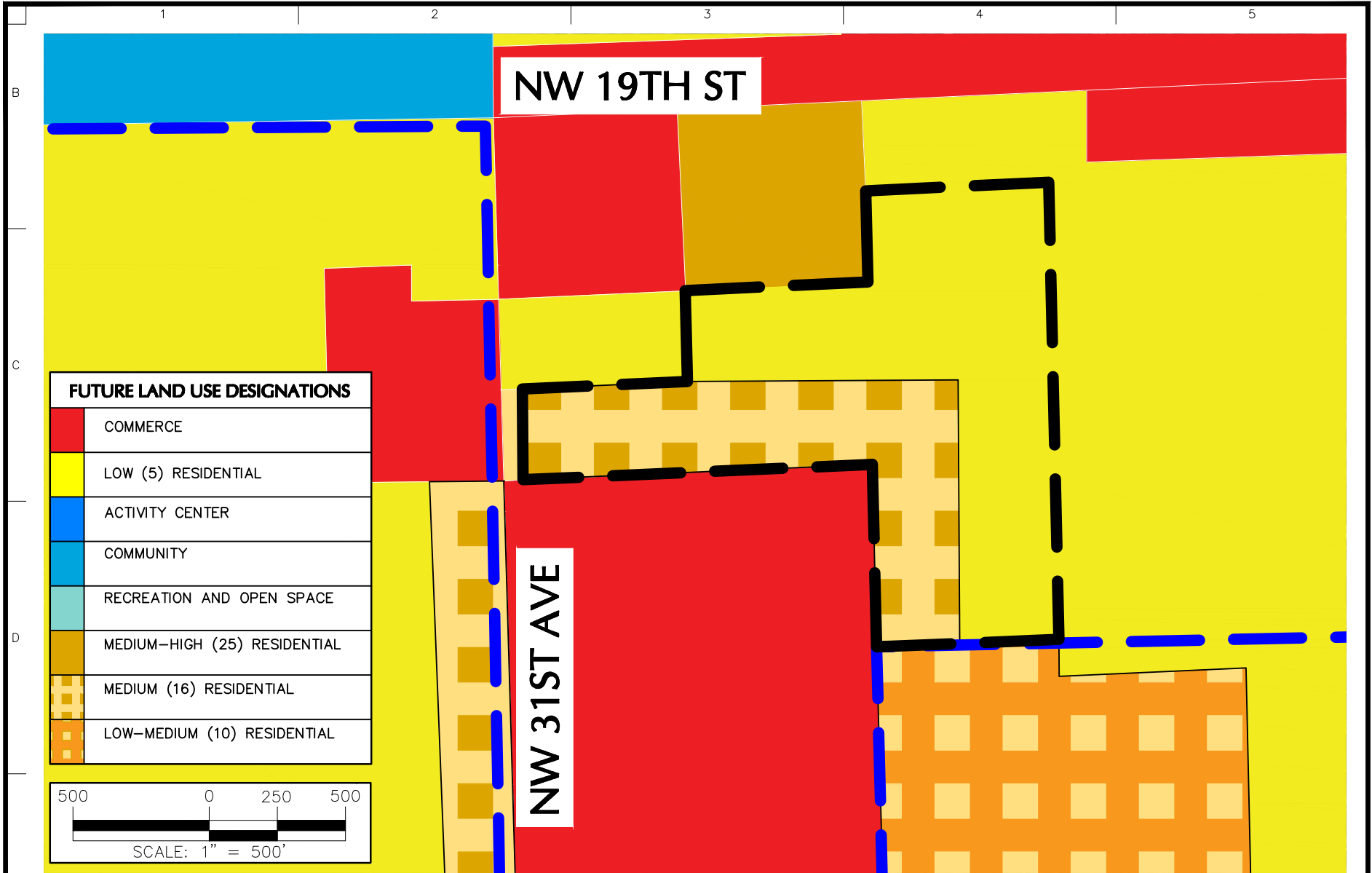
Project
PROLOGIS/GEOSYNERGY LAKE FILL/FTLAUDFL
 FORT LAUDERDALE
 BROWARD COUNTY FLORIDA

Drawing Title
SITE PLAN

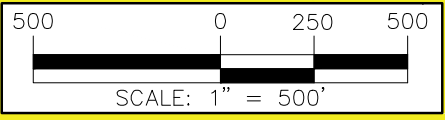
Project No.	330130101
Date	JULY 2024
Drawn By	GV
Checked By	CL

EXHIBIT E

Existing County Land Use Map



FUTURE LAND USE DESIGNATIONS	
	COMMERCE
	LOW (5) RESIDENTIAL
	ACTIVITY CENTER
	COMMUNITY
	RECREATION AND OPEN SPACE
	MEDIUM-HIGH (25) RESIDENTIAL
	MEDIUM (16) RESIDENTIAL
	LOW-MEDIUM (10) RESIDENTIAL



LINE LEGEND	
	SITE LINE
	CITY OF FORT LAUDERDALE MUNICIPAL BOUNDARY LINE



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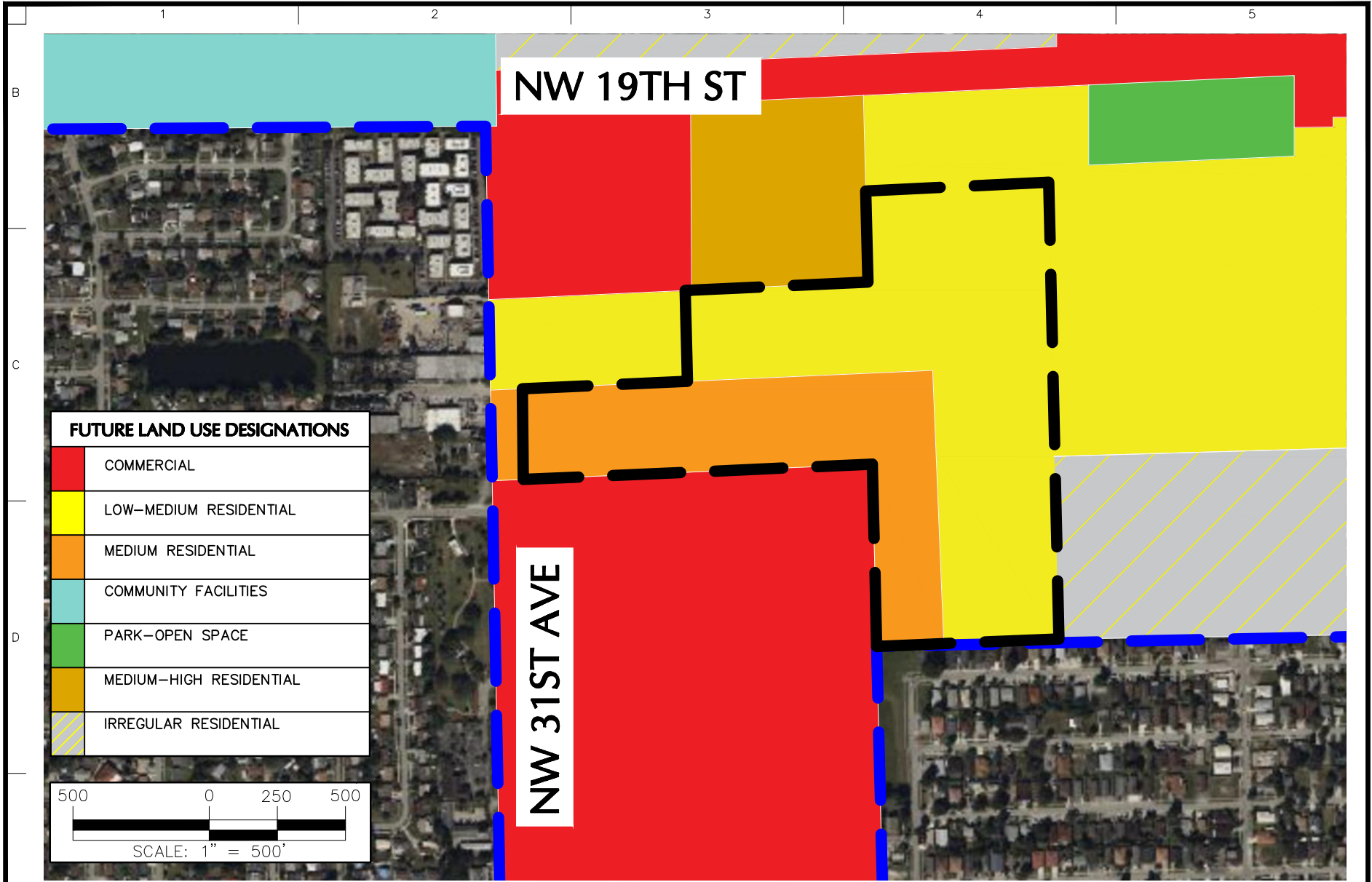
Project
PROLOGIS/GEOSYNERGY LAKE FILL/FTLAUDFL
 BROWARD COUNTY FORT LAUDERDALE FLORIDA

Drawing Title
EXISTING BROWARD COUNTRY FUTURE LAND USE MAP

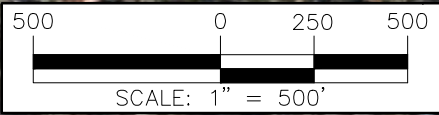
Project No.	330130101
Date	JULY 2024
Drawn By	GV
Checked By	CL

EXHIBIT F

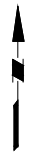
Existing City Land Use Map



FUTURE LAND USE DESIGNATIONS	
	COMMERCIAL
	LOW-MEDIUM RESIDENTIAL
	MEDIUM RESIDENTIAL
	COMMUNITY FACILITIES
	PARK-OPEN SPACE
	MEDIUM-HIGH RESIDENTIAL
	IRREGULAR RESIDENTIAL



LINE LEGEND	
	SITE LINE
	CITY OF FORT LAUDERDALE MUNICIPAL BOUNDARY LINE



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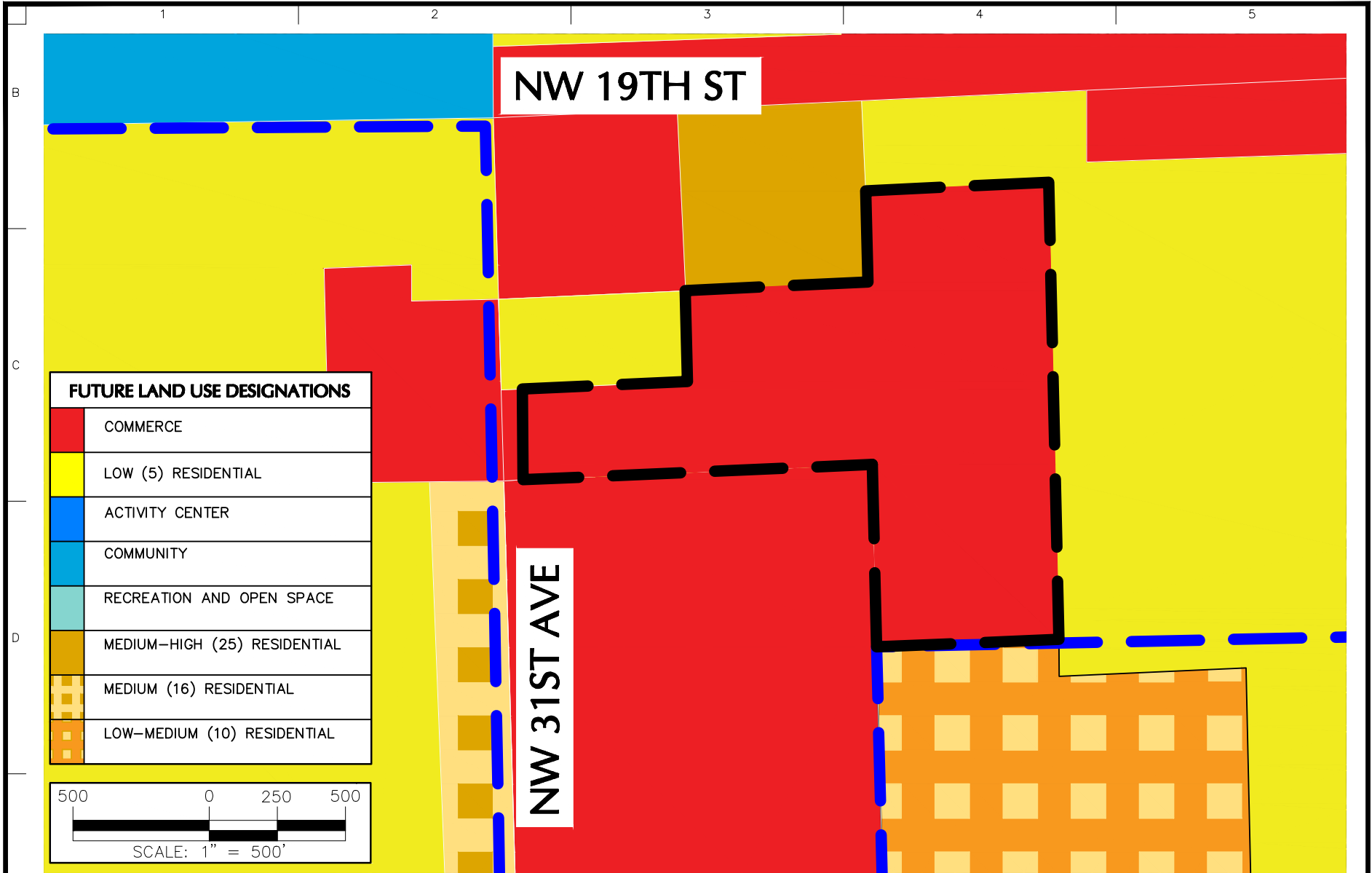
Project
PROLOGIS/GEOSYNERGY LAKE FILL/FTLAUDFL
 FORT LAUDERDALE
 BROWARD COUNTY FLORIDA

Drawing Title
EXISTING CITY OF FORT LAUDERDALE FUTURE LAND USE MAP

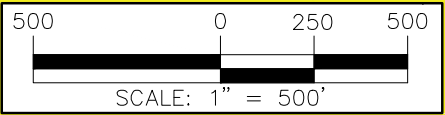
Project No.	330130101
Date	JULY 2024
Drawn By	GV
Checked By	CL

EXHIBIT G

Proposed County Land Map



FUTURE LAND USE DESIGNATIONS	
	COMMERCE
	LOW (5) RESIDENTIAL
	ACTIVITY CENTER
	COMMUNITY
	RECREATION AND OPEN SPACE
	MEDIUM-HIGH (25) RESIDENTIAL
	MEDIUM (16) RESIDENTIAL
	LOW-MEDIUM (10) RESIDENTIAL



LINE LEGEND	
	SITE LINE
	CITY OF FORT LAUDERDALE MUNICIPAL BOUNDARY LINE



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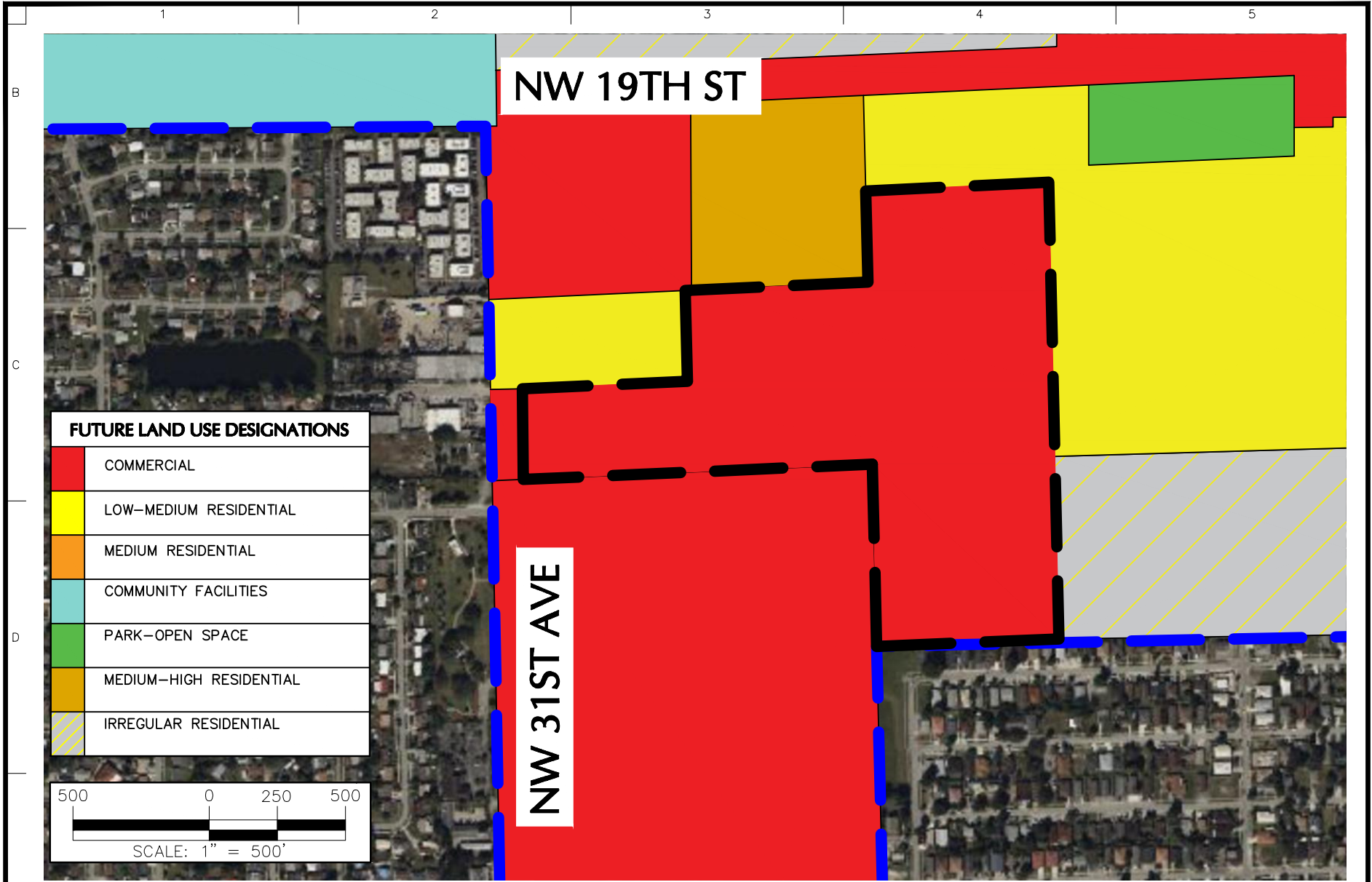
Project
PROLOGIS/GEOSYNERGY LAKE FILL/FTLAUDFL
BROWARD COUNTY
FORT LAUDERDALE
FLORIDA

Drawing Title
PROPOSED BROWARD COUNTY FUTURE LAND USE MAP

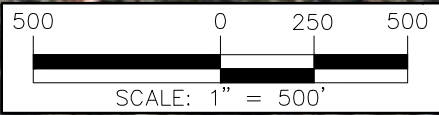
Project No.
330130101
Date
JULY 2024
Drawn By
GV
Checked By
CL

EXHIBIT H

Proposed City Land Use Map



FUTURE LAND USE DESIGNATIONS	
	COMMERCIAL
	LOW-MEDIUM RESIDENTIAL
	MEDIUM RESIDENTIAL
	COMMUNITY FACILITIES
	PARK-OPEN SPACE
	MEDIUM-HIGH RESIDENTIAL
	IRREGULAR RESIDENTIAL



LINE LEGEND	
	SITE LINE
	CITY OF FORT LAUDERDALE MUNICIPAL BOUNDARY LINE



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Project
PROLOGIS/GEOSYNERGY LAKE FILL/FTLAUDFL
 FORT LAUDERDALE
 BROWARD COUNTY FLORIDA

Drawing Title
PROPOSED CITY OF FORT LAUDERDALE FUTURE LAND USE MAP

Project No.	330130101
Date	JULY 2024
Drawn By	GV
Checked By	CL

EXHIBIT I

Water and Sewer Correspondence

RE: Central Broward Logistics Water/Sewer Analysis

From Alejandra Simon <ASimon@fortlauderdale.gov>
Date Wed 12/3/2025 12:42 PM
To Robert Hely <rhely@lochrielaw.com>
Cc Nectaria Chakas <nchakas@lochrielaw.com>

Good afternoon,

I reviewed the updated potable water and sewer analysis submitted on 12/03/2025. I confirm that they are correct based on the applicant's proposed square footage and will have no impact on the City's water and sewer plants capacity to serve the development.

Regards,

Regards,



Alejandra Simón, CFM, LEED Green Associate | Project Manager II
Engineering Division | Public Works
City of Fort Lauderdale
700 NW 19th Avenue, Fort Lauderdale, FL 33311
O: 954-828-5115
E: asimon@fortlauderdale.gov
WeAreFTL

From: Robert Hely <rhely@lochrielaw.com>
Sent: Wednesday, December 3, 2025 10:31 AM
To: Alejandra Simon <ASimon@fortlauderdale.gov>
Cc: Nectaria Chakas <nchakas@lochrielaw.com>
Subject: [EXTERNAL:CAUTION!]- Re: Central Broward Logistics Water/Sewer Analysis

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

[::CAUTION!:] This email originated from *outside* The City of Fort Lauderdale.
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Thanks Alejandra. The attached analysis now shows the corrected figures with your track changes accepted.

Robert J. Hely, Esq. | Lochrie & Chakas, P.A.
699 N. Federal Highway, Suite 400
Fort Lauderdale, FL 33304
Phone: (954) 779-1119
E-mail: rhely@lochrielaw.com

From: Alejandra Simon <ASimon@fortlauderdale.gov>
Sent: Wednesday, December 3, 2025 10:23 AM
To: Robert Hely <rhely@lochrielaw.com>
Cc: Nectaria Chakas <nchakas@lochrielaw.com>
Subject: RE: Central Broward Logistics Water/Sewer Analysis

Good morning, I tracked changes for the December numbers.
Table 6 & 8 calculations need to be updated.

Regards,



Alejandra Simón, CFM, LEED Green Associate | Project Manager II
Engineering Division | Public Works
City of Fort Lauderdale
700 NW 19th Avenue, Fort Lauderdale, FL 33311
O: 954-828-5115
E: asimon@fortlauderdale.gov
WeAreFTL

From: Robert Hely <rhely@lochrielaw.com>
Sent: Tuesday, December 2, 2025 1:18 PM
To: Alejandra Simon <ASimon@fortlauderdale.gov>
Cc: Nectaria Chakas <nchakas@lochrielaw.com>
Subject: [EXTERNAL:CAUTION!]- Re: Central Broward Logistics Water/Sewer Analysis

[::CAUTION!:] This email originated from *outside* The City of Fort Lauderdale.
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Hi there again Alejandra,

Thanks for taking my call this morning. I just wanted to clarify that the site plan associated with this LUPA does not propose a gross floor area of 5+ million square feet, rather only 507,320 SF. If the subject site has the capacity anyways, that is great, but I just wasn't sure if that is something that should be mentioned in your response email should there not be ample capacity based on the 5+ million figure.

Robert J. Hely, Esq. | Lochrie & Chakas, P.A.
699 N. Federal Highway, Suite 400

Fort Lauderdale, FL 33304
Phone: (954) 779-1119
E-mail: rhely@lochrielaw.com

From: Robert Hely
Sent: Tuesday, December 2, 2025 10:35 AM
To: Alejandra Simon <asimon@fortlauderdale.gov>
Cc: Nectaria Chakas <nchakas@lochrielaw.com>
Subject: Central Broward Logistics Water/Sewer Analysis

Hi Alejandra,

We've been asked to revise our water/sewer analyses for the proposed Central Broward Logistics land use plan amendment (Case No. UDP-L24003). I incorrectly calculated the proposed square footage that would yield an FAR of 3. The proposed square footage for both the water and sewer analyses have been revised accordingly and are combined into this single document. Could you please review the attached and confirm that the information is correct?

Thank you in advance,

Robert J. Hely, Esq. | Lochrie & Chakas, P.A.
699 N. Federal Highway, Suite 400
Fort Lauderdale, FL 33304
Phone: (954) 779-1119
E-mail: rhely@lochrielaw.com

A. Potable Water Analysis

1. Provide the potable water level of service per the adopted and certified local land use plan.

Applicant’s Response:

According to the City’s Comprehensive Plan Sanitary Sewer, Water & Stormwater Element, the adopted level of service for potable water is 170 gallons per capita per day. *See Objective SWS3.2 Water Supply System. Evaluation Measure SWS3.2.1.*

The City’s Water Supply Plan updated June 16, 2020, outlines the below level of service.

City of Fort Lauderdale
Water System Level of Service Standards

Component	Level Of Service Standard / Goal
Raw Water Supply	Maximum Day Demand with 20 percent of wells out of service for maintenance
Treatment Capacity	Maximum Day with all units in service
Minimum system pressure during peak hour demand with largest pump out of service during non-fire flow conditions	Maintain a minimum of 45 psi in the distribution system
Minimum system pressure during peak hour demand with largest pump out of service during fire flow conditions	Maintain a minimum of 20 psi in the distribution system
Finished Water Pumped Per Capita – 2008 Comprehensive Plan Volume 1, Infrastructure Element	Policies 1.2.2 and 2.3.1 of the Comprehensive Plan Volume 1, Infrastructure Element indicates that the level of service for finished water pumped shall be 197 gallons per capita per day
Finished Water Pumped Per Capita – City Goal	It is the City’s goal to reduce the finished water pumped level of service to 170 gallons per capita per day through conservation by the year 2028
Finished Water Storage	Comply with FAC 62-555.320(19): minimum requirement of 25 percent of maximum day demand plus maximum fire flow volume with all tanks in service. Maximum fire flow storage based upon a 5,000 gallons per minute (gpm) fire over a four hour period.
Maximum Distribution System Water Loss	10 Percent of Finished Water Pumped

2. Provide the adoption date of the local government’s 10 Year Water Supply Facilities Plan.

Applicant’s Response: June 16, 2020.

3. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.

Applicant’s Response:

Based upon the City’s Comprehensive Plan and (2020) 10-year Water Supply Plan, potable water needs for current and future populations will be met through the long term.

The City of Fort Lauderdale holds a 20 year Consumptive Use Permit (CUP #06-00123-W) from the South Florida Water Management District (SFWMD) that includes 52.55 MGD from the Biscayne Aquifer. The Consumptive Use Permit (CUP) was issued on September 11, 2008 and expires on September 11, 2028. The updated (2020) 10 Year Water Supply Facility Work Plan forecasts water demands of 47.2 MGD in 2025 and 50.4 MGD in 2030.

On October 18, 2023, the City of Fort Lauderdale issued \$543 million in water and sewer revenue bonds to provide financing for the construction of the Prospect Lake Clean Water Center and related efforts. The new water treatment plant will be capable of producing 50 million gallons of treated water per day using a combination of nanofiltration membrane and ion exchange technologies to provide residents with clear, safe, potable water. Construction of the Prospect Lake Clean Water Center is anticipated to be completed by 2026. Because this facility is not yet completed, the statistics in Table 4 below are for the existing Fiveash Water Treatment Plant.

TABLE 4 – FIVEASH WATER TREATMENT PLANT	
Current Plant Capacity:	70 MGD
Current and Committed Plant Capacity:	Current: 38.50 MGD Committed: 5.73 MGD
SFWMD Permitted Withdrawal:	52.55 MGD
Expiration date of SFWMD Permit	2028

TABLE 5 - WELLFIELDS Peele-Dixie And Prospect Wellfields	
Permitted Capacity for Peele-Dixie and Prospect Wellfield - raw water supply from Biscayne Aquifer system. (1)	52.55 MGD (2)
Current Demand	38.50 MGD
Remaining Capacity	8.31 MGD
Expiration Date of SFWMD Permit	2028
(1) Source: 2020 Water Supply Plan 3.2.1	
(2) Source: 2020 Water Supply Plan 2.4	

4. Identify the net impact on potable water demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Applicant’s Response: See table below

TABLE 6 - POTABLE WATER IMPACT		
<i>Use</i>	<i>Calculation</i>	<i>Total</i>
CURRENT		
Residential	393 dwelling units x 1.0 ERCs = 393 ERCs x 300 GPD	= 0.117 MGD

Single Family and Townhouses ¹		
PROPOSED		
Commercial (warehouse-mixed use)	5,324,033.7 sf X 0.368 ERCs/1ksf = 1,959.2 ERCs x 300 GPD	= 0.587 MGD
	Difference	+0.47 MGD
Source: City of Fort Lauderdale: Guidelines for the Calculation of Sanitary Sewer Connection Fees, dated 2019		

5. Correspondence from potable water provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Applicant’s Response: See E-mail to Alejandra Simon attached as **Exhibit I**.

Alejandra Simon, Project Manager II
City of Fort Lauderdale | Public Works Department
700 NW 19th Avenue
Fort Lauderdale, FL 33311
P: 954-828-5115
E: ASimon@fortlauderdale.gov

B. Sanitary Sewer Analysis

1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.

Applicant’s Response:

The Sanitary Sewer, Water, and Stormwater Element of the City’s Comprehensive Plan states in Policy SWS 2.1.2 that the levels of service for wastewater are as follows: 1) FDEP Permitted Capacity of the facility, and 2) LOS measured by average daily flow. Policy SWS 2.1.2a also states that review for development and redevelopment shall include requested sewer demand based upon the Guidelines for the Calculations of Sanitary Sewer Connection Fees, committed flows for previously approved projects, impacts on relevant collection pipes, pumping station, and wastewater, and recommended improvements. Policy SWS 2.1.2b requires applications for amendments to the City’s Land Use Plan for increased densities and intensities shall include an analysis of the availability of sanitary sewer service.

2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources.

Applicant’s Response:

TABLE 7 - SANITARY SEWER PROJECTED PLANT CAPACITY & DEMAND	
City of Fort Lauderdale - G.T. Lohmeyer Treatment Plant	
FDEP Plant Capacity	61.58 MGD
Current + Committed Plant Demand	Current: 52.33 MGD Committed: 4.50 MGD
Planned Plant Capacity	61.58 MGD-TMADF

¹ For purposes of impacts on public services, the County’s land use designation is more restrictive and nets a smaller number of units than the City’s land use designation. Therefore, the analysis is limited to 393 units, the maximum number of units allowed under the County’s Comprehensive Plan.

Sources/Notes:

- (1) The committed flow is traced by the City of Fort Lauderdale Public Works Department and varies as new developments are completed.
- (2) The Capacity Analysis Report (CAR) is in the process of being updated. Expansion of plant capacity is not expected to be needed until 2037.

3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.

Applicant's Response:

TABLE 8 - SANITARY SEWER		
CURRENT LAND USE		
Use	Calculation	Total
Residential Single Family and Townhouses	393 dwelling units x 1.0 ERCs = 393 ERCs x 175 GPD/DU	0.068 MGD
PROPOSED LAND USE		
Commercial (warehouse mixed-use)	5,324,033.7 sf X 0.368 ERCs/1ksf = 1,959.2 ERCs x 175/GPD	0.342 MGD
Difference		+0.274 MGD

4. Correspondence from sanitary sewer provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Applicant's Response: See E-mail to Alejandra Simon attached as Exhibit I (water and sewer confirmation combined).

Alejandra Simon, Project Manager II
City of Fort Lauderdale | Public Works Department
700 NW 19th Avenue
Fort Lauderdale, FL 33311
P: 954-828-5115
E: ASimon@fortlauderdale.gov

EXHIBIT J

Solid Waste Correspondence

Re: Central Broward Logistics LUPA-Solid Waste Analysis

From bob hely <helybob@att.net>
Date Tue 12/2/2025 11:33 AM
To Robert Hely <rhely@lochrielaw.com>

On behalf of FCC Environmental Services, the current owner of the South Broward waste to energy facility, please accept this email in response to your request. Our facility, located at 4400 South State Road 7 Fort Lauderdale, Fla., has adequate capacity available to process the additional municipal solid waste anticipated to be generated by your proposed development project in Fort Lauderdale. As the city's solid waste processor we concur with your solid waste analysis and this additional solid waste will have no adverse impact on our facility or our operations.

Should you need anything further please do not hesitate to contact me directly.
Sent from my iPhone

Bob Hely
Market Manager
FCC Environmental Services

On Dec 2, 2025, at 11:15 AM, Robert Hely <rhely@lochrielaw.com> wrote:

Good morning,

As you may be aware, we represent the applicant for a proposed land use plan amendment application in the City of Fort Lauderdale, on the site commonly known as Rock Pit Lake. We have been asked to revise our solid waste analysis to show a proposed project square footage that would yield a floor area ratio of 3. Could you review the attached analysis and confirm whether there is adequate capacity to handle this volume? Just so you are aware, the proposed project does not intend to provide a gross square footage as large as what is shown on the analysis.

Thank you in advance,

Robert J. Hely, Esq. | Lochrie & Chakas, P.A.
699 N. Federal Highway, Suite 400
Fort Lauderdale, FL 33304
Phone: (954) 779-1119
E-mail: rhely@lochrielaw.com

<2025-12-2 Revised Solid Waste Analysis .docx>

C. Solid Waste Analysis

1. Provide the solid waste level of service per the adopted and certified local land use plan.

Applicant’s Response:

Per Solid Waste Element Policy SW 1.1.3 for future development projects, the City shall ensure adequate solid waste capacity consistent with Broward County’s Comprehensive Plan solid waste generation rates as part of the development review process.

2. Identify the solid waste facility serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.

Applicant’s Response:

The City has contracted with Republic Services for solid waste collection and with WIN-Waste Innovations Technologies for solid waste disposal. Waste is disposed of at the WIN-Waste Innovations South Plant.

TABLE 9 SOLID WASTE FACILITIES	
Capacity	821,250 Tons/Year
Current + Committed Demand	725,000 Tons/Year
Planned Capacity	No planned expansion

Source: WIN-Waste Innovations

3. Identify the net impact on solid waste demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit

Applicant’s Response:

TABLE 10 SOLID WASTE IMPACT		
Use	Calculation	Total
CURRENT LAND USE		
Residential Single Family and Townhouses	393 dwelling units x 8.9 lbs/unit/day	3,497.7 lbs/day
PROPOSED LAND USE		
Commercial	5,324,033.7 sf x 4 lbs/100 sf/day	212,961 lbs/day
	Change	+209,463 lbs/day

4. Correspondence from the solid waste provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Applicant’s Response:

See E-mail from Robert Hely, attached as Exhibit J.

**Robert Hely, Marketplace Manager
FCC Environmental Services
4400 S. SR 7
Fort Lauderdale, FL 33314**

Email: helybob@att.net
Phone: (954) 980-6998

EXHIBIT K

Drainage Correspondence

FW: UDP-L24003 Central Broward Logistics Land Use Plan Amendment

From Lorraine Tappen <LTappen@fortlauderdale.gov>

Date Mon 1/5/2026 3:56 PM

To Robert Hely <rhely@lochriellaw.com>



Lorraine Tappen, AICP, LEED Green Associate | Principal Urban Planner

**Urban Design & Planning | Development Services Department
City of Fort Lauderdale**

700 NW 19th Avenue, Fort Lauderdale, FL 33311

O: 954-828-5018

E: LTappen@fortlauderdale.gov

WeAreFTL

Under Florida law, most e-mail messages to or from City of Fort Lauderdale employees or officials are public records and may be subject to public disclosure.

From: Orlando Arrom <OArrom@fortlauderdale.gov>

Sent: Wednesday, December 17, 2025 3:18 PM

To: Nectaria Chakas <nchakas@lochriellaw.com>

Cc: Lorraine Tappen <LTappen@fortlauderdale.gov>

Subject: UDP-L24003 Central Broward Logistics Land Use Plan Amendment

Nectaria,

I have reviewed the Drainage Analysis section under the Public Facilities and Services chapter of the Amendment to the Comprehensive Plans of Broward County and City of Fort Lauderdale (Future Land Use Map Amendment), Case No. UDP-L24003. I hereby verify that the information submitted is accurate to the best of my knowledge.

Sincerely,



Orlando Arrom | Land Development Manager

**Engineering Division | Development Services Department
City of Fort Lauderdale**

700 N.W. 19th Avenue, Fort Lauderdale, FL 33311

O: 954-828-5285

E: OArrom@fortlauderdale.gov

WeAreFTL

Re: Revised Drainage Analysis-Central Broward Logistics LUPA (UDP-L24003)

From Robert Hely <rhely@lochrielaw.com>
Date Fri 10/10/2025 11:34 AM
To oarrom@fortlauderdale.gov <oarrom@fortlauderdale.gov>
Cc Nectaria Chakas <nchakas@lochrielaw.com>

Hi Orlando,

I just wanted to confirm your receipt of the below. Please let me know if there's any additional information we can provide to assist in your review. We look forward to your confirmation that the drainage analysis is accurate.

Thanks,

Robert J. Hely, Esq. | Lochrie & Chakas, P.A.
699 N. Federal Highway, Suite 400
Fort Lauderdale, FL 33304
Phone: (954) 779-1119
E-mail: rhely@lochrielaw.com

From: Robert Hely <rhely@lochrielaw.com>
Sent: Wednesday, October 1, 2025 3:37 PM
To: oarrom@fortlauderdale.gov <oarrom@fortlauderdale.gov>
Cc: Nectaria Chakas <nchakas@lochrielaw.com>
Subject: Re: Revised Drainage Analysis-Central Broward Logistics LUPA (UDP-L24003)

Orlando,

Please also find attached the 2024 email correspondence between our project engineer, Chris Lall, and Daniel Rey, where the 2024 Drainage Analysis as provided in my previous email below, was approved.

Apologies for the oversight.

Robert J. Hely, Esq. | Lochrie & Chakas, P.A.
699 N. Federal Highway, Suite 400
Fort Lauderdale, FL 33304
Phone: (954) 779-1119
E-mail: rhely@lochrielaw.com

From: Robert Hely
Sent: Wednesday, October 1, 2025 2:54 PM
To: oarrom@fortlauderdale.gov <oarrom@fortlauderdale.gov>

Cc: Nectaria Chakas <nchakas@lochrielaw.com>

Subject: Revised Drainage Analysis-Central Broward Logistics LUPA (UDP-L24003)

Hi Orlando,

We're in the process of responding to DRC comments on the Central Broward Logistics LUPA (UDP-L24003). One of the comments requests an email from you confirming the drainage analysis. We previously received confirmation of the first submittal's analysis from Daniel Rey. Our engineering team recently provided the attached 2025 Revised Drainage Analysis, which has some changes on responses to #3 and #5

We would appreciate if you could review the revised analysis and confirm its accuracy in order to include in the revised LUPA analysis report. I've also attached the 2024 version, confirmed by Daniel, in case you wanted to review the changes.

Thanks,

Robert J. Hely, Esq. | Lochrie & Chakas, P.A.
699 N. Federal Highway, Suite 400
Fort Lauderdale, FL 33304
Phone: (954) 779-1119
E-mail: rhely@lochrielaw.com

Revised Drainage Analysis

Central Broward Logistics
1680 and 1690 NW 31st Avenue, Fort Lauderdale, FL 33311
Land Use Plan Amendment

D. Drainage Analysis

1. Provide the drainage level of service per the adopted and certified local land use plan.

Applicant's Response: The City's adopted Level of Service standards for stormwater drainage are: a minimum public road elevation to withstand flooding that will occur during a ten year, one-day storm event, and; a minimum floor elevation to withstand flooding during a 100 year, three-day storm event. In addition, new development and redevelopment must provide for retention and treatment of the first inch of stormwater runoff through the use of vegetative swales, perforated pipes, deep well injection, or other means acceptable to City, County and/or State agencies or departments.

2. Identify the drainage district and drainage systems serving the amendment area.

Applicant's Response: The City of Fort Lauderdale is located in the South Florida Water Management District. Drainage systems will be evaluated when development projects have been submitted for site plan approval.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

Applicant's Response: The proposed stormwater management system for the site is comprised of catch basins, an underground vault system and proposed lake to collect the generated runoff. The vaults and lake will provide the required onsite water quality treatment in addition to retaining the 25-Year design storm event for the proposed berm elevation. The stormwater quantity calculation methodology is consistent with the methodology used for SFWMD Application No. 240422-62 and analyzed the onsite and offsite contributory areas associated with the lake based on existing outfalls. The table below shows the revised 100-year 3 day and 25-year 3 day peak stage events for the overall development.

Storm Event/Location	Peak Stage (ft)	Proposed Elevation (ft.)
25 YR 3 Day	8.05	Average Perimeter Berm: 8.5'
100 YR 3 Day	8.23	FEMA Min Flood Elevation: 8' Min Building F.F.E.: 8.23

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site.

Applicant's Response: A SWM application for the onsite development has not been submitted to the drainage district.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties

Central Broward Logistics
1680 and 1690 NW 31st Avenue, Fort Lauderdale, FL 33311
Land Use Plan Amendment

The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

Applicant's Response: A seasonal high groundwater level was measured at approximate depths of 2.5 to 8 ft below ground surface. The onsite design storm elevation for the 100 year – 3 day storm is at 7.99' which is below FEMA's min flood elevation of 8' and the F.F.E. of 10.5' and the 25 year – 3 day storm stages to 8.05' which is below the perimeter's berm. The master system is also modeled to ensure the offsite proposed 100 year storm events are below the existing finish floor's for each respected basins.

6. Correspondence from local drainage district verifying the information submitted in items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

Applicant's Response: See E-mail from Orlando Arrom attached as Exhibit K.

Orlando Arrom, Land Development Manager
City of Fort Lauderdale-Development Services Department
700 NW 19 Avenue
Fort Lauderdale FL 33311
E: OArrom@fortlauderdale.gov
P: 954-828-5285

Nectaria Chakas

From: Daniel Rey <DRey@fortlauderdale.gov>
Sent: Thursday, August 15, 2024 11:15 AM
To: Chris Lall
Cc: Nectaria Chakas; Michael Carr
Subject: RE: Land Use Plan Amendment Drainage Analysis

Thank you Chris,

This is acceptable to me. Please use this email as verification of the information submitted.

Regards,

Daniel Rey, P.E. | Land Development Manager | City Engineer

City of Fort Lauderdale | Development Services Department
Building Services Division
700 NW 19 Avenue | Fort Lauderdale FL 33311

P: 954-828-4653

E: Drey@fortlauderdale.gov



From: Chris Lall <clall@langan.com>
Sent: Thursday, August 8, 2024 6:01 PM
To: Daniel Rey <DRey@fortlauderdale.gov>
Cc: Nectaria Chakas <nchakas@lochriellaw.com>; Michael Carr <mcarr@Langan.com>
Subject: [EXTERNAL:CAUTION!]- RE: Land Use Plan Amendment Drainage Analysis

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Daniel,

Attached is the revised letter. Let me know if you need anything else.

Thank you.

Chris Lall, P.E.
Project Engineer

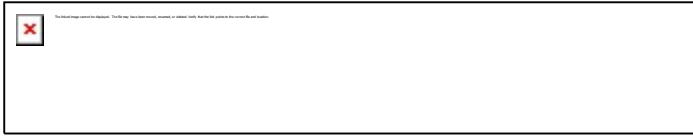
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ATHENS CALGARY DUBAI LONDON PANAMA



From: Daniel Rey <DRey@fortlauderdale.gov>
Sent: Thursday, August 8, 2024 12:39 PM
To: Chris Lall <clall@langan.com>
Cc: Nectaria Chakas <nchakas@lochrielaw.com>; Michael Carr <mcarr@Langan.com>
Subject: [External] RE: Land Use Plan Amendment Drainage Analysis

Chris,

Please see attached my comments

Daniel Rey, P.E. | Land Development Manager | City Engineer

City of Fort Lauderdale | Development Services Department

Building Services Division

700 NW 19 Avenue | Fort Lauderdale FL 33311

P: 954-828-4653

E: Drey@fortlauderdale.gov



From: Chris Lall <clall@langan.com>
Sent: Tuesday, August 6, 2024 2:22 PM
To: Daniel Rey <DRey@fortlauderdale.gov>
Cc: Nectaria Chakas <nchakas@lochrielaw.com>; Michael Carr <mcarr@Langan.com>
Subject: [EXTERNAL:CAUTION!]- Land Use Plan Amendment Drainage Analysis

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Good afternoon Daniel,

For our upcoming Land Use Plan Amendment submittal, attached is the drainage analysis for your review of sections 1-5. Please let me know if you have any questions on our responses.

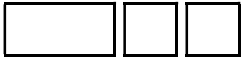
Chris Lall, P.E.
Project Engineer

LANGAN

Direct: 954.320.2113
[File Sharing Link](#)

Phone: 954.320.2100 Fax: 954.320.2101
110 East Broward Boulevard
Suite 1500
Fort Lauderdale, FL 33301
www.langan.com

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2024 Drainage Analysis

Central Broward Logistics
1680 and 1690 NW 31st Avenue, Fort Lauderdale, FL 33311
Land Use Plan Amendment

D. Drainage Analysis

1. Provide the drainage level of service per the adopted and certified local land use plan.

Applicant's Response: The City's adopted Level of Service standards for stormwater drainage are: a minimum public road elevation to withstand flooding that will occur during a ten year, one-day storm event, and; a minimum floor elevation to withstand flooding during a 100 year, three-day storm event. In addition, new development and redevelopment must provide for retention and treatment of the first inch of stormwater runoff through the use of vegetative swales, perforated pipes, deep well injection, or other means acceptable to City, County and/or State agencies or departments.

2. Identify the drainage district and drainage systems serving the amendment area.

Applicant's Response: The City of Fort Lauderdale is located in the South Florida Water Management District. Drainage systems will be evaluated when development projects have been submitted for site plan approval.

3. Identify any planned drainage improvements, including year, funding sources and other relevant information.

Applicant's Response: The proposed stormwater management system for the site is comprised of catch basins, an underground vault system and proposed lake to collect the generated runoff. The vaults and lake will provide the required onsite water quality treatment in addition to retaining the 25-Year design storm event for the proposed berm elevation. The stormwater quantity calculation methodology is consistent with the methodology used for SFWMD Application No. 240422-62 and analyzed the onsite and offsite contributory areas associated with the lake based on existing outfalls. The table below shows the revised 100-year 3 day and 25-year 3 day peak stage events for the overall development.

Storm Event/Location	Peak Stage (ft)	Proposed Elevation (ft.)
25 YR 3 Day	7.51'	Average Perimeter Berm: 8.5'
100 YR 3 Day	7.99'	FEMA Min Flood Elevation: 8' Min Building F.F.E.: 10.5'

4. Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site

Applicant's Response: A SWM application for the onsite development has not been submitted to the drainage district.

5. If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties

The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water

Central Broward Logistics
1680 and 1690 NW 31st Avenue, Fort Lauderdale, FL 33311
Land Use Plan Amendment

management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

Applicant's Response: A seasonal high groundwater level was measured at approximate depths of 2.5 to 8 ft below ground surface. The design storm elevation for the 100 year – 3 day storm is at 7.99' which is below FEMA's min flood elevation of 8' and the F.F.E. of 10.5' and the 25 year – 3 day storm stages to 7.51' which is below the perimeter's berm.

6. Correspondence from local drainage district verifying the information submitted in items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.

Applicant's Response: See E-mail from Daniel Rey dated 8/15/2024 attached as Exhibit K.

**Daniel Rey, P.E., Land Development Manager and City Engineer
City of Fort Lauderdale-Development Services Department
700 NW 19 Avenue
Fort Lauderdale FL 33311
E: Drey@fortlauderdale.gov
P: 954-828-4653**

EXHIBIT L

Traffic Summary

**TRIP GENERATION ANALYSIS
GEOSYNERGY LAKE FILL**

DAILY

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
<u>Existing Uses</u> Single-Family Detached Housing	210	393 DU	T = 8.07 (X) + 265.45	50%	50%	1,718	1,719	3,437
<u>Proposed Uses</u> High-Cube Fulfillment Center Warehouse (Sort)	155	5,324,034 SF	T = 4.83 (X)	50%	50%	12,857	12,858	25,715
Net New Trips						11,139	11,139	22,278

MORNING PEAK HOUR

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
<u>Existing Uses</u> Single-Family Detached Housing	210	393 DU	T = 0.67 (X) + 5.59	27%	73%	73	196	269
Total						73	196	269
<u>Proposed Uses</u> High-Cube Fulfillment Center Warehouse (Sort)	155	5,324,034 SF	T = 0.42 (X)	81%	19%	1,811	425	2,236
Net New Trips						1,738	229	1,967

AFTERNOON PEAK HOUR


Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips		
						In	Out	Total
<u>Existing Uses</u> Single-Family Detached Housing	210	393 DU	Ln (T) = 0.92 Ln(X) + 0.33	62%	38%	210	129	339
<u>Proposed Uses</u> High-Cube Fulfillment Center Warehouse (Sort)	155	5,324,034 SF	T = 0.6 (X)	42%	58%	1,342	1,852	3,194
Net New Trips						1,132	1,723	2,855



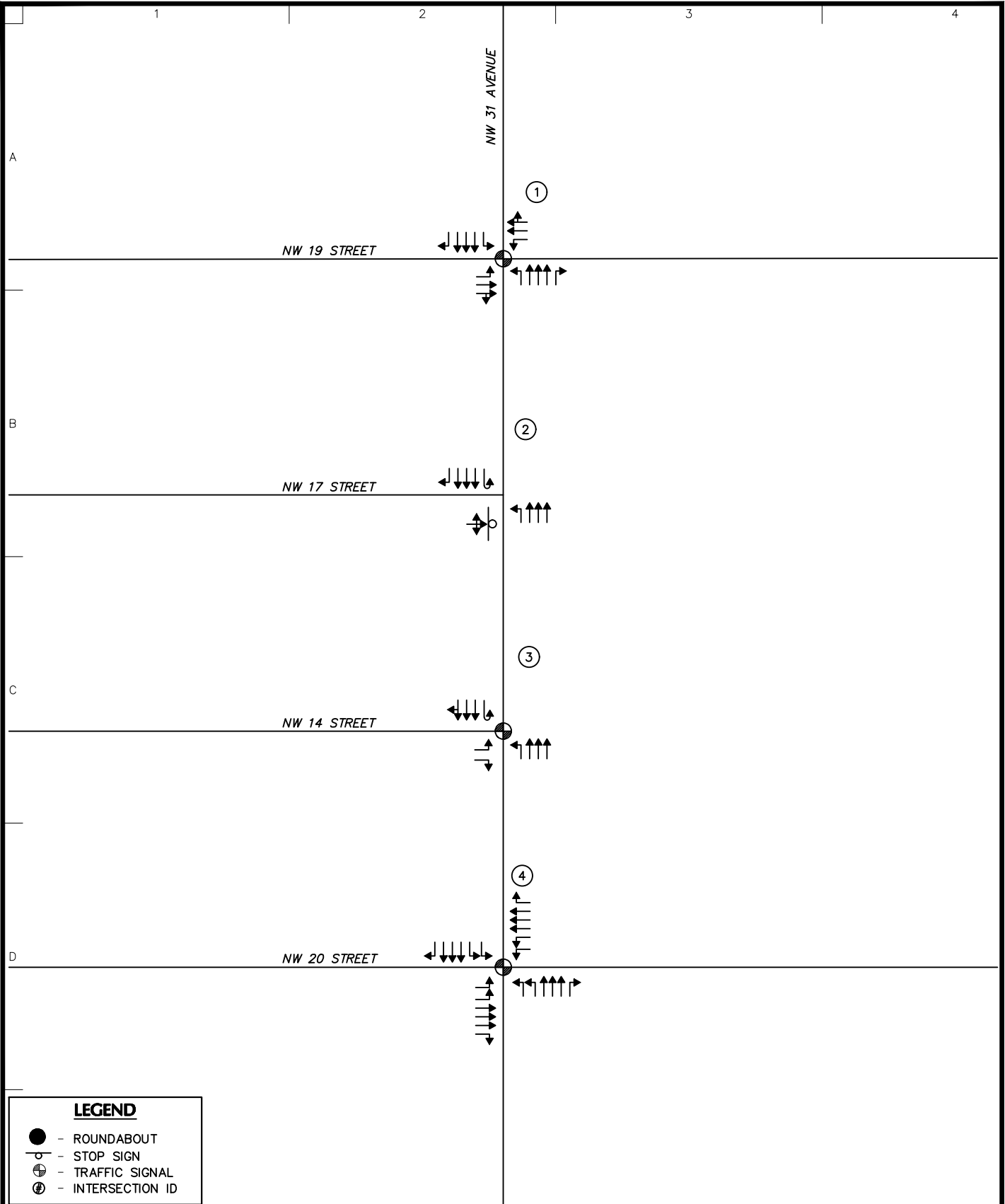


LANGAN

Project No. 330130101

 Langan Engineering and Environmental Services, Inc. 110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 T: 954.320.2100 F: 954.320.2101 www.langan.com <small>FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198</small>	Project	Drawing Title	Project No.	Drawing No.
	PROLOGIS GEOSYNERGY	SITE LOCATION MAP	330130101	1
	FORT LAUDERDALE BROWARD COUNTY FLORIDA		Date OCTOBER 2025	
			Drawn By CWA	
			Checked By MGP	Sheet 2 of 9

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LEGEND

- - ROUNDABOUT
- - STOP SIGN
- ⊕ - TRAFFIC SIGNAL
- ⊗ - INTERSECTION ID

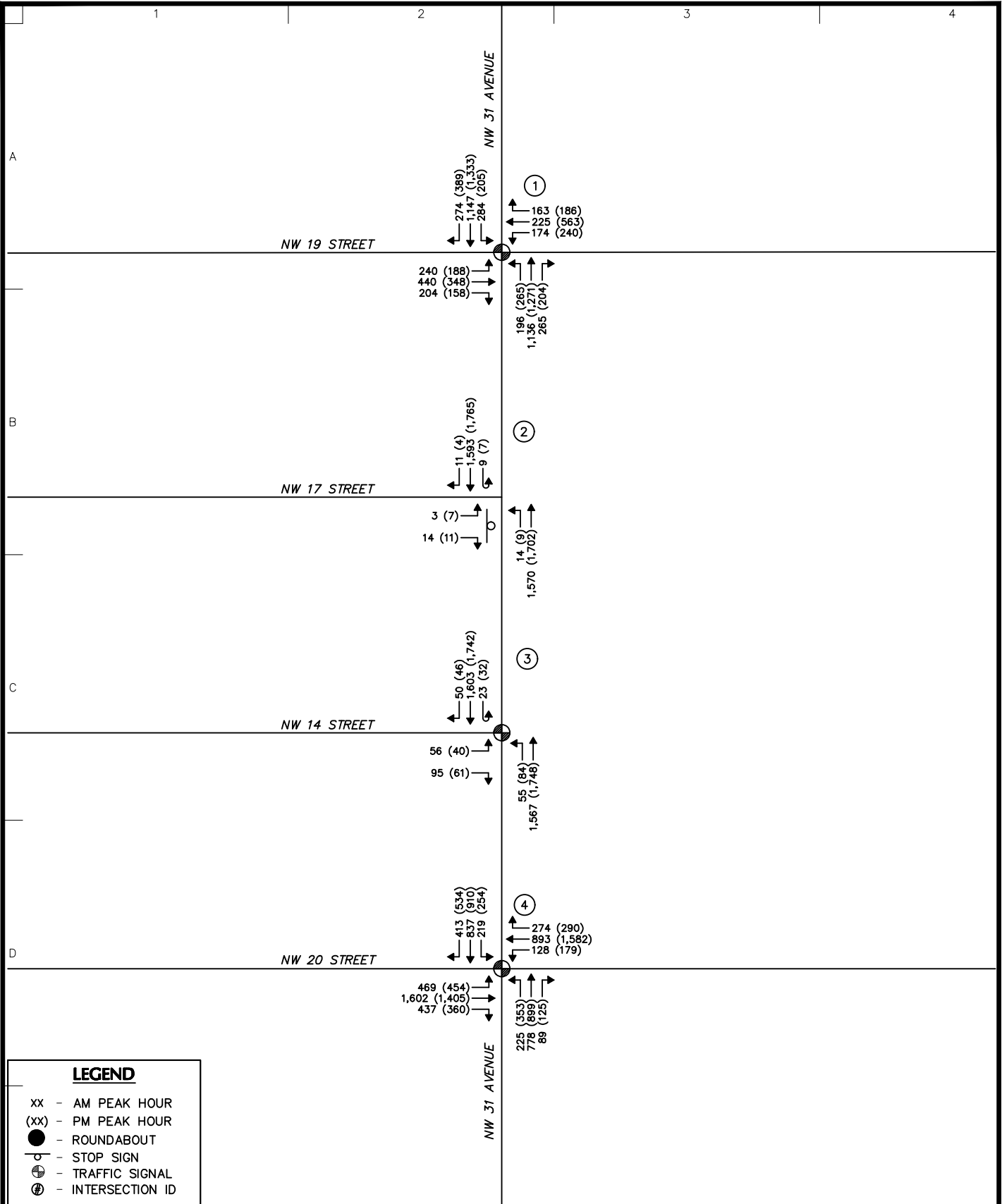
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 Fort Lauderdale, FL 33301
 T: 954.320.2100 F: 954.320.2101 www.langan.com
 FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Project
PROLOGIS GEOSYNERGY
 FORT LAUDERDALE
 BROWARD COUNTY FLORIDA

Drawing Title
INTERSECTION LANE ASSIGNMENTS

Project No.
330130101
 Date
OCTOBER 2025
 Drawn By
CWA
 Checked By
MGP

Drawing No.
2
 Sheet 2 of 9



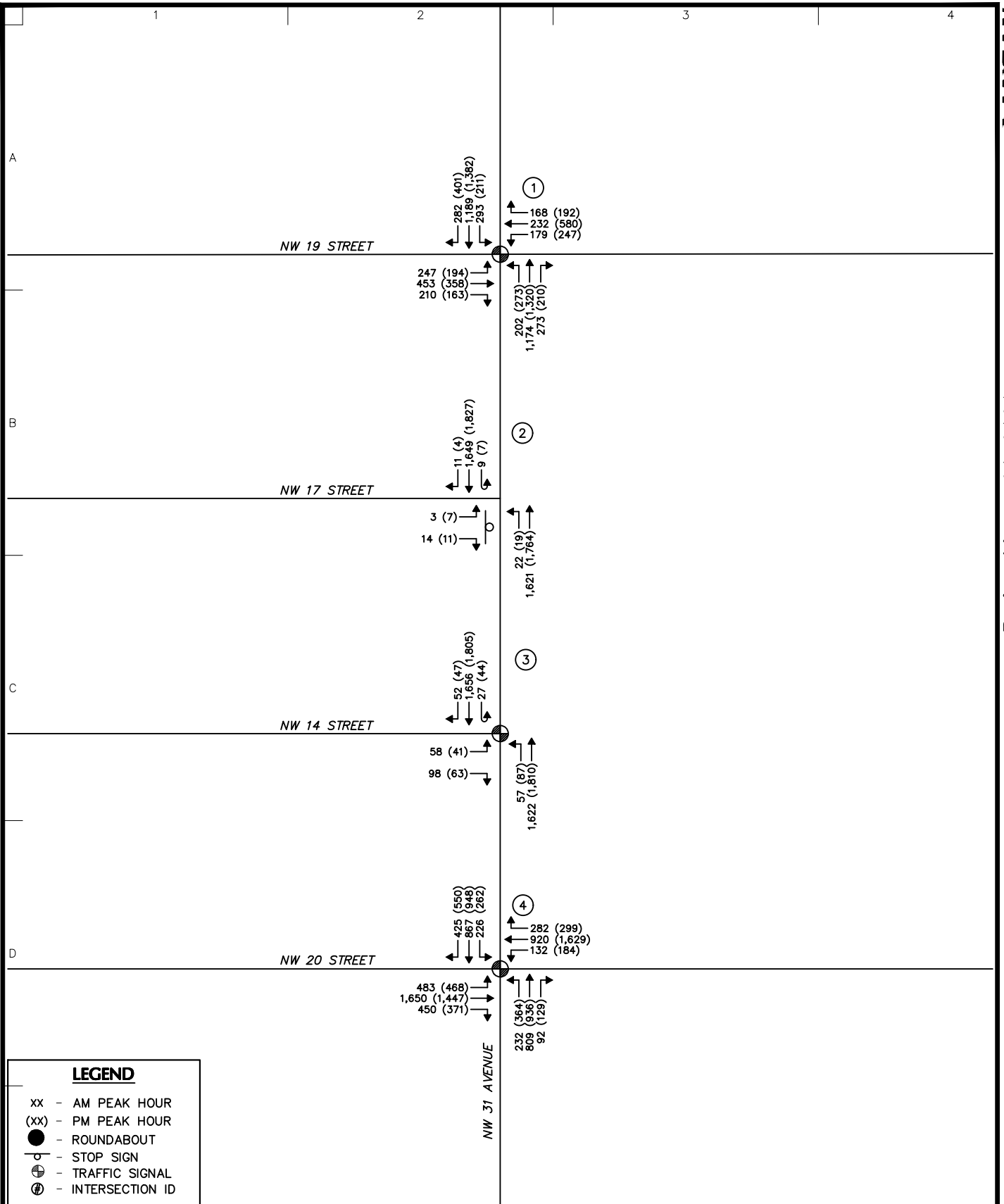
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 Fort Lauderdale, FL 33301
 T: 954.320.2100 F: 954.320.2101 www.langan.com
 FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Project
PROLOGIS GEOSYNERGY
 FORT LAUDERDALE
 BROWARD COUNTY FLORIDA

Drawing Title
2024 EXISTING TRAFFIC VOLUMES

Project No.
330130101
 Date
OCTOBER 2025
 Drawn By
CWA
 Checked By
MGP

Drawing No.
3
 Sheet 3 of 9



LEGEND

- xx - AM PEAK HOUR
- (xx) - PM PEAK HOUR
- - ROUNDABOUT
- ⊖ - STOP SIGN
- ⊕ - TRAFFIC SIGNAL
- ⊗ - INTERSECTION ID

LANGAN

Langan Engineering and Environmental Services, Inc.
 110 East Broward Boulevard, Suite 1500
 Fort Lauderdale, FL 33301

T: 954.320.2100 F: 954.320.2101 www.langan.com
 FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Project

PROLOGIS GEOSYNERGY

FORT LAUDERDALE
 BROWARD COUNTY FLORIDA

Drawing Title

2029 NO BUILD TRAFFIC VOLUMES

Project No.
330130101

Date
DECEMBER 2025

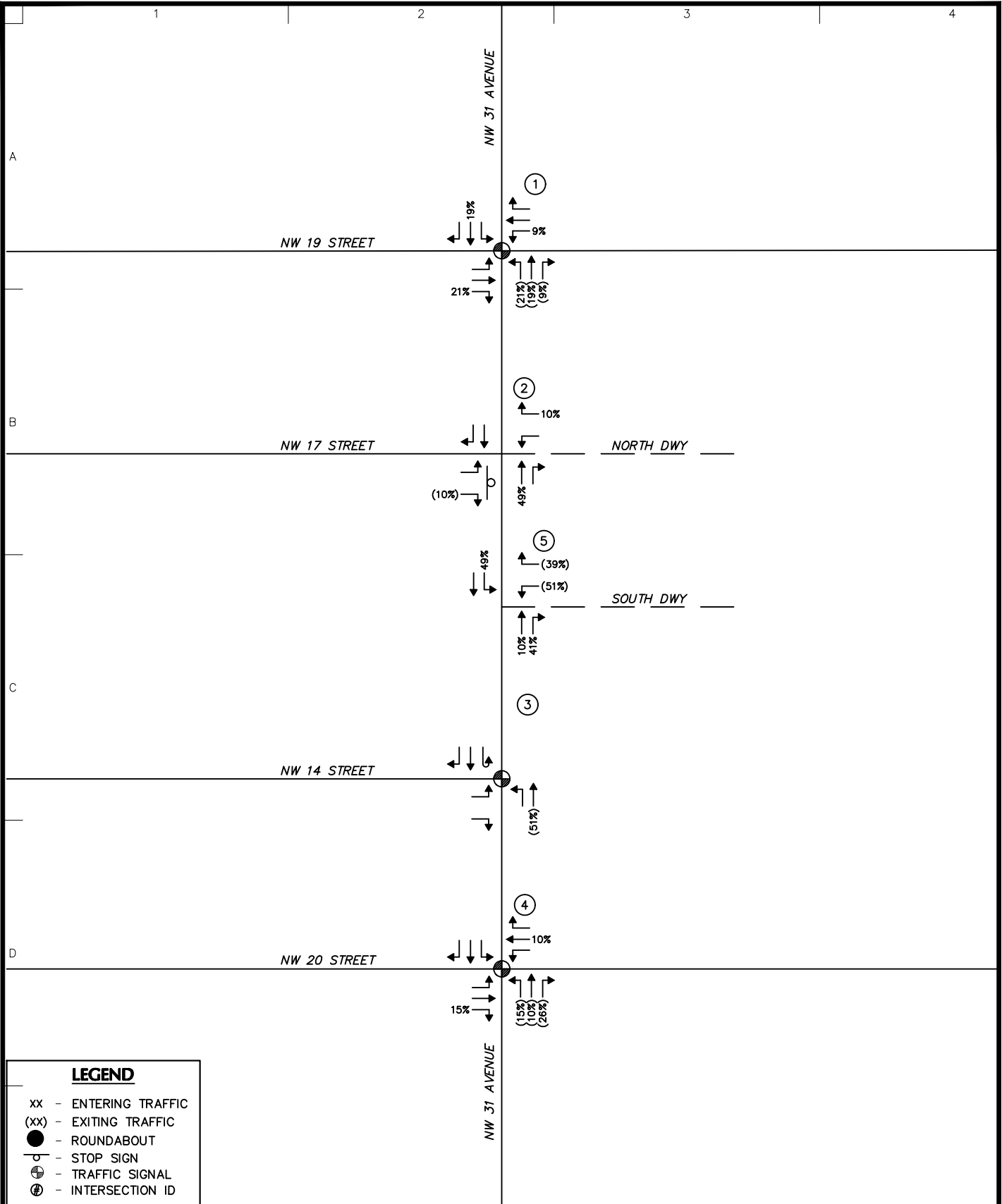
Drawn By
JSP

Checked By
MGP

Drawing No.

4

Sheet 4 of 9



LEGEND	
xx	- ENTERING TRAFFIC
(xx)	- EXITING TRAFFIC
●	- ROUNDABOUT
⊖	- STOP SIGN
⊕	- TRAFFIC SIGNAL
⊗	- INTERSECTION ID

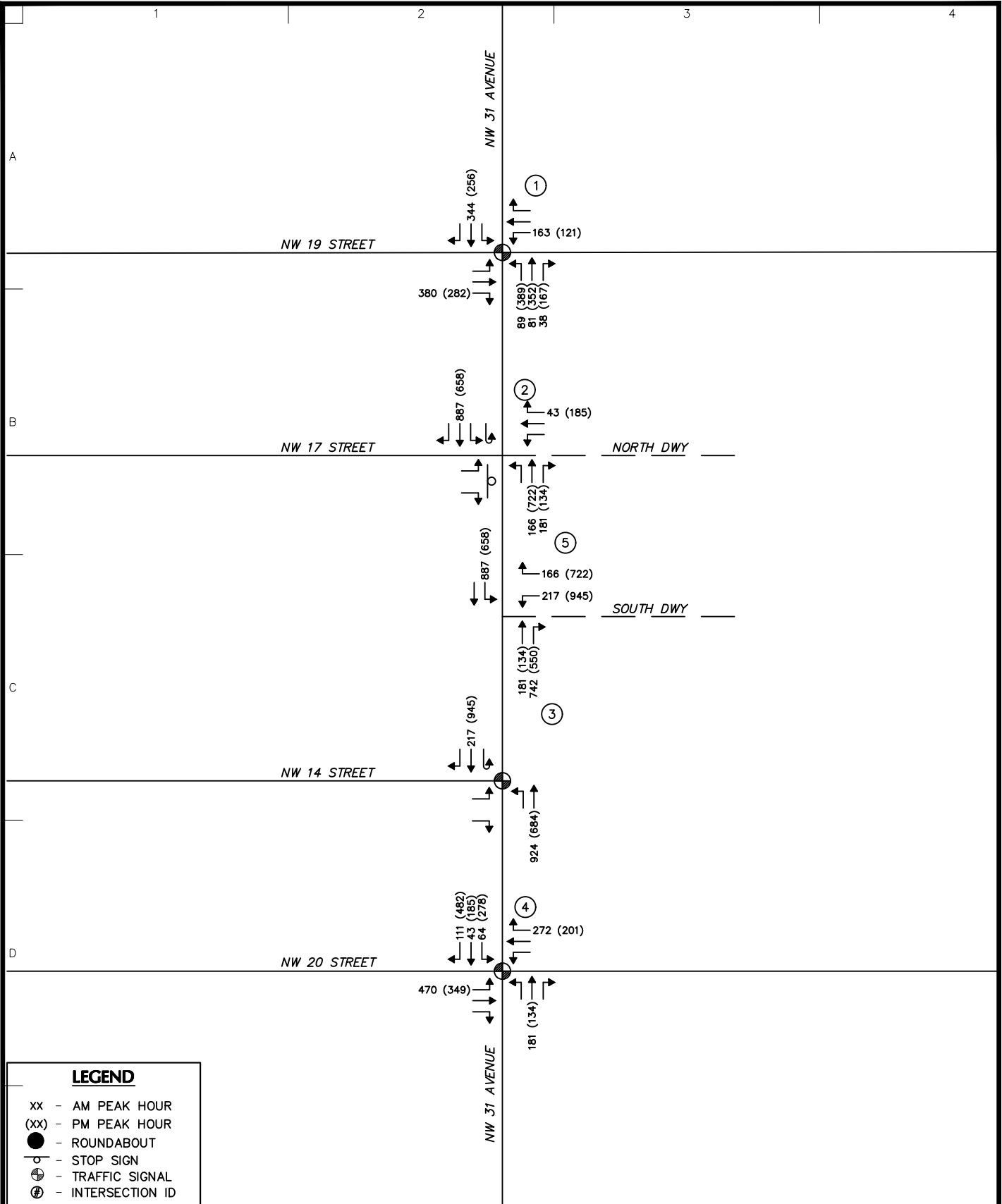
LANGAN
 Langan Engineering and Environmental Services, Inc.
 110 East Broward Boulevard, Suite 1500
 Fort Lauderdale, FL 33301
 T: 954.320.2100 F: 954.320.2101 www.langan.com
 FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Project
PROLOGIS GEOSYNERGY
 FORT LAUDERDALE
 BROWARD COUNTY FLORIDA

Drawing Title
SITE TRIP DISTRIBUTION PERCENTAGES

Project No.
330130101
 Date
OCTOBER 2025
 Drawn By
CWA
 Checked By
MGP

Drawing No.
5
 Sheet 5 of 9



LEGEND

- XX - AM PEAK HOUR
- (XX) - PM PEAK HOUR
- - ROUNDABOUT
- ⊙ - STOP SIGN
- ⊕ - TRAFFIC SIGNAL
- ⊗ - INTERSECTION ID

LANGAN

Langan Engineering and Environmental Services, Inc.
110 East Broward Boulevard, Suite 1500
Fort Lauderdale, FL 33301

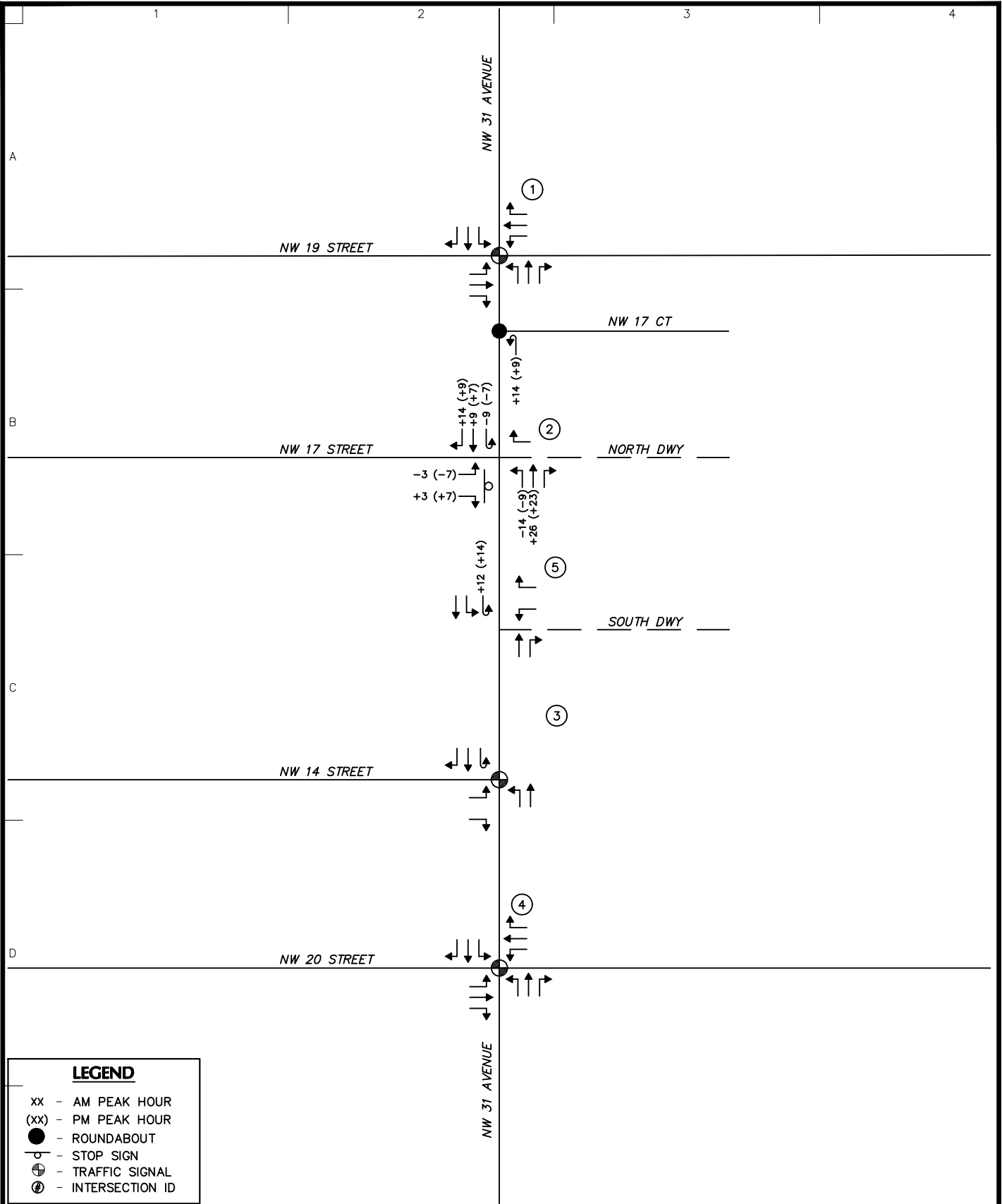
T: 954.320.2100 F: 954.320.2101 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Project
**PROLOGIS
GEOSYNERGY**
FORT LAUDERDALE
BROWARD COUNTY FLORIDA

Drawing Title
**SITE TRIP
ASSIGNMENT
VOLUMES**

Project No.
330130101
Date
DECEMBER 2025
Drawn By
JSP
Checked By
MGP

Drawing No.
6
Sheet 6 of 9



LEGEND

- xx - AM PEAK HOUR
- (xx) - PM PEAK HOUR
- - ROUNDABOUT
- ⊙ - STOP SIGN
- ⊕ - TRAFFIC SIGNAL
- ⊗ - INTERSECTION ID

LANGAN

Langan Engineering and Environmental Services, Inc.
110 East Broward Boulevard, Suite 1500
Fort Lauderdale, FL 33301

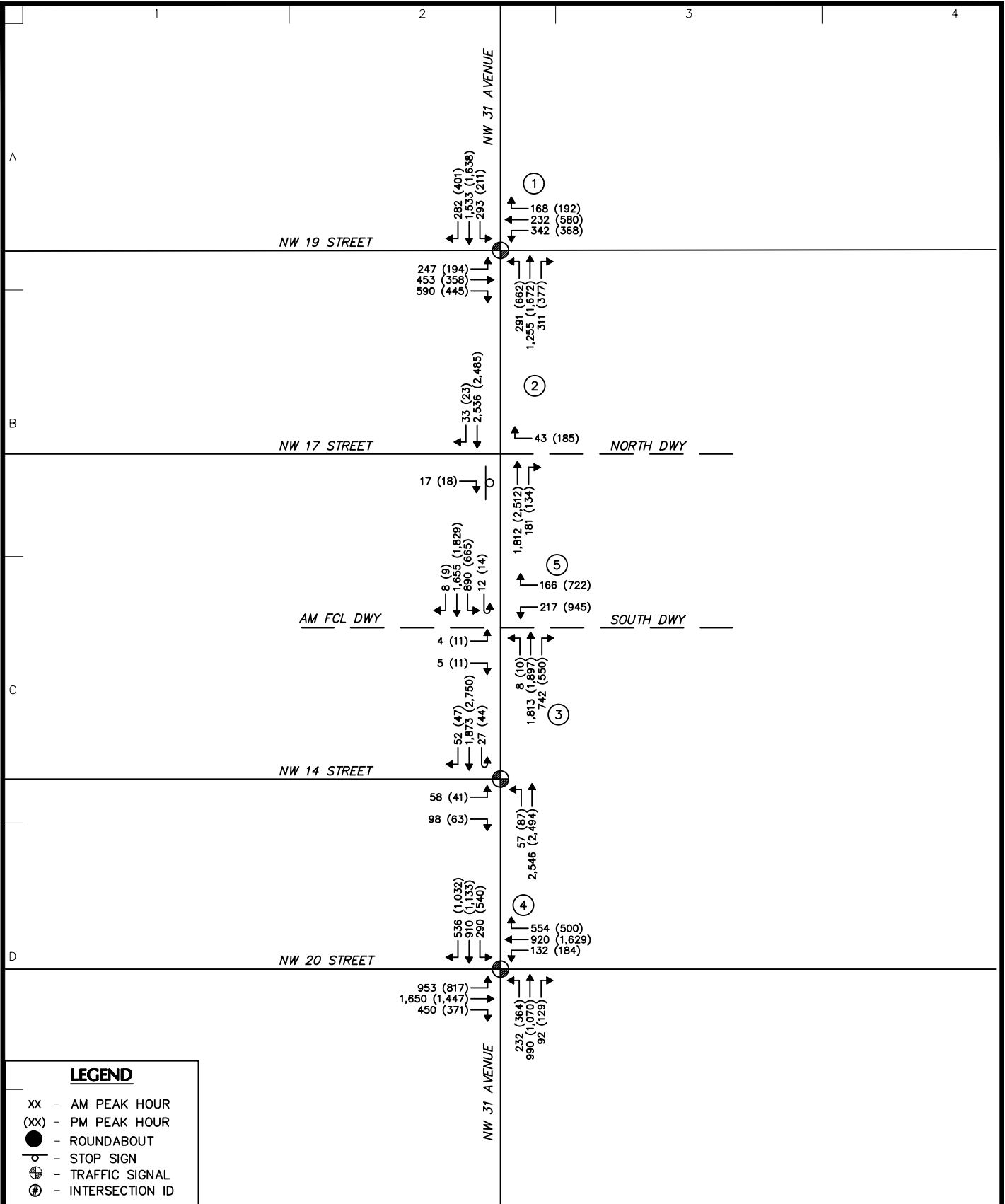
T: 954.320.2100 F: 954.320.2101 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Project
PROLOGIS GEOSYNERGY
FORT LAUDERDALE
BROWARD COUNTY FLORIDA

Drawing Title
DIVERTED TRIP VOLUMES

Project No.
330130101
Date
OCTOBER 2025
Drawn By
CWA
Checked By
MGP

Drawing No.
7
Sheet 7 of 9



LEGEND

- xx - AM PEAK HOUR
- (xx) - PM PEAK HOUR
- - ROUNDABOUT
- - STOP SIGN
- ⊕ - TRAFFIC SIGNAL
- ⊙ - INTERSECTION ID

LANGAN

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 FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB172/LB198

Project

PROLOGIS GEOSYNERGY

FORT LAUDERDALE
 BROWARD COUNTY FLORIDA

Drawing Title

2027 BUILD TRAFFIC VOLUMES

Project No. **330130101**

Date **DECEMBER 2025**

Drawn By **JSP**

Checked By **MGP**

Drawing No. **8**

Sheet **8** of **9**

EXHIBIT M

Broward County Transit Correspondence



Transportation Department

Service and Strategic Planning Division

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

VIA EMAIL

August 5, 2024

Nectaria M. Chakas, Esq.
 Lochrie & Chakas, P.A.
 699 N. Federal Highway, Suite 400
 Fort Lauderdale, FL 33304

RE: Land Use Plan Amendment (LUPA) – Central Broward Logistics, Fort Lauderdale, FL - Transit Verification Letter

Dear Ms. Chakas,

Broward County Transit (BCT) has reviewed your correspondence dated July 30, 2024, regarding the proposed LUPA for Central Broward Logistics, folio IDs 494232000100, 494232000070, 494232000030, 494232000040, 494232000050, Fort Lauderdale, FL for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Fixed Routes 31, 40, and the community shuttle Lauderhill 6 – Route 751. Please refer to the following table for detailed information.

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
BCT Route 31	WEEKDAY	5:22 A.M. – 12:21 P.M.	34 Minutes
	SATURDAY	5:26 A.M. – 12:05 P.M.	30 Minutes
	SUNDAY	6:30 A.M. – 11:01 P.M.	40 Minutes
BCT Route 40	WEEKDAY	5:26 A.M. – 11:10 P.M.	25 Minutes
	SATURDAY	5:30 A.M. – 11:10 P.M.	29 Minutes
	SUNDAY	6:40 A.M. – 8:26 P.M.	40 Minutes
Lauderhill 6 - Route 751	WEEKDAY	7:00 A.M. – 11:00 A.M. 3:00 P.M. – 7:00 P.M.	40 Minutes

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

Please feel free to call me at 954-357-5481 or email me at dacohen@broward.org if you require any additional information or clarification on this matter.

Sincerely,

Daniel Cohen

Daniel Cohen
Service Planner
Service and Strategic Planning – Broward County Transit

EXHIBIT N

Historical and Cultural Resources Correspondence

Nectaria Chakas

From: Greenwood, Ezekiel <Ezekiel.Greenwood@dos.fl.gov>
Sent: Tuesday, July 30, 2024 1:29 PM
To: Nectaria Chakas
Subject: RE: Inquiring regarding properties in City of Fort Lauderdale, FL - having addresses of 1680 and 1690 NW 31st Avenue
Attachments: Map.pdf

Hello,



There are no previously recorded cultural resources within the search area. I have attached a PDF map for your reference. Please let me know if there is anything else you need.

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

EZEKIEL GREENWOOD

Historic Data Analyst | Florida Master Site File | Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6315 | 1.800.847.7278 | Fax: 850.245.6439 | flheritage.com

From: Nectaria Chakas <nchakas@lochrielaw.com>
Sent: Tuesday, July 30, 2024 1:00 PM
To: FMSFILE <FMSFILE@dos.myflorida.com>
Subject: Inquiring regarding properties in City of Fort Lauderdale, FL - having addresses of 1680 and 1690 NW 31st Avenue

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Hello.

I would like to request information regarding the attached 5 parcels shown on the attached documents (Property Appraiser Records). The properties are located in the City of Fort Lauderdale at 1680 and 1690 NW 31st Avenue.

I am completing an application for development approvals with the City of Fort Lauderdale and Broward County and the application requests confirmation that the site (which is currently vacant) is not listed on the Florida Master File for Historic Places or Archaeological significance.

Please let me know if there is anything else you need from me in order to complete this request.

Thank you!

Nectaria M. Chakas, Esq. | LOCHRIE & CHAKAS, P.A.

699 N. Federal Highway, Suite 400, Fort Lauderdale, FL 33304

Direct: 954-779-1123

E-Mail: NChakas@LochrieLaw.com



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