

**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PC 23-1**

**INTRODUCTORY INFORMATION**

- I. Municipality: Fort Lauderdale
- II. County Commission District: District 4
- III. Site Characteristics
- A. Size: Approximately 6.8 acres
- B. Location: In Sections 10 and 11, Township 49 South, Range 42 East; generally located on the north side of Northeast 62 Street/Cypress Creek Road, between Interstate 95 and Corporate Drive.
- C. Existing Uses: Hotel and surface parking lot
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: Medium-High (25) Residential
- B. Proposed Designations: 3.0 acres of Commerce within a Dashed-Line Area\*  
3.8 acres of Irregular (50) Residential within a Dashed-Line Area
- C. Estimated Net Effect: Addition of 170 dwelling units  
[170 dwelling units currently permitted by the Broward County Land Use Plan]  
340 total dwelling units  
Addition of 3.0 acres of commerce uses
- V. Applicant/Petitioner
- A. Applicant: Trinsic Residential Group
- B. Agents: Nectaria Chakas, Esq., Lochrie & Chakas, P.A. and Leigh Kerr, Leigh Robinson Kerr & Associates, Inc.
- C. Property Owner: PFL VII, LLC
- VI. Recommendation of Local Governing Body: The City of Fort Lauderdale has not yet made a recommendation. The application was transmitted by the City Manager consistent with the *Administrative Rules Document: Broward Next*.

\* "Dashed-Line Area" means an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.